



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, November 07, 2022
5:45 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

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

1. Proposed Bill No. 3410 - P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC) – An ordinance amending the Unified Development Code of the City of Chesterfield by combining three (3) acres of land zoned “NU” Non-Urban District and two (2) acres of land zoned “PI” Planned Industrial District into a new five (5) acre “PI” Planned Industrial District located east of Eatherton Road (P.Z. 07-2022 300 N. Eatherton [Follmer Real Estate, LLC] – 18W410071, Part of 18W430190). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

2. Proposed Bill No. 3411 - P.Z. 09-2022 Valley Village (Stock & Associates) – An ordinance repealing City of Chesterfield Ordinance Number 1249 and changing the boundaries of the “C8” Planned Commercial District to “PC” Planned Commercial District for a 10.9-acre tract of land located on the northeast side of Chesterfield Airport Road [P.Z. 09-2022 Valley Village (Stock & Associates), 17V630059]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee moves the petition forward with no recommendation.**

3. Next Meeting – Thursday, November 10, 2022 (5:30pm)

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

1. Next Meeting – Monday, November 14, 2022 (4:00pm) CANCELLED

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

1. Next Meeting – Not yet scheduled

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

- 1. Repeal of Public Health & Safety Policy #7 (Toll Roads – Street Corner Solicitations)** – Recently the City of Chesterfield passed Ordinance 3185 which bans all street corner solicitation and/or toll roads therefore the Public Health & Safety Policy #7 is no longer lawful and needs to be repealed. **(Voice Vote)**
- 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** – Black Salt (1709 Clarkson Road) formerly Missouri Karate Association – 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) Action on liquor license request was held at the September 06, 2022 and October 03, 2022 City Council Meetings.**
- C. Bid Recommendation – 2022 Crack Sealing Project** – Recommendation to accept the low bid, as submitted by STL Sealing and Striping, LLC, and to authorize the City Administrator to enter into an Agreement with STL Sealing and Striping, LLC in the amount of \$100,000. The 2022 Capital Projects Budget contains \$100,000 for crack sealing. **(Roll Call Vote) Department of Public Works recommends approval.**

IV. Other Legislation

- A. Proposed Bill No. 3412 - Lot Split – Gateway Studios** – An ordinance providing for the approval of a Lot Split for Lot 1, a 23.85-acre tract of land being part of Gateway Studios Subdivision, zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. **(First & Second Readings) Department of Planning recommends approval.**

V. Unfinished Business

- A. Pickleball Courts** – Direct staff to prepare plans, estimates, and specifications for construction of Pickleball Courts in Central Park at the

location originally recommended by the Master Plan and Parks Committee and return the developed information to the City Council for review and further direction for the project.

VI. New Business

Mayor Nation has invited Tom Schneider, former Mayor and Councilmember for the City of Florissant, to discuss their experience with the use tax proposal

A. Informational Mailer for TIF

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
Monday, November 07, 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. Strategic Planning Meeting Minutes** – October 18, 2022
 - B. City Council Meeting Minutes** – October 18, 2022
 - C. F&A Committee of the Whole Budget Workshop Minutes** – October 24, 2022
 - D. F&A Committee of the Whole Executive Session Minutes** – October 24, 2022

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, November 10, 2022 – Planning & Public Works (5:30pm)**
 - B. Monday, November 14, 2022 – Planning Commission (7:00pm)**
 - C. Monday, November 21, 2022 – City Council Meeting (7:00pm)**

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

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

1. Proposed Bill No. 3410 - P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC) – An ordinance amending the Unified Development Code of the City of Chesterfield by combining three (3) acres of land zoned “NU” Non-Urban District and two (2) acres of land zoned “PI” Planned Industrial District into a new five (5) acre “PI” Planned Industrial District located east of Eatherton Road (P.Z. 07-2022 300 N. Eatherton [Follmer Real Estate, LLC] – 18W410071, Part of 18W430190). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

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3. Next Meeting – Thursday, November 10, 2022 (5:30pm)

