



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Tuesday, September 06, 2022  
6:15 PM**

**I. Appointments – Mayor Bob Nation**

**A.** Robert Rodermund

**II. Council Committee Reports**

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

**1. 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]. **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. At the request of the Petitioner, action on Bill #3398 was held at the August 1, 2022 City Council meeting.**

**2. Bill No. 3401 - P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65-acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (P.Z. 01-2022 Kemp Auto Museum [Johnny Y Properties LLC] – 17T230190). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

**3. Next Meeting – Thursday, September 08, 2022 (5:30pm)**

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

**1. Next Meeting – Monday, September 12, 2022 (4:00pm)  
(CANCELLED)**

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

1. **Creative Arts Alliance Art Piece Recommendation** – Recommendation to replace the art piece Popsicle that is not available with a piece called Sun to Moon. Funds are already set aside in the Parks, Recreation and Arts Department annual budget for this two-year lease. **(Roll Call Vote)**
2. **Eberwein Park Dam Reconstruction** - While executing the Eberwein Park Trail Reconstruction Project, Staff discovered that the dam on the west side of the pond in Eberwein Park is leaking. The dam and pond requires remedial action to remove and reconstruct the dam, as well as to excavate the pond to a sustainable depth. The Parks, Recreation and Arts Committee concurred with the recommendation of Director of Public Works Jim Eckrich, to contract with Kozeny Wagner for these additional projects, in an amount not to exceed \$275,000. Funding for this additional work will require a transfer from Parks Fund – Fund Reserves. **(Roll Call Vote)**
3. **Budget Transfer – Track Skid Steer Replacement** – Recommendation to proceed with the replacement of a Track Skid Steer in the Parks Department in the amount of \$47,390, funded by an intra-departmental transfer using unused personnel expenditures. The Parks, Recreation and Arts Committee recommends approval. **(Roll Call Vote)**
4. **Next Meeting – Not yet scheduled**

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

1. **Bill No. 3397** – An ordinance amending 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. **(Second Reading) – Public Health and Safety Committee recommends approval.**
2. **Next Meeting – Not yet scheduled**

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

- A. Liquor License Request** – Mellow Mushroom Pizza (15525 Olive Blvd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. **(Voice Vote)**
- B. Liquor License Request** – Bradley Fuel & Repair (14298 Ladue Rd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise. **(Voice Vote)**

**C. Bid Recommendation - Main Circle Drive Construction –**

Recommendation to accept the low bid submitted by RV Wagner Incorporated and to authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$598,000. The 2022 Budget includes \$1,597,379 in account 210-079-5480 for improvements to Central Park related to the 2020 property acquisition. This funding was generated through the 2020 Certificates of Participation Bond Issuance (2020 COP). Part of the improvements contemplated as part of the property acquisition include the extension of Main Circle Drive north from the roundabout to Veterans Place Drive. **(Roll Call Vote) Department of Public Works recommends approval.**

**IV. Other Legislation**

**A. Proposed Bill No. 3399 – Re-adoption of Procedure for Disclosure of Conflicts** – An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure of the disclosure of conflicts for certain municipal officials. **(Second Reading)**

**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.*

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

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



**AGENDA**  
**CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Tuesday, September 06, 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** – August 01, 2022
  - B. Round Table Discussion Minutes** – August 16, 2022
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Thursday, September 08 2022 – Planning & Public Works (5:30pm)**
  - B. Monday, September 12, 2022 – Finance and Administration (4:00pm)**  
**(CANCELLED)**
  - C. Monday, September 12, 2022 – Planning Commission (7:00pm)**
  - D. Monday, September 19, 2022 – City Council Meeting (7:00pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VIII. APPOINTMENTS** – Mayor Bob Nation
  - A. TIF Commission**
    1. Robert Rodermund

## IX. COUNCIL COMMITTEE REPORTS

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

- 1. 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]. **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. At the request of the Petitioner, action on Bill #3398 was held at the August 1, 2022 City Council meeting.**
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- 1. Next Meeting- Monday, September 12, 2022 (4:00pm) CANCELLED**

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- 1. Creative Arts Alliance Art Piece Recommendation –** Recommendation to replace the art piece Popsicle that is not available with a piece called Sun to Moon. Funds are already set aside in the Parks, Recreation and Arts Department annual budget for this two-year lease. **(Roll Call Vote)**
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requires remedial action to remove and reconstruct the dam, as well as to excavate the pond to a sustainable depth. The Parks, Recreation and Arts Committee concurred with the recommendation of Director of Public Works Jim Eckrich, to contract with Kozeny Wagner for these additional projects, in an amount not to exceed \$275,000. Funding for this additional work will require a transfer from Parks Fund – Fund Reserves. **(Roll Call Vote)**

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

**A. Liquor License Request –** Mellow Mushroom Pizza (15525 Olive Blvd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. **(Voice Vote)**

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## **XII. UNFINISHED BUSINESS**

## **XIII. NEW BUSINESS**

## **XIV. ADJOURNMENT**

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**AGENDA REVIEW – TUESDAY, SEPTEMBER 06, 2022 – 6:15 PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Tuesday, September 06, 2022.**

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



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

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
7/6/2022	1128	SHOOTER SECRETS, LLC	ARCHERY TARGETS	\$ 12,839.80	137
7/14/2022	1130	ORGANIC SEDIMENT REMOVAL SYSTEMS LLC	LOWER POND MAINTENANCE, CITY HALL FACILITY	13,170.00	137
7/21/2022	1133	C/O SMITH MANAGEMENT GROUP	BRANDYWINE CONDOMINIUM - SNOW REMOVAL REIMBURSEMENT	6,293.20	137
7/7/2022	48986	G. R. ROBINSON SEED	PROPICONAZOLE, AZOXY/STROBE, SONAR, FIELD MARK CHALK, BULK SOIL MASTER	11,279.96	119
7/14/2022	49016	ENDEAVOR PARENT, LLC	DEPOSIT FOR WADE BOWEN, DEPOSIT FOR RANDY ROGERS CONCERT	21,250.00	119
7/14/2022	49040	ROOM #8, LLC - DBA RANDY ROGERS BAND	BALANCE FOR RANDY ROGERS CONCERT	7,500.00	119
7/21/2022	49053	AMEREN MISSOURI	17925 NORTH OUTER FORTY, CONCESSION D/E, ACCT 5798504112	6,559.28	119
7/21/2022	49056	AMEREN MISSOURI	17925 NORTH OUTER FORTY, CONCESSION B, ACCT# 0153089010	7,195.72	119
7/28/2022	49087	SIGNAL SYSTEMS	SOUND SYSTEM	96,127.70	119
7/7/2022	67046	A GRAPHIC RESOURCE, INC	SUMMER GUIDE FLIPBOOK	6,549.00	001
7/7/2022	67054	COMPASS MINERALS AMERICA INC	SALT CO-OP, 2021/2022 SALT	51,910.58	001
7/7/2022	67067	LEON UNIFORM CO., INC.	(11) UNIFORMS, BODY ARMOR	5,055.72	121
7/7/2022	67075	REJIS COMMISSION	REJIS CONTRACTUAL FEES	7,682.50	121
7/7/2022	67080	SHOCKEY CONSULTING SERVICES, LLC	PROCESS, STRATEGIC & CRAFTING THE PLAN	6,130.00	001
7/14/2022	67093	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	21,580.60	001
7/14/2022	67099	ED ROEHR SAFETY PRODUCTS	VEHICLE CHANGEOVER EQUIPMENT	5,013.11	121
7/14/2022	67107	IDEAL LANDSCAPE MANAGEMENT	RIPARIAN TRAIL PHASE II	65,027.72	120
7/14/2022	67111	LAMKE TRENCHING & EXCAVATING, INC.	2022 SELECTIVE SLAB REPLACEMENT PROJECTS A & B	479,757.60	120
7/14/2022	67120	PECKHAM GUYTON ALBERS & VIETS, INC	PROFESSIONAL SERVICES THROUGH 6-25-2022	37,243.70	001
7/14/2022	67128	TOPE PLUMBING	14524 PEMBURY - SEWER REPAIR	12,478.26	110
7/14/2022	67137	ST. LOUIS AREA INSURANCE TRUST	WORK COMP/GENERAL-POLICE-AUTO LIABILITY	454,576.00	001
7/14/2022	67139	THE HARTFORD-PRIORITY ACCOUNTS	JULY 2022 LIFE/SUPPLEMENTAL INSURANCE PREMIUM	11,696.55	001
7/21/2022	67145	ALTEC INDUSTRIES INC.	S-193 REPAIR/HOSE ASSEMBLY	12,419.14	001
7/21/2022	67150	AMERICA'S PARKING REMARKING INC	2022 PAVEMENT STRIPING	39,128.42	001
7/21/2022	67154	BOBCAT COMPANY	2022 SKID STEER AND PLANER ATTACHMENT	14,615.20	001
7/21/2022	67159	DELTA DENTAL OF MISSOURI	AUGUST 2022 DENTAL HIGH & LOW OPTION INSURANCE PREMIUMS	14,435.09	001
7/21/2022	67169	GEOTECHNOLOGY INC.	2022 CONSTRUCTION AND INSPECTION TESTING SERVICES	19,430.39	120
7/21/2022	67184	PNC BANK	JUN - JUL 2022 PNC MONTHLY STATEMENT	13,511.47	001
7/21/2022	67187	RSC INSURANCE BROKERAGE, INC	2022-23 PO POLICY RENEWAL PREMIUM, 2022-23 PROPERTY POLICY RENEWAL PREMIUM, 2022-23 CYBER POLICY RENEWAL PREMIUM	391,750.00	001
7/21/2022	67191	ST. LOUIS COUNTY TREASURER	(2) RECORD PLAT CD, MOSQUITO SPRAYING	6,202.50	001
7/21/2022	67199	TIMBERLINE PROFESSIONAL TREE CARE LLC	2022 STREET TREE AND STUMP REMOVALS	13,865.00	001
7/21/2022	67203	TOPE PLUMBING	1919 NEWBURYPORT - SEWER REPAIR	8,111.00	110
7/26/2022	67209	CRG	TGA REIMBURSEMENT - WILDHORSE VILLAGE LOT 1	446,559.66	808
7/28/2022	67220	COMPASS MINERALS AMERICA INC	2021/2022 SALT, SALT CO-OP, CHESTERFIELD SALT	23,906.11	001
7/28/2022	67240	MISSOURI AMERICAN WATER COMPANY	690 CHESTERFIELD PKWY W-1017-210014663856	6,020.55	001
7/28/2022	67242	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	13,260.75	120
7/28/2022	67251	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	AUGUST 2022 HEALTH INSURANCE PREMIUMS	213,148.82	001
7/28/2022	67254	THE GRAVILLE LAW FIRM, LLC	MAY & JUNE 2022 PROFESSIONAL SERVICES	39,785.25	001
7/28/2022	67259	TOPE PLUMBING	16008 ASTON - SEWER REPAIR	5,607.00	110
				<u>\$ 2,628,673.35</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

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

**AUGUST 1, 2022**

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation  
Councilmember Mary Monachella  
Councilmember Barbara McGuinness  
Councilmember Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Merrell Hansen  
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the July 18, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the July 18, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the July 25, 2022 Special City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the July 25, 2022 Special City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, August 15, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Ms. Joi Goodbread, 1705 Ridgmont Court, spoke about flash flooding and indicated that the River Valley gate should be open to prevent safety hazards in the future.

Mr. John Buck, 14269 Laketrails Court, spoke in opposition to re-occupancy permits.

Mr. A.J. Moll, 14470 Tealcrest Drive, spoke in opposition to re-occupancy permits and in support of the Chabad rezoning.

## **APPOINTMENTS**

Mayor Nation nominated the following individuals for appointment to the TIF Commission:

- Douglas Beach
- Bruce Geiger
- Christopher Natsch

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to appoint Douglas Beach, Bruce Geiger and Christopher Natsch to the TIF Commission. 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. 3398                      Amends 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] **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. Petitioner requests to hold for final until next Council meeting**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Wahl, to hold action on Bill No. 3398 until the next City Council meeting scheduled for August 15, 2022, as requested by the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, August 4, at 5:30 p.m., has been canceled.

### **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee, scheduled for Monday, August 8, at 4:00 p.m., will likely be canceled.

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

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

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

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Monday, August 22, at 5:30 p.m..

## **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Asphalt Parking Lot Resurfacing and Sealing Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid for the Asphalt Parking Lot Resurfacing and Sealing Project, as submitted by Leritz Contracting and authorization for the City Administrator to execute a contract in an amount not to exceed \$803,000.

Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, Budoor, Monachella, Hansen, McGuinness, Mastorakos, Moore and Wahl. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel requested authorization for payment of the 2022-2023 annual dues to Municipal League of Metro St. Louis, in the amount of \$6,410. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve this request. A roll call vote was taken with the following results: Ayes – Wahl, Budoor, Moore, Hurt,

McGuinness, Monachella, Mastorakos and Hansen. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that The Western Outlet (Butler’s Pantry) located at 17057 N. Outer 40 Road, has changed their business name to The Reverie. The original request was approved by the Police Department, the Planning Department, and finally by City Council on November 18, 2019. Ownership remains the same. Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve issuance of a liquor license to The Reverie, previously known as The Western Outlet. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **OTHER LEGISLATION**

Bill No. 3399            Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure of the disclosure of conflicts for certain municipal officials **(First Reading)**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3399. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3399 was read for the first time.

Bill No. 3400            Provides for the approval of a Record Plat and Escrow Agreements for Lot 6 of Wildhorse Village, an 11.6-acre tract of land zoned PC&R Planned Commercial and Residence District located both north and east of Burkhardt Place **(First & Second Readings)**  
**Planning Commission recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3400. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3400 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3400 with the following results: Ayes – Budoor, Mastorakos, Hurt, Wahl, Hansen, McGuinness, Monachella and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3400 approved, passed it and it became **ORDINANCE NO. 3199**.

### **UNFINISHED BUSINESS**

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

### **NEW BUSINESS**

There was no new business.

**ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:38 p.m.

\_\_\_\_\_  
Mayor Bob Nation

**ATTEST:**

\_\_\_\_\_  
Vickie McGownd, City Clerk

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



## **RECORD OF PROCEEDING**

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### **SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD**

#### **ROUND TABLE DISCUSSION**

**AUGUST 16, 2022**

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Members of City Council met for a Round Table Discussion on August 16, 2022. Those in attendance included: Mayor Bob Nation, Councilmember Barbara McGuinness, Councilmember Mary Ann Mastorakos, Councilmember Dan Hurt, Councilmember Merrell Hansen and Councilmember Gary Budoor. Those also in attendance included: City Administrator Mike Geisel; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Director of Parks, Recreation and Arts Thomas McCarthy; Director of Finance Jeannette Kelly; City Clerk Vickie McGownd; Assistant to City Administrator/Deputy City Clerk Molly Taylor; TIF Commissioner Bruce Geiger; TIF Commissioner Doug Beach, and approximately four additional attendees.

Councilmember Michael Moore, Councilmember Mary Monachella and Councilmember Aaron Wahl were absent.

#### **ROUND TABLE DISCUSSION – SW QUADRANT**

City Administrator Mike Geisel gave a presentation reviewing details of the proposed regional Tax Increment Financing (TIF) District in the Southwest Quadrant of Chesterfield. He stated that the financial plan study performed by PGAV Planners, LLC (PGAV) would include the proposed TIF District as well as a proposed Special Business District (SBD) to handle the burden of maintaining improvements to the new development going forward.

Mr. Geisel continued by stating that the TIF District proposal includes no tax abatement and no tax increase. The property owner/developer will pay all taxes. Even as the property is improved and property values increase, all taxes will be paid in full.

Revenues generated by the TIF District project will pay for public improvements in and outside of the development footprint; and the SBD funds will be used for ongoing maintenance within the project area.

Mr. Geisel stated that the intent of this meeting was to receive feedback on numbers to be included in the financial plan study performed by PGAV.

The two main outstanding issues posed by Mr. Geisel were:

- Amount to include in plan for funding of infrastructure at the mall property.
- Whether or not to create a pass-through payment or annual allocation to the school districts; and how much?

Mr. Geisel requested input and direction relative to the specific plan proposal and status of conversations in order to be able to finalize the draft plan. After an extensive discussion, Mr. Geisel stated that he would proceed with finalizing the plan as currently strategized; with the ability to further negotiate as appropriate. He also indicated his intent to provide the school districts with some sort of pass-through or annual allocation, if possible. Council members present indicated support for Staff's current approach.

There was consensus among the six elected officials in attendance for Mr. Geisel to proceed as discussed, with full faith of City Council.

The meeting concluded at 6:00 p.m.

Respectfully submitted:

\_\_\_\_\_  
Mike Geisel  
City Administrator

\_\_\_\_\_  
Vickie McGownd  
City Clerk

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



## KEY TAKE-AWAY

### \$2.5 Billion in development

- No tax abatement, No tax increases
- Developers\owners pay 100% of their taxes, even as the taxes increase due to the development itself.
- No increase in consumer taxes, e.g. *no additional or special sales taxes*
- Project will generate revenues that will pay for public improvements *in and outside of the development footprint.*
- Special Business District will prevent city-wide reduction in services associated with these developments.

# Qualifications Analysis

The “redevelopment area” must contain property that may be classified as a “**blighted area**” or a “**conservation area**” (described below), or any combination thereof. The entire redevelopment area need not meet the criteria of one of these categories but must include only “those parcels of real property and improvements thereon directly and substantially benefited by the proposed redevelopment project improvements.” Thus, a larger redevelopment area that includes property that is increasing in value can enhance the feasibility of a TIF project, provided the larger area, on the whole, is a blighted area or a conservation area and is “substantially benefited” by the redevelopment project.

Requires a third-party study to determine qualifications for “blighted area”. PGAV has made that determination affirmatively.

*“Blighted area”* is defined as an area which, by reason of the predominance, unsanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

*“Conservation area”* is defined as any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which *fifty percent or more of the structures in the area have an age of thirty-five years or more*. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

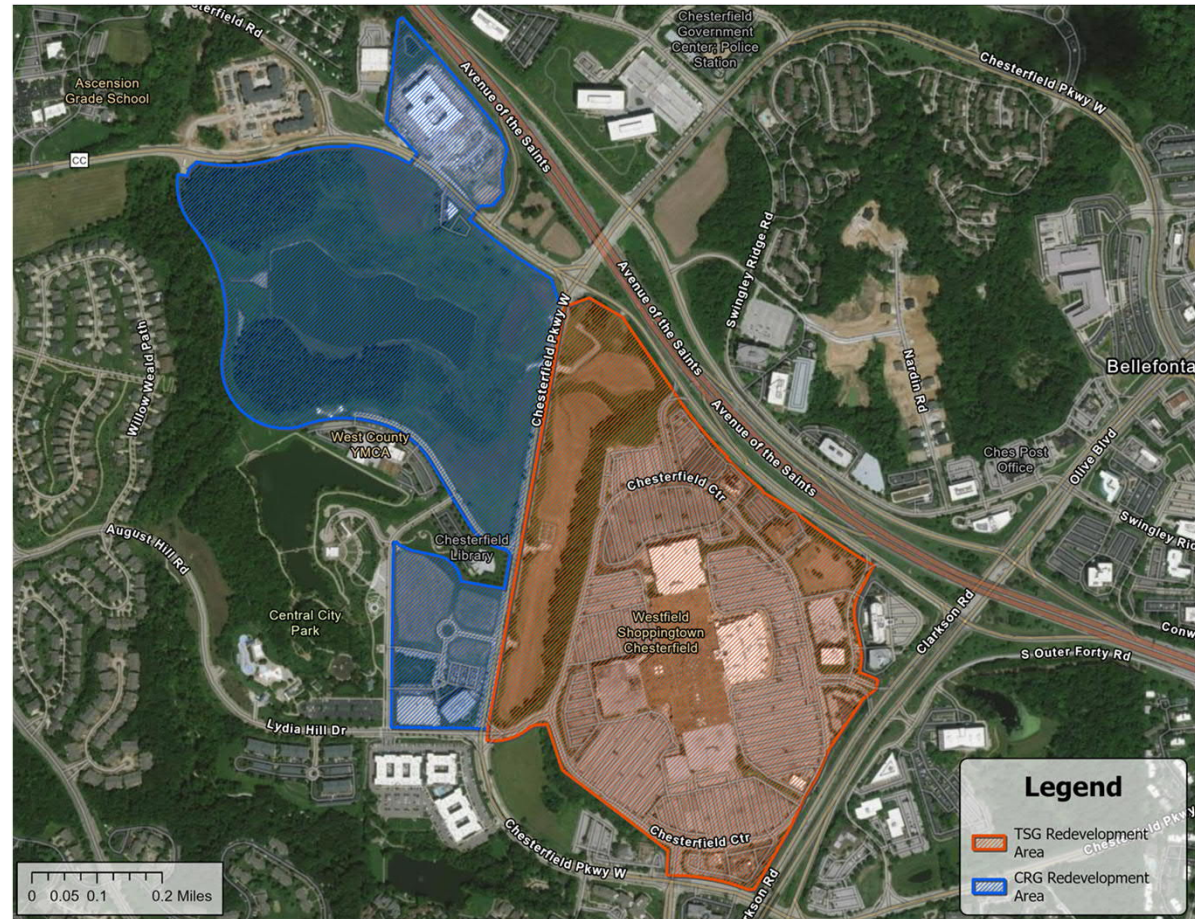
*After the investigation, PGAV concluded that the Area as a whole qualifies for the use of TIF under R.S. MO 99.805(1) and is, therefore, a blighted area.*

## TIF Boundaries

The “redevelopment area” must contain property that may be classified as a “blighted area” or a “conservation area” (described below), or any combination thereof. The entire redevelopment area need not meet the criteria of one of these categories but must include only “those parcels of real property and improvements thereon directly and substantially benefited by the proposed redevelopment project improvements.” Thus, a larger redevelopment area that includes property that is increasing in value can enhance the feasibility of a TIF project, provided the larger area, on the whole, is a blighted area or a conservation area and is “substantially benefited” by the redevelopment project.

Requires a third-party study to determine qualifications for “blighted area”.

PGAV has made that determination affirmatively.



### "Blighted area"

is defined as an area which, by reason of the predominance, unsanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

"Conservation area" is defined as any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which *fifty percent or more of the structures in the area have an age of thirty-five years or more*. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

WHY WILDHORSE VILLAGE?

## Project list (~\$300 Million)

### Non-Development oriented local projects

- North Outer 40 connection to Chesterfield Valley
- Central Park\Aquatic Facility\Amphitheater
- Pedestrian and Multi-modal connections
- Y shared Parking Structure
- Sachs Public Library expansion
- Central Park Parking and Administration
- Clarkson Road – Baxter Interchange
- Reconstruct Chesterfield Parkway

### Wildhorse Village

- Parking Garage (NW Corner Chesterfield Pkwy W and Burkhardt Place)

### Chesterfield Mall Infrastructure

- Demolition
- Sitework
- Utilities
- Parking Garage A
- Parking Garage B



# TOTAL TIF TAX INCREMENT

TOTAL TIF TAX INCREMENT												
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
RPA #1	\$ -	\$ 25,314	\$ 4,796	\$ 4,505,171	\$ 11,369,536	\$ 11,988,828	\$ 12,177,100	\$ 12,433,172	\$ 12,734,329	\$ 12,808,899	\$ 13,335,020	\$ 13,413,356
RPA #2	\$ 17,252	\$ 20,817	\$ -	\$ 24,841	\$ 9,637	\$ 3,525,306	\$ 7,581,987	\$ 8,150,289	\$ 8,348,382	\$ 8,500,145	\$ 8,739,331	\$ 8,792,354
RPA #3	\$ 4,972	\$ 6,471	\$ 8,007	\$ 9,581	\$ -	\$ 11,294	\$ 7,223	\$ 2,805,640	\$ 5,981,501	\$ 6,123,107	\$ 6,187,589	\$ 6,276,808
RPA #4	\$ 7,344	\$ 8,441	\$ 9,565	\$ 10,718	\$ 11,899	\$ 13,110	\$ -	\$ 14,538	\$ 6,894	\$ 1,533,201	\$ 4,396,108	\$ 4,527,460
RPA #5	\$ 143,867	\$ 2,872,275	\$ 5,789,557	\$ 7,942,914	\$ 8,168,950	\$ 8,271,346	\$ 8,501,893	\$ 8,579,386	\$ 8,929,497	\$ 8,955,215	\$ 9,387,638	\$ 9,414,661

TOTAL TIF TAX INCREMENT												
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV
RPA #1	\$ 13,960,831	\$ 14,043,124	\$ 14,606,230	\$ 14,692,680	\$ 15,291,629	\$ 15,382,446	\$ 16,009,148	\$ 16,104,553	\$ 16,749,591	\$ 16,849,816	\$ 276,040,657	\$ 117,847,624
RPA #2	\$ 9,168,847	\$ 9,224,707	\$ 9,617,495	\$ 9,676,390	\$ 10,087,993	\$ 10,150,093	\$ 10,581,427	\$ 10,646,911	\$ 11,098,940	\$ 11,167,997	\$ 190,014,489	\$ 71,592,957
RPA #3	\$ 6,459,179	\$ 6,459,656	\$ 6,782,787	\$ 6,783,289	\$ 7,125,423	\$ 7,125,950	\$ 7,481,692	\$ 7,482,246	\$ 7,859,473	\$ 7,860,055	\$ 141,803,604	\$ 47,160,198
RPA #4	\$ 4,527,817	\$ 4,612,592	\$ 4,721,127	\$ 4,721,581	\$ 4,958,850	\$ 4,959,327	\$ 5,211,229	\$ 5,211,731	\$ 5,476,386	\$ 5,476,913	\$ 103,418,598	\$ 30,232,651
RPA #5	\$ 9,869,801	\$ 9,898,197	\$ 10,377,287	\$ 10,407,124	\$ 10,911,466	\$ 10,942,819	\$ 11,473,790	\$ 11,506,736	\$ 12,065,790	\$ 12,100,409	\$ 196,510,618	\$ 91,400,559
<b>Total</b>	<b>\$ 43,986,475</b>	<b>\$ 44,238,276</b>	<b>\$ 46,104,925</b>	<b>\$ 46,281,065</b>	<b>\$ 48,375,360</b>	<b>\$ 48,560,636</b>	<b>\$ 50,757,287</b>	<b>\$ 50,952,178</b>	<b>\$ 53,250,179</b>	<b>\$ 53,455,190</b>	<b>\$ 907,787,966</b>	<b>\$ 358,233,989</b>

NET PRESENT VALUE OF REDEVELOPMENT AREA: \$358,233,989

TOTAL TIF TAX INCREMENT AFTER COVERAGE												
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
RPA #1	\$ -	\$ 19,016	\$ 4,360	\$ 3,912,215	\$ 9,892,561	\$ 10,379,380	\$ 10,520,947	\$ 10,735,794	\$ 10,993,984	\$ 11,047,248	\$ 11,510,651	\$ 11,566,605
RPA #2	\$ 12,933	\$ 16,105	\$ -	\$ 19,621	\$ 8,761	\$ 3,185,247	\$ 6,846,270	\$ 7,355,520	\$ 7,532,734	\$ 7,668,909	\$ 7,884,771	\$ 7,931,485
RPA #3	\$ 3,819	\$ 5,164	\$ 6,543	\$ 7,955	\$ -	\$ 9,475	\$ 6,567	\$ 2,549,470	\$ 5,434,913	\$ 5,563,145	\$ 5,621,573	\$ 5,702,565
RPA #4	\$ 5,424	\$ 6,390	\$ 7,380	\$ 8,395	\$ 9,435	\$ 10,501	\$ -	\$ 11,727	\$ 6,267	\$ 1,392,762	\$ 3,993,784	\$ 4,112,719
RPA #5	\$ 130,461	\$ 2,608,904	\$ 5,138,646	\$ 7,056,203	\$ 7,248,113	\$ 7,334,319	\$ 7,538,548	\$ 7,604,128	\$ 7,917,523	\$ 7,935,893	\$ 8,323,869	\$ 8,343,172

TOTAL TIF TAX INCREMENT AFTER COVERAGE												
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV
RPA #1	\$ 12,048,669	\$ 12,107,450	\$ 12,602,933	\$ 12,664,683	\$ 13,191,920	\$ 13,256,790	\$ 13,808,386	\$ 13,876,532	\$ 14,443,882	\$ 14,515,471	\$ 238,232,287	\$ 101,765,015
RPA #2	\$ 8,272,225	\$ 8,321,442	\$ 8,676,919	\$ 8,728,817	\$ 9,101,317	\$ 9,156,045	\$ 9,546,398	\$ 9,604,115	\$ 10,013,192	\$ 10,074,065	\$ 171,554,381	\$ 64,615,240
RPA #3	\$ 5,868,256	\$ 5,868,598	\$ 6,162,258	\$ 6,162,616	\$ 6,473,546	\$ 6,473,923	\$ 6,797,220	\$ 6,797,615	\$ 7,140,438	\$ 7,140,854	\$ 128,826,825	\$ 42,842,597
RPA #4	\$ 4,112,861	\$ 4,189,819	\$ 4,288,391	\$ 4,288,716	\$ 4,504,324	\$ 4,504,665	\$ 4,733,572	\$ 4,733,930	\$ 4,974,425	\$ 4,974,802	\$ 93,929,009	\$ 27,453,378
RPA #5	\$ 8,751,539	\$ 8,771,822	\$ 9,201,688	\$ 9,223,000	\$ 9,675,535	\$ 9,697,930	\$ 10,174,370	\$ 10,197,903	\$ 10,699,554	\$ 10,724,282	\$ 174,297,403	\$ 81,105,622
<b>Total</b>	<b>\$ 39,053,550</b>	<b>\$ 39,259,130</b>	<b>\$ 40,932,188</b>	<b>\$ 41,067,832</b>	<b>\$ 42,946,642</b>	<b>\$ 43,089,353</b>	<b>\$ 45,059,945</b>	<b>\$ 45,210,096</b>	<b>\$ 47,271,490</b>	<b>\$ 47,429,474</b>	<b>\$ 806,839,904</b>	<b>\$ 317,781,852</b>

NET PRESENT VALUE OF REDEVELOPMENT AREA - WITH COVERAGE: \$317,781,852  
 coverage of 1.1 for property taxes and coverage of 1.4 for sales taxes

**Total Tax Summary**

Year	Sales Tax Pool		State of Missouri		St. Louis County		City of Chesterfield	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 208,013	\$ 104,006	\$ 819,721	\$ 819,721	\$ 277,236	\$ 219,189	\$ 266,032	\$ 176,538
2023	\$ 208,013	\$ 213,213	\$ 819,774	\$ 840,955	\$ 277,979	\$ 283,050	\$ 268,208	\$ 276,075
2024	\$ 208,013	\$ 201,361	\$ 819,803	\$ 1,447,949	\$ 278,383	\$ 592,111	\$ 270,439	\$ 288,108
2025	\$ 208,013	\$ 259,340	\$ 819,833	\$ 1,685,245	\$ 278,798	\$ 1,195,031	\$ 272,725	\$ 311,939
2026	\$ 208,013	\$ 725,005	\$ 819,846	\$ 5,125,565	\$ 278,977	\$ 2,965,922	\$ 275,068	\$ 778,508
2027	\$ 208,013	\$ 1,299,531	\$ 819,859	\$ 9,397,058	\$ 279,161	\$ 4,911,995	\$ 277,470	\$ 1,300,537
2028	\$ 208,013	\$ 1,551,359	\$ 819,865	\$ 11,154,185	\$ 279,236	\$ 5,822,251	\$ 279,932	\$ 1,577,313
2029	\$ 208,013	\$ 1,729,812	\$ 819,870	\$ 12,334,461	\$ 279,313	\$ 6,878,438	\$ 282,456	\$ 1,782,310
2030	\$ 208,013	\$ 1,800,020	\$ 819,870	\$ 12,854,076	\$ 279,313	\$ 7,554,679	\$ 285,043	\$ 1,869,510
2031	\$ 208,013	\$ 1,851,855	\$ 819,870	\$ 13,253,061	\$ 279,313	\$ 8,511,577	\$ 287,694	\$ 1,924,700
2032	\$ 208,013	\$ 1,899,131	\$ 819,870	\$ 13,607,842	\$ 279,313	\$ 9,020,220	\$ 290,412	\$ 1,988,857
2033	\$ 208,013	\$ 1,947,032	\$ 819,870	\$ 13,978,397	\$ 279,313	\$ 9,960,801	\$ 293,197	\$ 2,056,184
2034	\$ 208,013	\$ 1,995,868	\$ 819,870	\$ 14,329,029	\$ 279,313	\$ 10,106,305	\$ 296,053	\$ 2,111,743
2035	\$ 208,013	\$ 2,045,931	\$ 819,870	\$ 14,691,163	\$ 279,313	\$ 10,427,385	\$ 298,979	\$ 2,165,348
2036	\$ 208,013	\$ 2,097,253	\$ 819,870	\$ 15,055,535	\$ 279,313	\$ 10,545,796	\$ 301,979	\$ 2,219,388
2037	\$ 208,013	\$ 2,149,866	\$ 819,870	\$ 15,436,121	\$ 279,313	\$ 10,938,371	\$ 305,054	\$ 2,274,596
2038	\$ 208,013	\$ 2,203,802	\$ 819,870	\$ 15,818,409	\$ 279,313	\$ 11,041,697	\$ 308,206	\$ 2,331,090
2039	\$ 208,013	\$ 2,259,095	\$ 819,870	\$ 16,218,811	\$ 279,313	\$ 11,486,473	\$ 311,436	\$ 2,388,999
2040	\$ 208,013	\$ 2,315,778	\$ 819,870	\$ 16,620,524	\$ 279,313	\$ 11,595,100	\$ 314,747	\$ 2,448,357
2041	\$ 208,013	\$ 2,373,886	\$ 819,870	\$ 17,041,253	\$ 279,313	\$ 12,062,014	\$ 318,141	\$ 2,509,200
2042	\$ 208,013	\$ 2,433,457	\$ 819,870	\$ 17,463,380	\$ 279,313	\$ 12,176,216	\$ 321,620	\$ 2,571,568
2043	\$ 208,013	\$ 2,494,526	\$ 819,870	\$ 17,905,444	\$ 279,313	\$ 12,664,916	\$ 325,186	\$ 2,635,498
2044	\$ 208,013	\$ 2,557,131	\$ 819,870	\$ 18,349,024	\$ 279,313	\$ 12,784,982	\$ 328,841	\$ 2,701,029
2045	\$ 208,013	\$ 3,209,677	\$ 819,870	\$ 18,813,584	\$ 279,313	\$ 14,385,801	\$ 332,587	\$ 3,274,470
2046	\$ 208,013	\$ 5,061,100	\$ 819,870	\$ 19,279,710	\$ 279,313	\$ 16,411,414	\$ 336,427	\$ 4,879,797
2047	\$ 208,013	\$ 5,187,901	\$ 819,870	\$ 19,767,848	\$ 279,313	\$ 17,065,788	\$ 340,363	\$ 5,001,448
2048	\$ 208,013	\$ 5,469,077	\$ 819,870	\$ 20,257,667	\$ 279,313	\$ 18,116,337	\$ 344,398	\$ 5,256,243
2049	\$ 208,013	\$ 5,606,100	\$ 819,870	\$ 20,770,568	\$ 279,313	\$ 18,837,415	\$ 348,533	\$ 5,387,316
2050	\$ 208,013	\$ 5,746,560	\$ 819,870	\$ 21,285,286	\$ 279,313	\$ 19,626,240	\$ 352,771	\$ 5,521,672
2051	\$ 208,013	\$ 5,890,543	\$ 819,870	\$ 21,824,293	\$ 279,313	\$ 20,417,731	\$ 357,116	\$ 5,659,393
<b>Total</b>	<b>\$ 6,240,375</b>	<b>\$ 74,679,218</b>	<b>\$ 24,595,713</b>	<b>\$ 417,426,161</b>	<b>\$ 8,373,968</b>	<b>\$ 308,605,245</b>	<b>\$ 9,191,114</b>	<b>\$ 75,667,732</b>