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

1. Next Meeting – Monday, November 14, 2022 (4:00pm) CANCELLED

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

1. Next Meeting – Not yet scheduled

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

1. Repeal of Public Health & Safety Policy #7 (Toll Roads – Street Corner Solicitations) – Recently the City of Chesterfield passed Ordinance 3185 which bans all street corner solicitation and/or toll

roads therefore the Public Health & Safety Policy #7 is no longer lawful and needs to be repealed. **(Voice Vote)**

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X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Liquor License Request – Black Salt (1709 Clarkson Road) formerly Missouri Karate Association – 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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Action on liquor license request was held at the September 06, 2022 and October 03, 2022 City Council Meetings.**
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Department of Public Works recommends approval.**

XI. OTHER LEGISLATION

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Department of Planning recommends approval.**

XII. UNFINISHED BUSINESS

- A. Pickleball Courts – Direct staff to prepare plans, estimates, and specifications for construction of Pickleball Courts in Central Park at the location originally recommended by the Master Plan and Parks Committee, and return the developed information to the City Council for review and further direction for the project.**

XIII. NEW BUSINESS

- A. Informational Mailer for TIF**

XIV. ADJOURNMENT

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AGENDA REVIEW – MONDAY, NOVEMBER 07, 2022 – 5:45 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:45 PM, on Monday, November 07, 2022.**

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

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

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
10/20/2022	1179	KOZENY-WAGNER, INC.	CONSTRUCTION FOR EBERWEIN PARK PROJECT	\$ 256,177.52	137
10/6/2022	49447	METROPOLITAN ST. LOUIS SEWER DISTRICT	16365 LYDIA HILL DR, ACCT #0472321-9	14,162.32	119
10/6/2022	49463	SUMMIT DISTRIBUTING	BEER, BEVERAGES	9,668.90	119
10/13/2022	49504	SITEONE LANDSCAPE SUPPLY HOLDING, LLC	INLET & NOZZLE, SWING JOINT ASSEMBLY, (2) SOCKETS, COUPLINGS, SEALANT, (2) SEED	8,980.81	119
10/20/2022	49524	AMEREN MISSOURI	17925 NORTH OUTER FORTY, CONCESSION D/E, ACCT 5798504112	5,508.10	119
10/20/2022	49525	AMEREN MISSOURI	17925 NORTH OUTER FORTY, CONCESSION B, ACCT# 0153089010	6,685.54	119
10/20/2022	49526	BOEGEMANN MASONRY	LABOR AND MATERIAL FOR PAVILION	5,000.00	119
10/20/2022	49530	G. R. ROBINSON SEED	RYE, 24-0-5 50% RXN, 24-0-5	9,480.00	119
10/20/2022	49560	TURFWERKS	DEBRIS BLOWER	8,796.34	119
10/27/2022	49564	METROPOLITAN ST. LOUIS SEWER DISTRICT	16365 LYDIA HILL DR, ACCT #0472321-9	19,592.57	119
10/27/2022	49568	MISSOURI AMERICAN WATER COMPANY	17925 N OUTER 40, ACCT #1017-210013295212	10,189.28	119
10/27/2022	49570	MISSOURI AMERICAN WATER COMPANY	16365 LYDIA HILL DR, ACCT #1017-210013295038	10,520.16	119
10/6/2022	67733	BENDPAK, INC.	PARTS WASHER CABINET	6,706.00	001
10/6/2022	67736	ENERGY PETROLEUM CO.	7,124 GALLONS OF MID RFG GASOLINE 89 OCT, 7,146 GALLONS OF #2 DIESEL ULS, 6,942 GALLONS OF MID RFG GASOLINE 89 OCT	77,722.33	001
10/6/2022	67739	GEOTECHNOLOGY INC.	2022 CONSTRUCTION AND INSPECTION TESTING SERVICES	13,226.79	120
10/6/2022	67756	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	9,306.32	120
10/6/2022	67761	SPIRE ENERGY	690 CHESTERFIELD PKWY W-3433311000	5,497.80	001
10/6/2022	67763	THE HARTFORD-PRIORITY ACCOUNTS	OCT 2022 LIFE, LONG & SHORT TERM DIS, ACC & CRITICAL ILL INSURANCE	13,459.50	001
10/6/2022	67765	TOPE INC	15656 DRESDEN LAKE - SEWER REPAIR	7,163.00	110
10/12/2022	67771	ARMSTRONG TEASDALE LLP	CHESTERFIELD MALL REDEVELOPMENT PROJECT, WILDHORSE VILLAGE, LP	8,220.89	001
10/13/2022	67795	AUTOMOTIVE TECHNOLOGY INC	TWO POST VEHICLE LIFT	5,420.00	001
10/13/2022	67796	BAGLEY'S POWER EQUIPMENT LLC	SICKLE BAR EQUIPMENT	11,270.00	001
10/13/2022	67810	LAMKE TRENCHING & EXCAVATING, INC.	2022 SELECTIVE SLAB REPLACEMENT PROJECTS A & B	285,521.10	120
10/20/2022	67830	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	16,705.16	001
10/20/2022	67832	AUTOMOTIVE & TRAILER II LLC	RELEASE OF LANDSCAPE AND TREE PRESERVATION SURETIES - NW TIRE	11,585.00	808
10/20/2022	67842	DELTA DENTAL OF MISSOURI	NOVEMBER 2022 DENTAL INSURANCE PREMIUMS HIGH & LOW OPTIONS	13,533.28	001
10/20/2022	67847	GEOTECHNOLOGY INC.	2022 CONSTRUCTION AND INSPECTION TESTING SERVICES	13,087.34	120
10/20/2022	67853	HORNER & SHIFRIN INC.	CONSTRUCTION ENGINEERING FOR EBERWEIN PARK	17,773.13	120
10/20/2022	67872	MOHAWK LIFTS LLC	TRUCK LIFT, SMALL TIRE CHANGER	47,526.95	001
10/20/2022	67874	N.B. WEST CONTRACTING CO.	2022 SCHOETTLER ROAD ASPHALT OVERLAY	45,866.27	120
10/20/2022	67877	PECKHAM GUYTON ALBERS & VIETS, INC	PROFESSIONAL SERVICES REDEVELOPMENT PLANNING-THROUGH 9/24/22	9,865.00	001
10/20/2022	67889	TOPE INC	95 LA GORCE - SEWER REPAIR	6,415.00	110
10/27/2022	67911	E. MEIER CONTRACTING, INC.	2022 SIDEWALK REPLACEMENT PROJECT A	155,985.06	120
10/27/2022	67928	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	19,606.86	120
10/27/2022	67935	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	NOVEMBER 2022 HEALTH INSURANCE PREMIUMS	203,213.66	001
10/27/2022	67936	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	POLICE COMMUNICATIONS	17,354.52	121
10/27/2022	67941	WILDHORSE VILLAGE LP	BURKHARDT RD PAVING & SIDEWALK	161,107.39	810
10/27/2022	67946	THE BACKSTOPPERS INC.	2022 DISTRIBUTION TO BACKSTOPPERS	43,106.01	001
				<u>\$ 1,591,005.90</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director

Fund Legend

General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Am Rescue Plan Act	137
Trust & Agency	808
TGA Trust Fund	810





RECORD OF PROCEEDING

STRATEGIC PLANNING MEETING CITY HALL CONFERENCE ROOM 101 OCTOBER 18, 2022

The meeting began at approximately 5:30 p.m.

The following elected officials were in attendance:

PRESENT

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

ABSENT

Councilmember Michael Moore

Also in attendance were Beth Quindry from Shockey Consulting; City Administrator Mike Geisel; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Chief of Police Ray Johnson; Director of Finance Jeannette Kelly; Director of Information Technology Matt Haug; Director of Parks, Recreation and Arts Thomas McCarthy; and City Clerk Vickie McGownd. In addition, approximately 6 other attendees were present.

STRATEGIC PLANNING

Beth Quindry, Shockey Consulting, gave a brief presentation including an overview of the strategic planning process thus far.