Total Tax Summary

Year	Parkway School District		Rockwood School District		Special School District		St. Louis Community College	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 259,071	\$ 259,103	\$ 6,523	\$ 6,523	\$ 73,933	\$ 73,933	\$ 20,285	\$ 20,285
2023	\$ 265,543	\$ 262,141	\$ 6,523	\$ 6,523	\$ 75,739	\$ 74,781	\$ 20,780	\$ 20,517
2024	\$ 269,063	\$ 281,512	\$ 6,523	\$ 6,523	\$ 76,722	\$ 73,933	\$ 21,050	\$ 20,285
2025	\$ 272,671	\$ 311,500	\$ 6,523	\$ 6,523	\$ 77,729	\$ 75,637	\$ 21,326	\$ 20,752
2026	\$ 274,231	\$ 317,654	\$ 6,523	\$ 6,523	\$ 78,165	\$ 74,781	\$ 21,446	\$ 20,517
2027	\$ 275,831	\$ 323,462	\$ 6,523	\$ 6,523	\$ 78,611	\$ 76,058	\$ 21,568	\$ 20,868
2028	\$ 276,485	\$ 311,486	\$ 6,523	\$ 6,523	\$ 78,794	\$ 73,447	\$ 21,618	\$ 20,151
2029	\$ 277,156	\$ 317,949	\$ 6,523	\$ 6,523	\$ 78,981	\$ 74,666	\$ 21,670	\$ 20,486
2030	\$ 277,156	\$ 306,298	\$ 6,523	\$ 6,523	\$ 78,981	\$ 71,787	\$ 21,670	\$ 19,696
2031	\$ 277,156	\$ 309,302	\$ 6,523	\$ 6,523	\$ 78,981	\$ 71,787	\$ 21,670	\$ 19,696
2032	\$ 277,156	\$ 316,225	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2033	\$ 277,156	\$ 318,081	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2034	\$ 277,156	\$ 318,255	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2035	\$ 277,156	\$ 318,103	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2036	\$ 277,156	\$ 318,187	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2037	\$ 277,156	\$ 318,185	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2038	\$ 277,156	\$ 318,216	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2039	\$ 277,156	\$ 318,295	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2040	\$ 277,156	\$ 318,325	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2041	\$ 277,156	\$ 318,401	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2042	\$ 277,156	\$ 318,432	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2043	\$ 277,156	\$ 318,503	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2044	\$ 277,156	\$ 318,534	\$ 6,523	\$ 6,523	\$ 78,981	\$ 73,006	\$ 21,670	\$ 20,030
2045	\$ 277,156	\$ 7,219,223	\$ 6,523	\$ 631,879	\$ 78,981	\$ 1,787,812	\$ 21,670	\$ 490,513
2046	\$ 277,156	\$ 16,124,537	\$ 6,523	\$ 631,879	\$ 78,981	\$ 3,832,120	\$ 21,670	\$ 1,051,400
2047	\$ 277,156	\$ 16,892,144	\$ 6,523	\$ 663,868	\$ 78,981	\$ 4,013,684	\$ 21,670	\$ 1,101,215
2048	\$ 277,156	\$ 24,839,093	\$ 6,523	\$ 663,868	\$ 78,981	\$ 5,815,541	\$ 21,670	\$ 1,595,581
2049	\$ 277,156	\$ 25,978,350	\$ 6,523	\$ 697,477	\$ 78,981	\$ 6,081,827	\$ 21,670	\$ 1,668,641
2050	\$ 277,156	\$ 32,162,446	\$ 6,523	\$ 697,477	\$ 78,981	\$ 7,444,710	\$ 21,670	\$ 2,042,568
2051	\$ 277,156	\$ 33,675,383	\$ 6,523	\$ 732,786	\$ 78,981	\$ 7,794,026	\$ 21,670	\$ 2,138,408
<b>Total</b>	<b>\$ 8,267,486</b>	<b>\$ 164,027,324</b>	<b>\$ 195,684</b>	<b>\$ 4,869,260</b>	<b>\$ 2,356,261</b>	<b>\$ 38,459,612</b>	<b>\$ 646,476</b>	<b>\$ 10,551,973</b>



Total Tax Summary

Year	County Library		Monarch Fire District		Metro Transit		Metropolitan Sewer District	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 15,031	\$ 15,032	\$ 65,260	\$ 65,265	\$ 145,125	\$ 145,125	\$ 165	\$ 165
2023	\$ 15,397	\$ 15,194	\$ 66,854	\$ 89,021	\$ 145,125	\$ 148,753	\$ 165	\$ 165
2024	\$ 15,596	\$ 15,416	\$ 67,720	\$ 486,109	\$ 145,125	\$ 280,969	\$ 165	\$ 165
2025	\$ 15,801	\$ 16,277	\$ 68,608	\$ 792,594	\$ 145,125	\$ 361,870	\$ 165	\$ 165
2026	\$ 15,889	\$ 16,356	\$ 68,993	\$ 1,552,375	\$ 145,125	\$ 1,011,635	\$ 165	\$ 165
2027	\$ 15,980	\$ 16,663	\$ 69,387	\$ 2,339,291	\$ 145,125	\$ 1,813,299	\$ 165	\$ 165
2028	\$ 16,017	\$ 16,086	\$ 69,548	\$ 2,863,884	\$ 145,125	\$ 2,133,917	\$ 165	\$ 165
2029	\$ 16,055	\$ 16,384	\$ 69,713	\$ 3,430,099	\$ 145,125	\$ 2,342,328	\$ 165	\$ 165
2030	\$ 16,055	\$ 15,776	\$ 69,713	\$ 3,921,011	\$ 145,125	\$ 2,434,337	\$ 165	\$ 165
2031	\$ 16,055	\$ 15,845	\$ 69,713	\$ 4,436,521	\$ 145,125	\$ 2,504,216	\$ 165	\$ 165
2032	\$ 16,055	\$ 16,150	\$ 69,713	\$ 4,673,714	\$ 145,125	\$ 2,568,043	\$ 165	\$ 165
2033	\$ 16,055	\$ 16,193	\$ 69,713	\$ 5,206,893	\$ 145,125	\$ 2,632,723	\$ 165	\$ 165
2034	\$ 16,055	\$ 16,197	\$ 69,713	\$ 5,241,255	\$ 145,125	\$ 2,698,652	\$ 165	\$ 165
2035	\$ 16,055	\$ 16,193	\$ 69,713	\$ 5,440,895	\$ 145,125	\$ 2,766,235	\$ 165	\$ 165
2036	\$ 16,055	\$ 16,195	\$ 69,713	\$ 5,458,152	\$ 145,125	\$ 2,835,512	\$ 165	\$ 165
2037	\$ 16,055	\$ 16,195	\$ 69,713	\$ 5,697,358	\$ 145,125	\$ 2,906,527	\$ 165	\$ 165
2038	\$ 16,055	\$ 16,195	\$ 69,713	\$ 5,703,953	\$ 145,125	\$ 2,979,322	\$ 165	\$ 165
2039	\$ 16,055	\$ 16,197	\$ 69,713	\$ 5,972,627	\$ 145,125	\$ 3,053,943	\$ 165	\$ 165
2040	\$ 16,055	\$ 16,198	\$ 69,713	\$ 5,979,585	\$ 145,125	\$ 3,130,435	\$ 165	\$ 165
2041	\$ 16,055	\$ 16,199	\$ 69,713	\$ 6,261,330	\$ 145,125	\$ 3,208,845	\$ 165	\$ 165
2042	\$ 16,055	\$ 16,200	\$ 69,713	\$ 6,268,672	\$ 145,125	\$ 3,289,222	\$ 165	\$ 165
2043	\$ 16,055	\$ 16,201	\$ 69,713	\$ 6,563,342	\$ 145,125	\$ 3,371,615	\$ 165	\$ 165
2044	\$ 16,055	\$ 16,202	\$ 69,713	\$ 6,571,089	\$ 145,125	\$ 3,456,074	\$ 165	\$ 165
2045	\$ 16,055	\$ 393,056	\$ 69,713	\$ 6,881,677	\$ 145,125	\$ 3,542,652	\$ 165	\$ 15,946
2046	\$ 16,055	\$ 842,790	\$ 69,713	\$ 6,889,852	\$ 145,125	\$ 3,631,402	\$ 165	\$ 15,946
2047	\$ 16,055	\$ 882,841	\$ 69,713	\$ 7,215,228	\$ 145,125	\$ 3,722,377	\$ 165	\$ 16,753
2048	\$ 16,055	\$ 1,281,411	\$ 69,713	\$ 7,223,856	\$ 145,125	\$ 3,815,635	\$ 165	\$ 16,753
2049	\$ 16,055	\$ 1,340,190	\$ 69,713	\$ 7,564,256	\$ 145,125	\$ 3,911,232	\$ 165	\$ 17,601
2050	\$ 16,055	\$ 1,645,509	\$ 69,713	\$ 7,573,363	\$ 145,125	\$ 4,009,228	\$ 165	\$ 17,601
2051	\$ 16,055	\$ 1,722,854	\$ 69,713	\$ 7,932,133	\$ 145,125	\$ 4,109,682	\$ 165	\$ 18,492
<b>Total</b>	<b>\$ 478,966</b>	<b>\$ 8,478,193</b>	<b>\$ 2,079,767</b>	<b>\$ 146,295,399</b>	<b>\$ 4,353,750</b>	<b>\$ 78,815,804</b>	<b>\$ 4,938</b>	<b>\$ 122,876</b>

Total Tax Summary

Year	Metro Zoo Museum District		Dev. Disab. - Prod. Living Bd		SBD 0.85% Property Tax	
	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 17,868	\$ 17,868	\$ 5,185	\$ 5,186	\$ -	\$ 61,866
2023	\$ 18,305	\$ 18,073	\$ 5,312	\$ 7,064	\$ -	\$ 84,415
2024	\$ 18,542	\$ 17,868	\$ 5,380	\$ 39,794	\$ -	\$ 456,712
2025	\$ 18,786	\$ 18,280	\$ 5,451	\$ 67,161	\$ -	\$ 736,720
2026	\$ 18,891	\$ 18,073	\$ 5,481	\$ 133,064	\$ -	\$ 1,437,632
2027	\$ 18,999	\$ 18,382	\$ 5,512	\$ 201,010	\$ -	\$ 2,164,661
2028	\$ 19,043	\$ 17,751	\$ 5,525	\$ 245,519	\$ -	\$ 2,652,072
2029	\$ 19,088	\$ 18,045	\$ 5,538	\$ 294,983	\$ -	\$ 3,173,195
2030	\$ 19,088	\$ 17,350	\$ 5,538	\$ 337,199	\$ -	\$ 3,627,342
2031	\$ 19,088	\$ 17,350	\$ 5,538	\$ 383,195	\$ -	\$ 4,098,446
2032	\$ 19,088	\$ 17,644	\$ 5,538	\$ 404,525	\$ -	\$ 4,314,625
2033	\$ 19,088	\$ 17,644	\$ 5,538	\$ 451,864	\$ -	\$ 4,802,686
2034	\$ 19,088	\$ 17,644	\$ 5,538	\$ 454,959	\$ -	\$ 4,833,987
2035	\$ 19,088	\$ 17,644	\$ 5,538	\$ 472,179	\$ -	\$ 5,018,497
2036	\$ 19,088	\$ 17,644	\$ 5,538	\$ 473,733	\$ -	\$ 5,034,217
2037	\$ 19,088	\$ 17,644	\$ 5,538	\$ 494,486	\$ -	\$ 5,254,875
2038	\$ 19,088	\$ 17,644	\$ 5,538	\$ 495,080	\$ -	\$ 5,260,882
2039	\$ 19,088	\$ 17,644	\$ 5,538	\$ 518,450	\$ -	\$ 5,508,511
2040	\$ 19,088	\$ 17,644	\$ 5,538	\$ 519,077	\$ -	\$ 5,514,849
2041	\$ 19,088	\$ 17,644	\$ 5,538	\$ 543,585	\$ -	\$ 5,774,519
2042	\$ 19,088	\$ 17,644	\$ 5,538	\$ 544,247	\$ -	\$ 5,781,207
2043	\$ 19,088	\$ 17,644	\$ 5,538	\$ 569,879	\$ -	\$ 6,052,792
2044	\$ 19,088	\$ 17,644	\$ 5,538	\$ 570,577	\$ -	\$ 6,059,849
2045	\$ 19,088	\$ 432,081	\$ 5,538	\$ 597,600	\$ -	\$ 6,346,081
2046	\$ 19,088	\$ 926,152	\$ 5,538	\$ 598,337	\$ -	\$ 6,353,529
2047	\$ 19,088	\$ 970,033	\$ 5,538	\$ 626,647	\$ -	\$ 6,653,388
2048	\$ 19,088	\$ 1,405,508	\$ 5,538	\$ 627,424	\$ -	\$ 6,661,247
2049	\$ 19,088	\$ 1,469,865	\$ 5,538	\$ 657,041	\$ -	\$ 6,974,956
2050	\$ 19,088	\$ 1,799,248	\$ 5,538	\$ 657,862	\$ -	\$ 6,983,252
2051	\$ 19,088	\$ 1,883,671	\$ 5,538	\$ 689,084	\$ -	\$ 7,313,866
<b>Total</b>	<b>\$ 569,465</b>	<b>\$ 9,294,974</b>	<b>\$ 165,222</b>	<b>\$ 12,680,811</b>	<b>\$ -</b>	<b>\$ 134,990,872</b>

Total Tax Summary

Year	All Pre-Existing Taxing Districts	
	No-Build	Build
2022	\$ 2,179,566	\$ 1,927,939
2023	\$ 2,193,835	\$ 2,255,525
2024	\$ 2,202,643	\$ 3,752,103
2025	\$ 2,211,672	\$ 5,122,314
2026	\$ 2,216,931	\$ 12,746,143
2027	\$ 2,222,322	\$ 21,724,842
2028	\$ 2,226,007	\$ 25,794,037
2029	\$ 2,229,784	\$ 29,246,649
2030	\$ 2,232,371	\$ 31,208,427
2031	\$ 2,235,022	\$ 33,305,793
2032	\$ 2,237,740	\$ 34,612,075
2033	\$ 2,240,525	\$ 36,685,536
2034	\$ 2,243,381	\$ 37,389,631
2035	\$ 2,246,307	\$ 38,460,800
2036	\$ 2,249,307	\$ 39,137,119
2037	\$ 2,252,382	\$ 40,349,073
2038	\$ 2,255,534	\$ 41,025,132
2039	\$ 2,258,764	\$ 42,350,258
2040	\$ 2,262,075	\$ 43,060,747
2041	\$ 2,265,469	\$ 44,452,081
2042	\$ 2,268,948	\$ 45,198,762
2043	\$ 2,272,514	\$ 46,657,292
2044	\$ 2,276,169	\$ 47,442,010
2045	\$ 2,279,915	\$ 61,675,971
2046	\$ 2,283,755	\$ 80,176,436
2047	\$ 2,287,691	\$ 83,127,775
2048	\$ 2,291,726	\$ 96,383,994
2049	\$ 2,295,861	\$ 99,987,879
2050	\$ 2,300,099	\$ 110,229,770
2051	\$ 2,304,444	\$ 114,488,479
<b>Total</b>	<b>\$ 67,522,759</b>	<b>\$ 1,349,974,592</b>

	COUNTY SALES TAX POOL		
	NO BUILD	W-TIF	1/2 NEW TIF
2022	\$208,013	\$104,006	\$0
2023	\$208,013	\$213,213	\$2,600
2024	\$208,013	\$201,361	\$0
2025	\$208,013	\$259,340	\$25,664
2026	\$208,013	\$725,005	\$258,496
2027	\$208,013	\$1,299,531	\$545,759
2028	\$208,013	\$1,551,359	\$671,673
2029	\$208,013	\$1,729,812	\$760,900
2030	\$208,013	\$1,800,020	\$796,004
2031	\$208,013	\$1,851,855	\$821,921
2032	\$208,013	\$1,899,131	\$845,559
2033	\$208,013	\$1,947,032	\$869,510
2034	\$208,013	\$1,995,868	\$893,928
2035	\$208,013	\$2,045,931	\$918,959
2036	\$208,013	\$2,097,253	\$944,620
2037	\$208,013	\$2,149,866	\$970,927
2038	\$208,013	\$2,203,802	\$997,895
2039	\$208,013	\$2,259,095	\$1,025,541
2040	\$208,013	\$2,315,778	\$1,053,883
2041	\$208,013	\$2,373,886	\$1,082,937
2042	\$208,013	\$2,433,457	\$1,112,722
2043	\$208,013	\$2,494,526	\$1,143,257
2044	\$208,013	\$2,557,131	\$1,174,559
2045	\$208,013	\$3,209,677	\$1,500,832
2046	\$208,013	\$5,061,100	\$2,426,544
2047	\$208,013	\$5,187,901	\$2,489,944
2048	\$208,013	\$5,469,077	\$2,630,532
2049	\$208,013	\$5,606,100	\$2,699,044
2050	\$208,013	\$5,746,560	\$2,769,274
2051	\$208,013	\$5,890,543	\$2,841,265
	\$6,240,390	\$74,679,216	\$34,274,743

Half of County 1% sales tax collected in Chesterfield returns to Chesterfield General Fund

TIF captures half of new revenue for special allocation fund

General Fund benefits from half of the 50% increment that still goes to the pool.

CITY OF CHESTERFIELD - Utility tax			
	NO BUILD	W-TIF	Increase
2022	\$87,044	\$87,044	\$0
2023	\$89,221	\$92,613	\$3,392
2024	\$91,451	\$114,843	\$23,392
2025	\$93,737	\$88,786	\$0
2026	\$96,081	\$154,666	\$58,585
2027	\$98,483	\$182,336	\$83,853
2028	\$100,945	\$242,422	\$141,477
2029	\$103,469	\$293,867	\$190,398
2030	\$106,055	\$320,656	\$214,601
2031	\$108,707	\$331,243	\$222,536
2032	\$111,424	\$354,722	\$243,298
2033	\$114,210	\$380,831	\$266,621
2034	\$117,065	\$394,368	\$277,303
2035	\$119,992	\$404,896	\$284,904
2036	\$122,992	\$414,774	\$291,782
2037	\$126,066	\$424,711	\$298,645
2038	\$129,218	\$434,795	\$305,577
2039	\$132,448	\$445,127	\$312,679
2040	\$135,760	\$455,711	\$319,951
2041	\$139,154	\$466,554	\$327,400
2042	\$142,633	\$477,663	\$335,030
2043	\$146,198	\$489,045	\$342,847
2044	\$149,853	\$500,706	\$350,853
2045	\$153,600	\$512,654	\$359,054
2046	\$157,440	\$524,897	\$367,457
2047	\$161,376	\$537,440	\$376,064
2048	\$165,410	\$550,293	\$384,883
2049	\$169,545	\$563,463	\$393,918
2050	\$173,784	\$576,958	\$403,174
2051	\$178,128	\$590,786	\$412,658
	\$3,821,489	\$11,408,870	\$7,592,332

TIF captures half of the City's Utility tax increment generated within the district.

Amounts shown are the projected annual increase in the general fund.

CITY OF CHESTERFIELD - General Fund			
	Pool Tax inc.	Utility Tax incr.	
2022	\$0	\$0	\$0
2023	\$2,600	\$3,392	\$5,992
2024	\$0	\$23,392	\$23,392
2025	\$25,664	\$0	\$25,664
2026	\$258,496	\$58,585	\$317,081
2027	\$545,759	\$83,853	\$629,612
2028	\$671,673	\$141,477	\$813,150
2029	\$760,900	\$190,398	\$951,298
2030	\$796,004	\$214,601	\$1,010,605
2031	\$821,921	\$222,536	\$1,044,457
2032	\$845,559	\$243,298	\$1,088,857
2033	\$869,510	\$266,621	\$1,136,131
2034	\$893,928	\$277,303	\$1,171,231
2035	\$918,959	\$284,904	\$1,203,863
2036	\$944,620	\$291,782	\$1,236,402
2037	\$970,927	\$298,645	\$1,269,572
2038	\$997,895	\$305,577	\$1,303,472
2039	\$1,025,541	\$312,679	\$1,338,220
2040	\$1,053,883	\$319,951	\$1,373,834
2041	\$1,082,937	\$327,400	\$1,410,337
2042	\$1,112,722	\$335,030	\$1,447,752
2043	\$1,143,257	\$342,847	\$1,486,104
2044	\$1,174,559	\$350,853	\$1,525,412
2045	\$1,500,832	\$359,054	\$1,859,886
2046	\$2,426,544	\$367,457	\$2,794,001
2047	\$2,489,944	\$376,064	\$2,866,008
2048	\$2,630,532	\$384,883	\$3,015,415
2049	\$2,699,044	\$393,918	\$3,092,962
2050	\$2,769,274	\$403,174	\$3,172,448
2051	\$2,841,265	\$412,658	\$3,253,923
	\$34,274,743	\$7,592,332	\$41,867,075

Impact on the General Fund from Pool tax and Utility tax.

During the TIF

CITY OF CHESTERFIELD - Sales tax					
	NO BUILD	W-TIF	Increase	PARKS (calc)	CAPITAL (calc)
2022	\$178,988	\$89,494	\$0	\$0	\$0
2023	\$178,988	\$183,462	\$4,474	\$2,418	\$2,056
2024	\$178,988	\$173,264	\$0	\$0	\$0
2025	\$178,988	\$223,153	\$44,165	\$23,873	\$20,292
2026	\$178,988	\$623,842	\$444,854	\$240,462	\$204,392
2027	\$178,988	\$1,118,201	\$939,213	\$507,683	\$431,530
2028	\$178,988	\$1,334,891	\$1,155,903	\$624,812	\$531,091
2029	\$178,988	\$1,488,443	\$1,309,455	\$707,814	\$601,641
2030	\$178,988	\$1,548,854	\$1,369,866	\$740,468	\$629,398
2031	\$178,988	\$1,593,457	\$1,414,469	\$764,578	\$649,891
2032	\$178,988	\$1,634,136	\$1,455,148	\$786,566	\$668,582
2033	\$178,988	\$1,675,353	\$1,496,365	\$808,846	\$687,519
2034	\$178,988	\$1,717,375	\$1,538,387	\$831,561	\$706,826
2035	\$178,988	\$1,760,452	\$1,581,464	\$854,845	\$726,619
2036	\$178,988	\$1,804,613	\$1,625,625	\$878,716	\$746,909
2037	\$178,988	\$1,849,885	\$1,670,897	\$903,188	\$767,709
2038	\$178,988	\$1,896,295	\$1,717,307	\$928,274	\$789,033
2039	\$178,988	\$1,943,872	\$1,764,884	\$953,991	\$810,893
2040	\$178,988	\$1,992,646	\$1,813,658	\$980,356	\$833,302
2041	\$178,988	\$2,042,647	\$1,863,659	\$1,007,383	\$856,276
2042	\$178,988	\$2,093,905	\$1,914,917	\$1,035,090	\$879,827
2043	\$178,988	\$2,146,453	\$1,967,465	\$1,063,495	\$903,970
2044	\$178,988	\$2,200,322	\$2,021,334	\$1,092,613	\$928,721
2045	\$178,988	\$2,761,815	\$2,582,827	\$1,396,123	\$1,186,704
2046	\$178,988	\$4,354,900	\$4,175,912	\$2,257,250	\$1,918,662
2047	\$178,988	\$4,464,008	\$4,285,020	\$2,316,227	\$1,968,793
2048	\$178,988	\$4,705,950	\$4,526,962	\$2,447,006	\$2,079,956
2049	\$178,988	\$4,823,853	\$4,644,865	\$2,510,738	\$2,134,127
2050	\$178,988	\$4,944,714	\$4,765,726	\$2,576,068	\$2,189,658
2051	\$178,988	\$5,068,607	\$4,889,619	\$2,643,037	\$2,246,582
	\$5,369,640	\$64,258,862	\$58,984,440	\$31,883,481	\$27,100,959

TIF captures half of the City's parks and capital sales tax generated within the district.

Parks and Capital fund benefits from half of the sales tax increment.

Amounts shown are the projected increases in the individual funds.



POTENTIAL LIABILITIES

# Infrastructure Liability

- Both developers have proposed turning over certain infrastructure to the City when completed. The infrastructure includes certain:
  - Roadways;
  - Medians;
  - Landscaping;
  - Traffic signals;
  - Trails and Multi-use paths;
  - Sidewalks, and
  - On Street Parking.
- This infrastructure requires two independent projections to estimate its Liability to the City:
  1. Maintenance
  2. Replacement
- Projected replacement and maintenance liability begins after completion and a transfer of ownership to the City.



POTENTIAL LIABILITIES

# Potential Infrastructure Liability

- A Special Business District “SBD” has been proposed to cover the projected liabilities to the City for infrastructure maintenance and replacement.
- The SBD would levy a \$0.85 property tax assessment on all property within the District.
- It is expected to fully cover all maintenance and replacement liabilities tasked to the City during the next 60 years.



SPECIAL BUSINESS DISTRICT				
	SBD REVENUE	MATERIAL EXP.	LABOR & EQUIP'T	SURPLUS
2022	\$81,393	\$164,730	\$0	(\$83,337)
2023	\$459,629	\$234,672	\$0	\$224,957
2024	\$752,068	\$398,220	\$0	\$353,848
2025	\$1,482,650	\$408,159	\$0	\$1,074,491
2026	\$2,230,212	\$509,503	\$1,675,000	\$45,709
2027	\$2,729,838	\$522,720	\$1,725,250	\$481,868
2028	\$3,270,487	\$538,401	\$1,777,008	\$955,079
2029	\$3,737,938	\$552,423	\$1,830,318	\$1,355,197
2030	\$4,234,288	\$568,995	\$1,885,227	\$1,780,066
2031	\$4,462,485	\$853,870	\$1,941,784	\$1,666,831
2032	\$4,978,968	\$601,387	\$2,000,038	\$2,377,543
2033	\$5,011,877	\$617,168	\$2,060,039	\$2,334,670
2034	\$5,213,267	\$635,683	\$2,121,840	\$2,455,744
2035	\$5,230,517	\$652,425	\$2,185,495	\$2,392,597
2036	\$5,466,565	\$671,997	\$2,251,060	\$2,543,508
2037	\$5,472,572	\$689,759	\$2,318,592	\$2,464,221
2038	\$8,737,239	\$710,452	\$2,388,149	\$5,638,638
2039	\$5,743,578	\$729,295	\$2,459,794	\$2,554,489
2040	\$6,021,479	\$751,174	\$2,533,588	\$2,736,717
2041	\$6,028,166	\$771,165	\$2,609,595	\$2,647,406
2042	\$6,319,337	\$794,300	\$2,687,883	\$2,837,154
2043	\$6,326,394	\$815,508	\$2,768,520	\$2,742,366
2044	\$6,633,663	\$839,974	\$2,851,575	\$2,942,114
2045	\$6,641,110	\$862,473	\$2,937,123	\$2,841,514
2046	\$6,963,556	\$888,348	\$3,025,236	\$3,049,972
2047	\$6,971,416	\$912,218	\$3,115,993	\$2,943,205
2048	\$7,309,372	\$939,584	\$3,209,473	\$3,160,315
2049	\$7,317,668	\$964,908	\$3,305,757	\$3,047,003
2050	\$7,674,304	\$993,856	\$3,404,930	\$3,275,518
2051	\$7,683,061	\$971,579	\$3,498,598	\$3,212,884
	\$143,502,036	\$19,593,367	\$61,069,268	\$66,052,285

SBD CONCEPT BUDGET					ANNUAL INCREASE: 3.00%				
	POLICE	PUBLIC WORKS	PARKS	FINANCE					
2022									
2023									
2024									
2025									
2026	\$1,100,000	\$275,000	\$220,000	\$80,000					
2027	\$1,133,000	\$283,250	\$226,600	\$82,400					
2028	\$1,166,990	\$291,748	\$233,398	\$84,872					
2029	\$1,202,000	\$300,500	\$240,400	\$87,418					
2030	\$1,238,060	\$309,515	\$247,612	\$90,041					
2031	\$1,275,201	\$318,800	\$255,040	\$92,742					
2032	\$1,313,458	\$328,364	\$262,692	\$95,524					
2033	\$1,352,861	\$338,215	\$270,572	\$98,390					
2034	\$1,393,447	\$348,362	\$278,689	\$101,342					
2035	\$1,435,251	\$358,813	\$287,050	\$104,382					
2036	\$1,478,308	\$369,577	\$295,662	\$107,513					
2037	\$1,522,657	\$380,664	\$304,531	\$110,739					
2038	\$1,568,337	\$392,084	\$313,667	\$114,061					
2039	\$1,615,387	\$403,847	\$323,077	\$117,483					
2040	\$1,663,849	\$415,962	\$332,770	\$121,007					
2041	\$1,713,764	\$428,441	\$342,753	\$124,637					
2042	\$1,765,177	\$441,294	\$353,035	\$128,377					
2043	\$1,818,132	\$454,533	\$363,626	\$132,228					
2044	\$1,872,676	\$468,169	\$374,535	\$136,195					
2045	\$1,928,857	\$482,214	\$385,771	\$140,280					
2046	\$1,986,722	\$496,681	\$397,344	\$144,489					
2047	\$2,046,324	\$511,581	\$409,265	\$148,824					
2048	\$2,107,714	\$526,928	\$421,543	\$153,288					
2049	\$2,170,945	\$542,736	\$434,189	\$157,887					
2050	\$2,236,074	\$559,018	\$447,215	\$162,624					
2051	\$2,303,156	\$575,789	\$460,631	\$167,502					
	\$61,095	\$42,408,346	\$10,602,087	\$8,481,669	\$3,084,243				



PROJECT OVERVIEW

# REDEVELOPMENT PROJECT AREAS - RPA

Multiple vacant parcels included, but not relied on for revenues in conjunction with this financial analysis.