There was discussion relative to the Strategic Plan draft document that was provided prior to the meeting.

Director Eckrich indicated that he would work with Beth Quindry, Shockey Consulting, to incorporate proposed modifications. Once complete, the final Strategic Plan will be submitted to City Council for approval.

The meeting ended at approximately 6:30 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie McGownd
City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

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

OCTOBER 18, 2022

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

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Michael Moore

APPROVAL OF MINUTES

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

INTRODUCTORY REMARKS

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

COMMUNICATIONS AND PETITIONS

Ms. Stacey Adams, 704 Cooper Way Drive, was available to answer questions relative to Bill No. 3408 (Record Plat – Wild Horse Bluffs) and Bill No. 3409 (Record Plat – Wildhorse Village, Lot 1).

Ms. Megan Huetner, 1747 Connemara Drive, Manchester, spoke in support of Parkway School District Proposition S.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3402 Repeals City of Chesterfield Ordinance Number 2105 and changes the boundaries of the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 22.78-acre tract of land located on the north side of Outer 40 Road [P.Z. 05-2022 Gateway Golf Center **(Second Reading) Planning Commission recommends approval with the requested setback modifications. Planning & Public Works Committee recommends approval, as amended. Additional amendments approved at First Reading of Council**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3402, as amended. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3402 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3402 with the following results: Ayes – McGuinness, Monachella, Hurt, Mastorakos, Wahl, Hansen and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3402 approved, passed it and it became **ORDINANCE NO. 3204.**

Bill No. 3403 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 34.02-acre tract of land located on the north side of Outer 40 Road **(Second Reading)**

Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Additional amendments approved at First Reading of Council

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3403, as amended. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3403 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3403 with the following results: Ayes – Hurt, Monachella, Wahl, Hansen, Budoor, McGuinness and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3403 approved, passed it and it became **ORDINANCE NO. 3205**.

Bill No. 3404 Amends 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 13.02-acre tract of land located on the south side of Interstate 64, north of Chesterfield Airport Road and east of Long Road **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3404. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3404 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3404 with the following results: Ayes – Monachella, Budoor, Mastorakos, Hurt, Wahl, McGuinness and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3404 approved, passed it and it became **ORDINANCE NO. 3206**.

Bill No. 3406 Establishes five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3406. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3406 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3406 with the following results: Ayes – Budoor, McGuinness, Hurt, Monachella, Wahl, Hansen and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3406 approved, passed it and it became **ORDINANCE NO. 3207**.

Bill No. 3407 Establishes an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri. **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3407. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3407 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3407 with the following results: Ayes – McGuinness, Budoor, Hansen, Hurt, Mastorakos, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3407 approved, passed it and it became **ORDINANCE NO. 3208**.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, October 20, at 5:00 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, October 24, at 5:00 p.m., as a Committee of the Whole.

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 this Committee met on October 17, and action items from that meeting will be included on the next City Council agenda.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that El Salto, located at 955 Chesterfield Center – formerly Chili’s, has requested a new liquor license to sell all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Monachella made a motion, seconded by Councilmember Wahl, to approve issuance of a new liquor license to El Salto. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for Logan Park Improvements. Based upon review of information provided by Assistant Director of Parks, Recreation and Arts Steve Jarvis, Mr. Geisel joined with him in recommending approval for acceptance of the low bid for Logan Park Improvements as submitted by Bombshell Construction, and authorization for the City Administrator to enter into a contract in an amount not to exceed \$893,200. Councilmember Hurt made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call

vote was taken with the following results: Ayes – Hurt, Monachella, Wahl, McGuinness, Budoor, Mastorakos and Hansen. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3408 Provides for the approval of a Record Plat and Escrow Agreements for Wild Horse Bluffs, a 4.9-acre tract of land zoned E-1AC Estate District with a Wildhorse Creek Road Overlay District located on the north side of Wildhorse Creek Road and west of Long Road **(First & Second Readings) Planning Commission recommends approval**

Bill No. 3409 Provides for the approval of a Record Plat and Escrow Agreements for Lot 1 of Wildhorse Village, an 8.7-acre tract of land zoned PC&R Planned Commercial and Residence District located both east of Burkhardt Place and south of Wild Horse Creek Road **(First & Second Readings) Planning Commission recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill Nos. 3408 and 3409. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3408 and 3409 were read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3408 with the following results: Ayes – McGuinness, Monachella, Mastorakos, Budoor, Wahl, Hurt and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3408 approved, passed it and it became **ORDINANCE NO. 3209**.