## CURRENT STATUS

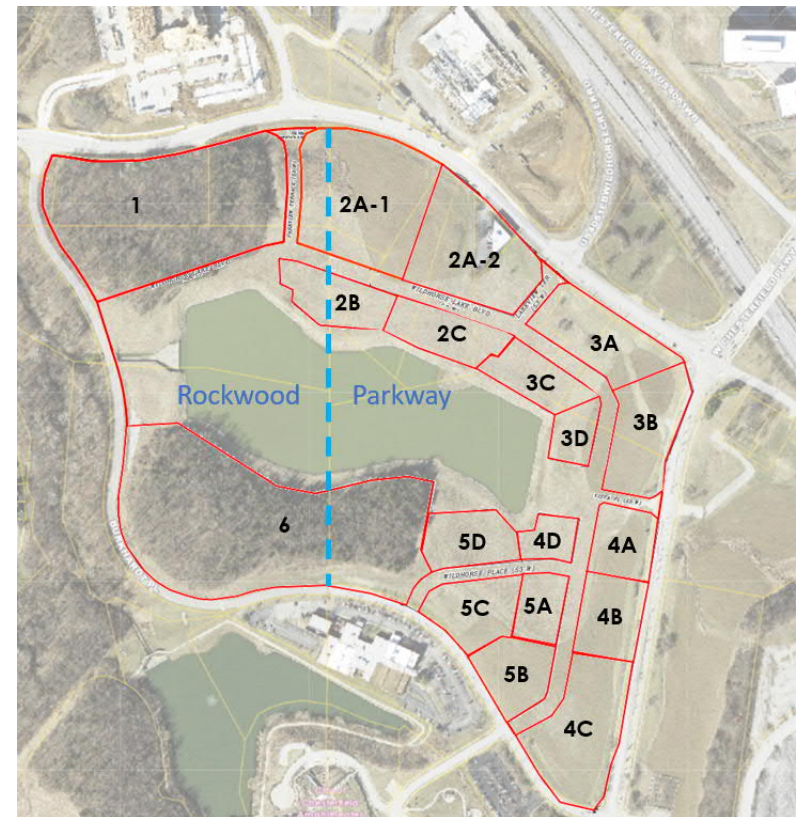
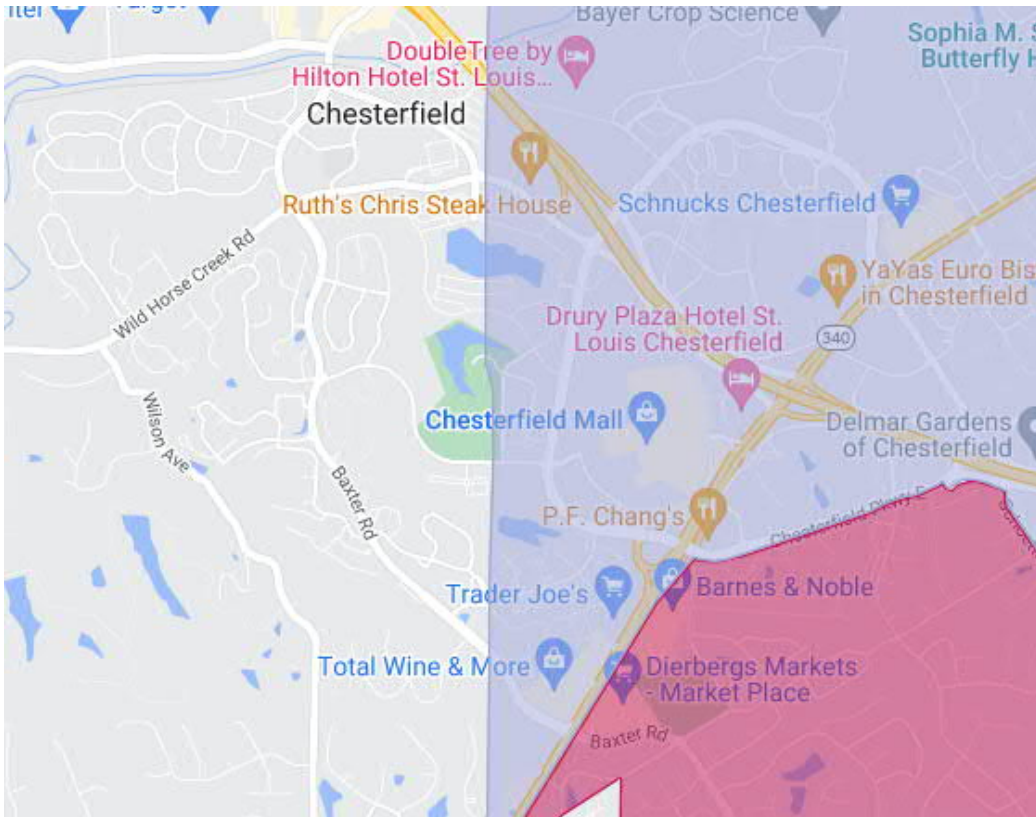
- TIF financial capacity
- School Districts
  - pass through or capital contribution?
- Current state of conversations
  - CRG
  - TSG

100% TIF Coverage \$317,781,852 NPV W-Coverage

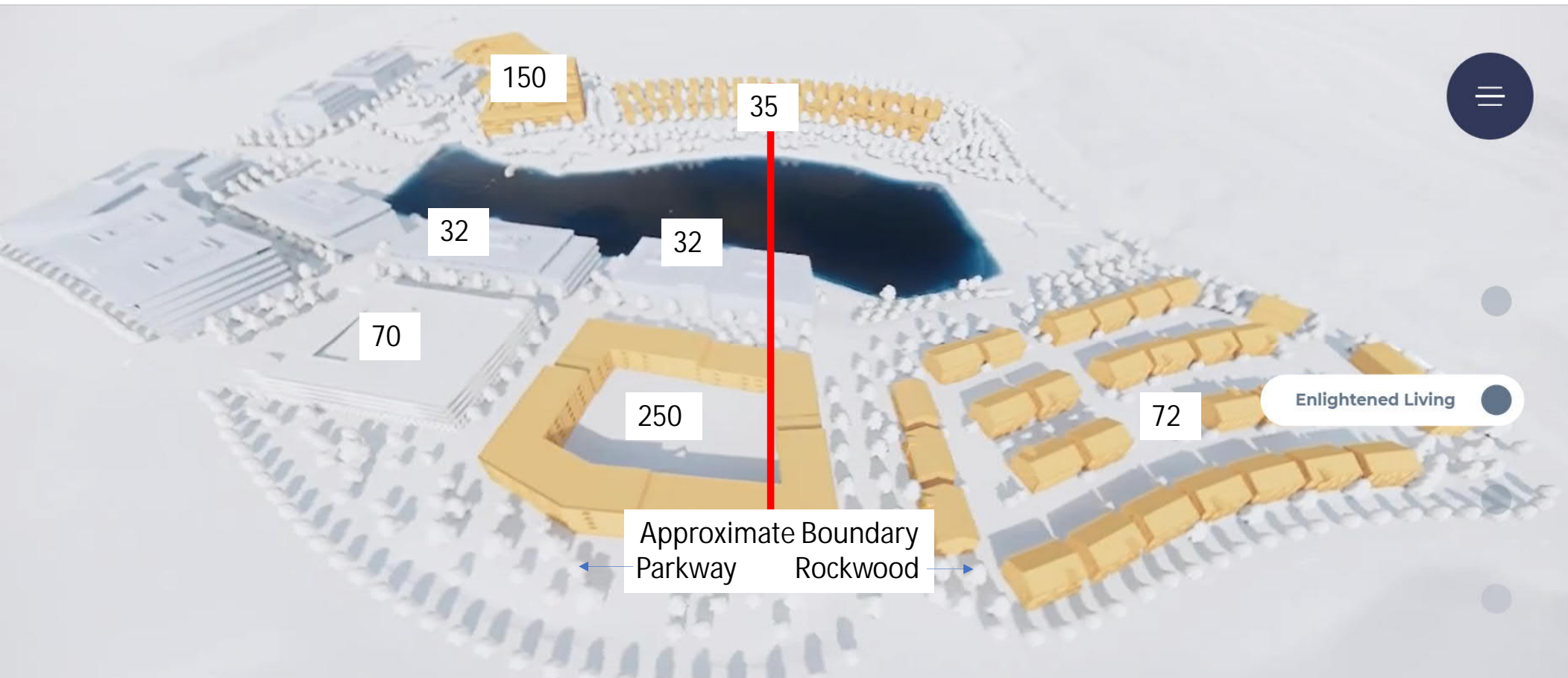
Total Tax Summary			
	Parkway School District		
Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32
2023	\$265,543	\$262,141	(\$3,402)
2024	\$269,063	\$281,512	\$12,449
2025	\$272,671	\$311,500	\$38,829
2026	\$274,231	\$317,654	\$43,423
2027	\$275,831	\$323,462	\$47,631
2028	\$276,485	\$311,486	\$35,001
2029	\$277,156	\$317,949	\$40,793
2030	\$277,156	\$306,298	\$29,142
2031	\$277,156	\$309,302	\$32,146
2032	\$277,156	\$316,225	\$39,069
2033	\$277,156	\$318,081	\$40,925
2034	\$277,156	\$318,255	\$41,099
2035	\$277,156	\$318,103	\$40,947
2036	\$277,156	\$318,187	\$41,031
2037	\$277,156	\$318,185	\$41,029
2038	\$277,156	\$318,216	\$41,060
2039	\$277,156	\$318,295	\$41,139
2040	\$277,156	\$318,325	\$41,169
2041	\$277,156	\$318,401	\$41,245
2042	\$277,156	\$318,432	\$41,276
2043	\$277,156	\$318,503	\$41,347
2044	\$277,156	\$318,534	\$41,378
2045	\$277,156	\$7,219,223	\$6,942,067
2046	\$277,156	\$16,124,537	\$15,847,381
2047	\$277,156	\$16,892,144	\$16,614,988
2048	\$277,156	\$24,839,093	\$24,561,937
2049	\$277,156	\$25,978,350	\$25,701,194
2050	\$277,156	\$32,162,446	\$31,885,290
2051	\$277,156	\$33,675,383	\$33,398,227
<b>Total</b>	<b>\$8,267,483</b>	<b>\$164,027,325</b>	<b>\$155,759,842</b>

Total Tax Summary			
	Rockwood School District		
Year	No-Build	Build	Difference
2022	\$6,523	\$6,523	\$0
2023	\$6,523	\$6,523	\$0
2024	\$6,523	\$6,523	\$0
2025	\$6,523	\$6,523	\$0
2026	\$6,523	\$6,523	\$0
2027	\$6,523	\$6,523	\$0
2028	\$6,523	\$6,523	\$0
2029	\$6,523	\$6,523	\$0
2030	\$6,523	\$6,523	\$0
2031	\$6,523	\$6,523	\$0
2032	\$6,523	\$6,523	\$0
2033	\$6,523	\$6,523	\$0
2034	\$6,523	\$6,523	\$0
2035	\$6,523	\$6,523	\$0
2036	\$6,523	\$6,523	\$0
2037	\$6,523	\$6,523	\$0
2038	\$6,523	\$6,523	\$0
2039	\$6,523	\$6,523	\$0
2040	\$6,523	\$6,523	\$0
2041	\$6,523	\$6,523	\$0
2042	\$6,523	\$6,523	\$0
2043	\$6,523	\$6,523	\$0
2044	\$6,523	\$6,523	\$0
2045	\$6,523	\$631,879	\$625,356
2046	\$6,523	\$631,879	\$625,356
2047	\$6,523	\$663,868	\$657,345
2048	\$6,523	\$663,868	\$657,345
2049	\$6,523	\$697,477	\$690,954
2050	\$6,523	\$697,477	\$690,954
2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$195,690</b>	<b>\$4,869,263</b>	<b>\$4,673,573</b>

# School District Boundaries

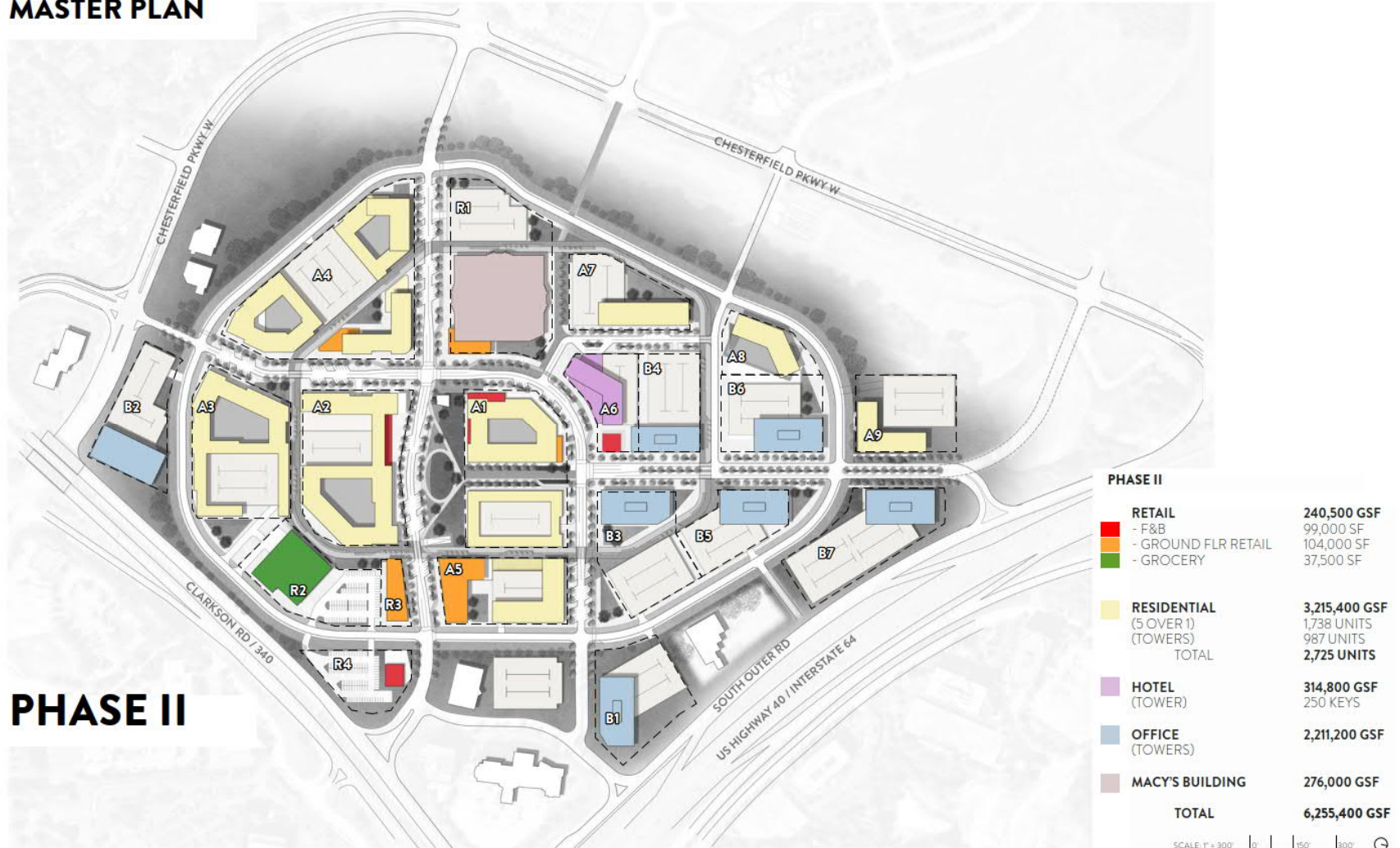


# WH Village – Residential Locations



# Mall Site – Residential Locations

## MASTER PLAN



## PHASE II

Year	Parkway School District	
2023	143	
2024	351	
2025	40	
2026	1,329	
2027	0	
2028	886	
2029	0	
2030	362	
2031	0	
2032	0	
Total	3,111	

Year	Rockwood School District	
2023	107	
2024	0	
2025	0	
2026	0	
2027	0	
2028	0	
2029	0	
2030	0	
2031	0	
2032	0	
Total	107	



TIF Capture		NPV TIF	NPV TIF	Total Tax rcvd (thru 2051)			
Parkway	Rockwood	total	W-Coverage	Parkway (no build)	Parkway	Rockwood (no build)	Rockwood
50%	50%	\$251,816,107	\$221,038,323	\$8,267,483	\$432,515,062	\$195,690	\$9,853,304
					\$134,243,868		\$2,492,019
75%	75%	\$305,025,048	\$269,410,088	\$8,267,483	\$298,271,194	\$195,690	\$7,361,285
					\$26,848,776		\$498,404
80%	80%	\$315,666,836	\$279,084,441	\$8,267,483	\$271,422,418	\$195,690	\$6,862,881
					\$26,848,773		\$498,409
85%	85%	\$326,308,624	\$288,758,793	\$8,267,483	\$244,573,645	\$195,690	\$6,364,472
					\$26,848,774		\$498,406
90%	90%	\$336,950,412	\$298,433,146	\$8,267,483	\$217,724,871	\$195,690	\$5,866,066
					\$26,848,773		\$498,401
95%	95%	\$347,592,201	\$308,107,499	\$8,267,483	\$190,876,098	\$195,690	\$5,367,665
					\$26,848,773		\$498,402
100%	100%	\$358,233,989	\$317,781,852	\$8,267,483	\$164,027,325	\$195,690	\$4,869,263

50% TIF Capture, \$221,038,323 NPV W-Coverage

**Total Tax Summary**

Parkway School District			
Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32
2023	\$265,543	\$308,891	\$43,348
2024	\$269,063	\$1,033,841	\$764,778
2025	\$272,671	\$1,837,173	\$1,564,502
2026	\$274,231	\$3,695,980	\$3,421,749
2027	\$275,831	\$5,595,810	\$5,319,979
2028	\$276,485	\$6,816,874	\$6,540,389
2029	\$277,156	\$8,214,002	\$7,936,846
2030	\$277,156	\$9,387,687	\$9,110,531
2031	\$277,156	\$10,710,027	\$10,432,871
2032	\$277,156	\$11,334,795	\$11,057,639
2033	\$277,156	\$12,688,875	\$12,411,719
2034	\$277,156	\$12,779,245	\$12,502,089
2035	\$277,156	\$13,251,226	\$12,974,070
2036	\$277,156	\$13,296,607	\$13,019,451
2037	\$277,156	\$13,870,398	\$13,593,242
2038	\$277,156	\$13,887,740	\$13,610,584
2039	\$277,156	\$14,536,408	\$14,259,252
2040	\$277,156	\$14,554,703	\$14,277,547
2041	\$277,156	\$15,235,000	\$14,957,844
2042	\$277,156	\$15,254,302	\$14,977,146
2043	\$277,156	\$15,965,705	\$15,688,549
2044	\$277,156	\$15,986,072	\$15,708,916
2045	\$277,156	\$20,186,612	\$19,909,456
2046	\$277,156	\$24,660,745	\$24,383,589
2047	\$277,156	\$25,830,455	\$25,553,299
2048	\$277,156	\$29,826,594	\$29,549,438
2049	\$277,156	\$31,218,303	\$30,941,147
2050	\$277,156	\$34,334,272	\$34,057,116
2051	\$277,156	\$35,957,617	\$35,680,461
<b>Total</b>	<b>\$8,267,483</b>	<b>\$432,515,062</b>	<b>\$424,247,579</b>

**Total Tax Summary**

Rockwood School District			
Year	No-Build	Build	Difference
2022	\$6,523	\$6,523	\$0
2023	\$6,523	\$6,523	\$0
2024	\$6,523	\$191,368	\$184,845
2025	\$6,523	\$196,070	\$189,547
2026	\$6,523	\$196,070	\$189,547
2027	\$6,523	\$205,831	\$199,308
2028	\$6,523	\$205,831	\$199,308
2029	\$6,523	\$216,086	\$209,563
2030	\$6,523	\$216,086	\$209,563
2031	\$6,523	\$226,861	\$220,338
2032	\$6,523	\$226,861	\$220,338
2033	\$6,523	\$238,180	\$231,657
2034	\$6,523	\$238,180	\$231,657
2035	\$6,523	\$250,073	\$243,550
2036	\$6,523	\$250,073	\$243,550
2037	\$6,523	\$262,568	\$256,045
2038	\$6,523	\$262,568	\$256,045
2039	\$6,523	\$275,695	\$269,172
2040	\$6,523	\$275,695	\$269,172
2041	\$6,523	\$289,487	\$282,964
2042	\$6,523	\$289,487	\$282,964
2043	\$6,523	\$303,977	\$297,454
2044	\$6,523	\$303,977	\$297,454
2045	\$6,523	\$631,879	\$625,356
2046	\$6,523	\$631,879	\$625,356
2047	\$6,523	\$663,868	\$657,345
2048	\$6,523	\$663,868	\$657,345
2049	\$6,523	\$697,477	\$690,954
2050	\$6,523	\$697,477	\$690,954
2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$195,690</b>	<b>\$9,853,304</b>	<b>\$9,657,614</b>

75% TIF Capture		\$269,410,088 NPV W-Coverage					
<b>Total Tax Summary</b>				<b>Total Tax Summary</b>			
	<b>Parkway School District</b>				<b>Rockwood School District</b>		
<u>Year</u>	<u>No-Build</u>	<u>Build</u>	<u>Difference</u>	<u>Year</u>	<u>No-Build</u>	<u>Build</u>	<u>Difference</u>
2022	\$259,071	\$259,103	\$32	2022	\$6,523	\$6,523	\$0
2023	\$265,543	\$285,516	\$19,973	2023	\$6,523	\$6,523	\$0
2024	\$269,063	\$657,677	\$388,614	2024	\$6,523	\$98,945	\$92,422
2025	\$272,671	\$1,074,336	\$801,665	2025	\$6,523	\$101,297	\$94,774
2026	\$274,231	\$2,006,817	\$1,732,586	2026	\$6,523	\$101,297	\$94,774
2027	\$275,831	\$2,959,636	\$2,683,805	2027	\$6,523	\$106,177	\$99,654
2028	\$276,485	\$3,564,180	\$3,287,695	2028	\$6,523	\$106,177	\$99,654
2029	\$277,156	\$4,265,975	\$3,988,819	2029	\$6,523	\$111,305	\$104,782
2030	\$277,156	\$4,846,992	\$4,569,836	2030	\$6,523	\$111,305	\$104,782
2031	\$277,156	\$5,509,665	\$5,232,509	2031	\$6,523	\$116,692	\$110,169
2032	\$277,156	\$5,825,510	\$5,548,354	2032	\$6,523	\$116,692	\$110,169
2033	\$277,156	\$6,503,478	\$6,226,322	2033	\$6,523	\$122,352	\$115,829
2034	\$277,156	\$6,548,750	\$6,271,594	2034	\$6,523	\$122,352	\$115,829
2035	\$277,156	\$6,784,664	\$6,507,508	2035	\$6,523	\$128,298	\$121,775
2036	\$277,156	\$6,807,397	\$6,530,241	2036	\$6,523	\$128,298	\$121,775
2037	\$277,156	\$7,094,292	\$6,817,136	2037	\$6,523	\$134,545	\$128,022
2038	\$277,156	\$7,102,978	\$6,825,822	2038	\$6,523	\$134,545	\$128,022
2039	\$277,156	\$7,427,351	\$7,150,195	2039	\$6,523	\$141,109	\$134,586
2040	\$277,156	\$7,436,514	\$7,159,358	2040	\$6,523	\$141,109	\$134,586
2041	\$277,156	\$7,776,701	\$7,499,545	2041	\$6,523	\$148,005	\$141,482
2042	\$277,156	\$7,786,367	\$7,509,211	2042	\$6,523	\$148,005	\$141,482
2043	\$277,156	\$8,142,104	\$7,864,948	2043	\$6,523	\$155,250	\$148,727
2044	\$277,156	\$8,152,303	\$7,875,147	2044	\$6,523	\$155,250	\$148,727
2045	\$277,156	\$13,702,917	\$13,425,761	2045	\$6,523	\$631,879	\$625,356
2046	\$277,156	\$20,392,641	\$20,115,485	2046	\$6,523	\$631,879	\$625,356
2047	\$277,156	\$21,361,300	\$21,084,144	2047	\$6,523	\$663,868	\$657,345
2048	\$277,156	\$27,332,844	\$27,055,688	2048	\$6,523	\$663,868	\$657,345
2049	\$277,156	\$28,598,327	\$28,321,171	2049	\$6,523	\$697,477	\$690,954
2050	\$277,156	\$33,248,359	\$32,971,203	2050	\$6,523	\$697,477	\$690,954
2051	\$277,156	\$34,816,500	\$34,539,344	2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$8,267,483</b>	<b>\$298,271,194</b>	<b>\$290,003,711</b>	<b>Total</b>	<b>\$195,690</b>	<b>\$7,361,285</b>	<b>\$7,165,595</b>

80% TIF Capture \$279,084,441 NPV W-Coverage

Total Tax Summary				Total Tax Summary			
Parkway School District				Rockwood School District			
Year	No-Build	Build	Difference	Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32	2022	\$6,523	\$6,523	\$0
2023	\$265,543	\$280,841	\$15,298	2023	\$6,523	\$6,523	\$0
2024	\$269,063	\$582,444	\$313,381	2024	\$6,523	\$80,461	\$73,938
2025	\$272,671	\$921,769	\$649,098	2025	\$6,523	\$82,342	\$75,819
2026	\$274,231	\$1,668,984	\$1,394,753	2026	\$6,523	\$82,342	\$75,819
2027	\$275,831	\$2,432,401	\$2,156,570	2027	\$6,523	\$86,246	\$79,723
2028	\$276,485	\$2,913,641	\$2,637,156	2028	\$6,523	\$86,246	\$79,723
2029	\$277,156	\$3,476,370	\$3,199,214	2029	\$6,523	\$90,348	\$83,825
2030	\$277,156	\$3,938,854	\$3,661,698	2030	\$6,523	\$90,348	\$83,825
2031	\$277,156	\$4,469,592	\$4,192,436	2031	\$6,523	\$94,658	\$88,135
2032	\$277,156	\$4,723,653	\$4,446,497	2032	\$6,523	\$94,658	\$88,135
2033	\$277,156	\$5,266,399	\$4,989,243	2033	\$6,523	\$99,186	\$92,663
2034	\$277,156	\$5,302,651	\$5,025,495	2034	\$6,523	\$99,186	\$92,663
2035	\$277,156	\$5,491,352	\$5,214,196	2035	\$6,523	\$103,943	\$97,420
2036	\$277,156	\$5,509,555	\$5,232,399	2036	\$6,523	\$103,943	\$97,420
2037	\$277,156	\$5,739,070	\$5,461,914	2037	\$6,523	\$108,941	\$102,418
2038	\$277,156	\$5,746,025	\$5,468,869	2038	\$6,523	\$108,941	\$102,418
2039	\$277,156	\$6,005,540	\$5,728,384	2039	\$6,523	\$114,192	\$107,669
2040	\$277,156	\$6,012,876	\$5,735,720	2040	\$6,523	\$114,192	\$107,669
2041	\$277,156	\$6,285,041	\$6,007,885	2041	\$6,523	\$119,709	\$113,186
2042	\$277,156	\$6,292,780	\$6,015,624	2042	\$6,523	\$119,709	\$113,186
2043	\$277,156	\$6,577,384	\$6,300,228	2043	\$6,523	\$125,505	\$118,982
2044	\$277,156	\$6,585,549	\$6,308,393	2044	\$6,523	\$125,505	\$118,982
2045	\$277,156	\$12,406,178	\$12,129,022	2045	\$6,523	\$631,879	\$625,356
2046	\$277,156	\$19,539,021	\$19,261,865	2046	\$6,523	\$631,879	\$625,356
2047	\$277,156	\$20,467,468	\$20,190,312	2047	\$6,523	\$663,868	\$657,345
2048	\$277,156	\$26,834,094	\$26,556,938	2048	\$6,523	\$663,868	\$657,345
2049	\$277,156	\$28,074,331	\$27,797,175	2049	\$6,523	\$697,477	\$690,954
2050	\$277,156	\$33,031,176	\$32,754,020	2050	\$6,523	\$697,477	\$690,954
2051	\$277,156	\$34,588,276	\$34,311,120	2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$8,267,483</b>	<b>\$271,422,418</b>	<b>\$263,154,935</b>	<b>Total</b>	<b>\$195,690</b>	<b>\$6,862,881</b>	<b>\$6,667,191</b>

.85% TIF Capture \$288,758,793 NPV W-Coverage								
Total Tax Summary					Total Tax Summary			
	Parkway School District					Rockwood School District		
Year	No-Build	Build	Difference		Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32		2022	\$6,523	\$6,523	\$0
2023	\$265,543	\$276,166	\$10,623		2023	\$6,523	\$6,523	\$0
2024	\$269,063	\$507,211	\$238,148		2024	\$6,523	\$61,976	\$55,453
2025	\$272,671	\$769,202	\$496,531		2025	\$6,523	\$63,387	\$56,864
2026	\$274,231	\$1,331,151	\$1,056,920		2026	\$6,523	\$63,387	\$56,864
2027	\$275,831	\$1,905,166	\$1,629,335		2027	\$6,523	\$66,315	\$59,792
2028	\$276,485	\$2,263,102	\$1,986,617		2028	\$6,523	\$66,315	\$59,792
2029	\$277,156	\$2,686,765	\$2,409,609		2029	\$6,523	\$69,392	\$62,869
2030	\$277,156	\$3,030,715	\$2,753,559		2030	\$6,523	\$69,392	\$62,869
2031	\$277,156	\$3,429,520	\$3,152,364		2031	\$6,523	\$72,624	\$66,101
2032	\$277,156	\$3,621,796	\$3,344,640		2032	\$6,523	\$72,624	\$66,101
2033	\$277,156	\$4,029,319	\$3,752,163		2033	\$6,523	\$76,020	\$69,497
2034	\$277,156	\$4,056,552	\$3,779,396		2034	\$6,523	\$76,020	\$69,497
2035	\$277,156	\$4,198,040	\$3,920,884		2035	\$6,523	\$79,588	\$73,065
2036	\$277,156	\$4,211,713	\$3,934,557		2036	\$6,523	\$79,588	\$73,065
2037	\$277,156	\$4,383,849	\$4,106,693		2037	\$6,523	\$83,336	\$76,813
2038	\$277,156	\$4,389,073	\$4,111,917		2038	\$6,523	\$83,336	\$76,813
2039	\$277,156	\$4,583,729	\$4,306,573		2039	\$6,523	\$87,275	\$80,752
2040	\$277,156	\$4,589,238	\$4,312,082		2040	\$6,523	\$87,275	\$80,752
2041	\$277,156	\$4,793,381	\$4,516,225		2041	\$6,523	\$91,412	\$84,889
2042	\$277,156	\$4,799,193	\$4,522,037		2042	\$6,523	\$91,412	\$84,889
2043	\$277,156	\$5,012,664	\$4,735,508		2043	\$6,523	\$95,759	\$89,236
2044	\$277,156	\$5,018,795	\$4,741,639		2044	\$6,523	\$95,759	\$89,236
2045	\$277,156	\$11,109,439	\$10,832,283		2045	\$6,523	\$631,879	\$625,356
2046	\$277,156	\$18,685,400	\$18,408,244		2046	\$6,523	\$631,879	\$625,356
2047	\$277,156	\$19,573,637	\$19,296,481		2047	\$6,523	\$663,868	\$657,345
2048	\$277,156	\$26,335,343	\$26,058,187		2048	\$6,523	\$663,868	\$657,345
2049	\$277,156	\$27,550,336	\$27,273,180		2049	\$6,523	\$697,477	\$690,954
2050	\$277,156	\$32,813,994	\$32,536,838		2050	\$6,523	\$697,477	\$690,954
2051	\$277,156	\$34,360,053	\$34,082,897		2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$8,267,483</b>	<b>\$244,573,645</b>	<b>\$236,306,162</b>		<b>Total</b>	<b>\$195,690</b>	<b>\$6,364,472</b>	<b>\$6,168,782</b>

90% TIF Capture \$298,433,146 W-Coverage								
Total Tax Summary					Total Tax Summary			
	Parkway School District					Rockwood School District		
Year	No-Build	Build	Difference		Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32		2022	\$6,523	\$6,523	\$0
2023	\$265,543	\$271,491	\$5,948		2023	\$6,523	\$6,523	\$0
2024	\$269,063	\$431,978	\$162,915		2024	\$6,523	\$43,492	\$36,969
2025	\$272,671	\$616,634	\$343,963		2025	\$6,523	\$44,432	\$37,909
2026	\$274,231	\$993,319	\$719,088		2026	\$6,523	\$44,432	\$37,909
2027	\$275,831	\$1,377,932	\$1,102,101		2027	\$6,523	\$46,384	\$39,861
2028	\$276,485	\$1,612,564	\$1,336,079		2028	\$6,523	\$46,384	\$39,861
2029	\$277,156	\$1,897,159	\$1,620,003		2029	\$6,523	\$48,435	\$41,912
2030	\$277,156	\$2,122,576	\$1,845,420		2030	\$6,523	\$48,435	\$41,912
2031	\$277,156	\$2,389,447	\$2,112,291		2031	\$6,523	\$50,590	\$44,067
2032	\$277,156	\$2,519,939	\$2,242,783		2032	\$6,523	\$50,590	\$44,067
2033	\$277,156	\$2,792,240	\$2,515,084		2033	\$6,523	\$52,854	\$46,331
2034	\$277,156	\$2,810,453	\$2,533,297		2034	\$6,523	\$52,854	\$46,331
2035	\$277,156	\$2,904,728	\$2,627,572		2035	\$6,523	\$55,233	\$48,710
2036	\$277,156	\$2,913,871	\$2,636,715		2036	\$6,523	\$55,233	\$48,710
2037	\$277,156	\$3,028,628	\$2,751,472		2037	\$6,523	\$57,732	\$51,209
2038	\$277,156	\$3,032,121	\$2,754,965		2038	\$6,523	\$57,732	\$51,209
2039	\$277,156	\$3,161,917	\$2,884,761		2039	\$6,523	\$60,357	\$53,834
2040	\$277,156	\$3,165,601	\$2,888,445		2040	\$6,523	\$60,357	\$53,834
2041	\$277,156	\$3,301,721	\$3,024,565		2041	\$6,523	\$63,116	\$56,593
2042	\$277,156	\$3,305,606	\$3,028,450		2042	\$6,523	\$63,116	\$56,593
2043	\$277,156	\$3,447,943	\$3,170,787		2043	\$6,523	\$66,014	\$59,491
2044	\$277,156	\$3,452,041	\$3,174,885		2044	\$6,523	\$66,014	\$59,491
2045	\$277,156	\$9,812,701	\$9,535,545		2045	\$6,523	\$631,879	\$625,356
2046	\$277,156	\$17,831,779	\$17,554,623		2046	\$6,523	\$631,879	\$625,356
2047	\$277,156	\$18,679,806	\$18,402,650		2047	\$6,523	\$663,868	\$657,345
2048	\$277,156	\$25,836,593	\$25,559,437		2048	\$6,523	\$663,868	\$657,345
2049	\$277,156	\$27,026,340	\$26,749,184		2049	\$6,523	\$697,477	\$690,954
2050	\$277,156	\$32,596,811	\$32,319,655		2050	\$6,523	\$697,477	\$690,954
2051	\$277,156	\$34,131,829	\$33,854,673		2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$8,267,483</b>	<b>\$217,724,871</b>	<b>\$209,457,388</b>		<b>Total</b>	<b>\$195,690</b>	<b>\$5,866,066</b>	<b>\$5,670,376</b>

95% TIF Coverage \$308,107,499 NPV W-Coverage

Total Tax Summary			
	Parkway School District		
Year	No-Build	Build	Difference
2022	\$259,071	\$259,103	\$32
2023	\$265,543	\$266,816	\$1,273
2024	\$269,063	\$356,745	\$87,682
2025	\$272,671	\$464,067	\$191,396
2026	\$274,231	\$655,486	\$381,255
2027	\$275,831	\$850,697	\$574,866
2028	\$276,485	\$962,025	\$685,540
2029	\$277,156	\$1,107,554	\$830,398
2030	\$277,156	\$1,214,437	\$937,281
2031	\$277,156	\$1,349,375	\$1,072,219
2032	\$277,156	\$1,418,082	\$1,140,926
2033	\$277,156	\$1,555,161	\$1,278,005
2034	\$277,156	\$1,564,354	\$1,287,198
2035	\$277,156	\$1,611,416	\$1,334,260
2036	\$277,156	\$1,616,029	\$1,338,873
2037	\$277,156	\$1,673,407	\$1,396,251
2038	\$277,156	\$1,675,168	\$1,398,012
2039	\$277,156	\$1,740,106	\$1,462,950
2040	\$277,156	\$1,741,963	\$1,464,807
2041	\$277,156	\$1,810,061	\$1,532,905
2042	\$277,156	\$1,812,019	\$1,534,863
2043	\$277,156	\$1,883,223	\$1,606,067
2044	\$277,156	\$1,885,287	\$1,608,131
2045	\$277,156	\$8,515,962	\$8,238,806
2046	\$277,156	\$16,978,158	\$16,701,002
2047	\$277,156	\$17,785,975	\$17,508,819
2048	\$277,156	\$25,337,843	\$25,060,687
2049	\$277,156	\$26,502,345	\$26,225,189
2050	\$277,156	\$32,379,628	\$32,102,472
2051	\$277,156	\$33,903,606	\$33,626,450
<b>Total</b>	<b>\$8,267,483</b>	<b>\$190,876,098</b>	<b>\$182,608,615</b>

Total Tax Summary			
	Rockwood School District		
Year	No-Build	Build	Difference
2022	\$6,523	\$6,523	\$0
2023	\$6,523	\$6,523	\$0
2024	\$6,523	\$25,007	\$18,484
2025	\$6,523	\$25,478	\$18,955
2026	\$6,523	\$25,478	\$18,955
2027	\$6,523	\$26,454	\$19,931
2028	\$6,523	\$26,454	\$19,931
2029	\$6,523	\$27,479	\$20,956
2030	\$6,523	\$27,479	\$20,956
2031	\$6,523	\$28,557	\$22,034
2032	\$6,523	\$28,557	\$22,034
2033	\$6,523	\$29,689	\$23,166
2034	\$6,523	\$29,689	\$23,166
2035	\$6,523	\$30,878	\$24,355
2036	\$6,523	\$30,878	\$24,355
2037	\$6,523	\$32,127	\$25,604
2038	\$6,523	\$32,127	\$25,604
2039	\$6,523	\$33,440	\$26,917
2040	\$6,523	\$33,440	\$26,917
2041	\$6,523	\$34,819	\$28,296
2042	\$6,523	\$34,819	\$28,296
2043	\$6,523	\$36,268	\$29,745
2044	\$6,523	\$36,268	\$29,745
2045	\$6,523	\$631,879	\$625,356
2046	\$6,523	\$631,879	\$625,356
2047	\$6,523	\$663,868	\$657,345
2048	\$6,523	\$663,868	\$657,345
2049	\$6,523	\$697,477	\$690,954
2050	\$6,523	\$697,477	\$690,954
2051	\$6,523	\$732,786	\$726,263
<b>Total</b>	<b>\$195,690</b>	<b>\$5,367,665</b>	<b>\$5,171,975</b>