A roll call vote was taken for the passage and approval of Bill No. 3409 with the following results: Ayes – Hansen, Hurt, McGuinness, Monachella, Wahl, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3409 approved, passed it and it became **ORDINANCE NO. 3210**.

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 7:26 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



**Finance and Administration Committee of the Whole
Record of Proceeding
October 24, 2022**

The Finance and Administration Committee of the Whole met on October 24, 2022. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Aaron Wahl, Ward II; Council Committee Member Michael Moore, Ward III; Council Committee Member Gary Budoor, Ward IV; City Administrator Mike Geisel and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Merrell Hansen, Ward IV; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Police Chief Ray Johnson; Director of Parks, Recreation and Arts Thomas McCarthy; Director of Information Technology Matt Haug; Captain Cheryl Funkhouser; Detective Clayton McGee; Asst. to City Administrator/Deputy City Clerk Molly Taylor and City Clerk Vickie McGownd.

Chairperson Barbara McGuinness called the meeting to order at 5:00 p.m.

Approval of Minutes

Chairperson McGuinness asked if there were any comments or changes to the October 10, 2022 Finance & Administration Committee of the Whole minutes. Hearing none, Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the October 10, 2022 Finance & Administration Committee of the Whole minutes. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

Merit Pool

City Administrator Mike Geisel briefly summarized the merit pool distribution process. Discussion ensued pertaining to various topics including the City's ongoing revenue challenges as well as employee attraction and retention.

Councilmember McGuinness made a motion to set the merit pool at 6%. The motion failed due to lack of a second.

Councilmember Wahl made a motion, seconded by Councilmember Moore, to set the merit pool at 7.5%. Discussion ensued. Councilmember Hansen made a motion to amend, seconded by Councilmember Mastorakos, to set the merit pool at 8%. Discussion

ensued. A roll call vote was taken on the motion to amend, with the following results: Ayes – Moore, Mastorakos, Hansen and Budoor. Nays – McGuinness, Hurt, Monachella and Wahl. Mayor Nation voted “Aye” to break the tie and the motion to amend was declared passed.

A roll call vote was taken on the amended motion to set the merit pool at 8%, with the following results: Ayes – Wahl, Budoor, Hansen, Moore, Mastorakos and Monachella. Nays – Hurt and McGuinness. The amended motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to go into Executive Session (closed session), pursuant to RSMo 610.021(9) for the purpose of discussing preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups. A roll call vote was taken with the following results: Ayes – Wahl, Hurt, Hansen, Budoor, Monachella, Mastorakos, McGuinness and Moore. Nays – None. The motion was declared passed.

[The Finance & Administration Committee of the Whole entered into Executive Session at 6:10 p.m.]

[The Finance & Administration Committee of the Whole ended its Executive Session and resumed the Committee of the Whole meeting at 6:51 p.m.]

Draft Budget Proposal Review

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to recommend the proposed FY2023 Budget for approval. A roll call vote was taken with the following results: Ayes – Monachella, Wahl, Hansen, Budoor, Hurt, Mastorakos and Moore. Nays – McGuinness. The motion was declared passed.