POTENTIAL REVENUES

Property Tax Rates by Jurisdiction				R/E Property Tax Rates			Personal Property Tax Rates	
Tax Authority	Tax Name	TIF Capture?	% Capture	Residential	Commercial	Agricultural	Manufacturing	Personal Property
State of Missouri	Missouri Blind Pension Fund	No	0%	0.0300%	0.0300%	0.0300%	0.0300%	0.0300%
St. Louis County	County General	Yes	100%	0.1650%	0.1860%	0.1460%	0.2090%	0.2090%
St. Louis County	County Health Fund	Yes	100%	0.1110%	0.1250%	0.0970%	0.1400%	0.1400%
St. Louis County	County Park Maintenance	Yes	100%	0.0400%	0.0440%	0.0350%	0.0500%	0.0500%
St. Louis County	County Bond Retire	Yes	100%	0.0190%	0.0190%	0.0190%	0.0190%	0.0190%
Rockwood School District	Rockwood General Fund	Yes	100%	4.1252%	4.1252%	4.1252%	4.1252%	4.1252%
Special School District	SSD General Fund	Yes	100%	1.0158%	1.0158%	1.0158%	1.0158%	1.0158%
Parkway School District	Parkway General Fund	Yes	100%	3.6390%	4.8988%	3.1397%	4.2608%	4.2608%
St. Louis Community College	SLCCC General Fund	Yes	100%	0.2787%	0.2787%	0.2787%	0.2787%	0.2787%
County Library	Library General Fund	Yes	100%	0.2060%	0.2340%	0.1860%	0.2600%	0.2600%
Monarch Fire District	Fire General Fund	No	0%	0.8960%	0.9330%	0.8210%	1.0970%	1.0970%
St. Louis County	Special Roads & Bridges Fund	Yes	100%	0.0830%	0.0930%	0.0730%	0.1050%	0.1050%
Metropolitan Sewer District	Sewer Extension Fund	Yes	100%	0.1041%	0.1041%	0.1041%	0.1041%	0.1041%
Metro Zoo Museum District	Zoo & Museum General Fund	Yes	100%	0.2455%	0.2455%	0.2455%	0.2455%	0.2455%
Dev. Disab. - Prod. Living Bd	Dev Disability Fund	No	0%	0.0710%	0.0840%	0.0650%	0.0900%	0.0900%
St. Louis County	Commercial Surcharge	No	0%	0.0000%	1.7000%	0.0000%	0.0000%	0.0000%
SBD 0.85% Property Tax	Special Taxing District Prop. Levy	No	0%	0.8500%	0.8500%	0.8500%	0.0000%	0.0000%





POTENTIAL REVENUES

### Sales Tax Rates by Jurisdiction

Tax Authority	Tax Name	TIF Capture?	Pooled?	% in Pool		Sales Tax					
						Goods	Services	Restaurants	Grocery	Entertainment	Hotels
State of Missouri	State Sales Tax	No	No	0.0%		4.225%	4.225%	4.225%	1.225%	4.225%	4.225%
St. Louis County	County General Sales Tax	Yes	Yes	100.0%	100.0%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
City of Chesterfield	Capital Improvements Tax	Yes	Yes	15.0%	15.0%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
St. Louis County	Public Safety (Prop P)	Yes	No	0.0%		0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
St. Louis County	Children Mental Health	No	No	0.0%		0.250%	0.250%	0.250%	0.250%	0.250%	0.250%
Metro Transit	Metro Transit Tax	No	No	0.0%		0.250%	0.250%	0.250%	0.250%	0.250%	0.250%
Metro Transit	Metro Transit (2010) Tax	No	No	0.0%		0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
St. Louis County	Trails, Parks & Arch Tax	No	No	0.0%		0.188%	0.188%	0.188%	0.000%	0.188%	0.188%
St. Louis County	911	No	No	0.0%		0.100%	0.100%	0.100%	0.000%	0.100%	0.100%
St. Louis County	Prop Z	No	No	0.0%		0.125%	0.125%	0.125%	0.125%	0.125%	0.125%
St. Louis County	Parks Commission	Yes	No	0.0%		0.100%	0.100%	0.100%	0.100%	0.100%	0.100%
City of Chesterfield	City Park Sales Tax	Yes	No	0.0%		0.500%	0.500%	0.500%	0.500%	0.500%	0.500%

### Other Economic Activity Tax Rates by Jurisdiction

Tax Authority	Tax Name	TIF Capture?	Utility Tax	
			Residential	Commercial/Industrial
State of Missouri	State Utility Tax	No	0.000%	4.000%
City of Chesterfield	City Utility Tax	Yes	5.000%	5.000%

## TIF PROPERTY TAX INCREMENT

### TIF PROPERTY TAX INCREMENT

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$ -	\$4,796	\$4,796	\$3,563,741	\$9,093,514	\$9,321,782	\$9,358,163	\$9,522,114	\$9,743,244	\$9,743,244	\$10,192,935	\$10,192,935	\$10,660,119	\$10,660,119	\$11,138,878	\$11,138,878
RPA #2	\$3,133	\$6,345	\$ -	\$9,637	\$9,637	\$3,424,813	\$7,343,564	\$7,873,942	\$8,057,300	\$8,199,869	\$8,430,943	\$8,476,322	\$8,844,981	\$8,892,811	\$9,277,369	\$9,327,829
RPA #3	\$1,374	\$2,783	\$4,227	\$5,706	\$7,223	\$ -	\$7,223	\$2,799,932	\$5,967,049	\$6,106,089	\$6,169,582	\$6,258,205	\$6,440,061	\$6,440,061	\$6,762,702	\$6,762,702
RPA #4	\$913	\$1,850	\$2,809	\$3,793	\$4,801	\$5,835	\$ -	\$6,894	\$6,894	\$1,527,772	\$4,382,362	\$4,511,274	\$4,510,690	\$4,594,899	\$4,702,945	\$4,702,945
RPA #5	\$142,188	\$2,860,696	\$5,150,008	\$7,097,823	\$7,254,163	\$7,321,232	\$7,524,272	\$7,576,775	\$7,901,798	\$7,901,798	\$8,307,858	\$8,307,858	\$8,735,298	\$8,735,298	\$9,185,280	\$9,185,280
<b>Total</b>	<b>\$147,608</b>	<b>\$2,876,470</b>	<b>\$5,161,840</b>	<b>\$10,680,700</b>	<b>\$16,362,115</b>	<b>\$20,080,885</b>	<b>\$24,233,222</b>	<b>\$27,779,657</b>	<b>\$31,676,285</b>	<b>\$33,478,772</b>	<b>\$37,483,680</b>	<b>\$37,746,594</b>	<b>\$39,191,149</b>	<b>\$39,323,188</b>	<b>\$41,067,174</b>	<b>\$41,117,634</b>

### TIF PROPERTY TAX INCREMENT

Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV
RPA #1	\$11,649,220	\$11,649,220	\$12,182,839	\$12,182,839	\$12,730,092	\$12,730,092	\$13,313,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$210,776,663	\$90,285,788
RPA #2	\$9,730,785	\$9,784,024	\$10,206,276	\$10,262,451	\$10,704,938	\$10,764,215	\$11,227,923	\$11,290,479	\$11,776,444	\$ -	\$ -	\$ -	\$ -	\$183,926,030	\$69,184,059
RPA #3	\$7,104,321	\$7,104,321	\$7,459,522	\$7,459,522	\$7,836,180	\$7,836,180	\$8,231,763	\$8,231,763	\$8,643,272	\$8,643,272	\$9,079,449	\$ -	\$ -	\$141,364,487	\$47,004,602
RPA #4	\$4,939,747	\$4,939,747	\$5,191,160	\$5,191,160	\$5,455,300	\$5,455,300	\$5,732,813	\$5,732,813	\$6,024,374	\$6,024,374	\$6,330,696	\$6,330,696	\$6,652,526	\$102,967,385	\$30,074,287
RPA #5	\$9,659,037	\$9,659,037	\$10,157,868	\$10,157,868	\$10,683,149	\$10,683,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$174,187,733	\$81,206,813
<b>Total</b>	<b>\$43,083,110</b>	<b>\$43,136,349</b>	<b>\$45,197,665</b>	<b>\$45,253,839</b>	<b>\$47,409,659</b>	<b>\$47,468,936</b>	<b>\$38,505,608</b>	<b>\$25,255,055</b>	<b>\$26,444,090</b>	<b>\$14,667,646</b>	<b>\$15,410,145</b>	<b>\$6,330,696</b>	<b>\$6,652,526</b>	<b>\$813,222,300</b>	<b>\$317,755,549</b>
														\$813,222,297	

## TIF PROPERTY TAX INCREMENT WITH COVERAGE

### TIF PTAX INCREMENT AFTER COVERAGE

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$0	\$4,360	\$4,360	\$3,239,764	\$8,266,831	\$8,474,347	\$8,507,421	\$8,656,467	\$8,857,494	\$8,857,494	\$9,266,304	\$9,266,304	\$9,691,017	\$9,691,017	\$10,126,253	\$10,126,253
RPA #2	\$2,849	\$5,768	\$0	\$8,761	\$8,761	\$3,113,467	\$6,675,967	\$7,158,129	\$7,324,818	\$7,454,426	\$7,664,494	\$7,705,748	\$8,040,892	\$8,084,374	\$8,433,971	\$8,479,844
RPA #3	\$1,249	\$2,530	\$3,842	\$5,188	\$0	\$6,567	\$6,567	\$2,545,393	\$5,424,590	\$5,550,990	\$5,608,711	\$5,689,277	\$5,854,601	\$5,854,601	\$6,147,911	\$6,147,911
RPA #4	\$830	\$1,682	\$2,554	\$3,448	\$4,365	\$5,304	\$0	\$6,267	\$6,267	\$1,388,884	\$3,983,966	\$4,101,159	\$4,100,628	\$4,177,181	\$4,275,404	\$4,275,404
RPA #5	\$129,262	\$2,600,633	\$4,681,825	\$6,452,566	\$6,594,694	\$6,655,666	\$6,840,247	\$6,887,977	\$7,183,452	\$7,183,452	\$7,552,598	\$7,552,598	\$7,941,180	\$7,941,180	\$8,350,255	\$8,350,255
<b>Total</b>	<b>\$134,190</b>	<b>\$2,614,973</b>	<b>\$4,692,582</b>	<b>\$9,709,728</b>	<b>\$14,874,651</b>	<b>\$18,255,350</b>	<b>\$22,030,202</b>	<b>\$25,254,233</b>	<b>\$28,796,622</b>	<b>\$30,435,247</b>	<b>\$34,076,072</b>	<b>\$34,315,086</b>	<b>\$35,628,317</b>	<b>\$35,748,353</b>	<b>\$37,333,794</b>	<b>\$37,379,667</b>

### TIF PTAX INCREMENT AFTER COVERAGE

Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV
RPA #1	\$10,590,200	\$10,590,200	\$11,075,308	\$11,075,308	\$11,572,811	\$11,572,811	\$12,102,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$191,615,148	\$82,077,989
RPA #2	\$8,846,169	\$8,894,567	\$9,278,433	\$9,329,501	\$9,731,761	\$9,785,650	\$10,207,203	\$10,264,072	\$10,705,859	\$ -	\$ -	\$ -	\$ -	\$167,205,482	\$62,894,599
RPA #3	\$6,458,474	\$6,458,474	\$6,781,384	\$6,781,384	\$7,123,800	\$7,123,800	\$7,483,421	\$7,483,421	\$7,857,520	\$7,857,520	\$8,254,044	\$ -	\$ -	\$128,513,170	\$42,731,457
RPA #4	\$4,490,679	\$4,490,679	\$4,719,236	\$4,719,236	\$4,959,364	\$4,959,364	\$5,211,648	\$5,211,648	\$5,476,704	\$5,476,704	\$5,755,179	\$5,755,179	\$6,047,751	\$93,606,714	\$27,340,261
RPA #5	\$8,780,942	\$8,780,942	\$9,234,425	\$9,234,425	\$9,711,954	\$9,711,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$158,352,485	\$73,824,375
<b>Total</b>	<b>\$39,166,464</b>	<b>\$39,214,863</b>	<b>\$41,088,786</b>	<b>\$41,139,854</b>	<b>\$43,099,690</b>	<b>\$43,153,578</b>	<b>\$35,005,098</b>	<b>\$22,959,141</b>	<b>\$24,040,083</b>	<b>\$13,334,224</b>	<b>\$14,009,223</b>	<b>\$5,755,179</b>	<b>\$6,047,751</b>	<b>\$739,293,000</b>	<b>\$288,868,681</b>
														\$739,293,002	

## TIF ECONOMIC ACTIVITY TAX INCREMENT

TIF EA TAX INCREMENT																
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$0	\$20,518	\$0	\$941,430	\$2,276,022	\$2,667,046	\$2,818,937	\$2,911,058	\$2,991,086	\$3,065,655	\$3,142,085	\$3,220,422	\$3,300,712	\$3,383,006	\$3,467,352	\$3,553,802
RPA #2	\$14,118	\$14,471	\$0	\$15,204	\$0	\$100,493	\$238,424	\$276,348	\$291,082	\$300,277	\$308,388	\$316,032	\$323,866	\$331,896	\$340,126	\$348,561
RPA #3	\$3,598	\$3,688	\$3,780	\$3,875	\$0	\$4,071	\$0	\$5,708	\$14,452	\$17,017	\$18,008	\$18,603	\$19,117	\$19,595	\$20,085	\$20,587
RPA #4	\$6,430	\$6,591	\$6,756	\$6,925	\$7,098	\$7,275	\$0	\$7,644	\$0	\$5,429	\$13,745	\$16,185	\$17,127	\$17,693	\$18,182	\$18,637
RPA #5	\$1,679	\$11,579	\$639,549	\$845,092	\$914,787	\$950,114	\$977,621	\$1,002,611	\$1,027,699	\$1,053,417	\$1,079,779	\$1,106,803	\$1,134,503	\$1,162,899	\$1,192,006	\$1,221,844
<b>Total</b>	<b>\$25,826</b>	<b>\$56,847</b>	<b>\$650,085</b>	<b>\$1,812,525</b>	<b>\$3,197,907</b>	<b>\$3,728,999</b>	<b>\$4,034,982</b>	<b>\$4,203,368</b>	<b>\$4,324,319</b>	<b>\$4,441,796</b>	<b>\$4,562,006</b>	<b>\$4,678,044</b>	<b>\$4,795,326</b>	<b>\$4,915,088</b>	<b>\$5,037,751</b>	<b>\$5,163,431</b>
TIF EA TAX INCREMENT																
Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV	
RPA #1	\$3,642,409	\$3,733,227	\$3,826,309	\$3,921,714	\$4,019,500	\$4,119,724	\$4,222,449	\$-	\$-	\$-	\$-	\$-	\$-	\$65,263,993	\$27,561,836	
RPA #2	\$357,207	\$366,069	\$375,151	\$384,460	\$394,002	\$403,782	\$413,806	\$79,503	\$81,419	\$-	\$-	\$-	\$-	\$6,088,458	\$2,408,897	
RPA #3	\$21,102	\$21,629	\$22,170	\$22,724	\$23,292	\$23,875	\$24,472	\$25,083	\$25,710	\$26,353	\$27,012	\$-	\$-	\$439,117	\$155,596	
RPA #4	\$19,103	\$19,580	\$20,070	\$20,571	\$21,086	\$21,613	\$22,153	\$22,707	\$23,275	\$23,857	\$24,453	\$25,064	\$25,691	\$451,212	\$158,364	
RPA #5	\$1,252,430	\$1,283,783	\$1,315,922	\$1,348,868	\$1,382,640	\$1,417,260	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$22,322,885	\$10,193,746	
<b>Total</b>	<b>\$5,292,250</b>	<b>\$5,424,287</b>	<b>\$5,559,622</b>	<b>\$5,698,339</b>	<b>\$5,840,520</b>	<b>\$5,986,253</b>	<b>\$4,682,880</b>	<b>\$127,293</b>	<b>\$130,404</b>	<b>\$50,210</b>	<b>\$51,465</b>	<b>\$25,064</b>	<b>\$25,691</b>	<b>\$94,565,666</b>	<b>\$40,478,440</b>	
														\$94,522,580		

## TIF ECONOMIC ACTIVITY TAX INCREMENT WITH COVERAGE

TIF EA TAX INCREMENT AFTER COVERAGE																
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$0	\$14,656	\$0	\$672,450	\$1,625,730	\$1,905,033	\$2,013,526	\$2,079,327	\$2,136,490	\$2,189,754	\$2,244,347	\$2,300,301	\$2,357,652	\$2,416,433	\$2,476,680	\$2,538,430
RPA #2	\$10,084	\$10,337	\$0	\$10,860	\$0	\$71,781	\$170,303	\$197,391	\$207,915	\$214,483	\$220,277	\$225,737	\$231,333	\$237,069	\$242,947	\$248,972
RPA #3	\$2,570	\$2,634	\$2,700	\$2,768	\$0	\$2,908	\$0	\$4,077	\$10,323	\$12,155	\$12,863	\$13,288	\$13,655	\$13,996	\$14,346	\$14,705
RPA #4	\$4,593	\$4,708	\$4,826	\$4,946	\$5,070	\$5,197	\$0	\$5,460	\$0	\$3,878	\$9,818	\$11,561	\$12,234	\$12,638	\$12,987	\$13,312
RPA #5	\$1,199	\$8,271	\$456,821	\$603,637	\$653,419	\$678,653	\$698,301	\$716,150	\$734,071	\$752,441	\$771,271	\$790,573	\$810,360	\$830,642	\$851,433	\$872,746
<b>Total</b>	<b>\$18,447</b>	<b>\$40,605</b>	<b>\$464,347</b>	<b>\$1,294,661</b>	<b>\$2,284,219</b>	<b>\$2,663,571</b>	<b>\$2,882,130</b>	<b>\$3,002,406</b>	<b>\$3,088,799</b>	<b>\$3,172,711</b>	<b>\$3,258,575</b>	<b>\$3,341,460</b>	<b>\$3,425,233</b>	<b>\$3,510,777</b>	<b>\$3,598,394</b>	<b>\$3,688,165</b>
TIF EA TAX INCREMENT AFTER COVERAGE																
Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV	
RPA #1	\$2,601,721	\$2,666,590	\$2,733,078	\$2,801,225	\$2,871,071	\$2,942,660	\$3,016,035	\$-	\$-	\$-	\$-	\$-	\$-	\$46,617,138	\$19,687,026	
RPA #2	\$255,148	\$261,478	\$267,965	\$274,615	\$281,430	\$288,416	\$295,576	\$56,788	\$58,157	\$-	\$-	\$-	\$-	\$4,348,899	\$1,720,641	
RPA #3	\$15,073	\$15,449	\$15,836	\$16,232	\$16,637	\$17,053	\$17,480	\$17,917	\$18,365	\$18,824	\$19,294	\$-	\$-	\$313,655	\$111,140	
RPA #4	\$13,645	\$13,986	\$14,335	\$14,694	\$15,061	\$15,438	\$15,824	\$16,219	\$16,625	\$17,040	\$17,466	\$17,903	\$18,351	\$322,295	\$113,117	
RPA #5	\$894,593	\$916,988	\$939,944	\$963,477	\$987,600	\$1,012,328	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$15,944,918	\$7,281,247	
<b>Total</b>	<b>\$3,780,179</b>	<b>\$3,874,491</b>	<b>\$3,971,159</b>	<b>\$4,070,242</b>	<b>\$4,171,800</b>	<b>\$4,275,895</b>	<b>\$3,344,915</b>	<b>\$90,924</b>	<b>\$93,147</b>	<b>\$35,864</b>	<b>\$36,760</b>	<b>\$17,903</b>	<b>\$18,351</b>	<b>\$67,546,904</b>	<b>\$28,913,171</b>	
														\$67,516,130		

## TOTAL TIF INCREMENT

TOTAL TIF TAX INCREMENT																
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$-	\$25,314	\$4,796	\$4,505,171	\$11,369,536	\$11,988,828	\$12,177,100	\$12,433,172	\$12,734,329	\$12,808,899	\$13,335,020	\$13,413,356	\$13,960,831	\$14,043,124	\$14,606,230	\$14,692,680
RPA #2	\$17,252	\$20,817	\$-	\$24,841	\$9,637	\$3,525,306	\$7,581,987	\$8,150,289	\$8,348,382	\$8,500,145	\$8,739,331	\$8,792,354	\$9,168,847	\$9,224,707	\$9,617,495	\$9,676,390
RPA #3	\$4,972	\$6,471	\$8,007	\$9,581	\$-	\$11,294	\$7,223	\$2,805,640	\$5,981,501	\$6,123,107	\$6,187,589	\$6,276,808	\$6,459,179	\$6,459,656	\$6,782,787	\$6,783,289
RPA #4	\$7,344	\$8,441	\$9,565	\$10,718	\$11,899	\$13,110	\$-	\$14,538	\$6,894	\$1,533,201	\$4,396,108	\$4,527,460	\$4,527,817	\$4,612,592	\$4,721,127	\$4,721,581
RPA #5	\$143,867	\$2,872,275	\$5,789,557	\$7,942,914	\$8,168,950	\$8,271,346	\$8,501,893	\$8,579,386	\$8,929,497	\$8,955,215	\$9,387,638	\$9,414,661	\$9,869,801	\$9,898,197	\$10,377,287	\$10,407,124
<b>Total</b>	<b>\$173,435</b>	<b>\$2,933,318</b>	<b>\$5,811,925</b>	<b>\$12,493,225</b>	<b>\$19,560,022</b>	<b>\$23,809,884</b>	<b>\$28,268,203</b>	<b>\$31,983,025</b>	<b>\$36,000,603</b>	<b>\$37,920,567</b>	<b>\$42,045,686</b>	<b>\$42,424,639</b>	<b>\$43,986,475</b>	<b>\$44,238,276</b>	<b>\$46,104,926</b>	<b>\$46,281,064</b>

TOTAL TIF TAX INCREMENT																
Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV	
RPA #1	\$15,291,629	\$15,382,446	\$16,009,148	\$16,104,553	\$16,749,591	\$16,849,816	\$17,535,558	\$-	\$-	\$-	\$-	\$-	\$-	\$276,040,657	\$117,847,624	
RPA #2	\$10,087,993	\$10,150,093	\$10,581,427	\$10,646,911	\$11,098,940	\$11,167,997	\$11,641,729	\$11,369,981	\$11,857,864	\$-	\$-	\$-	\$-	\$190,014,489	\$71,592,957	
RPA #3	\$7,125,423	\$7,125,950	\$7,481,692	\$7,482,246	\$7,859,473	\$7,860,055	\$8,256,234	\$8,256,846	\$8,668,982	\$8,669,625	\$9,106,461	\$-	\$-	\$141,803,604	\$47,160,198	
RPA #4	\$4,958,850	\$4,959,327	\$5,211,229	\$5,211,731	\$5,476,386	\$5,476,913	\$5,754,966	\$5,755,520	\$6,047,649	\$6,048,231	\$6,355,149	\$6,355,761	\$6,678,217	\$103,418,598	\$30,232,651	
RPA #5	\$10,911,466	\$10,942,819	\$11,473,790	\$11,506,736	\$12,065,790	\$12,100,409	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$196,510,618	\$91,400,559	
<b>Total</b>	<b>\$48,375,361</b>	<b>\$48,560,635</b>	<b>\$50,757,286</b>	<b>\$50,952,177</b>	<b>\$53,250,180</b>	<b>\$53,455,190</b>	<b>\$43,188,487</b>	<b>\$25,382,347</b>	<b>\$26,574,495</b>	<b>\$14,717,856</b>	<b>\$15,461,610</b>	<b>\$6,355,761</b>	<b>\$6,678,217</b>	<b>\$907,787,966</b>	<b>\$358,233,989</b>	
														\$907,744,875		

## TOTAL TIF INCREMENT WITH COVERAGE

TOTAL TIF TAX INCREMENT AFTER COVERAGE																
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
RPA #1	\$0	\$19,016	\$4,360	\$3,912,215	\$9,892,561	\$10,379,380	\$10,520,947	\$10,735,794	\$10,993,984	\$11,047,248	\$11,510,651	\$11,566,605	\$12,048,669	\$12,107,450	\$12,602,933	\$12,664,683
RPA #2	\$12,933	\$16,105	\$0	\$19,621	\$8,761	\$3,185,247	\$6,846,270	\$7,355,520	\$7,532,734	\$7,668,909	\$7,884,771	\$7,931,485	\$8,272,225	\$8,321,442	\$8,676,919	\$8,728,817
RPA #3	\$3,819	\$5,164	\$6,543	\$7,955	\$0	\$9,475	\$6,567	\$2,549,470	\$5,434,913	\$5,563,145	\$5,621,573	\$5,702,565	\$5,868,256	\$5,868,598	\$6,162,258	\$6,162,616
RPA #4	\$5,424	\$6,390	\$7,380	\$8,395	\$9,435	\$10,501	\$0	\$11,727	\$6,267	\$1,392,762	\$3,993,784	\$4,112,719	\$4,112,861	\$4,189,819	\$4,288,391	\$4,288,716
RPA #5	\$130,461	\$2,608,904	\$5,138,646	\$7,056,203	\$7,248,113	\$7,334,319	\$7,538,548	\$7,604,128	\$7,917,523	\$7,935,893	\$8,323,869	\$8,343,172	\$8,751,539	\$8,771,822	\$9,201,688	\$9,223,000
<b>Total</b>	<b>\$152,637</b>	<b>\$2,655,578</b>	<b>\$5,156,929</b>	<b>\$11,004,389</b>	<b>\$17,158,870</b>	<b>\$20,918,921</b>	<b>\$24,912,332</b>	<b>\$28,256,639</b>	<b>\$31,885,421</b>	<b>\$33,607,958</b>	<b>\$37,334,648</b>	<b>\$37,656,546</b>	<b>\$39,053,550</b>	<b>\$39,259,130</b>	<b>\$40,932,188</b>	<b>\$41,067,832</b>

TOTAL TIF TAX INCREMENT AFTER COVERAGE																
Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	RPA Total	NPV	
RPA #1	\$13,191,920	\$13,256,790	\$13,808,386	\$13,876,532	\$14,443,882	\$14,515,471	\$15,118,861	\$-	\$-	\$-	\$-	\$-	\$-	\$238,232,287	\$101,765,015	
RPA #2	\$9,101,317	\$9,156,045	\$9,546,398	\$9,604,115	\$10,013,192	\$10,074,065	\$10,502,779	\$10,320,859	\$10,764,015	\$-	\$-	\$-	\$-	\$171,554,381	\$64,615,240	
RPA #3	\$6,473,546	\$6,473,923	\$6,797,220	\$6,797,615	\$7,140,438	\$7,140,854	\$7,500,900	\$7,501,337	\$7,875,885	\$7,876,344	\$8,273,338	\$-	\$-	\$128,826,825	\$42,842,597	
RPA #4	\$4,504,324	\$4,504,665	\$4,733,572	\$4,733,930	\$4,974,425	\$4,974,802	\$5,227,472	\$5,227,867	\$5,493,329	\$5,493,744	\$5,772,645	\$5,773,082	\$6,066,101	\$93,929,009	\$27,453,378	
RPA #5	\$9,675,535	\$9,697,930	\$10,174,370	\$10,197,903	\$10,699,554	\$10,724,282	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$174,297,403	\$81,105,622	
<b>Total</b>	<b>\$42,946,642</b>	<b>\$43,089,353</b>	<b>\$45,059,945</b>	<b>\$45,210,096</b>	<b>\$47,271,490</b>	<b>\$47,429,474</b>	<b>\$38,350,012</b>	<b>\$23,050,063</b>	<b>\$24,133,229</b>	<b>\$13,370,088</b>	<b>\$14,045,983</b>	<b>\$5,773,082</b>	<b>\$6,066,101</b>	<b>\$806,839,904</b>	<b>\$317,781,852</b>	
														\$806,809,127		



Road	\$25,000,000	North Outer Forty connection to Chesterfield Parkway West
Amenity	\$11,000,000	Aquatic Center/Amphitheater/Central Park
Amenity	\$6,000,000	Pedestrian and multi-modal connections
Parking	\$12,000,000	YMCA Parking Structure
Building	\$24,000,000	Central Park Parking\Administration
Road	\$40,000,000	Clarkson\Baxter interchange improvements
Road	\$6,000,000	Baxter Road Bridge replacement (at creek)
Road	\$6,000,000	Re-construct Chesterfield Parkway
Escalation 7.7%	\$10,010,000	Local Projects Escalation 7.7%
	<u>\$140,010,000</u>	Local sub-total

Building \$5,000,000 Samuel S. Sachs Library expansion

Parking \$25,000,000 Wildhorse Village Parking Garage

Infrastructure \$100,000,000 Chesterfield Mall, TSG

Admin & Legal 10% \$27,001,000

TOTAL: \$297,011,000

Admin & Legal 10%	\$27,001,000
Local Escalation 7.7%	\$10,010,000
Road	\$77,000,000
Amenity	\$17,000,000
Building	\$29,000,000
Parking	\$37,000,000
Infrastructure	<u>\$100,000,000</u>
TOTAL	\$297,011,000

Road North Outer Forty connection to Chesterfield Parkway West  
 Amenity Aquatic Center/Amphitheater/Central Park  
 Amenity Pedestrian and multi-modal connections  
 Parking YMCA Parking Structure  
 Building Central Park Parking\Administration  
 Road Clarkson\Baxter interchange improvements  
 Road Baxter Road Bridge replacement (at creek)  
 Road Re-construct Chesterfield Parkway  
 Escalation 7.7% Local Projects Escalation 7.7%  
 Local sub-total

Building Samuel S. Sachs Library expansion

Parking Wildhorse Village Parking Garage

Infrastructure	Chesterfield Mall, TSG	Admin & Legal 10%	\$27,001,000
		Local Escalation 7.7%	\$10,010,000
Admin & Legal 10%		Road	\$77,000,000
		Amenity	\$17,000,000
		Building	\$29,000,000
		Parking	\$37,000,000
		Infrastructure	\$100,000,000
		TOTAL	<hr/> \$297,011,000

TOTAL: \$297,011,000

Road	\$25,000,000	North Outer Forty connection to Chesterfield Parkway West
Amenity	\$11,000,000	Aquatic Center/Amphitheater/Central Park
Amenity	\$6,000,000	Pedestrian and multi-modal connections
Parking	\$12,000,000	YMCA Parking Structure
Building	\$24,000,000	Central Park Parking\Administration
Road	\$40,000,000	Clarkson\Baxter interchange improvements
Road	\$6,000,000	Baxter Road Bridge replacement (at creek)
Road	\$6,000,000	Re-construct Chesterfield Parkway
Escalation 7.7%	<u>\$10,010,000</u>	Local Projects Escalation 7.7%
	\$140,010,000	Local sub-total

Building \$5,000,000 Samuel S. Sachs Library expansion

Parking \$25,000,000 Wildhorse Village Parking Garage

Infrastructure \$100,000,000 Chesterfield Mall, TSG

Admin & Legal 10% \$27,001,000

		At 90% for Schools	
TOTAL:	\$297,011,000	TOTAL:	\$297,011,000
EST. TIF Capacity:	<u>\$317,781,852</u>	EST. TIF Capacity:	<u>\$298,433,146</u>
excess:	\$20,770,852	excess:	\$1,422,146

Admin & Legal 10%	\$27,001,000
Local Escalation 7.7%	\$10,010,000
Road	\$77,000,000
Amenity	\$17,000,000
Building	\$29,000,000
Parking	\$37,000,000
Infrastructure	<u>\$100,000,000</u>
TOTAL	\$297,011,000





**DOWNTOWN CHESTERFIELD  
CHESTERFIELD, MO  
SUMMARY**

**INFRASTRUCTURE SCHEMATIC (SM WILSON)**

Demolition	\$ 3,705,275
Sitework	\$ 4,509,200
Utilities	\$ 11,880,100
Roadwork	\$ 32,412,169
Parking Garage A	\$ 13,261,095
Parking Garage B	\$ 25,412,961
Soft Costs	\$ 10,981,193
Contingency	\$ 9,545,946
Escalation (2024)	\$ 8,591,351
<b>Sub-Total</b>	<b>\$120,299,290</b>

**OFFSITE TRAFFIC IMPROVEMENTS (LOCHMUELLER GROUP)**

Offsite Traffic Improvements	\$ 6,826,000
<b>Sub-Total</b>	<b>\$ 6,826,000</b>

<b>TOTAL</b>	<b>\$127,125,290</b>
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Demolition	\$3,705,275
Sitework	\$4,509,200
Utilities	\$11,880,100
Roadwork	\$32,412,169
Parking Garage A (200 spaces, below grade)	\$13,261,095
Parking Garage B (1,140 Spaces, above grade)	\$25,412,961
Soft Costs	\$10,981,193
Contingency	\$9,545,946
Escalation (2024) 7.7%	\$8,591,351
sub-total	\$120,299,290
Off-site improvements	\$6,826,000
<b>TOTAL</b>	<b>\$127,125,290</b>

## **UPCOMING MEETINGS/EVENTS**

- A. Thursday, September 08 2022 – Planning & Public Works (5:30pm)**
- B. Monday, September 12, 2022 – Finance and Administration (4:00pm)  
(CANCELLED)**
- C. Monday, September 12, 2022 – Planning Commission (7:00pm)**
- D. Monday, September 19, 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**

### **TIF Commission Appointment**

- Robert Rodermund

## **PLANNING AND PUBLIC WORKS COMMITTEE**

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

**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]. **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. At the request of the Petitioner, action on Bill #3398 was held at the August 1, 2022 City Council meeting.**

**Bill No. 3401 - P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65-acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (P.Z. 01-2022 Kemp Auto Museum [Johnny Y Properties LLC] – 17T230190). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

### **NEXT MEETING**

The next Planning and Public Works Committee is scheduled for Thursday, September 8<sup>th</sup>, 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*

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, August 18, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 18, 2022 in Conference Room 101.

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

Also in attendance were: Councilmember Gary Budoor (Ward IV); Architectural Review Board Chair Mick Weber; Architectural Review Board Vice-Chair Scott Starling; Architectural Review Board Members Kris Mehrtens and Susan Lew; 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 23, 2022 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of June 23, 2022. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

### B. Approval of the July 7, 2022 Special Planning & Public Works Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of July 7, 2022. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

## II. UNFINISHED BUSINESS - None.

## III. NEW BUSINESS

- A. **POWER OF REVIEW: Chesterfield Commons, Lot 14 (Schnucks) AAE**: Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard. (Ward 4)

## **STAFF PRESENTATION**

Shilpi Bharti, Planner, stated that Schnucks has submitted Amended Architectural Elevations and Lighting Plan for an anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of the tenant space.

The project was reviewed by the Architectural Review Board on June 9, 2022 who recommended approval with conditions. The applicant has since fulfilled those conditions.

The project was then reviewed by the Planning Commission on August 8, 2022 at which time the Commission recommended approval along with a recommendation of Power of Review by City Council. It is noted that during the Planning Commission meeting, there was discussion regarding the color of the brick stain.

## **DISCUSSION**

Chair Hurt provided a brief history of the inception of the Architectural Review Board (ARB) and their part in developing the color palette of Chesterfield Commons and stated that the City has since followed along that same path. The ARB, as well as the Planning Commission, have expressed some concern regarding the proposed color and material selections and how they will relate to the surrounding development.

Chair Hurt cited a similar situation in the past where Council met onsite to determine whether color and materials would blend into the surrounding area and the meeting proved to be very beneficial. He, therefore, suggested that a meeting be held onsite to actually see samples of various colors of brick stain on the building façade to determine which color would best complement the color palette of Chesterfield Commons.

Councilmember Mastorakos stated she would like to hear from the ARB regarding the proposed change in the roofline and also how they perceive the color change.

Councilmember Hansen stated that she likes the existing unique rooftop articulation throughout the Commons and believes that the proposed change is more basic. With reference to the consistency in the coloring and blending to distinguish the building, she believes that the Schnucks sign alone will accomplish that without changing the color palette.

Mick Weber, ARB Chair, explained that ARB has a set of guidelines that they use in reviewing all projects. In this particular project where Schnucks is proposing a little bit different look than the rest of The Commons, ARB looks to see if there is a good start/stop point where the change needs to pick back up with the original concept.

Mr. Weber also noted that signage is not part of the ARB review process; however, signage is very important in terms of how much the signage lends itself to the overall look of the building and often times it is the focal point of the building.