Adjournment

The meeting was adjourned at 6:53 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie McGownd
City Clerk

APPROVED: _____



**CITY OF CHESTERFIELD
FINANCE AND ADMINISTRATION
COMMITTEE OF THE WHOLE MEETING**

**MONDAY, OCTOBER 24, 2022
CONFERENCE ROOM 102-103
5:00 P.M**

I. APPROVAL OF MINUTES

**A. F&A Committee of The Whole Minutes – October 10,
2022**

II. BUDGET WORKSHOP #2

- A. Merit Pool Discussion**
- B. Draft Budget Proposal review**
- C. Executive Session –**
 - i. Contract Compensation concerns**

III. ADJOURNMENT

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE F&A COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

Finance Committee of the Whole
2023 Budget Discussion
Budget Workshop #2 – 10/24



Preliminary Budget Review

- Request for additional police officer,
 - total cost fully offset
- Review 4 major funds
 - General
 - Parks
 - Capital
 - Public Safety
- Discuss Merit Increase budget
- Identify issues & concerns

NEW PERSONNEL

PUBLIC HEALTH AND SAFETY COMMITTEE ACTION 2022-8-22

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 Fusion 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.

2023 Budget Assumptions

Revenues

- 1% increase above 2022 Estimate
- Sales Tax
- Utility Tax Electric
- Utility Tax Gas
- Utility Tax Water
- Road and Bridge Tax

- Gas Tax
 - 2.5 cent increase each October for the next 4 years

- Utility Tax Telephone
 - 5% decrease based on historical trend

- Franchise Fees
 - 4% decrease based on historical trend

Expenditures

- Health, dental, life and disability insurance increase 5%
 - effective 7/1
- Work Comp Rate increase 15%
 - effective 7/1
- General Liability and Property insurance increase 10%
 - effective 7/1

- *Merit increases not yet included in this budget for non-FOP employees*

- *1 additional Police Officer included in headcount, approved by PH&S*



2023 DRAFT Budget Summary

- Net Revenue over Expenditures of **\$2,543,793**
- General Fund \$1,333,147 Revenues exceed Expenditures
- Parks Fund \$1,204,930 Revenues exceed Expenditures
- Public Safety Fund \$0 Revenues = Expenditures (by Fund definition)
- Capital Projects Fund \$26,713 Revenues exceed Expenditures
- The 2023 budget submission includes contracted compensation step increases for FOP Officers & Sergeants
- Merit pool for NON-FOP employees NOT YET DETERMINED
- Expenditures of \$21k related to the restricted Public Safety Fund is included

**CITY OF CHESTERFIELD
REVENUE (WITHOUT TRANSFERS AND GRANTS)**

Fund	2020 Amended Budget Revenues	2021 Amended Budget Revenues	2022 Adopted Budget Revenues	2022 Amended Budget Revenues	2023 Proposed Budget Revenues
General	21,219,718	20,024,890	20,172,355	20,182,655	21,185,945
Parks	8,890,046	8,617,811	8,620,160	8,620,160	8,948,040
Capital	5,679,178	5,422,596	5,502,900	5,502,900	6,060,000
Public Safety	3,680,947	3,550,495	3,613,206	3,673,206	4,009,878
TOTAL	39,469,889	37,615,792	37,908,621	37,978,921	40,203,863



DRAFT Budget Summary

CITY OF CHESTERFIELD REVENUE AND EXPENDITURES (WITHOUT TRANSFERS)

Fund	2022 ADOPTED BUDGET		2023 PROPOSED BUDGET		2022 VS. 2023	
	Revenue	Expenditures	Revenue	Expenditures	Revenue	Expenditures
General	20,172,355	(11,099,636)	21,185,945	(11,350,255)	1,013,590	(250,619)
Parks	9,145,160	(8,391,881)	9,698,040	(8,493,110)	552,880	(101,229)
Capital	5,557,900	(5,426,171)	6,115,000	(6,088,287)	557,100	(662,116)
Public Safety	3,613,206	(12,065,794)	4,009,878	(12,533,418)	396,672	(467,624)
TOTAL	38,488,621	(36,983,482)	41,008,863	(38,465,070)	2,520,242	(1,481,588)
NET REVENUE		1,505,139		2,543,793		1,038,654

General Fund

Reserves

11,900,960
61%

13,328,002
67%

2023 Proposed Budget does not include Merit Increases for Non-FOP employees

Scheduled & Planned Effective Debt Service

Scheduled Debt Service:

	Principal & Interest		
	General Fund - Land Acquisition	Parks Sales Tax Fund	Total Scheduled Debt Service
2023	1,073,625	3,374,028	4,447,653
2024	1,003,025	3,446,128	4,449,153
2025	768,625	3,525,928	4,294,553
2026	546,312	1,361,591	1,907,903
2027	550,863	1,363,040	1,913,903
2028	551,299	1,365,736	1,917,035
2029	172,038	1,397,337	1,569,375
	4,665,787	15,833,786	
	TOTAL	20,499,573	

Effective Debt Service:

	Principal & Interest		
	General Fund - Land Acquisition	Parks Sales Tax Fund	Total Scheduled Debt Service
2023	589,453	1,314,027	1,903,481
2024	589,453	1,314,027	1,903,481
2025	589,453	1,314,027	1,903,481
2026	544,221	1,291,851	1,836,072
2027	544,221	1,291,851	1,836,072
2028	544,221	1,291,851	1,836,072
2029	-	1,291,852	1,291,852
	3,401,023	9,109,487	
	TOTAL	12,510,510	

- \$6.9 million in Prepaid Debt Reserve as of 12/31/2022
- Effective Debt Schedule includes \$1M in 2023
- Parks debt service effectively reduced from \$3.4M to \$1.3M in 2023

GENERAL FUND



General Fund FUND RESERVES ESTIMATE (AS SUBMITTED)

12/31/2022 FUND BALANCE (ESTIMATED)	\$11,994,855
2023 NET ACTIVITY	<u>\$ 1,333,147</u>
PROJECTED 12/31/2023 GENERAL FUND – FUND RESERVES (UNRESTRICTED)	\$13,328,002
40% RESERVE REQUIREMENT (\$19,852,798 * .40)	<u>(\$7,941,119)</u>
TOTAL AVAILABLE ABOVE 40% REQUIREMENT	\$ 5,386,883

Note: This is prior to impact of a merit pool increase for non-FOP employees.