Regarding an onsite meeting, Mr. Weber stated that onsite meetings are always a good idea. Staining brick can be a very complicated process as it may or may not work. He would recommend that a mockup of the various stains be available onsite for viewing.

Mr. Weber further stated he is not opposed to the rooftop change, because it is a branding issue. Schnucks is trying to repurpose an existing space and as long as the intended changes blend in with the existing architectural design of the center, he is not opposed to changes. However, ARB's goal was not to see a "stark white" stain on the brick.

Councilmember Hansen pointed out that this building is on the opposite end of the center. If these changes are approved, she fears that the other anchor and junior anchor stores will request something different too. The Commons is a very attractive center and ultimately these changes

are going to be very different. She is delighted that Schnucks is opening a store and feels people will flock to it. However, she would prefer that Schnucks rely upon their signature signage and leave the building the way it is.

There was further discussion regarding the benefit of an onsite meeting including the mechanics of applying the stain samples.

A formal vote was not taken; however, the Committee reached a consensus to direct Staff to coordinate with the applicant, the Committee and ARB members, on possible times to schedule a special Planning & Public Works Committee meeting onsite to determine the optimal stain color to use on the brick.

- B. POWER OF REVIEW: The District, Sign Package:** An Amended Sign Package for a 48.15-acre tract of land zoned "PC"—Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing. (Ward 4)

### **STAFF PRESENTATION**

Chair Hurt stated that the applicant has asked that the petition be postponed until the next Committee meeting. However, since Power of Review was called by himself and Councilmember Mastorakos, he wanted to provide an explanation.

Chair Hurt explained that his concern is for the number of permitted signs allowed in the sign package. The sign package allows for an unlimited number of signs for some buildings based on the percentage of the overall wall area of the building they are on. He would prefer to define the number of signs that each tenant is allowed.

Councilmember Hansen made a motion to hold **The District, Sign Package until the September 8, 2022 Planning & Public Works Committee meeting.** The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

- C. P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC):** An ordinance amending the Unified Development Code by changing the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190). (Ward 4)

### **STAFF PRESENTATION**

Mike Knight, Assistant City Planner, presented the project request for a zoning map amendment to the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District. The two primary purposes for the request are as follows:

1. Delete restrictions on the fast-food use including the prohibition on drive-through restaurants on the property. The applicant’s narrative states that as a result of COVID-19, a drive-through is critical to the success of restaurants that the applicant operates.
2. Revise the Preliminary Development Plan to reduce the total square footage of the building from 24,400 sq. ft. to 11,100 sq. ft. to accommodate the drive-through.

A Public Hearing was held on June 23, 2022 at which time the Planning Commission and general public discussed the zoning map amendment request, but no specific issues were raised. At the

August 8, 2022 Planning Commission meeting, the request was approved with the following two conditions:

- Free-standing signs, including pylon signs, are prohibited along the Highway 40 frontage.
- Increase landscaping along the Highway 40 frontage.

### **DISCUSSION**

At Councilmember Mastorakos' request, Mr. Knight provided information regarding the total building area and parking configuration. She then asked why a drive-through was not originally permitted.

Brandy Zackary, Civil Engineer for Arnold Consulting Engineering Services, Inc., provided a brief history of the site and stated that they were in the final stages of preparing for construction when in early 2020, Mr. Yoon decided to stop the project. Mr. Yoon originally proposed a larger sit-down restaurant without a drive-through window. He was also going to build a 1500 sq. ft. office building with additional space for leased retail. However, in early 2020 when everything started shutting down, he stopped the whole project. Earlier this year, Mr. Yoon decided to develop a smaller scale restaurant with inside seating and a drive-through window.

Chair Hurt stated that he is in favor of the project, however, he is sensitive to any kind of signage that is visible from the highway.

**Councilmember Hansen made a motion to forward P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC), as presented, to City Council with a recommendation to approve.** The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning Commission will be needed for the September 6, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC).]**

### **D. Planning & Public Works 2023 Meeting Schedule**

**Councilmember Mastorakos made a motion to approve the 2023 Planning & Public Works Committee meeting schedule.** The motion was seconded by Councilmember Hansen and **passed by a voice vote of 3-0.**

**IV. OTHER** – None.

**V. ADJOURNMENT**

The meeting adjourned at 6:40 p.m.

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 11<sup>th</sup> day of April 2022 and by the Planning & Public Works Committee on the 23<sup>rd</sup> 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

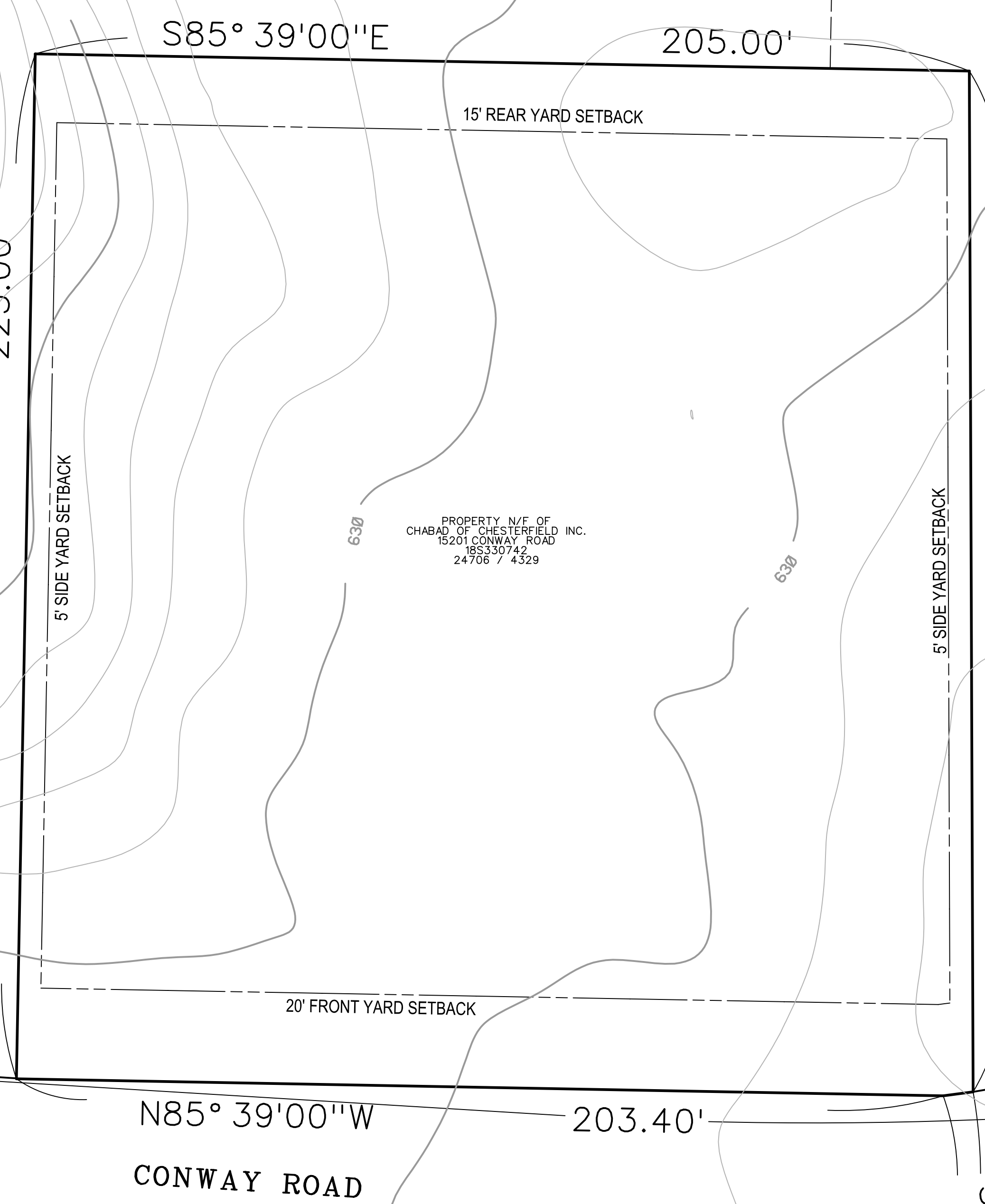
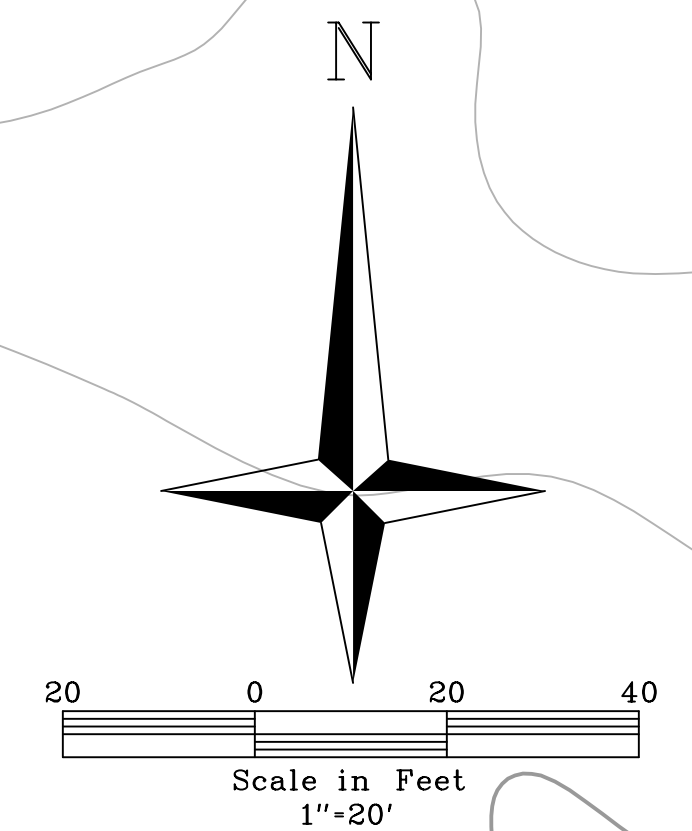
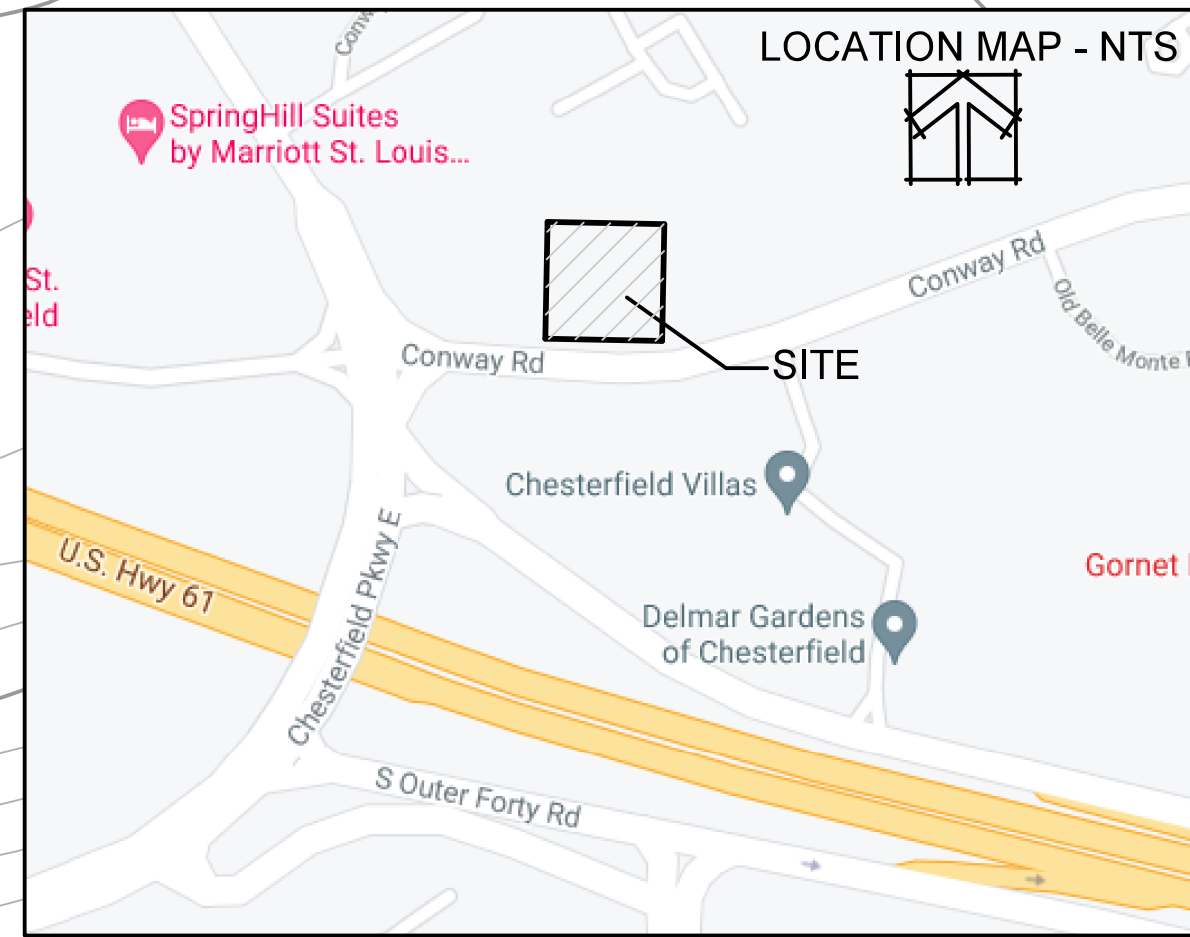
ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 07/18/2022

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:	<b>VOLZ Incorporated</b> 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

N110°09'58S  
209.9

H:\CAD\22500-22596\Phasing\22596 - Site Plan.dwg - Master Model 3/15/2022 3:50:12 PM Plotted by: jenkins Plot Scale: 20,000000 / in. Plot Driver: canon bp780.plt cplg 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

**VOLZ Incorporated**  
ENGINEERS  
LAND PLANNING  
LAND SURVEYING  
TRANSPORTATION  
CONST. MANAGEMENT

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-000XX  
Project # 22596

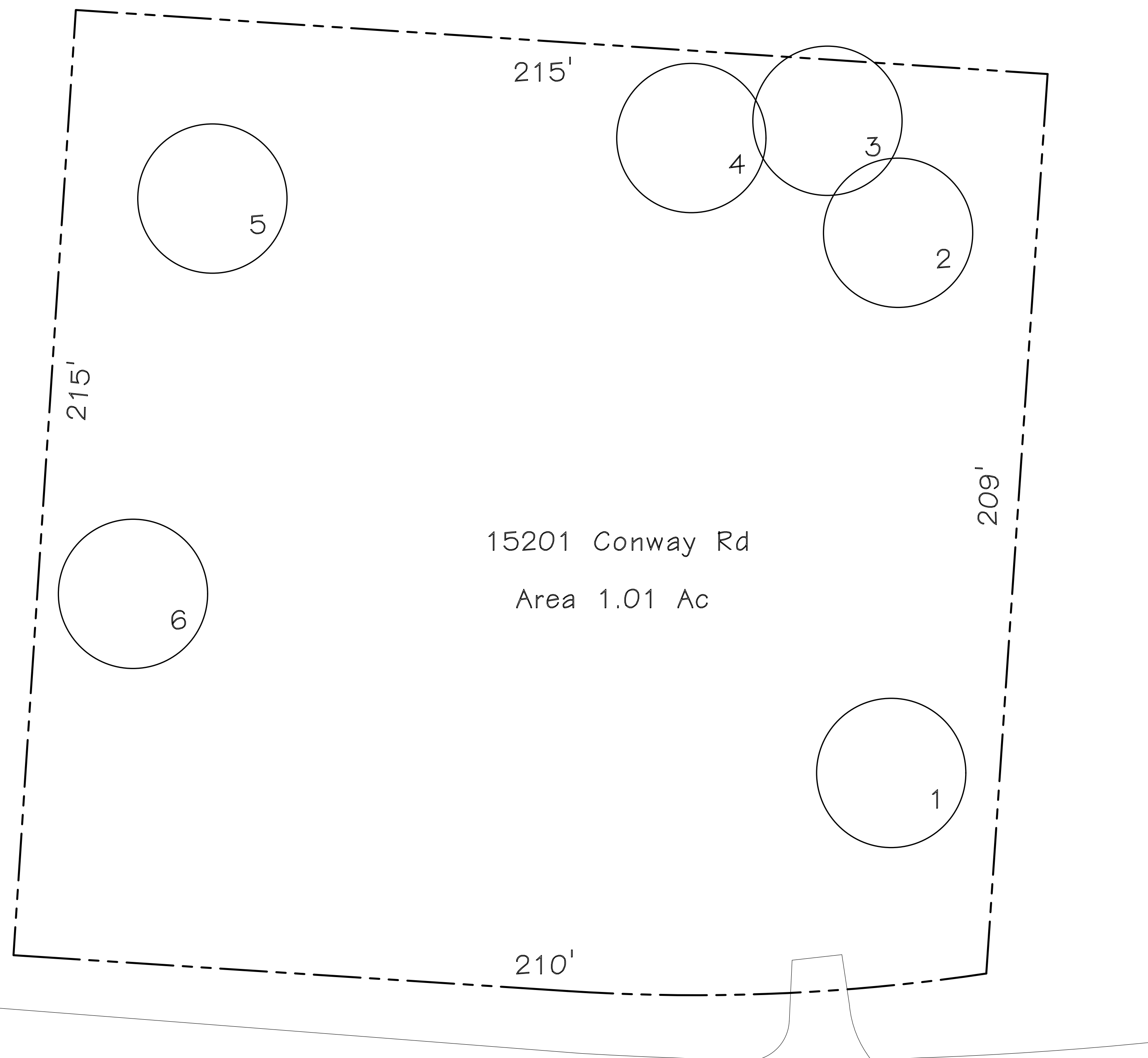
03/17/2022

1

01/26/2022

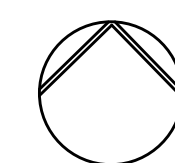
Douglas A. DeLong, Landscape Architect LA-81

Consultants:



15201 Conway Rd  
Area 1.01 Ac

Conway Road



**Tree Stand Delineation**  
SCALE 1"=20'

**Tree Stand Delineation Narrative**  
January 17, 2022

The site has no woodlands. Tree Canopy is made up of individual landscape trees.

1.	22" dbh Black Walnut	Average condition	1,100 sf canopy
2.	18" dbh Black Walnut	Average condition	900 sf canopy
3.	20" dbh Black Walnut	Average condition	1,000 sf canopy
4.	14" dbh Sycamore	Average condition	700 sf canopy
5.	25" dbh Black Walnut	Floor condition	1,250 sf canopy
6.	27" dbh Black Walnut	Average condition	1,350 sf canopy

RATING: Fair Quality  
Average Quality  
Excellent Quality

In a site visit on above date it was determined that other than the trees listed above all others were dead having been choked out by grapevines. Bush Honeysuckle is the predominate groundcover. No state champion or rare trees were found on the site. No existing trees met two or more of the requirements to be considered Monarch trees. There are no improvements on this site.

**LEGEND**

Location  
 Reference Number

Tree Stand Delineation Plan Prepared under direction of Colleen Baum of Droege Tree Care, Inc Certified Arborist MW-4777A

*Colleen L. Baum*

**Revisions:**

Date	Description	No.

Drawn: bad  
Checked: dad

**15201 Conway Road**

Chabad of Chesterfield

DeLong Landscape Architecture, LLC  
7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.la@gmail.com  
Missouri State Certificate of Authority: #013009046

Sheet Title: TSD

Sheet No: **TSD-1**

Date: 1/xx/2022  
Job #: 211.001

# Memorandum

## Department of Planning



**To:** Michael O. Geisel, City Administrator  
**From:** Justin Wyse, Director of Planning *JW*  
**Date:** September 06, 2022

**RE: P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC):**  
An ordinance amending the Unified Development Code by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

### **Summary**

Johnny Y Properties LLC is requesting a zoning map amendment to the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65 acre tract of land. There are two primary purposes with this request.

**The first purpose would be to delete restrictions on the fast food use including the prohibition on drive-through restaurants at the property.** The applicant states that the dining habits of customers that have developed as a result of the COVID 19 pandemic has made the availability of a drive-through critical to the success of restaurants the applicant operates.

**The second purpose is to revise the Preliminary Development Plan to reduce the total square footage of the building at the property from 24,400 square feet to 11,100 square feet to accommodate the drive-through.**

A public hearing was held on June 13, 2022 at which time the Planning Commission and general public discussed the zoning map amendment request but no specific issues were raised. The zoning petition was before the Planning Commission on August 8, 2022. At that meeting the Planning Commission made a motion to approve the zoning petition as presented with two conditions:

- No free-standing signs, including pylon signs are permitted along the Highway 40 frontage.
- There shall be increased landscaping along the Highway 40 frontage.

The motion passed by a vote of 7-0.

The petition was reviewed by the Planning and Public Works Committee on August 18, 2022. The Committee made a motion to forward the petition to the City Council with a recommendation to approve as presented. The motion passed by a vote of 3-0.

Attached to the legislation, please find a copy of the Attachment A and Preliminary Development Plan marked as Attachment B.

Attachments:    Legislation  
                  Attachment A  
                  Attachment B - Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3401

ORDINANCE NO.

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 2.65 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (P.Z. 01-2022 KEMP AUTO MUSEUM [JOHNNY Y PROPERTIES LLC] – 17T230190).**

**WHEREAS**, the petitioner, Johnny Y Properties LLC, Inc., has requested a change in zoning from an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on June 13, 2022; and,

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

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

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

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive and as described as follows:

A tract of land being Adjusted Lot C803 of Boundary Adjustment Plat as recorded in Plat Book 355 Page 647, in U.S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of said Adjusted Lot C803; thence along the north line of said lot, S84°06'54"E 766.34 feet to the northeast corner of said Adjusted Lot C803; thence along the east line of said lot S00°24'54"E 109.36 feet to the southeast corner of said Adjusted Lot C803; thence along the south line of said lot S89°35'06"W 761.68 feet to the southwest corner of said Adjusted Lot C803; thence along the west line of said lot N00°25'29"W 193.45 feet to the point of beginning, containing 2.65 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

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

**Section 3.** The City Council, pursuant to the petition filed by Johnny Y Properties, LLC in P.Z. 01-2022, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on June 13, 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

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FIRST READING HELD: \_\_09/06/2022\_\_



## ATTACHMENT A

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

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PC" Planned Commercial District shall be:
  - a. Coffee Shop
  - b. Commercial Service Facility
  - c. Office-General
  - d. Professional and Technical Service Facility
  - e. Restaurant, Sit Down
  - f. Restaurant, Take Out
  - g. Restaurant, Fast Food
  - h. Retail Sales Establishment, Neighborhood
2. Hours of Operation.
  - a. Use "h" listed above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM.
  - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
2. Building Requirements
  - a. A minimum of thirty-five percent (35%) open space is required for this development.
  - b. This development shall have a maximum F.A.R. of 0.55.

## **C. SETBACKS**

### **1. Structure Setbacks**

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

- a. Forty-five (45) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Thirty-five (35) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

### **2. Parking Setbacks**

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Eighteen (18) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

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

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way, on any existing roadways, or adjacent properties. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

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

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be as shown on the Preliminary Development Plan.

3. There shall be increased landscaping along the Highway 40 frontage.
4. Additional planting will be required on Interstate 64 right of way as directed by the Department of Planning and subject to the approval of the Missouri Department of Transportation.

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

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district.
2. No free-standing signs, including pylon signs are permitted along the Highway 40 frontage.
3. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

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

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

#### **H. ARCHITECTURAL**

The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

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

1. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property owner to the east, and one (1) shared commercial entrance with the property to the west. Access drives shall be widened and/or improved to provide required sight distance as directed by the City of Chesterfield and St. Louis County. Access shall be constructed to Saint Louis County Standards as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. The proposed connection to the shared commercial entrance on the west side of the site shall be directly across from the parking lot entrance on the property to the west.
3. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as

required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

5. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.

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

1. Provide a five (5) foot wide sidewalk, in compliance with ADA standards, along Chesterfield Airport Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects or maintain existing connectivity. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency or on private property, as directed by the controlling agency.
2. Internal sidewalks shall be provided and shall connect to the sidewalk along Chesterfield Airport Road.
3. Improve Chesterfield Airport Road to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Transportation.
4. Construct a two-hundred (200) foot right turn deceleration lane with eight (8) foot shoulders on Chesterfield Airport Road as directed by St. Louis County Department of Transportation.
5. Traffic signal modifications shall be as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, signage, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
8. The drive lane north of the building shall be restricted to one-way westbound.
9. Any work within MoDOT right of way will require a MoDOT permit.
10. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
11. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.

12. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
13. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
14. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
15. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

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

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

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

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

## **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Stormwater improvements shall be provided as required by the City of Chesterfield, the Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.

## **N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Connection to public sanitary sewers is required, which would require that sanitary sewers be extended to the sites to be developed. The developer of this property will be required to provide any off-site easements necessary to connect the properties to be developed to existing public sewers.
3. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
4. This project is located within the Caulks Creek Surcharge area. This surcharge will be collected prior to development plan approval by Metropolitan St. Louis Sewer District.

## **O. GEOTECHNICAL REPORT**

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

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.
3. An opportunity for recycling will be provided.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

## **II. GENERAL CRITERIA**

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

The Site Development Plan shall include all items required by City Code and the following items:

1. Density calculations.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for ADA designed.
3. Provide open space percentage for overall development.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. A note stating all above ground utility facilities larger than 2 feet in height or covering in excess of 4 square feet in size shall be screened from public view. If screening is completed by landscape material, a landscape plan identifying the size, location and species shall be submitted and approved by the city prior to installation of any facility.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address landscaping in accordance with the City of Chesterfield Code.
16. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
17. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
18. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), St. Louis County Department of Transportation and the Missouri Department of Transportation.
19. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

### **III. TRUST FUND CONTRIBUTION**

#### Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.



**A. ROAD IMPROVEMENTS**

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space
Restaurant, Sit Down	\$2,477.85/parking space
Restaurant, Drive-In Fast Food	\$4,955.88/parking space
Loading Space	\$4,054.68/parking space

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

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

**B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

### **C. STORM WATER**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 per acre for the total area as approved on the Site Development Plan.

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

### **D. SANITARY SEWER**

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

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

## **IV. RECORDING**

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

## **V. ENFORCEMENT**

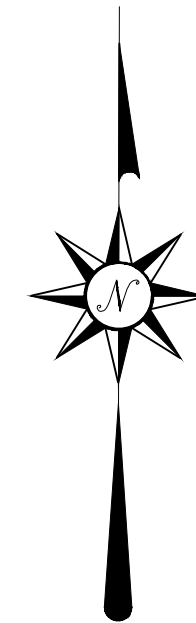
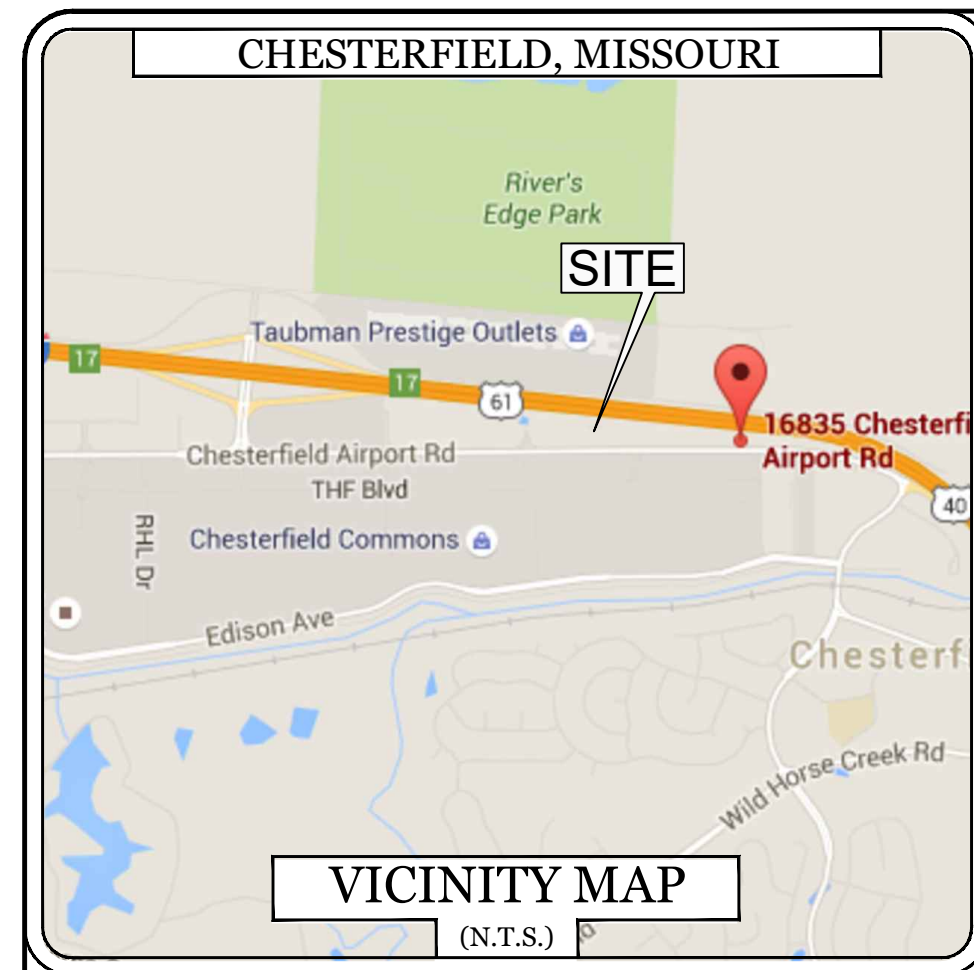
- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

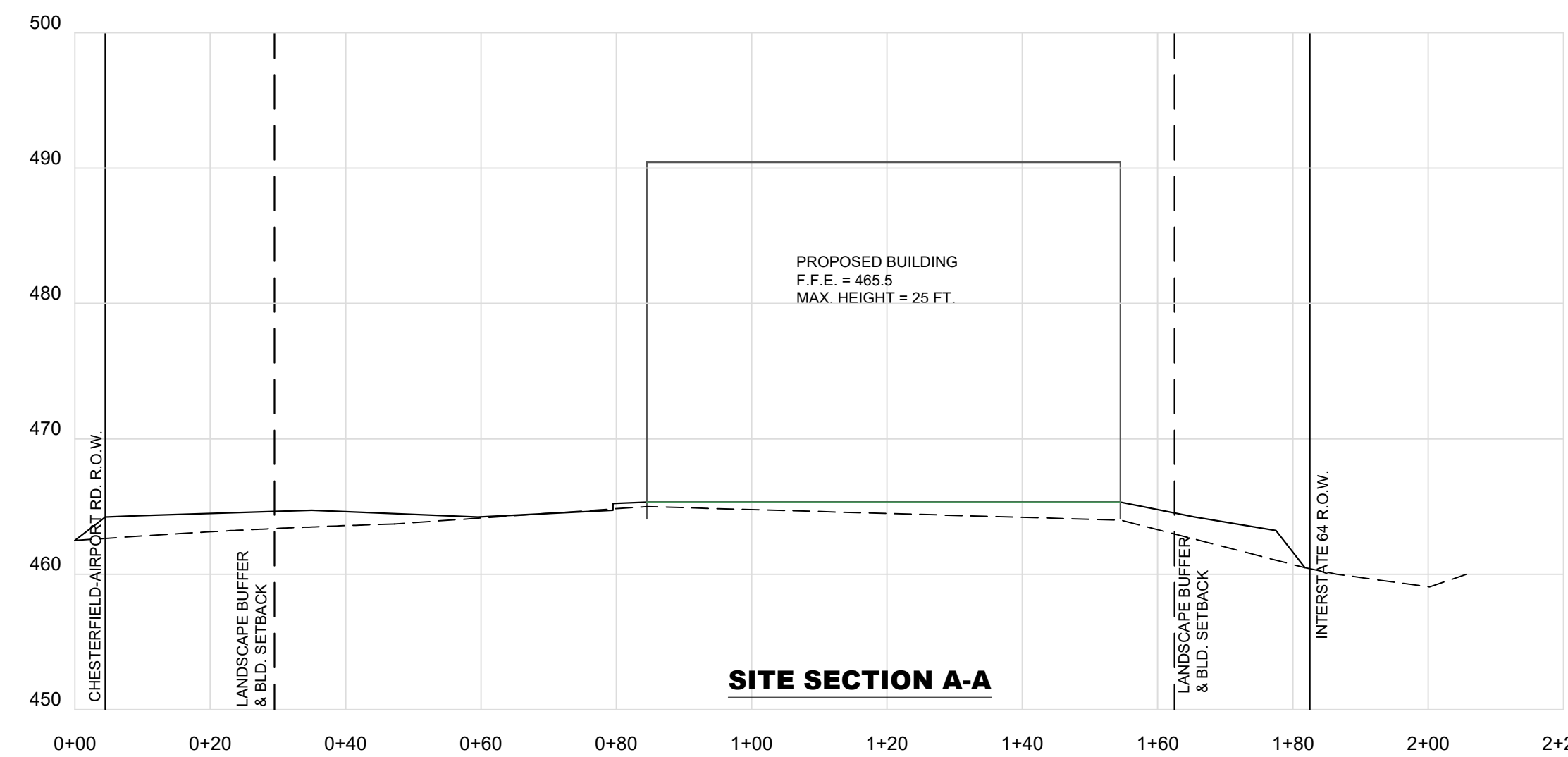
## NARRATIVE STATEMENT

Johnny Y Properties LLC (“Applicant”) is requesting to amend Ordinance 2905 to delete Section I.A.2. This amendment deletes the prohibition on drive-through restaurants at the property and the requirement that a fast food restaurant be narrowly defined as a “fast casual” restaurant. Applicant intends to use a portion of the property for a restaurant with a Japanese bistro concept. The dining habits of customers that have developed as a result of the COVID 19 pandemic has made the availability of a drive-through critical to the success of restaurants of the type that Applicant operates. Takeout orders are a key component of Applicant’s success, and availability of a drive-through allows Applicant to more effectively serve takeout customers.

In connection with this amendment, Applicant is also revising the preliminary development plan to reduce the total square footage of buildings at the property from a maximum 24,400 square feet to 11,100 square feet. One building will be a standalone drive-through restaurant with a building area of about 2,500 square feet. The other will be an office/retail building of about 8,600 square feet. There will be a parking area between the two buildings.



- NOTES:**
1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
  2. THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
  3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
  4. (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
  5. (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
  6. THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
  7. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.



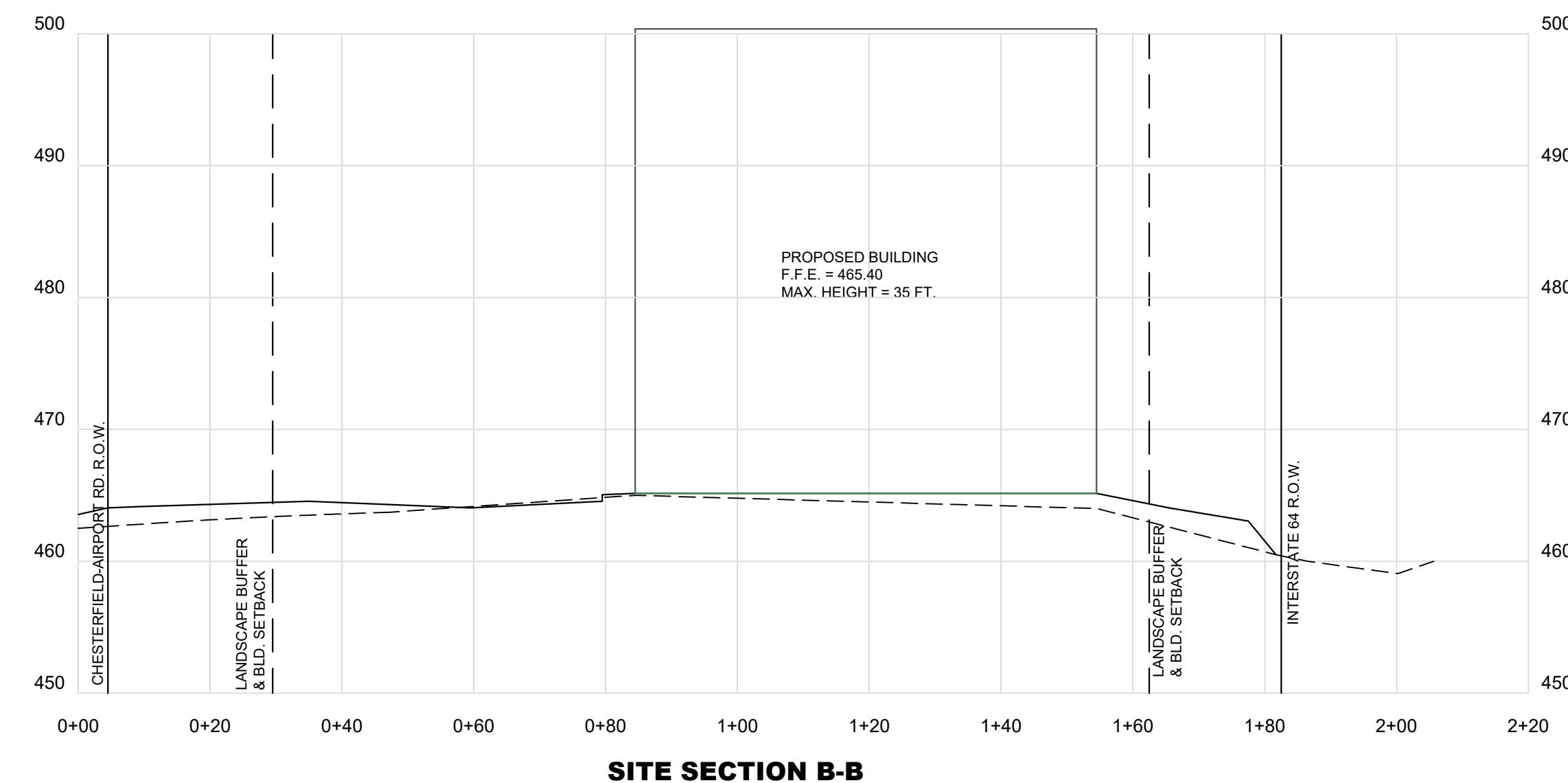
**LEGEND**

- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE
- DRAINAGE ESMT.

**HATCH LEGEND**

- SIDEWALK
- PROPOSED PERVIOUS PAVEMENT (WATER QUALITY TREATMENT AREA)
- PROPOSED IMPERVIOUS PAVEMENT



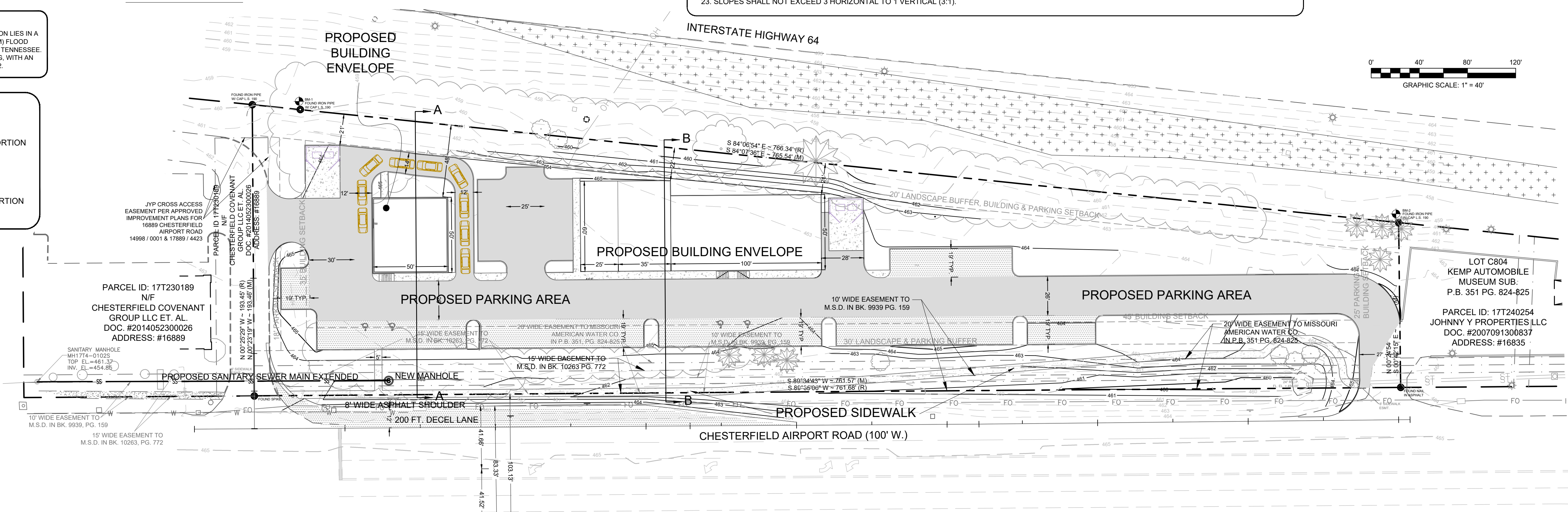
**GENERAL NOTES**

1. TOTAL SITE ACREAGE: +/-2.65 ACRES
2. EXISTING ZONING: PC
3. PROPOSED ZONING: PC
4. SETBACKS:  
BUILDING: FRONT: 45' BUILDING SETBACK  
REAR: 20' BUILDING SETBACK  
SIDE (EAST): 25' BUILDING SETBACK  
SIDE (WEST): 35' BUILDING SETBACK
5. THE SITE LAND USE SHALL BE COMMERCIAL.
6. THE SITE IS SERVICED BY:  
WATER: MISSOURI AMERICAN WATER  
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT  
TELEPHONE: AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI  
ELECTRIC: AMEREN MISSOURI ELECTRIC  
GAS: LACEDU GAS COMPANY
7. THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE. AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0168K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
8. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
9. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
10. THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
11. THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
12. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
13. ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
15. THE DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
16. ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
17. LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
18. TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
19. ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
20. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
21. ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SODDED.
22. OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT.
23. FLOOR AREA RATIO SHALL NOT EXCEED 0.55.
24. SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).

**FLOODPLAIN INFORMATION**  
A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0264G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

**BENCHMARK DATA:**

- BENCHMARK 1  
FOUND IRON PIPE W/ CAP L.S. 190  
LOCATED IN THE NORTHWEST PORTION  
OF FIELD SURVEY  
ELEV: 459.77
- BENCHMARK 2  
FOUND IRON PIPE W/ CAP L.S. 190  
LOCATED IN THE NORTHEAST PORTION  
OF FIELD SURVEY  
ELEV: 459.45



REVISIONS

NO.	DATE	DESCRIPTION

16861 CHESTERFIELD  
AIRPORT ROAD  
CHESTERFIELD, MO.

**ACES**  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

JOB NUMBER: 21-3359-L  
DATE: 7-13-2022  
SCALE: 1" = 40'  
DRAWN: B. McDANIEL  
CHECKED: B. ZACKERY

LOT C804  
KEMP AUTOMOBILE  
MUSEUM SUB.  
P.B. 351 PG. 824-825  
PARCEL ID: 17T240254  
JOHNNY Y PROPERTIES LLC  
DOC. #2007091300837  
ADDRESS: #16835

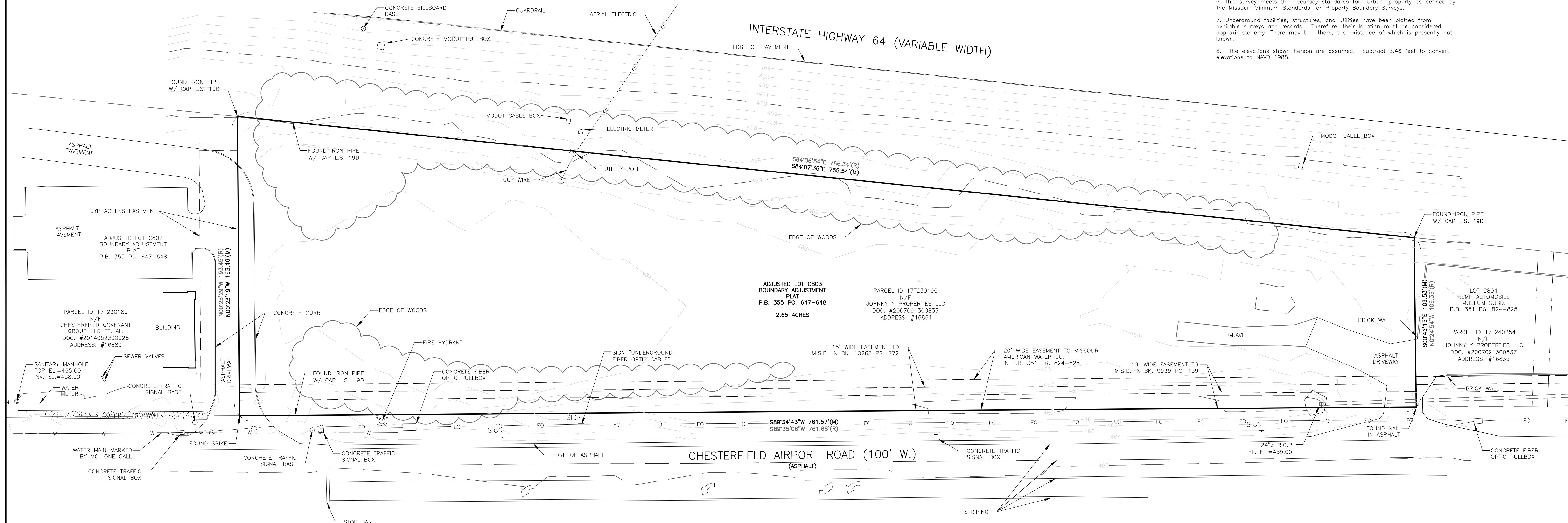
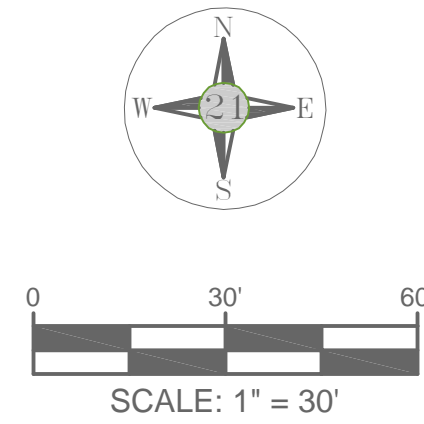
**PP**  
PRELIMINARY  
PLAN

# PROPERTY BOUNDARY SURVEY

ADJUSTED LOT C803 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGES 647 AND 648 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

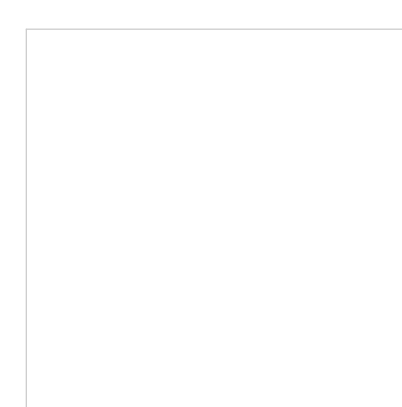
**NOTES:**

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
- This survey does not constitute a title search by the Land Surveyor.
- (R) - Denotes recorded deed and plat information.
- (M) - Denotes measured survey information gathered by 21 Design Group.
- This survey meets the accuracy standards for "Urban" property as defined by the Missouri Minimum Standards for Property Boundary Surveys.
- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- The elevations shown hereon are assumed. Subtract 3.46 feet to convert elevations to NAVD 1988.



**SURVEYOR'S CERTIFICATE:**

This is to certify that at the request of Arnold Consulting Engineering Services Inc., we have during the month of August 2015, executed a Property Boundary Survey and located improvements on Adjusted Lot C803 of Boundary Adjustment Plat of Lots C802 & C803 of the Kemp Automobile Museum Subdivision as recorded in Plat Book 355 Pages 647 and 648 of the St. Louis County Recorder of Deeds Office. This plat and the survey on which it was based were made under my direct supervision in a manner consistent with the degree of care and skill ordinarily exercised by prudent members of the same profession currently practicing and in similar circumstances (the "Applicable Standards and Degree of Care"), and in accordance with the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. The results of said survey are, to the best of my knowledge and belief, correctly represented upon this plat.

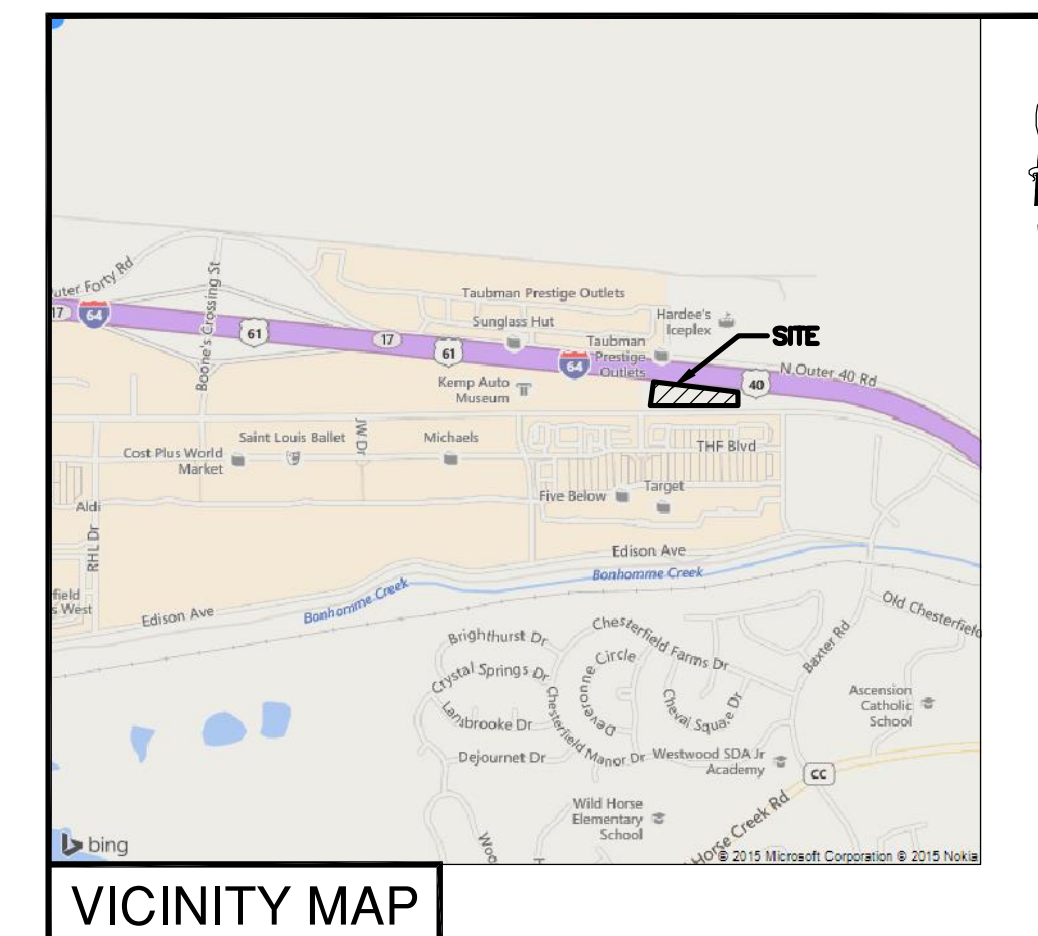


Jason P. Pellin, L.S. #2000148665  
State of Missouri  
Professional Land Surveyor  
for 21 Design Group, Inc.  
L.S.C. #2013008264

Revised 1-7-16, Added improvements to the west J.P.P.

**MISSOURI ONE CALL NOTE:**

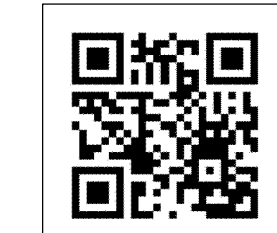
- TICKET NO. 152360676  
UTILITY COMPANIES NOTIFIED:  
-AMEREN MO ELECTRIC 800-778-9140 (USIC)  
-ATT DISTRIBUTION 800-778-9140 (USIC)  
-MODOT ST. LOUIS DISTRICT 314-275-1500  
-LACLEDE GAS CO. 314-621-6960  
-CTLN CENTURYLINK 855-742-6062  
-MISSOURI AMERICAN WATER CO. 314-878-5787 (USIC)  
-MCI 800-289-3427  
-ST. LOUIS METROPOLITAN SEWER DIST. 314-768-6262



VICINITY MAP

AREA MAP - NOT TO SCALE

DOWNLOAD MOBILE APPS LIKE "REDLASER BARCODE & QR SCANNER" OR ANY OTHER "QR SCANNER"

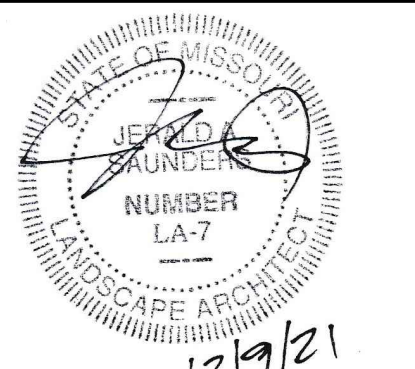


SCAN QR CODE WITH YOUR MOBILE DEVICE FOR VIRTUAL SITE TOUR

DATE:	1/7/16
PROJECT NO:	0176-15
APPROVED BY:	J.P.P.
DRAWN BY:	J.P.P.
SCALE:	1"=30'
SHEET NAME:	
LOT SPLIT	

SURVEY CERTIFICATE OF AUTHORITY NO. LS-2013008264  
ENGINEERING CERTIFICATE OF AUTHORITY NO. E-2013008264

**21 DESIGN GROUP**  
ENGINEERING AND SURVEYING  
1351 Jefferson St., Suite 301  
Washington, MO 63090  
mail@21designgroup.net  
636-283-0621 (tel.)

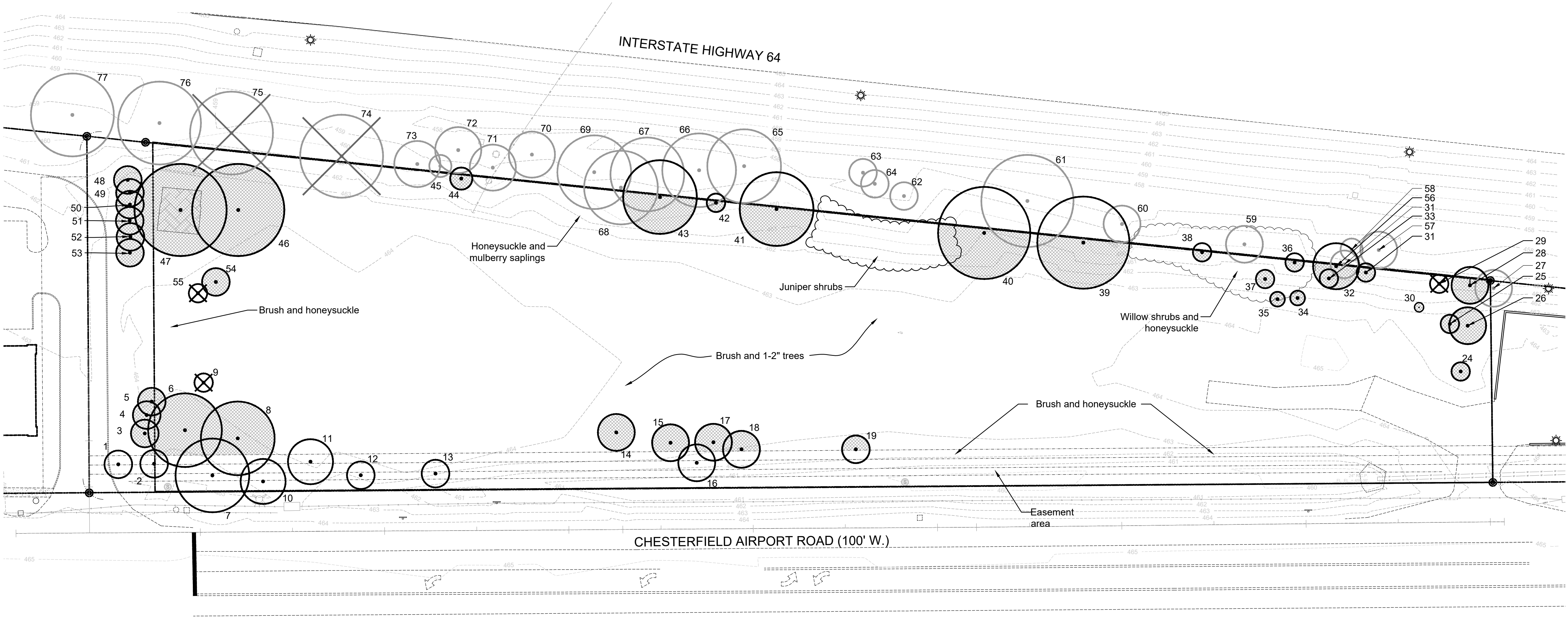


Jerald Saunders - Landscape Architect  
MO License # LA-007

Consultants:

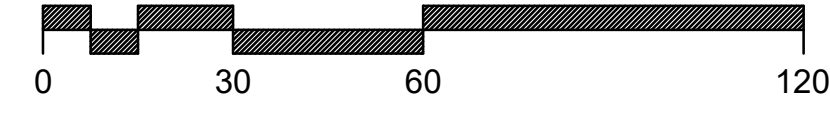
# Yoon Commercial Development

16861 Chesterfield Airport Road, Chesterfield, Missouri



## TREE STAND DELINEATION PLAN

SCALE 1"=30'



### Site Description:

This site once had previously been planted with ornamental trees and shrubs of which many still remain but now has given way to volunteer bush honeysuckle and Mulberry.

The southwest corner of the property along Chesterfield Airport Road consists of Red Oak and White Oak ranging from 16 to 21"DBH. The understory is dominated by dense bush honeysuckle, a small population of Amur Maple along the western property line, and some Crabapple along the roadway.

The northwest corner of the property along the Hwy 40 R.O.W. features two Red Oak sizing 20 and 23"DBH with a poorly conditioned understory of Amur Maple and dense bush honeysuckle. The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.

There are two stands of White Pine and Norway Spruce ranging in size of 8 to 12"DBH, along the southern property line and the northeast corner. Along Chesterfield Airport Road at the east entrance to the site there is a small stand of multi-stemmed Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with and 6"DBH.

The interior of the site consists of overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.

The Hwy 40 R.O.W. has grown into patches of dense bush honeysuckle and volunteer Mulberry ranging in size from 1" to 9"DBH and willow shrubs. There is a slope planted in juniper shrubs. There are groupings of good conditioned Bald Cypress, poor conditioned Weeping Willow, and Crabapple.

### Tree Condition Rating

- 0-Dead
- 1-In Decline
- 2-Poor
- 3-Fair
- 4-Good
- 5-Excellent

Total Canopy = 12,411 sq. ft. or 0.28 Ac.

Note: Trees located in existing Easement areas are not included in the total canopy.

### Tree Inventory

Existing Tree List - Chesterfield Airport Rd: Arnold Consulting						
	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
1	Amur Maple	13	2	15	0	Easement area
2	Amur Maple	10	2	15	0	Easement area
3	Amur Maple	10	2	15	177	Multi-stem
4	Amur Maple	10	2	15	177	Multi-stem
5	Amur Maple	10	2	15	177	Multi-stem
6	Pin Oak	22	4	50	1963	
7	Pin Oak	18	3	50	0	Easement area
8	Pin Oak	23	4	50	1963	
9	Ash	6	0	0	0	Dead
10	Crabapple	12	3	20	314	Easement area
11	Crabapple	12	3	20	314	Easement area
12	Swamp White Oak	18	4	28	0	Easement area
13	Swamp White Oak	20	4	28	0	Easement area
14	Swamp White Oak	18	4	28	616	
15	White Pine	14	4	20	314	
16	Norway Spruce	12	4	18	0	Easement area
17	White Pine	12	4	20	314	
18	White Pine	12	4	20	314	
19	River Birch	10	3	15	177	
24	Hornbeam	12	4	10	79	
25	Hornbeam	12	4	10	79	
26	Norway Spruce	16	4	18	254	
28	Norway Spruce	12	4	18	254	
29	White Pine	8	0	0	0	Dead
30	White Pine	3	5	4	13	
32	Mulberry	9	3	25	491	
33	Mulberry	3	3	10	79	
34	Juniper	1.5	3	4	13	B&B
35	Arborvitae	2	4	4	13	B&B
36	Mulberry	6	3	10	79	
37	Mulberry	8	3	10	79	
38	Mulberry	6	10	10	79	
39	Willow	30	2	60	2827	
40	Willow	30	1	50	1963	

### Tree Inventory

	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
41	Bald Cypress	32	4	50	1963	Monarch
42	Mulberry	6	3	10	79	
43	Bald Cypress	20	4	40	1257	
44	Mulberry	5	3	10	79	
46	Red Oak	23	3	50	1963	Galls
47	Red Oak	23	3	50	1963	Galls
48	Amur Maple	8	3	14	154	Multi-stem
49	Amur Maple	8	1	14	154	Multi-stem
50	Amur Maple	8	1	14	154	Multi-stem
51	Amur Maple	8	3	14	154	Multi-stem
52	Amur Maple	8	3	14	154	Multi-stem
53	Amur Maple	8	3	14	154	Multi-stem
54	Mulberry	5	3	10	79	
55	Ash	8	0	0	0	Dead
56	Mulberry	6	3	15	177	

### R.O.W. Trees

	Species	DBH	Condition	Canopy	Area- Sq. Ft.	Comments
27	Norway Spruce	12	4	20	314	
31	Mulberry	10	3	10	79	Twin
45	Mulberry	5	3	10	79	
57	Mulberry	6	3	20	314	
58	Mulberry	4	3	12	113	
59	Mulberry	8	3	20	314	
60	Mulberry	6	4	20	314	
61	Willow	28	1	50	1963	Broken limbs, deadwood
62	Mulberry	6	4	15	177	
63	Pear	4	4	10	79	
64	Mulberry	4	3	15	177	
65	Bald Cypress	28	4	50	1963	
66	Bald Cypress	28	4	50	1963	
67	Bald Cypress	20	4	40	1257	
68	Bald Cypress	23	4	40	1257	
69	Bald Cypress	23	4	40	1257	
70	Crabapple	12	3	25	491	
71	Crabapple	12	3	25	491	
72	Crabapple	14	3	25	491	
73	Crabapple	14	3	25	491	
74	Willow	28	0	0	0	Dead
75	Willow	28	0	0	0	Dead
76	Willow	28	1	50	1963	Broken limbs, deadwood
77	Willow	28	1	50	1963	Broken limbs, deadwood

### KEY

- Existing Individual Tree
- Existing Individual Tree in Easement Area
- Existing Individual Tree in R.O.W. (Offsite)
- Existing Tree (Dead)

### Revisions:

Date	Description	No.
2-1-16	Added off-site	1
5-24-17	Tree Inventory	3
8-18-17	Plan Changes	4
9-11-17	Plan Changes	5
3-21-18	City Comments	8
8-22-18	City Comments	10
12-4-18	Mylar	11
12-9-21	Tree Inventory	12

Drawn: BB  
Checked: JS



Loomis Associates Inc.  
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	9/24/15
Job #:	968.001

Tree Stand Delineation & Preservation Plan Prepared under direction of:  
Brian Bage  
Certified Arborist MW- 5033A

*B. Bage*

## **FINANCE AND ADMINISTRATION COMMITTEE**

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

There are no Finance and Administration items scheduled for actions at tonight's meeting.

### **NEXT MEETING**

The next meeting of the Finance and Administration Committee scheduled for Monday, September 12<sup>th</sup>, 2022, at 4:00 pm has been cancelled.

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

**Creative Arts Alliance Art Piece Recommendation** – Recommendation to replace the art piece Popsicle that is not available with a piece called Sun to Moon. Funds are already set aside in the Parks, Recreation and Arts Department annual budget for this two-year lease. **(Roll Call Vote)**

**Eberwein Park Dam Reconstruction** - While executing the Eberwein Park Trail Reconstruction Project, Staff discovered that the dam on the west side of the pond in Eberwein Park is leaking. The dam and pond requires remedial action to remove and reconstruct the dam, as well as to excavate the pond to a sustainable depth. The Parks, Recreation and Arts Committee concurred with the recommendation of Director of Public Works Jim Eckrich, to contract with Kozeny Wagner for these additional projects, in an amount not to exceed \$275,000. Funding for this additional work will require a transfer from Parks Fund – Fund Reserves. **(Roll Call Vote)**

**Budget Transfer – Track Skid Steer Replacement** – Recommendation to proceed with the replacement of a Track Skid Steer in the Parks Department in the amount of \$47,390, funded by an intra-departmental transfer using unused personnel expenditures. The Parks, Recreation and Arts Committee recommends approval. **(Roll Call Vote)**

### **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.



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## PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

August 23, 2022

12:00 p.m.

City Hall, Room 101

Chairperson Budoor called the meeting to order at 12:00 p.m.

Those in attendance included:

Councilmember Barb McGuinness, Ward I  
Councilmember Mary Ann Mastorakos, Ward II  
Councilmember Michael Moore, Ward III  
Chairperson Gary Budoor, Ward IV

Also in attendance were:

Mayor Bob Nation  
City Administrator, Mike Geisel  
Councilmember Merrell Hansen, Ward IV  
Director of Parks, Recreation & Arts, Tom McCarthy  
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski  
Barbara Briggs, Co-Chair of Parks, Recreation & Arts Advisory Committee  
Rob Kilo, Co-Chair of Parks, Recreation & Arts Advisory Committee

### **Agenda Item #1: Approval of Meeting Results**

The meeting results of the June 14, 2022 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 4 to 0.

### **Agenda Item #2: Creative Arts Alliance Art Piece**

Director McCarthy explained that the art piece, *Popsicle*, previously chosen in the Art on the Move draft was no longer available and the committee revisited the options and chose another piece. The location for the new piece is proposed as the same location that the previous piece would have been near the south plaza in Central Park. The size is 6'X3'X6". We will have this piece for two years if passed and full council approves.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the art piece, *Sun to Moon* by artist Mary Argers and move it on to full council. There being no discussion, the motion was passed by a voice vote of 4 to 0.

### **Agenda Item #3: Cricket Options**

Director McCarthy stated he had been asked to get additional information on the Parks Department running a youth cricket program that mimics the youth soccer program that is currently being run. It would run for seven weeks, be revenue positive, have volunteer coaches, have one practice and one game per week, would not require a permanent pitch, use a different ball than a traditional leather cricket ball, and would be played on multi-sport fields. It is recommended that we start in the fall but push it back a few weeks to allow time to promote the program. It would also run in the spring of 2023 due to the short notice for this fall. It will then be reevaluated.

The second option was to install an adult cricket field on the 32 acres east of the complex, grade the field, create infrastructure for parking of 100 spaces, add fertilizer, field marking, permanent pitch, electric, and water/sewer. That project would run about 2.8 million dollars. The packet also includes information on what the American Cricket Academy was willing to pay and what the City would charge. The Academy communicated that they were willing to pay \$25/hr. The City would charge \$45/hr. on a graduating scale over years.

Councilmember Moore and McGuinness expressed favor for the youth program to test the waters. Director McCarthy stated that the program could be tried this fall and again in the spring.

Councilmember McGuinness moved to approve starting a youth cricket program costing approximately \$3,100. Councilmember Moore seconded the motion.

There was further discussion on the cost of the program being \$82 for residents, the age range from 6-11 years, the need for a break even number and what size field would be used. There was clarification that this would not conflict with other contractual obligations. Councilmember Budoor expressed the desire for additional time for the program. Several others discussed the attention span of young children, the Parks Department's experience in running youth programs, the research in how other programs across the nation are run and the explanation that this is a recreational program as opposed to a competitive program.

Councilmember Mastorakos stated it was important to her that it is not evaluated on the fall because of the time frame available to promote this fall's program. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Councilmember Moore moved to postpone/table the second option of building the full-size cricket field until the financial position of the City is known and until we know if there is enough interest. There was no second. There was additional discussion on pickleball when Chairperson Budoor reminded everyone that this topic was not on the agenda.

### **Agenda Item #4: Municipal Planning Grant for Chesterfield Family Aquatic Center**

Director McCarthy brought up the concerns over the cost to maintain the aquatic facility. It is 24 years old. Capri Pools was brought in to evaluate potential future issues and their opinion was that there are about 3 years before major expensive repairs would be needed. Director McCarthy is recommending that we apply for a Municipal Planning Grant which pays up to \$10,000 to gather more information from

the community about their vision for a future pool and its size, plan, amenities, location, etc. With this grant you host two meetings to gather citizen input, have a statistical survey and get budgeting numbers. Given that it is a multi-year process to plan and design a pool it would be beneficial to start soon. The City has a 20-30% match for the planning grant.

Councilmember Budoor moved to approve pursuit of the Municipal Planning Grant for an aquatic center and move it to full council. Mr. Geisel reiterated the Parks could move forward and apply and it would come back to council for approval. The motion was seconded by Councilmember Mastorakos. There being no further discussion the motion passed on a voice vote of 4-0.

### **Agenda Item #5: Parking in Central Park Update**

Director McCarthy reiterated the lack of parking for Amphitheater and special events in Central Park. Gershman has started charging for parking at their facility. Gershman has agreed to take \$1,000 per event if the City cleans up after the events. This agreement would open up 412 spots in the top of the garage, the lower level (as long as we keep 20 spots open for employees) and the outside parking. Since that time Michael Steinberg now wants to charge for parking at the mall and has put up signs that say no event/concert parking and that cars will be towed. Director McCarthy reiterated that when we purchased the 8 acres across from the amphitheater for parking that would have allowed for parking and could create 245 spaces between Parks Circle Drive and the library, 100 spaces where pickleball was planned to go originally, and 27 spaces on the loop road which will be done by the end of the year.

Mayor Nation thanked Director McCarthy for getting cricket established and recapped the idea that the planners indicated that pickleball was planned for the space between Parks Circle Drive and the Gershman building. Councilperson McGuinness inquired why we didn't continue with St. Louis Parking charging \$10 per car to park at the Gershman property. Director McCarthy stated that he was asked to bring this information back to the committee. One of the reasons brought forward when purchasing the 8 acres was to create parking and so far, no spaces have been created. Mayor Nation asked for a review of the parking situation for the Backstoppalooza event this weekend.

The pool parking lot has 188 spots but the pool is open so not all spots will be open. The Parks Department blocked off the use of the pavilions so that more spots would be available. Some spots on Veterans Place Drive are blocked by the security set up on the road which takes away spots. Gershman takes 272 parking spots and 100 spaces on their surface lot, in addition to the spaces by *The Awakening*. There are 98 spots on Lydia Hill Dr. The Park apartment complex tows anyone who parks in their lots. Mounds of gravel have been placed to prohibit parking in the new development area. The mall is allowing parking there for the Backstoppalooza event for free but wants to be paid for other events. Parking in fields on park property is prohibited by city ordinance and will be enforced. The YMCA and library allow parking in their lots after they close. There are approximately 1,500 cars at an average concert.

Gershman has agreed to the \$1,000 number because they were not really making any money with the St. Louis parking events. Paying the \$1,000 would be a short-term fix to a long-term problem.

Mayor Nation inquired as to how many spots the \$1,000 payment would be. He also stated that the eight acres of land was once under contract by a developer who was going to put condos across from the Amphitheater. The City became concerned and the developer withdrew their application. The City then acquired that property with the primary reason being to develop parking.

There was general agreement that Parks Department could spend the \$1,000 as needed.

**Agenda Item #6: Unfinished Business**

No unfinished business.

**Agenda Item #7: New Business**

Director McCarthy explained that the prior approved location for the Kilo art piece ended up being a sewer retention area when the actual Riparian trail was built and suggests an alternative location near where Burkhart meets new Riparian Trail. This would be put in place in the fall or winter. There are still four or more weeks until the trail will be finished. The art piece would be on a five-year donation with a renewable 5 years.

Councilmember Moore moved to approve the location of the art piece and move it to full council. Director McCarthy stated he will put together an exhibit and get this to council in the near future. Parks will install in late fall as time permits if approved by full council. The motion was seconded by Councilmember McGuinness. There being no further discussion the motion passed on a voice vote of 4-0.

**Agenda Item #8: Adjournment**

There being no further business to discuss, Chairperson Budoor adjourned the meeting at 1:18 p.m.

# Memorandum

**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
Director of Parks, Recreation and Arts  
**Date:** August 24, 2022  
**Re:** Creative Arts Alliance Art Piece Recommendation



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At our August 23, 2022 Parks, Recreation & Arts Committee of Council meeting I brought up that the art piece *Popsicle* which we drafted in the Creative Arts alliance program for the next two years is no longer available and the Parks Recreation & Arts Citizens Advisory Committee re-evaluated the other pieces of art that we voted on and were still available. The committee selected their option at the top of the list that was still available based on the original voting held in February. The piece is called *Sun to Moon* by the artist Mary Angers. The piece is still available and the PRACAC voted and approved the piece to be installed in the same space *Popsicles* was going to be placed in which was just north of the South Plaza in Central Park. The Location view is attached in the past documents which are included along with a picture of *Sun to Moon*.

The Parks, Recreation and Arts Committee of Council reviewed and voted 4-0 in favor of accepting the new art piece to replace *Popsicle* and the location next to the South Plaza in Central Park. With your approval I would like to move this forward to the full Council for direction at the September 6 Council meeting.



**Artist Name: Mary Angers**

**Artwork Name: Sun to Moon**

**Rotation**

Dimensions: 6' x 3' x 6"

Media: Brushed Aluminum and Paint

Maintenance: None

Price: \$15,000

From: New Jersey

Website:

**Descriptions:** The Sun To Moon Rotation is a piece taken from my Cycles of Life Series and speaks to the seemingly simple yet very vast elemental cycle of the daily cycle of the sun and moon.

**Additional notes:** My pieces are mounted to concrete or other masonry type of platform and are a simple hammer head mount into the platform



# Memorandum

**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
 Director of Parks, Recreation and Arts  
**Date:** 4/20/2022  
**Re:** Creative Arts Alliance Art Location  
 Recommendation for the Piece Titled *Popsicles*

After review and approval by Council on March 7, 2022 to move forward and enter into the contract to accept the sculpture *Popsicles* for two years through the Creative Arts Alliance program. I took the information back to the Parks, Recreation & Arts Citizens Advisory Committee on April 13 to move forward with the process of selecting a site. The committee looked at a dozen sights and came up with a preferred location that was voted on and approved. The location that was approved was in Central Park between the south plaza and the Veterans Honor Park vault area. I have a picture attached where we are recommending placing the sculpture. This will entail putting in a concrete footing for the sculpture which will be done in house by our Parks Maintenance crew sometime in June. After the two years of the art piece on display we will remove the art work and small concrete pad. I would like to add this to the next Parks, Recreation and Arts Committee of Council for their review and direction.

Below is a picture of the sculpture *Popsicles*, an aerial view of where the committee has recommended placing the sculpture and a street view of the location.



Popsicle Dimensions 96" x 60"





Suggested location red square framed in white for Popsicle



Street view

# Memorandum

**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
Director of Parks, Recreation and Arts  
**Date:** 2/18/2021  
**Re:** Creative Arts Alliance Art Recommendation



#3

At our February 9, Parks, Recreation and Arts Citizens Advisory Committee meeting, the members voted on and chose the sculpture *Popsicles* by artist CR Gray as our first choice for the draft. This was after a thorough review and vote on the 150 pieces of artwork that were submitted by over fifty-two artists from around the country. This year we had twenty-four cities participating in the art draft from around Missouri and Kansas. The Creative Arts Alliance draft was held on February 15 and Chesterfield drew the thirteenth draft pick and were able to acquire the PRACAC's first choice.

At this point and time, the PRACAC has not yet had an opportunity to recommend a location for the artwork. The recommendation for the location of the art piece will be discussed at our next meeting on March 9. After the committee makes a recommendation, I will bring the location recommendation back to the Parks, Recreation and Arts Committee of Council for their review and approval so we can then move the location on to the full Council.

At this time, we are just looking for a recommendation from the Parks, Recreation and Arts Committee of Council to approve and move the selection of *Popsicle* on to the full Council for review and direction.

We would look at an installation date sometime in May if we get the approvals from the Committee and Council.

Below is a picture of Popsicles for your review.

# ARTWORK NAME: POPSICLES

ARTIST NAME: CR GRAY



Dimensions: 96" x 60"  
Media: Steel, Stucco, Masonry  
Price: \$18,000  
From: Key West, Florida

Descriptions: Inspired by the summertime treat, this sculpture is three interlocked popsicles melting into the ground.

Additional Notes: Included letters of recommendation from the Florida Keys Arts Council and the Goldsboro, NC Development Corporation.

# Memorandum

## Department of Public Works



**TO:** Michael O. Geisel, City Administrator  
Tom McCarthy, Director of PR&A

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

**DATE:** August 25, 2022

**RE:** Eberwein Park Improvement Project - Dam Reconstruction

---

As you know, in early 2021 the City of Chesterfield City Council authorized Staff to pursue the reconstruction of the aggregate trails in Eberwein Park. These trails have been affected by large-scale erosion problems for some time and portions of the trails have been closed since 2020. On May 3, 2021 City Council authorized a contract for engineering design services with Horner and Shifrin in order to design improvements to permanently fix the problems in Eberwein Park. Horner and Shifrin completed design of the Plans, Specifications, and Estimate (PS&E) earlier this year, at which time the project was advertised for bid. On June 7, 2022 City Council authorized a construction contract with the low bidder, Kozeny Wagner, in an amount not to exceed \$844,000. Construction began the week of August 1, 2022.

In order to eliminate the erosion problems which have impacted the trails since their initial construction, Horner and Shifrin's design completely relocates portions of the trail. Previously there were two independent "loops" with no connection; one on the north side of the park (where the dog park is located) and one on the south side of the park. The new trail design lessens the grade of the trails (in order to eliminate the erosion) and connects both sides of the park, resulting in a superior trail experience. This is accomplished by constructing a new section of trail west of the existing pond which connects the north side of the park to the south. See the attached drawing.

When excavating for the new section of trail west of the pond, we discovered that the pond's dam is leaking. Further investigation uncovered that there are actually several leaks and a number of trees / stumps incorporated into the dam. Constructing a new trail over a leaking dam would be irresponsible and would certainly lead to failure of the trail in that area.

At this time the City needs to make a decision as to how to proceed. There are two viable options which are described in detail within the attached memorandum from

Senior Civil Engineer Jeff Paskiewicz. One option (Option 2 in Jeff's memo) is to stop construction of the new trail on both sides of the dam. This would allow the project to be constructed within the Council approved allocation. The drawback to selecting this option is that we are left with a failing dam and an unconnected trail system in Eberwein Park.

Another option (Option 1 in Jeff's memo) is to remove the dam and reconstruct it with a clay liner and piped overflow structure. This option would include removing all of the trees / stumps in the dam, excavating the pond to allow for an appropriate depth, and then constructing the trail immediately adjacent to the dam. This is certainly the preferred option, but the estimated cost from the contractor is \$250,000. If the City proceeds with this option, I would negotiate a scope and fee with the contractor whereby the City would pay for this work on a "time and materials" basis in an amount not to exceed \$275,000.

It is my recommendation that this matter be presented to the Parks, Recreation and Arts Committee of City Council in order to obtain direction as to how to proceed.

- If the PR&A Committee selects Option 2 there is no need for an additional budgetary allocation. The project would be constructed as designed except that the proposed trail will terminate on both sides of the dam. If this option is selected the leak in the dam will continue as-is and a repair / restoration will have to be funded, designed, and scheduled at a later date.
- If Option 1 is chosen I will immediately begin negotiations with the contractor on a scope and fee on a "time and materials" basis. The dam will be reconstructed, the pond will be improved, and a new trail section will be constructed (as originally designed) which will connect the north and south sections of Eberwein Park. Proceeding in this manner will require a supplementary budget allocation of \$275,000 from the Parks Fund – Fund Reserves.

As this project is currently under construction it is imperative that a decision be made as soon as possible. Accordingly, I am requesting that this matter be placed on a PR&A Committee meeting agenda during the week of August 29 and the City Council agenda for September 6, 2022.

### **Action Recommended**

This matter should be presented to the Parks, Recreation, and Arts Committee of City Council as soon as possible. The matter should then be forwarded to the full City Council on September 6, 2022 for direction as to how to proceed regarding the Eberwein Park project.

Concurrence:

  
\_\_\_\_\_  
Jeannette Kelly, Director of Finance

# Memorandum

## Department of Public Works



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

FROM: Jeff Paskiewicz, PE – Senior Civil Engineer *JJP*

DATE: August 25, 2022

RE: Eberwein Park Trail Restoration Project (2021-PW-10)  
Dam Repair and Excavation of Existing Pond

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As you are aware, Kozeny-Wagner is currently working on the trail reconstruction project located in Eberwein Park. A portion of the new trail will be located just west of the dam for the existing pond. While trees and brush were being cleared from the back side of the dam several leaks in the dam were discovered. Please see the attached photos and plan sheet.

In order for the trail to be constructed adjacent to the dam, the dam will first need to be repaired. At this point in time there are two options for moving forward.

### Option 1:

Option 1 is to rebuild the dam. This would entail draining the pond, removing the existing dam and reconstructing a new dam in the same location. While the pond is drained and the existing dam removed, we would remove the sedimentation that has accumulated in the pond. The pond existed when the City acquired the property in 2009 and depths of the current pond range from 4-6 feet. The surface of the pond is currently covered with algae/vegetation. Once the dam is removed, the pond would be excavated to provide depths ranging from 5 to 12 feet. The material excavated from the pond would be incorporated into the park design, allowed to dry and then seeded. The dam would then be rebuilt, including a clay liner on the pond side of the dam with a piped overflow. Once the dam is rebuilt the trail can then be built adjacent to the dam as originally planned. Staff has obtained a preliminary proposal from Kozeny-Wagner to perform the work at an estimated cost of \$250,000. Since the back side of the dam and adjacent downstream areas are currently disturbed, it would be advantageous to have Kozeny-Wagner perform the dam repair at this time. Reconstructing the dam now would allow for the new trail to be constructed adjacent to the dam and the project to be constructed as designed.

Option 2:

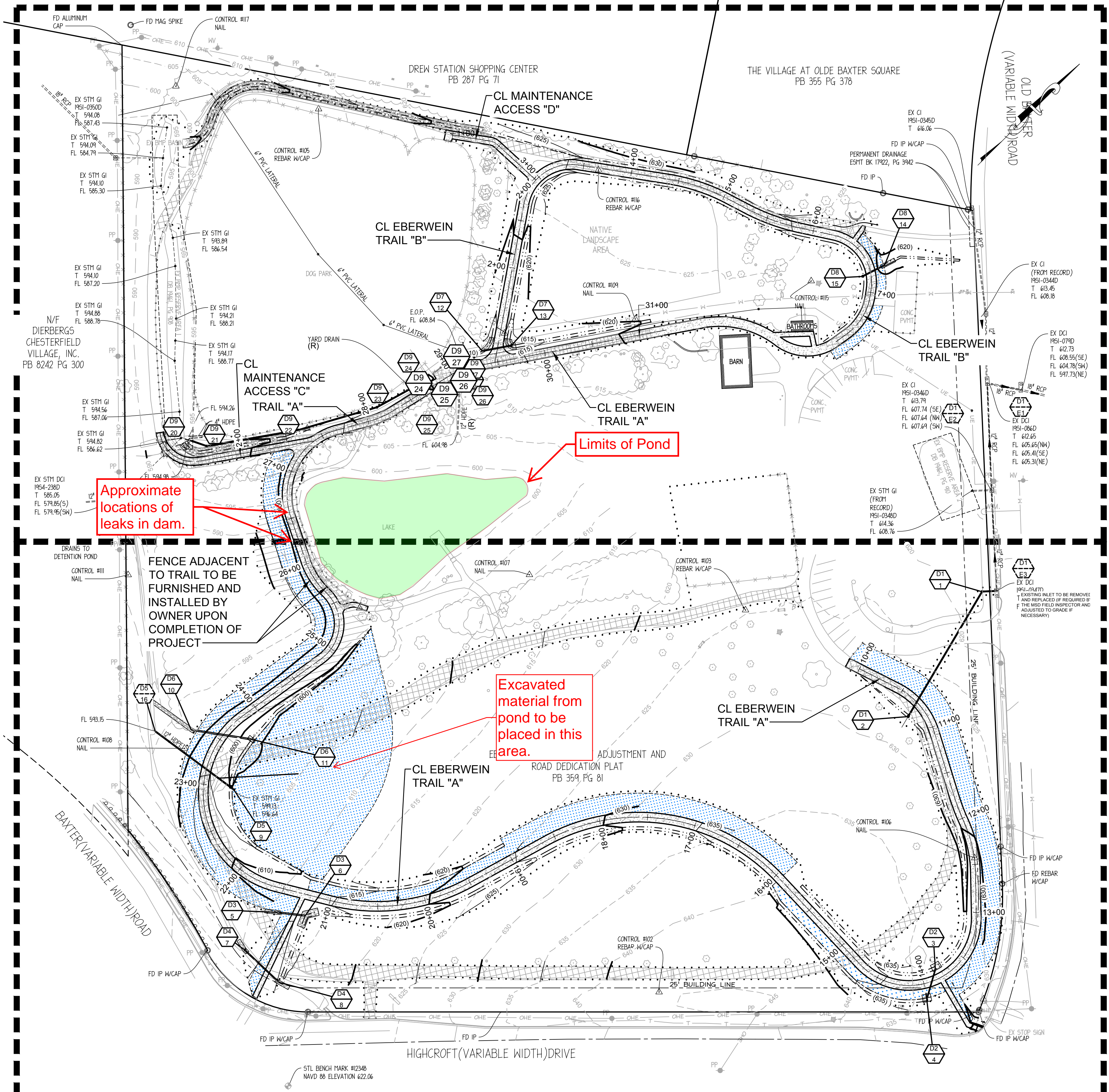
Option 2 is to leave the existing dam in place, temporarily terminate the concrete trail on the north and south sides of the dam, and plan for the dam to be replaced in the future. The trail termination points would be established such that they are outside of any future land disturbance that would occur with future reconstruction of the dam. A temporary mulch path would be created across the existing dam which would connect the termination points of the new concrete trail on both sides of the dam. At such time in the future when the dam is rebuilt, the concrete trail would then be extended across the dam. The area that is currently disturbed on the backside of the dam would be vegetated and rock placed in the area of the leak to provide temporary stabilization as this area will remain wet. The mulch trail would be considered a temporary condition and NOT ADA accessible. The benefit in proceeding in this manner is it allows for the majority of the project to be constructed within the approved allocation.

In order to not cause delays to current trail restoration project, I will need direction in a timely manner on how to proceed.

Attachments:      Photos  
                         Annotated Plan Sheet C4.0

Cc:    Zach Wolff, Assistant City Engineer  
       File 2021-PW-10

SEE SHEET C4.1



GRADING NOTES:

- SEE SHEETS C0.0 AND C0.2 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
  - UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
  - NO GRADING OR EXCAVATION ACTIVITIES SHALL BE PERFORMED ON THE SITE UNTIL ALL NECESSARY PERMITS HAVE BEEN SECURED AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED ON AND ADJACENT TO THE PROJECT SITE.
  - ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
  - EVERY LIFT SHALL BE TESTED BY A GEOTECHNICAL ENGINEER AT THE FREQUENCY DETERMINED BY GEOTECHNICAL ENGINEER IN THE FIELD. TEST REPORTS SHALL BE PROVIDED TO OWNER WITHIN 7 DAYS OF TESTING. CONTRACTOR TO COORDINATE WITH CITY'S GEOTECHNICAL ENGINEER.
- | MATERIAL TESTED                     | PROCTOR TYPE           | MIN % DRY DENSITY |
|-------------------------------------|------------------------|-------------------|
| STRUCT FILL(COHEISIVE)              | MODIFIED (ASTM D 1557) | 90                |
|                                     | STANDARD (ASTM D 698)  | 95                |
| STRUCT FILL (GRANULAR)              | MODIFIED               | 95                |
|                                     | STANDARD               | 98                |
| LANDSCAPED AREAS (NON-LOAD BEARING) | MODIFIED               | 88                |
|                                     | STANDARD               | 90                |
| UTILITY TRENCH BACKFILL             | MODIFIED               | 90                |
|                                     | STANDARD               | 95                |
- IN ALL AREAS WHERE SEWER AND APPURTENANCES ARE TO BE CONSTRUCTED IN FILLED GROUND, THE FILL WILL BE PLACED, COMPACTED AND TESTED TO FINISH GRADE PER PROJECT REQUIREMENTS.
  - ELEVATIONS AND CONTOURS SHOWN ARE TO TOP OF FINISHED GROUND OR PAVED SURFACE, UNLESS NOTED OTHERWISE.
  - NO SLOPE SHALL BE GREATER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
  - ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
  - ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
  - ALL LOW PLACES, WHETHER ON-SITE OR OFF-SITE SHOULD BE GRADED TO PROVIDE POSITIVE DRAINAGE.
  - ANY DAMAGE, INCLUDING SURFACE SCARRING, TO THE EXISTING ACCESS DRIVES SHALL BE REPAIRED, REPLACED OR RE-CONSTRUCTED IN LIKENESS OR BETTER, AT THE CONTRACTOR'S EXPENSE.
  - CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS, AND/OR THE PIPES AND STRUCTURES THEMSELVES.

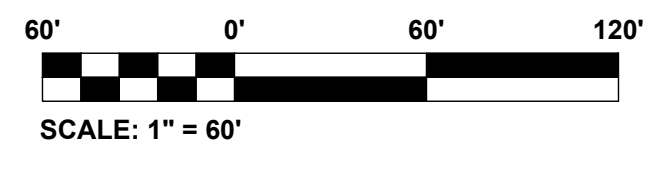
Approximate locations of leaks in dam.

Limits of Pond

Excavated material from pond to be placed in this area.

GRADING PLAN LEGEND

DESCRIPTION	SYMBOL
EXISTING CONTOURS	--- 430 --- 431 ---
PROPOSED CONTOURS	— (430) — (431) —
SPOT ELEVATIONS	• 500.00
MATCH EXISTING (ME)	• 500.00ME
BOTTOM OF CURB (BC)	500.00BC
TOP OF CURB (TC)	500.00TC
TOP OF WALL (TW)	500.00TW
BOTTOM OF WALL (BW)	498.00BW



CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
**1-800-DIG-RITE OR 811**  
 www.mo1call.com

REVISION	NO.	DATE

**ENGINEER: HORNHER SHERIN**  
 101 LAURA K DRIVE, STE. 101 OF FALLON, MO 63386-3091  
 636-328-0286 • FAX 636-328-2010 • WWW.HORNHERSHERIN.COM  
 DISCIPLINE: PROFESSIONAL ENGINEERING  
 CERTIFICATE OF AUTHORITY: 000159  
 EXPIRATION DATE: DECEMBER 31, 2021

**CITY OF CHESTERFIELD**  
**EBERWEIN PARK TRAIL RECONSTRUCTION**  
 1627 OLD BAXTER ROAD, CHESTERFIELD, MO, 63017

**OVERALL GRADING PLAN**

MSD BASEMAP: 19S1, 19S4 MSD PROJECT #: 21MSD-00549

DATE: 04/20/2022  
 DESIGNED: JMU/AMG  
 DRAWN: MNH  
 CHECKED: AMG

JOB NO. 2021401  
 SHEET 11 OF 47

**C4.0**

DWG: C:\pwworking\msd\2021\2021-04-20\Grading Plan.dwg  
 CTB: Trans-std.ctb  
 PLOT DATE: 4/20/2022 9:25:16 AM  
 OPERATOR: MNH\ENGINEERY  
 PAGE SETUP NAME: ---  
 SAVE DATE: 4/20/2022 9:19:38 AM

SEE SHEET C4.2





August 23, 2022 01:53PM  
Eberwein Dog Park  
St. Louis County

Photo taken from bottom of dam looking east at leak.



August 23, 2022 01:54PM  
Eberwein Dog Park  
St. Louis County

Photo take from the dam looking east. Existing dock can be seen in background.

# MEMORANDUM



**TO:** Mike Geisel, City Administrator  
Jeannette Kelly, Director of Finance  
Tom McCarthy, Director of Parks, Recreation and Arts

**FROM:** Steve Jarvis, Assistant Director of Parks, Recreation and Arts

**DATE:** August 25, 2022

**SUBJECT:** Track Loader

The Parks Staff secured competitive pricing for the provision of a new track loader. This was out of necessity to make an emergency replacement of PK205, Bobcat Track Loader.

PK205 is inoperable due to the mechanical failures. There has been repairs made to the machine, but they have still not corrected the issues. There is an estimated \$16,084 in repairs needed to the machine. PK205 was purchased in 2014 and the replacement cycle has been extended because of budget concerns. The mechanical issues just began this year.

The mechanics have recommended replacing this machine and not making the repairs. Bobcat of St. Louis submitted a quote of \$47,389.44 which includes a trade in value of \$15,000 for PK205. This quote is based off the Missouri NASPO Construction – CC190249002 contract which is an approved contract for the City.

Accordingly, the Parks, Recreation & Arts Department is recommending accepting the pricing submitted by Bobcat of St. Louis who submitted a quote of \$47,389.44. Funds for the track loader have not been budgeted and would require an emergency approval.

This track loader is used routinely and averages about 500 hours of run time a year in the Parks maintenance system. This machine is a track machine and a larger unit than the wheel units that Public Works uses. We need this larger unit to lift the items our system deals with and also the tracks are needed because this machine is primarily used off of pavement. The tracks allow us to do the work with less damage to the turf areas and it also allows better traction to get into areas the wheel machines will not go. I have attached photos of typical usage.

**Again, the Parks, Recreation & Arts Department is recommending accepting the competitive pricing submitted by Bobcat of St. Louis in the amount of \$47,389.44. I would suggest with your approval we move the \$47,389.44 with a budget transfer from our 119-084-5111 Salaries regular/full-time account into account 119-084-5440 Machinery & Equipment. Our 5111 account has a substantial savings which will cover this transfer due to all of our struggles this year to hire full time staff throughout our department.**

Please let me know if you have any questions or require additional information.

Concurrence:   
Tom McCarthy, Director of Parks, Recreation and Arts

Concurrence:   
Jeannette Kelly, Director of Finance

Concurrence:   
Mike Geisel, City Administrator



# Bobcat

## Product Quotation

Quotation Number: TLJ-00487v1  
Date: 2022-08-01 13:39:34

Customer Name/Address:	Bobcat Delivering Dealer	ORDERS TO BE PLACED WITH: Contract Holder/Manufacturer
<b>CITY OF CHESTERFIELD</b> Attn: MR. DAN DUFF 690 CHESTERFIELD PARKWAY CHESTERFIELD, MO 63017 Phone: (636) 532-2698 Fax: (636) 532-9182	Tim Bobcat of St. Louis, Valley Park, MO 401 WEST OUTER RD VALLEY PARK MO 63088-2031 Phone: (636) 225-2900 Fax: (636) 225-8866	<b>Clark Equipment Company</b> dba Bobcat Company 250 E Beaton Dr West Fargo, ND 58078 Phone: 701-241-8719 Fax: 855-608-0681 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
<b>T66 T4 Bobcat Compact Track Loader</b> 74.0 HP Tier 4 V2 Bobcat Engine Auxiliary Hydraulics: Variable Flow Backup Alarm Bob-Tach Bobcat Interlock Control System (BICS) Controls: Bobcat Standard Cylinder Cushioning - Lift, Tilt Engine/Hydraulic Performance De-rate Protection Glow Plugs (Automatically Activated) Horn Instrumentation: Standard 5" Display (Rear Camera Ready) with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, auto idle, and security lockouts. Lift Arm Support	M0349	1	\$44,962.40	\$44,962.40
	<b>Lift Path: Vertical</b>			
	<b>Lights, Front and Rear LED</b>			
	<b>Operator Cab</b>			
	<ul style="list-style-type: none"> <li>Includes: Adjustable Suspension Seat, Top and Rear Windows, Parking Brake, Seat Bar and Seat Belt</li> <li>Roll Over Protective Structure (ROPS) meets SAE-J1040 and ISO 3471</li> <li>Falling Object Protective Structure (FOPS) meets SAE-J1043 and ISO 3449, Level I; (Level II is available through Bobcat Parts)</li> </ul>			
	Parking Brake: Spring Applied, Pressure Released (SAPR)			
	Solid Mounted Carriage with 4 Rollers			
	Tracks: Rubber, 12.6" Wide			
	Warranty: 2 years, or 2000 hours whichever occurs first			
<b>P27 Performance Package</b> "Power Bob-Tach 7-Pin Attachment Control	M0349-P06-P27	1	\$3,052.70	\$3,052.70
	<b>Two-Speed Dual Direction Bucket Positioning"</b>			
<b>C67 Comfort Package</b> "Enclosed Cab with HVAC Sound Reduction Touch Display with Radio & Bluetooth	M0349-P07-C67	1	\$5,174.40	\$5,174.40
	<b>Heated Cloth Air Ride Suspension Seat Premium LED Lights"</b>			
<b>15.7" C-Pattern Rubber Track</b> 15.7" C-Pattern Rubber Track	M0349-R09-C02	1	\$1,117.90	\$1,117.90
<b>74" Heavy Duty Bucket</b> --- Standard Bolt-on tooth kit	7272680	1	\$1,288.96	\$1,288.96
	7355991	1	\$52.08	\$52.08
<b>Total of Items Quoted</b>				<b>\$55,648.44</b>
<b>Dealer P.D.I.</b>				<b>\$200.00</b>
<b>Freight Charges</b>				<b>\$1,641.00</b>
<b>Dealer Assembly Charges</b>				<b>\$14.00</b>
<b>Trade-in</b> 2014 Model T630 # AJDT11006				<b>(\$15,000.00)</b>
<b>Other Charges:</b> Material and Logistics				<b>\$4,886.00</b>

Quote Total - US dollars

\$47,389.44

Notes:

**ORDER ACCEPTED BY:**

_____	_____
<b>SIGNATURE</b>	<b>DATE</b>
_____	_____
<b>PRINT NAME AND TITLE</b>	<b>PURCHASE ORDER NUMBER</b>

**DELIVERY ADDRESS:** \_\_\_\_\_

**BILLING ADDRESS (if different than Ship To):** \_\_\_\_\_

**TAX EXEMPT?**    \_\_\_\_\_ **YES**    \_\_\_\_\_ **NO**

**Exempt in the State of** \_\_\_\_\_

**Tax Exempt ID:**

**FEDERAL -** \_\_\_\_\_

**STATE -** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

***\*Prices per the Missouri NASPO Construction - CC190249002***  
***\*Terms Net 60 Days. Credit cards accepted.***  
***\*FOB Destination***  
***\*State Sales Taxes apply. IF Tax Exempt, please include Tax Exempt Certificate with order.***  
***\*TID# 38-0425350***  
***\*Orders Must Be Placed with Clark Equipment Company dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078.***  
  
***\*Quote valid for 30 days***























## **PUBLIC HEALTH AND SAFETY COMMITTEE**

Chair: Councilmember Aaron Wahl

Vice Chair: Councilmember Merrell Hansen

**Bill No. 3397** – An ordinance amending 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. **(Second Reading) – Public Health and Safety Committee recommends approval.**

### **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.

## MINUTES

### PUBLIC HEALTH & SAFETY COMMITTEE MEETING

August 22, 2022

I. Call to Order

The meeting was called to order at 5:30 PM by Chairperson Councilmember Aaron Wahl.

II. Roll Call

Councilmember Aaron Wahl, Ward II, Chairperson, Councilmember Mary Monachella, Ward I, Councilmember Dan Hurt, Ward III, Councilmember Merrell Hansen, Ward IV, Councilmember Gary Budoor, Ward IV, and Mayor Bob Nation. Also, in attendance were City of Chesterfield Prosecuting Attorney Tim Engelmeyer, Attorney Ben Kloos, Chief Ray Johnson, and Captain Dan Dunn, and Captain Mark Bruegenhemke. Also, in attendance were twelve citizens of Chesterfield

III. Approval of Minutes

Councilmember Hansen motioned and Councilmember Monachella seconded to approve the minutes of the June 6, 2022 minutes. The motion to approve the minutes carried 4-0.

IV. Code Enforcement

Councilmember Budoor noted that there have been complaints about a property next to Wildhorse Elementary School that has tall grass and weeds. Although the owners of the property have been notified, the grass and weeds continue to be non-compliant with grass being as high as 19 inches. Chief Johnson reported that when not cut, the Code Enforcement inspectors have arranged for the property to be cut by a vendor of the City. City Attorney Graville noted that City staff is now meeting weekly on code violations. Chronic offenders are being identified.

Chief Johnson described the process for handling code violations from the initial report to the legal actions the City may take. When the City starts cutting tall grass on properties, the charges are billed to the property owner and if not paid, a lien is placed upon the property. Since grass is a seasonal issue, the Code Enforcement staff will be reviewing previous offenders at the beginning of next season to handle the grass cutting in a prompt manner.

V. Staffing Request – Additional Police Officer

Chief Johnson informed the Committee members that the department has an opportunity to place an officer in an assignment with the St. Louis County Fusin Center as a Strategic Intelligence Analyst. The cost for this officer will be entirely funded (salary and full benefits) by the East West Gateway Council Homeland Security grant. Chief Johnson noted that the placement of a current officer into this fully funded position would



leave Department one officer short in regular manpower and asked for approval to add one officer to the current staffing, at no cost to the City.

Councilmember Hurt motioned and Councilmember Monachella seconded to approve this request. The motion carried 4-0.

This issue will now move on to the Finance & Administration Committee for further review with a recommendation from the Public Health & Safety Committee, if approved, on to City Council for a final decision/approval.

#### VI. Deer Control Program

The current City of Chesterfield Deer Control Program was reviewed. Discussion followed regarding the possibility of decreasing the deer population by other means such as anti-fertility darts. It was noted that Town & Country has tried this type of option with very little success. Chief Johnson informed Committee members that the City staff continue to work diligently to encourage subdivision trustees to allow hunting on common ground areas and also the City has opened several City parks to bow hunting by qualified City employees. The Missouri Department of Conservation has continued to support bow hunting as the safest way to cull the herds of deer in suburban areas. After continued discussion, the Committee agreed to continue the bow hunting program as is.

#### VII. Golf Carts & ATV's on City Roadways

City Attorney Chris Graville addressed the Committee regarding the use of ATV's, UTV's, LSV's, and Golf Carts on City streets. At the current time, only licensed motorized vehicles are allowed on City streets. City Attorney Graville reported that City staff has been meeting regarding this issue with considerations for safety being expressed. In the discussions, alternate licensing has been discussed with requirements for compliance and safety checks done by the police department. It was noted that the requirements would most likely consider LSV's (low speed vehicles) as other types would not meet the speed and safety requirements. At this time there are no State Statutes for licensing requirements.

Discussion continued regarding the safety of passengers, particularly young children riding in these vehicles.

Citizens present at the meeting noted that when they purchased their homes in Fienup Farms, they were expressly told by realtors that this type of vehicle would be allowed on the paved streets but not on the trails throughout the development. This group of citizens noted that they had canvassed subdivision residents and found that the majority of residents were in favor of the use of these vehicles. Councilmember Hurt stated that requests for a change for the particular subdivision must come from the Trustees.

City Attorney Graville will prepare additional information, including how other municipalities regulate these vehicles, for discussion at the next Public Health & Safety Committee meeting.

VII. Special Circumstances Court

Chesterfield Prosecuting Attorney presented an outline for the possibility of developing a Special Circumstances Court to handle mental health and homelessness issues that continue to be present during municipal dockets. He noted that the St. Louis County Mental Health Court is no longer operational which places many offenders into situations with no appropriate social service referrals which would help stop recidivism. Attorney Ben Kloos, who currently runs a “veterans court” described a plan for a municipal treatment court where a judge would be able to refer an offender for treatment. Mr. Kloos noted the veterans court has an 85% success rate.

Prosecuting Attorney Engelmeyer noted that Chesterfield could be the groundbreaker court for other municipalities who may want to participate in this program. Mr. Kloos will develop a cost estimate to begin the program. Councilmember Hurt suggested that Prosecuting Engelmeyer and Mr. Kloos put together a budget request to begin the process 2023. The Committee supported the suggested program and Mayor Nation suggested that City Administrator Geisel also get involved.

This issue will be placed on the agenda for the next Public Health & Safety committee meeting.

- IX. Councilmember Hurt expressed concern for the safety of City Hall front desk personnel and suggested that possibly a solid barrier could be installed for additional protection. This item will be placed on the next Public Health & Safety Committee meeting agenda.

Having no other items to discuss, the meeting adjourned at 7:35 PM.

**BILL NO.** 3397

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

**AN ORDINANCE AMENDING CHAPTER 210. OFFENSES, CHANGING THE MINIMUM AGE TO PURCHASE OR POSSESS TOBACCO OR VAPOR PRODUCTS FROM 18 YEARS OF AGE TO 21 YEARS OF AGE IN CONFORMANCE WITH THE STATE OF MISSOURI REQUIREMENTS.**

**Whereas**, the City of Chesterfield currently prohibits the purchase, sale, or possession of tobacco or vapor products by an individual under the age of 18 years of age; and,

**Whereas**, the State of Missouri recently enacted legislation establishing the minimum age for the purchase, sale, or possession of tobacco or vapor products at 21 years of age; and,

**Whereas**, the State of Missouri also requires all municipalities to establish the minimum age of 21 years for the purchase, sale, or possession of tobacco or vapor products; and,

**Whereas**, the Chesterfield Public Health and Safety Committee has reviewed and recommended the change in conformance with the State of Missouri's requirements;

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

**Section one:** Chapter 210 Offenses of the City Municipal Code shall be amended to replace all references to the minimum age of eighteen (18) requirement, with the new twenty-one (21) year minimum age requirement as follows:

Chapter 210. Offenses

Article XIII. Offenses Concerning Tobacco,  
Alternative Nicotine Products Or Vapor Products

Section 210.2100. Definitions.

For purposes of this Article, the following definitions shall apply:

## **ALTERNATIVE NICOTINE PRODUCT**

Any non-combustible product containing nicotine that is intended for human consumption, whether chewed, absorbed, dissolved or ingested by any other means. "Alternative nicotine product" does not include any vapor product, tobacco product or any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug and Cosmetic Act.<sup>[1]</sup>

## **CENTER OF YOUTH ACTIVITIES**

Any playground, school or other facility, when such facility is being used primarily by persons under the age of ***twenty-one (21)*** for recreational, educational or other purposes.

## **DISTRIBUTE**

A conveyance to the public by sale, barter, gift or sample.

## **MINOR**

A person under the age of ***twenty-one (21)***.

## **PROOF OF AGE**

A driver's license or other generally accepted means of identification that contains a picture of the individual and appears on its face to be valid.

## **ROLLING PAPERS**

Paper designed, manufactured, marketed or sold for use primarily as a wrapping or enclosure for tobacco which enables a person to roll loose tobacco into a smokeable cigarette.

## **SAMPLE**

A tobacco product, alternative nicotine product or vapor product distributed to members of the general public at no cost or at nominal cost for product promotional purposes.

## **SAMPLING**

The distribution to members of the general public of tobacco product, alternative nicotine product or vapor product samples.

## **TOBACCO PRODUCTS**

Any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, but does not include alternative nicotine products or vapor products.

## **VAPOR PRODUCT**

Any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to

produce vapor from nicotine in a solution or other form. "Vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device and any vapor cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor product" does not include any alternative nicotine product or tobacco product.

#### **VENDING MACHINE**

Any mechanical, electric or electronic self-service device which, upon insertion of money, tokens or any other form of payment, dispenses tobacco products, alternative nicotine products or vapor products.

[1] *Editor's Note: See 21 U.S.C. § 351 et seq.*

### **Section 210.2105. No Tobacco Sales To Minors — Alternative Nicotine Products, Vapor Products And Nicotine Liquid Containers — Sale To Minors Prohibited.**

- A. Any person or entity who sells tobacco products, alternative nicotine products, or vapor products shall deny the sale of such tobacco products to any person who is less than **twenty-one (21)** years of age.
- B. Any person or entity who sells or distributes tobacco products, alternative nicotine products, or vapor products by mail or through the Internet in this State in violation of Subsection (A) of this Section shall be assessed a fine of two hundred fifty dollars (\$250.00) for the first violation and five hundred dollars (\$500.00) for each subsequent violation.
- C. Alternative nicotine products and vapor products shall only be sold to persons **twenty-one (21)** years of age or older, shall be subject to local and State sales tax, but shall not be otherwise taxed or regulated as tobacco products.
- D. Nicotine Liquid Containers — Regulations.
  - 1. Any nicotine liquid container that is sold at retail in this State shall satisfy the child-resistant effectiveness standards set forth in 16 CFR 1700.15(b) as in effect on the effective date of this Section when tested in accordance with the method described in 16 CFR 1700.20 as in effect on the effective date of this Section.
  - 2. For the purposes of this Subsection, "nicotine liquid container" shall mean a bottle or other container of liquid or other substance containing nicotine if the liquid or substance is sold, marketed, or intended for use in a vapor product. A "nicotine liquid container" shall not include a liquid

or other substance containing nicotine in a cartridge that is sold, marketed, or intended for use in a vapor product, provided that such cartridge is prefilled and sealed by the manufacturer and not intended to be opened by the consumer.

3. Any person who engages in retail sales of liquid nicotine containers in this State in violation of this Subsection shall be assessed a fine of two hundred fifty dollars (\$250.00) for the first violation and five hundred dollars (\$500.00) for each subsequent violation.

4. The Department of Health and Senior Services may adopt rules necessary to carry out the provisions of this Subsection. Any rule or portion of a rule, as that term is defined in Section 536.010, RSMo., that is created under the authority delegated in that Section shall become effective only if it complies with and is subject to all of the provisions of Chapter 536, RSMo., and, if applicable, Section 536.028, RSMo. This Section and Chapter 536, RSMo., are non-severable, and if any of the powers vested with the General Assembly under Chapter 536, RSMo., to review, to delay the effective date, or to disapprove and annul a rule are subsequently held unconstitutional, then the grant of rule-making authority and any rule proposed or adopted after August 28, 2015, shall be invalid and void.

5. The provisions of this Subsection and any rules adopted hereunder shall be null, void, and of no force and effect upon the effective date of the final regulations issued by the Federal Food and Drug Administration or from any other Federal agency if such regulations mandate child-resistant effectiveness standards for nicotine liquid containers.

## Section 210.2110. Unlawful To Sell Or Distribute Tobacco Products, Alternative Nicotine Products Or Vapor Products To Minors — Vending Machine Requirements.

- A. It shall be unlawful for any person to sell, provide or distribute tobacco products, alternative nicotine products or vapor products to persons under ***twenty-one (21)*** years of age.
- B. All vending machines that dispense tobacco products, alternative nicotine products or vapor products shall be located within the unobstructed line of sight and under the direct supervision of an adult responsible for preventing persons less than ***twenty-one (21)*** years of age from purchasing any tobacco product, alternative nicotine product or vapor product from such machine or shall be equipped with a lock-out device to prevent the machines from being operated until the person responsible for monitoring sales from the machines disables the lock. Such locking device shall be of a

design that prevents it from being left in an unlocked condition and which will allow only a single sale when activated. A locking device shall not be required on machines that are located in areas where persons less than **twenty-one (21)** years of age are not permitted or prohibited by law. An owner of an establishment whose vending machine is not in compliance with the provisions of this Subsection shall be subject to the penalties contained in Subsection **(D)** of this Section. A determination of non-compliance may be made by a local law enforcement agency or the Division of Alcohol and Tobacco Control. Nothing in this Section shall apply to a vending machine if located in a factory, private club or other location not generally accessible to the general public.

- C. No person or entity shall sell, provide or distribute any tobacco product, alternative nicotine product or vapor product or rolling papers to any minor or sell any individual cigarettes to any person in this State. This Subsection shall not apply to the distribution by family members on property that is not open to the public.
- D. Any person, including, but not limited to, a sales clerk, owner or operator, who violates Subsection **(A)**, **(B)** or **(C)** of this Section or Section **210.2140** of this Article shall be penalized as follows:
  - 1. For the first offense, twenty-five dollars (\$25.00);
  - 2. For the second offense, one hundred dollars (\$100.00); and
  - 3. For a third and subsequent offense, two hundred fifty dollars (\$250.00).
- E. Any owner of the establishment where tobacco products, alternative nicotine products or vapor products are available for sale who violates Subsection **(C)** of this Section shall not be penalized pursuant to this Section if such person documents the following:
  - 1. An in-house or other tobacco compliance employee training program was in place to provide the employee with information on the State and Federal regulations regarding sales of tobacco products, alternative nicotine products or vapor products to minors. Such training program must be attended by all employees who sell tobacco products, alternative nicotine products or vapor products to the general public;
  - 2. A signed statement by the employee stating that the employee has been trained and understands the State laws and Federal regulations regarding the sale of tobacco to minors products, alternative nicotine products or vapor products; and
  - 3. Such in-house or other tobacco compliance training meets the minimum training criteria, which shall not exceed a total of ninety (90)

minutes in length, established by the Division of Alcohol and Tobacco Control.

- F. The exemption in Subsection **(E)** of this Section shall not apply to any person who is considered the general owner or operator of the outlet where tobacco products, alternative nicotine products or vapor products are available for sale if:
1. Four (4) or more violations per location of Subsection **(C)** of this Section occur within a one-year period; or
  2. Such person knowingly violates or knowingly allows his/her employees to violate Subsection **(C)** of this Section.
- G. If a sale is made by an employee of the owner of an establishment in violation of this Article, the employee shall be guilty of an offense established in Subsections **(A)**, **(B)** and **(C)** of this Section. If a vending machine is in violation of Section **210.2140**, the owner of the establishment shall be guilty of an offense established in Subsections **(C)** and **(D)** of this Section. If a sample is distributed by an employee of a company conducting the sampling, such employee shall be guilty of an offense established in Subsections **(C)** and **(D)** of this Section.
- H. A person cited for selling, providing or distributing any tobacco product, alternative nicotine product or vapor product to any individual less than ***twenty-one (21)*** years of age in violation of Subsection **(A)**, **(B)** or **(C)** of this Section shall conclusively be presumed to have reasonably relied on proof of age of the purchaser or recipient, and such person shall not be found guilty of such violation if such person raises and proves as an affirmative defense that such individual presented a driver's license or other government-issued photo identification purporting to establish that such individual was ***twenty-one (21)*** years of age or older.
- I. Any person adversely affected by this Section may file an appeal with the Administrative Hearing Commission which shall be adjudicated pursuant to the procedures established in Chapter 621, RSMo.

Section 210.2120. Minors Prohibited From Purchase Or Possession Of Tobacco Products, Alternative Nicotine Products Or Vapor Products — Misrepresentation Of Age.

- A. No person less than twenty-one (21) years of age shall purchase, attempt to purchase or possess cigarettes, tobacco products, alternative nicotine products or vapor products unless such person is an employee of a seller of cigarettes, tobacco products, alternative nicotine products or vapor products and is in such possession to effect a sale in the course of employment or an



employee of the Division of Alcohol and Tobacco Control for enforcement purposes pursuant to Subsection (5) of Section 407.934, RSMo.

- B. Any person less than ***twenty-one (21)*** years of age shall not misrepresent his/her age to purchase cigarettes, tobacco products, alternative nicotine products or vapor products.
- C. Any person who violates the provisions of this Section shall be penalized as follows:
  - 1. For the first violation, the person is guilty of an infraction and shall have any cigarettes, tobacco products, alternative nicotine products or vapor products confiscated;
  - 2. For a second violation and any subsequent violations, the person is guilty of an infraction, shall have any cigarettes, tobacco products, alternative nicotine products or vapor products confiscated and shall complete a tobacco education or smoking cessation program, if available.

### Section 210.2130. Retail Sales Tax License Required For Sale Of Tobacco Products, Alternative Nicotine Products Or Vapor Products.

No person shall sell cigarettes, tobacco products, alternative nicotine products or vapor products unless the person has a retail sales tax license.

### Section 210.2140. Required Sign Stating Violation Of State Law To Sell Tobacco Products, Alternative Nicotine Products Or Vapor Products To Minors Under Age ***TWENTY-ONE (21)*** — Display Of Sign Required, Where.

- A. The owner of an establishment at which tobacco products, alternative nicotine products, vapor products or rolling papers are sold at retail or through vending machines shall cause to be prominently displayed in a conspicuous place at every display from which tobacco products, alternative nicotine products, vapor products are sold and on every vending machine where tobacco products, alternative nicotine products, vapor products are purchased a sign that shall:
  - 1. Contain in red lettering at least one-half (1/2) inch high on a white background the following:

IT IS A VIOLATION OF STATE LAW FOR CIGARETTES, OTHER TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS OR VAPOR PRODUCTS TO BE SOLD OR OTHERWISE PROVIDED TO ANY PERSON UNDER THE AGE OF EIGHTEEN OR FOR SUCH PERSON TO PURCHASE, ATTEMPT TO PURCHASE OR POSSESS CIGARETTES, OTHER TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS OR VAPOR PRODUCTS; and

2. Include a depiction of a pack of cigarettes at least two (2) inches high defaced by a red diagonal diameter of a surrounding red circle and the words "**Under 21**".

### Section 210.2150. Restrictions On Sales Of Individual Packs Of Cigarettes.

A. No person or entity shall sell individual packs of cigarettes or smokeless tobacco products unless such packs satisfy one (1) of the following conditions prior to the time of sale:

1. It is sold through a vending machine; or
2. It is displayed behind the checkout counter or it is within the unobstructed line of sight of the sales clerk or store attendant from the checkout counter.

### Section 210.2160. Proof Of Age Required, When Defense To Action For Violation Is Reasonable Reliance On Proof — Liability.

A. A person or entity selling tobacco products, alternative nicotine products or vapor products or rolling papers or distributing tobacco product, alternative nicotine product or vapor product samples shall require proof of age from a prospective purchaser or recipient if an ordinary person would conclude on the basis of appearance that such prospective purchaser or recipient may be under the age of **twenty-one (21)**.

B. The operator's or chauffeur's license issued pursuant to the provisions of Section 302.177, RSMo., or the operator's or chauffeur's license issued pursuant to the laws of any State or possession of the United States to residents of those States or possessions, or an identification card as provided for in Section 302.181, RSMo., or the identification card issued by any uniformed service of the United States, or a valid passport shall be presented by the holder thereof upon request of any agent of the Division of

Alcohol and Tobacco Control or any owner or employee of an establishment that sells tobacco products, alternative nicotine products or vapor products for the purpose of aiding the registrant, agent or employee to determine whether or not the person is at least **twenty-one (21)** years of age when such person desires to purchase or possess tobacco products, alternative nicotine products or vapor products procured from a registrant. Upon such presentation, the owner or employee of the establishment shall compare the photograph and physical characteristics noted on the license, identification card or passport with the physical characteristics of the person presenting the license, identification card or passport.

- C. Any person who shall, without authorization from the Department of Revenue, reproduce, alter, modify or misrepresent any chauffeur's license, motor vehicle operator's license or identification card shall be deemed guilty of an ordinance violation.
- D. Reasonable reliance on proof of age or on the appearance of the purchaser or recipient shall be a defense to any action for a violation of Subsections **(A)**, **(B)** and **(C)** of Section **210.2110** of this Article. No person shall be liable for more than one (1) violation of Subsections **(B)** and **(C)** of Section **210.2110** on any single day.

## Section 210.2170. Sale, Use And Possession Of Electronic Cigarettes And Vaporizing Products By Minors Prohibited.

[CC 1990 §§ 21-34 — 21-35; Ord. No. 2803, 7-21-2014]

- A. Definitions. As used in this Section, the following terms shall have the meanings indicated:

### **VAPORIZING PRODUCTS**

Electronic devices which employ a battery to power a heating chamber that converts a liquid solution containing tobacco-derived nicotine, through a non-combustive process, into a vapor or vapor-like mist. The definition includes electronic cigarettes, electronic cigars, electronic cigarillos, and electronic pipes, which are personal vaporizing products on which users inhale through a mouthpiece.

- B. Distribution Of Vaporizing Products To Or Possession By Persons Under **Twenty-one (21)** Years Of Age Prohibited.

- 1. A person, either directly or indirectly by an agent or employee, or by a vending machine owned by the person or located in the person's establishment, may not sell, offer for sale, give, or furnish any vaporizing product or any component to a person under **twenty-one (21)** years of age.

2. Before selling, offering for sale, giving, or furnishing any vaporizing product, or any cartridge or component of any vaporizing product, to another person, the person selling, offering for sale, giving, or furnishing the vaporizing product shall verify that the person is at least **twenty-one (21)** years of age by:
  - a. Examining from any person that appears to be under twenty-seven (27) years of age a government-issued photographic identification that establishes the person is at least **twenty-one (21)** years of age; or
  - b. For sales made through the Internet or other remote sales methods, performing an age verification through an independent, third-party age verification service that compares information available from public records to the personal information entered by the person during the ordering process that establishes the person is **twenty-one (21)** years of age or older.
3. No minor under **twenty-one (21)** years of age shall possess any vaporizing product, buy any vaporizing product, or, in the furtherance or facilitation of obtaining any vaporizing product, shall display or use a false or forged identification card or transfer, alter, or deface an identification card.
4. It is not a violation of this Act for a person under **twenty-one (21)** years of age to purchase or possess a vaporizing product if the person under the age of **twenty-one (21)** purchases or is given the vaporizing product from a retail seller of vaporizing products or an employee of the retail seller pursuant to a plan or action to investigate, patrol, or otherwise conduct a "sting operation" or enforcement action against a retail seller of any vaporizing product or a person employed by the retail seller of vaporizing products or on any premises authorized to sell vaporizing products to determine if vaporizing products are being sold or given to persons under **twenty-one (21)** years of age if the "sting operation" or enforcement action is approved by the Department of State Police, the county sheriff, a municipal police department, the Department of Public Health, or a local health department.

## Section 210.2180. Sale Of Cigarette Papers Prohibited.

[CC 1990 § 21-7; Ord. No. 276 §§ 1 — 3, 4-17-1989]

- A. **Furnishing Cigarette Papers To Any Person.** No individual, corporation, partnership or other entity or their employees shall sell or supply cigarette papers (said being defined as "papers identified as being able to be used to

wrap tobacco or any tobacco product which is not pre-wrapped and packaged for sale as cigarettes") to any person within the City limits.

- B. Possession By Any Person. No person shall purchase, attempt to purchase or have in his/her possession any cigarette papers within the City limits.
- C. Unlawful To Consume On Premises. It shall be unlawful for any merchant or keeper of any place of business in the City, subject to regulation by the Mayor or City Council or the employees of such merchant or keeper, to permit any person to use cigarette papers to wrap tobacco on the premises on which the business is conducted.

Section 210.2190. through Section 210.2260. (Reserved)

**Section 3.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**Presiding Officer**

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

FIRST READING HELD 6/20/2022

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

**Liquor License Request** – Mellow Mushroom Pizza (15525 Olive Blvd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. **(Voice Vote)**

**Liquor License Request** – Bradley Fuel & Repair (14298 Ladue Rd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise. **(Voice Vote)**

**Bid Recommendation - Main Circle Drive Construction** – Recommendation to accept the low bid submitted by RV Wagner Incorporated and to authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$598,000. The 2022 Budget includes \$1,597,379 in account 210-079-5480 for improvements to Central Park related to the 2020 property acquisition. This funding was generated through the 2020 Certificates of Participation Bond Issuance (2020 COP). Part of the improvements contemplated as part of the property acquisition include the extension of Main Circle Drive north from the roundabout to Veterans Place Drive. **(Roll Call Vote) Department of Public Works recommends approval.**



## **MEMORANDUM**

**DATE:** August 16, 2022

**TO:** Mike Geisel  
City Administrator

**FROM:** Andrea Majoros, Business Assistance Coordinator

**SUBJECT:** **LIQUOR LICENSE REQUEST – MELLOW MUSHROOM PIZZA**

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**MELLOW MUSHROOM PIZZA – 15525 OLIVE BLVD (former location of Charlie Gitto's from the Hill) ...** has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Mr. John Burke is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Tuesday, September 6, 2022 city council meeting, I will immediately issue this license.



## **MEMORANDUM**

**DATE:** August 26, 2022

**TO:** Mike Geisel  
City Administrator

**FROM:** Andrea Majoros, Business Assistance Coordinator

**SUBJECT:** LIQUOR LICENSE REQUEST – BRADLEY FUEL & REPAIR

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**BRADLEY FUEL & REPAIR – 14298 LADUE RD (former location of Green Trails Mobil) ...** has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise.

Mr. Thomas Bradley is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Tuesday, September 6, 2022 city council meeting, I will immediately issue this license.



# Memorandum

## Department of Public Works



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

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

**DATE:** August 24, 2022

**RE:** Main Circle Drive – Construction

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As you know, the 2022 Budget includes \$1,597,379 in account 210-079-5480 for improvements to Central Park related to the 2020 property acquisition. This funding was generated through the 2020 Certificates of Participation Bond Issuance (2020 COP). Part of the improvements contemplated as part of the property acquisition include the extension of Main Circle Drive north from the roundabout to Veterans Place Drive (see attached drawing). City Council authorized design services for this roadway in January of 2022. Stock and Associates completed Plans, Specifications, and Estimate (PS&E) for this project this summer and the necessary right of way was acquired from the St. Louis County Library in July.


The Department of Public Works publicly opened bids for the construction of Main Circle Drive on August 23, 2022. The results of the bid opening are detailed in the attached memorandum from Assistant City Engineer Zachary Wolff. As you can see, the one and only bid received was submitted by RV Wagner Incorporated at a total cost of \$544,100. After reviewing the bids, Staff recommends the project be awarded to RV Wagner Incorporated in an amount not to exceed \$598,000, which includes the low bid amount and a modest contingency. RV Wagner has previously performed this type of work throughout the St. Louis area and has successfully constructed projects for the City of Chesterfield in the past. While it would be desirable to receive more than one bid, we do not have any confidence that re-bidding the project would result in additional bidders or lower costs.

If this bid recommendation is approved by City Council, the contractor will immediately order the materials necessary to construct the storm sewers. However, there is currently a 12-16 week lead time for this material. Accordingly, construction of this project will likely commence in March of 2023.

**Action Recommended**

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with RV Wagner Incorporated in an amount not to exceed \$598,000.

Concurrence:

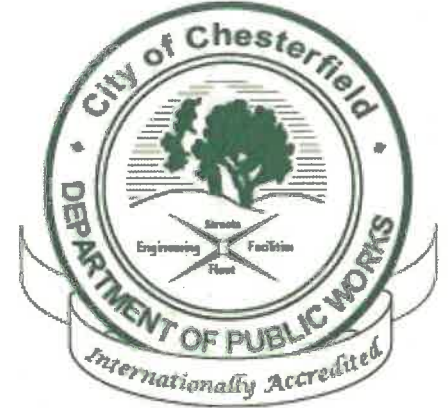
  
\_\_\_\_\_  
Tom McCarthy, Director of Parks, Recreation, and Arts

Concurrence:

  
\_\_\_\_\_  
Jeanette Kelly, Director of Finance

# Memorandum

## Department of Public Works



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

**FROM: Zachary S. Wolff, PE** *ZSW*  
**Assistant City Engineer**

**DATE: August 24, 2022**

**RE: 2021-PW-15A Main Circle Drive Improvements**

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As you are aware, the bid opening for the referenced project occurred on August 23, 2022. The City received one bid for the project from RV Wagner, Inc. in a corrected amount of \$544,100.30 (bid and bid tab attached). RV Wagner has positive references for this type of work and has successfully completed projects similar to this in the St. Louis area. RV Wagner is currently performing private development paving work in Wildhorse Village and they most recently work for the City on the 2019 Bridge Deck Sealing and Epoxy Overlay project.

As you can see on the attached bid tab, the bid is substantially more than the final project cost estimate. Unfortunately, construction costs continue to escalate at rates far in excess of historical inflation percentages and even current conservative cost estimates are not able to accurately predict and account for increasing construction costs. Additionally, based on discussion with RV Wagner they anticipate an ordering lead time for required storm sewer structures of 12 to 16 weeks. With this in mind I recommend deferring the project start date to spring 2023 (on or around March 1<sup>st</sup>). A spring start date will avoid constructing the project during generally unfavorable winter weather conditions and will allow the time necessary for manufacture of the pre-cast concrete storm sewer structures.

This project will be funded through the 2020 Certificate of Participation (2020 COP) bond issuance. This bond issuance occurred in conjunction with the City's acquisition of property in 2020 and 2020 COP funds are specifically intended to complete improvements such as this road project. The design for this project, completed by Stock & Associates, was also funded through the 2020 COP.

**I recommend requesting authorization to enter into an agreement with RV Wagner, Inc. to construct Main Circle Drive in an amount not to exceed \$598,000.** This amount includes an approximate 10% contingency to allow for any

unforeseen conditions and/or additional work as may be necessary to complete this project. As stated previously, we will work the RV Wagner on a construction schedule and anticipate a March 1<sup>st</sup> project start date.

Attachments:      Main Circle Drive Map  
                         Main Circle Drive Bid Tab  
                         RV Wagner, Inc. Bid

# Main Circle Drive



12/30/2021, 9:18:31 AM

1:2,000

Parcels

Preliminary Parcels





**BID TABULATION  
MAIN CIRCLE DRIVE IMPROVEMENTS  
2021-PW-15A**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		RV WAGNER	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	REMOVAL OF IMPROVEMENTS	LS	1	\$2,897.00	\$2,897.00	\$4,200.00	\$4,200.00
2	EXCAVATION AND HAUL-OFF	CY	1,290	\$14.00	\$18,060.00	\$35.00	\$45,150.00
3	EMBANKMENT IN PLACE	CY	406	\$6.00	\$2,436.00	\$22.00	\$8,932.00
4	TYPE 5 AGGREGATE BASE (4" THICK)	SY	3,861	\$6.50	\$25,096.50	\$9.45	\$36,486.45
5	CONCRETE PAVEMENT (7" NON-REINFORCED)	SY	2,769	\$58.00	\$160,602.00	\$63.00	\$174,447.00
6	GEOTEXTILE FABRIC	SY	2,769	\$3.50	\$9,691.50	\$3.00	\$8,307.00
7	CONCRETE SIDEWALK (4" THICK)	SF	9,480	\$5.50	\$52,140.00	\$6.15	\$58,302.00
8	INTEGRAL CONCRETE CURB (6" HEIGHT)	LF	1,365	\$15.00	\$20,475.00	\$20.00	\$27,300.00
9	TRAFFIC CONTROL	LS	1	\$1,000.00	\$1,000.00	\$1,700.00	\$1,700.00
10	MOBILIZATION	LS	1	\$13,871.69	\$13,871.69	\$28,000.00	\$28,000.00
11	PERMANENT PAVEMENT STRIPING, PAINT (4" WHITE)	LF	871	\$0.20	\$174.20	\$3.45	\$3,004.95
12	PERMANENT PAVEMENT STRIPING, PAINT (4" YELLOW)	LF	500	\$0.27	\$135.00	\$3.45	\$1,725.00
13	PERMANENT PAVEMENT STRIPING, PAINT (24" WHITE)	LF	15	\$3.04	\$45.60	\$17.25	\$258.75
14	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$6,000.00	\$6,000.00	\$9,800.00	\$9,800.00
15	REMOVAL OF UNSUITABLE MATERIAL AND BACKFILL	CY	150	\$35.00	\$5,250.00	\$92.00	\$13,800.00
16	MODIFIED SUBGRADE - STRUCTURAL GEOGRID	SY	100	\$10.00	\$1,000.00	\$8.75	\$875.00
17	CLASS "A" UNDERDRAIN	LF	64	\$38.00	\$2,432.00	\$67.25	\$4,304.00
18	15" CLASS III REINFORCED CONCRETE STORM SEWER PIPE	LF	98	\$54.00	\$5,184.00	\$160.00	\$15,360.00
19	STORM SEWER MANHOLE, 48"	EA	1	\$3,000.00	\$3,000.00	\$8,300.00	\$8,300.00
20	REMOVE AND REPLACE DOUBLE CURB INLET WITH STORM SEWER MANHOLE, 72" BASE, 48" RISER	EA	2	\$4,500.00	\$9,000.00	\$11,000.00	\$22,000.00
21	STREET CURB INLET, DOUBLE	EA	2	\$3,000.00	\$6,000.00	\$10,300.00	\$20,600.00
22	CONVERT 4-WAY AREA INLET TO SINGLE CURB INLET	EA	1	\$1,350.00	\$1,350.00	\$4,000.00	\$4,000.00
23	SOD	SY	958	\$8.30	\$7,951.40	\$18.30	\$17,531.40
24	INLET PROTECTION	EA	7	\$200.00	\$1,400.00	\$190.00	\$1,330.00
25	SILT FENCE	LF	803	\$4.00	\$3,212.00	\$5.25	\$4,215.75
26	CONSTRUCTION FENCE	LF	644	\$2.50	\$1,610.00	\$9.75	\$6,279.00
27	LIBRARY LANDSCAPE RESTORATION	LS	1	\$5,000.00	\$5,000.00	\$8,600.00	\$8,600.00
28	DECORATIVE SIGN POST ASSEMBLY AND SIGNS	EA	2	\$950.00	\$1,900.00	\$4,100.00	\$8,200.00
29	A2 JOINT	LF	52	\$10.00	\$520.00	\$21.00	\$1,092.00
	<b>TOTAL BID</b>				<b>\$367,433.89</b>		<b>\$544,100.30</b>

**EXHIBIT A**

**BID FORM**

BID TIME: 10:00am

BID DATE: Tuesday, August 23, 2022

TO: THE CITY OF CHESTERFIELD

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

Main Circle Drive Improvements  
2021-PW-15A

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

The City is requesting unit price proposals for this work, consisting of construction of approximately 680 feet of Main Circle Drive connecting the existing round-a-bout to Veterans Place Drive along with the associated grading, storm sewers, sidewalk, approaches, striping, and restoration..

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

**Bid submitted by:**

Company Name: RV WAGNER, INC.

Address: 4712 GREEN PARK RD

City, State ST LOUIS, MO 63123

Phone number: 314-892-1600 Fax: 314-892-9496

E-mail address: SCOTT@RVWAGNER.COM

Type of Firm: Sole Partnership  Partnership   
Corporation  Other

Officer SCOTT INSERRA

Title PRESIDENT

Signature 

Date 8/23/22

**ITEMIZED BID  
CITY OF CHESTERFIELD  
MAIN CIRCLE DRIVE IMPROVEMENTS  
2021-PW-15A**

BID ITEM	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	STLCO 202.20	REMOVAL OF IMPROVEMENTS	LS	1	\$4,200.00	\$4,200.00
2	STLCO 203	EXCAVATION AND HAUL-OFF	CY	1,290	\$35.00	\$45,150.00
3	STLCO 203	EMBANKMENT IN PLACE	CY	406	\$22.00	\$8,932.00
4	STLCO 304	TYPE 5 AGGREGATE BASE (4" THICK)	SY	3,861	\$9.45	\$36,486.45
5	COC PW-23	CONCRETE PAVEMENT (7" NON-REINFORCED)	SY	2,769	\$63.00	\$174,447.00
6	COC PW-23	GEOTEXTILE FABRIC	SY	2,769	\$3.00	\$8,307.00
7	COC PW-23	CONCRETE SIDEWALK (4" THICK)	SF	9,480	\$6.15	\$58,302.00
8	STLCO 609.20	INTEGRAL CONCRETE CURB (6" HEIGHT)	LF	1,365	\$20.00	\$27,300.00
9	TS 9	TRAFFIC CONTROL	LS	1	\$1,700.00	\$1,700.00
10	STLCO 619	MOBILIZATION	LS	1	\$28,000.00	\$28,000.00
11	STLCO 902	PERMANENT PAVEMENT STRIPING, PAINT (4" WHITE)	LF	871	\$3.45	\$3,004.95
12	STLCO 902	PERMANENT PAVEMENT STRIPING, PAINT (4" YELLOW)	LF	500	\$3.45	\$1,725.00
13	STLCO 902	PERMANENT PAVEMENT STRIPING, PAINT (24" WHITE)	LF	15	\$17.25	\$258.75
14	TS 14	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$9,800.00	\$9,800.00
15	STLCO 203.2.6	REMOVAL OF UNSUITABLE MATERIAL AND BACKFILL	CY	150	\$92.00	\$13,800.00
16	TS 16	MODIFIED SUBGRADE - STRUCTURAL GEOGRID	SY	100	\$8.75	\$875.00
17	TS 17	CLASS "A" UNDERDRAIN	LF	64	\$67.25	\$4,304.00
18	TS 18/MSD	15" CLASS III REINFORCED CONCRETE STORM SEWER PIPE	LF	96	\$160.00	\$15,360.00
19	TS 19/MSD	STORM SEWER MANHOLE, 48"	EA	1	\$8,300.00	\$8,300.00



**ITEMIZED BID  
CITY OF CHESTERFIELD  
MAIN CIRCLE DRIVE IMPROVEMENTS  
2021-PW-15A**

BID ITEM	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
20	TS 20/MSD	REMOVE AND REPLACE DOUBLE CURB INLET WITH STORM SEWER MANHOLE, 72" BASE, 48" RISER	EA	2	\$11,000.00	\$22,000.00
21	TS 21/MSD	STREET CURB INLET, DOUBLE	EA	2	\$10,300.00	\$20,600.00
22	TS 22/MSD	CONVERT 4-WAY AREA INLET TO SINGLE CURB INLET	EA	1	\$4,000.00	\$4,000.00
23	STLCO 803	SOD	SY	958	\$18.30	\$17,531.40
24	TS 24	INLET PROTECTION	EA	7	\$190.00	\$1,330.00
25	TS 25	SILT FENCE	LF	803	\$5.25	\$3,690.75
26	TS 26	CONSTRUCTION FENCE	LF	644	\$9.75	\$6,279.00
27	TS 27	LIBRARY LANDSCAPE RESTORATION	LS	1	\$8,600.00	\$8,600.00
28	TS 28	DECORATIVE SIGN POST ASSEMBLY AND SIGNS	EA	2	\$4,100.00	\$8,200.00
29	TS 29	A2 JOINT	LF	52	\$21.00	\$1,092.00
<b>TOTAL BASE BID</b>						<b>\$529,275.30</b>

Math error  
\$4,215.75

Addition error  
Total Bid = \$544,100.30

## **OTHER LEGISLATION**

### **Proposed Bill No. 3399 – Re-adoption of Procedure for Disclosure of Conflicts –**

This bill represents the annual adoption of the City’s official ordinance which sets forth our procedures for disclosure of Conflicts. This is an annual process, for Council to acknowledge and re-adopt a formal procedure which was originally established by Ordinance No. 605 of the City of Chesterfield as the procedure of the disclosure of conflicts for certain municipal officials. **(Second Reading)**

## **UNFINISHED BUSINESS**

There is no “Unfinished Business” scheduled for action at this meeting.

## **NEW BUSINESS**



**DATE:** July 26, 2022  
**TO:** Michael O. Geisel, City Administrator  
**FROM:** Vickie McGownd, City Clerk *nm*  
**SUBJECT:** Ordinance Re-Adopting the Procedure for Disclosure of Conflicts

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I have attached a draft of an ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials.

This is an annual re-adoption process and once approved, I will send a certified copy of the ordinance to the Missouri Ethics Commission. The deadline for adoption of the ordinance is September 15, 2022 and a certified copy must be submitted within ten days.

Please add this proposed ordinance to the August 1 City Council agenda.

**AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS.**

**WHEREAS**, Missouri Statute 105.485 authorizes the City of Chesterfield to adopt an ordinance which establishes its own method of disclosing potential conflicts of interest; and,

**WHEREAS**, without such an ordinance, each official, officer or employee of the City, and each candidate for office shall be required to file a financial interest statement with the Missouri Ethics Commission, pursuant to subsection 2 of Section 105.485; and,

**WHEREAS**, the City Council originally adopted its own ordinance establishing a method of disclosing potential conflicts of interest with Ordinance No. 605, adopted August 19, 1991 and has renewed the ordinance at least biennially, and often annually, since 1991; and,

**WHEREAS**, the City Council finds it is in the best interest of the public to readopt Ordinance No. 605 as the procedure for disclosure of conflicts of interest for the City of Chesterfield;

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

**Section 1.** The City of Chesterfield hereby formally re-adopts the procedure set out in Ordinance No. 605 as the procedure for disclosure of potential conflicts of interest and substantial interests.

**Section 2.** All requirements as set out in Ordinance No. 605 are to remain in full force and effect.

**Section 3.** The City Clerk is directed to send a certified copy of this Ordinance to the Missouri Ethics Commission prior to September 25, 2022.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

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

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 8/1/2022