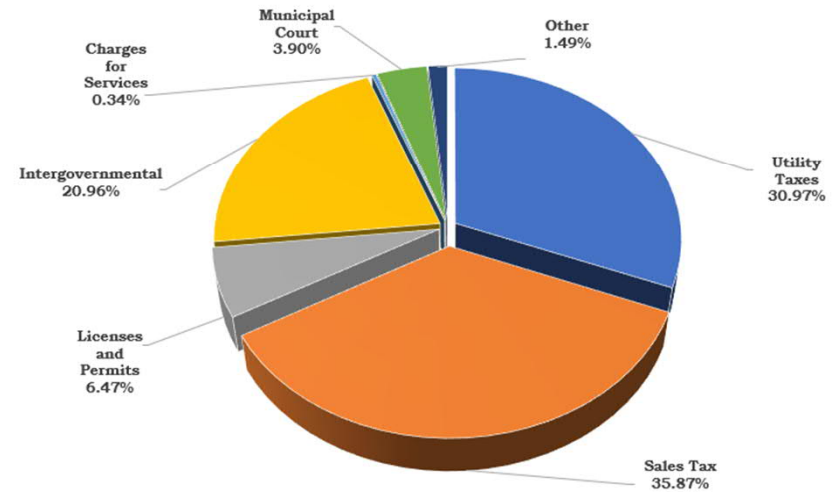
GENERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)	Increase/(Decrease) 2023 Budget vs 2022 Projected	
FUND BALANCE, JANUARY 1	\$ 10,648,380	\$ 10,049,646	\$ 11,487,049	\$ 11,994,855		
REVENUES:						
Sales Tax	\$6,447,574	\$7,516,503	\$7,525,000	\$7,600,250	\$75,250	1.0%
Utility Taxes	6,344,049	6,551,257	6,540,000	6,561,900	\$21,900	0.3%
Intergovernmental	3,994,013	4,279,837	4,307,000	4,441,350	\$134,350	3.1%
Licenses and Permits	1,426,233	1,430,736	1,430,445	1,369,870	(\$60,575)	-4.2%
Charges for Services	120,575	143,147	111,152	120,994	\$9,842	8.9%
Court Receipts	523,107	740,150	776,500	776,500	\$0	0.0%
Other Revenues	344,085	549,025	378,132	315,081	(\$63,051)	-16.7%
TOTAL REVENUE	\$ 19,199,636	\$ 21,210,654	\$ 21,068,229	\$ 21,185,945	\$ 117,716	0.6%
EXPENDITURES:						
Executive & Legislative	\$66,223	\$69,565	\$70,644	\$75,213	\$4,569	6.5%
Department of Administration						
City Administrator	448,265	460,817	482,362	540,119	\$57,757	12.0%
Finance	584,308	591,297	665,968	666,972	\$1,004	0.2%
Information Technology	836,569	843,546	1,106,695	1,044,708	(\$61,987)	-5.6%
Courts	267,425	273,289	289,271	256,059	(\$33,212)	-11.5%
Central Services	1,242,747	1,222,295	1,422,748	1,383,879	(\$38,869)	-2.7%
Customer Service	65,546	70,385	84,076	87,236	\$3,160	3.8%
Public Services						
Planning and Development	714,779	743,177	814,107	858,675	\$44,568	5.5%
Public Works	4,913,907	5,077,876	5,998,892	6,057,313	\$58,421	1.0%
Capital Items for All Departments	310,532	230,498	454,170	274,800	(\$179,370)	-39.5%
TOTAL EXPENDITURES	\$ 9,450,301	\$ 9,582,745	\$ 11,388,933	\$ 11,244,974	\$ (143,959)	-1.3%
TRANSFERS TO / (FROM) OTHER FUNDS	10,348,068 [¶]	10,190,507 [¶]	9,171,490	8,607,824	(563,666)	-6.1%
TOTAL EXPENDITURES AND TRANSFERS	\$ 19,798,370	\$ 19,773,252	\$ 20,560,423	\$ 19,852,798	\$ (707,625)	-3.4%
% of Annual Budget Spent based on hist 96%						
		Est. Ann. Savings				
Net Change in Fund Balance	(598,733)	1,437,402	507,806	1,333,147		
FUND BALANCE, DECEMBER 31	<u>\$ 10,049,646</u>	<u>\$ 11,487,049</u>	<u>\$ 11,994,855</u>	<u>\$ 13,328,002</u>		
40% GENERAL FUND RESERVE POLICY REQUIREMENT			\$ 8,224,169	\$ 7,941,119		



GENERAL FUND REVENUES BY SOURCE

	Actual 2020	Actual 2021	Projected 2022	Proposed 2023	% Change 2022 to 2023	% of Total
Utility Taxes	\$ 6,344,049	\$ 6,551,257	\$ 6,540,000	\$ 6,561,900	0.33%	30.97%
Sales Tax	6,447,574	7,516,503	7,525,000	7,600,250	1.00%	35.87%
Licenses and Permits	1,426,233	1,430,736	1,430,445	1,369,870	-4.23%	6.47%
Intergovernmental	3,994,013	4,279,837	4,307,000	4,441,350	3.12%	20.96%
Charges for Services	85,575	100,937	66,500	72,100	8.42%	0.34%
Municipal Court	558,107	782,360	821,152	825,394	0.52%	3.90%
Other	344,085	549,025	378,132	315,081	-16.67%	1.49%
TOTAL	\$19,199,636	\$21,210,654	\$21,068,229	\$21,185,945	0.56%	





GENERAL FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>INFORMATION TECHNOLOGY</u>			
	Large Format Plotter/Printer replacement	\$ 25,000	
	CORE - Network Switch	15,000	
	Replacement Server for Parks	15,000	
	Wireless AP Upgrades	5,000	\$ 60,000
<u>PUBLIC WORKS</u>			
Street Maintenance	Skid Steer S-257	\$ 42,000	
	Skid Steer Planer Attachment ML-11	16,500	
	Truck Mounted Tank with Pump S231	15,000	
	Concrete Screed SC4	14,000	
	Equipment Trailer S306	11,900	
	Pressure Washer S236	8,000	\$ 107,400
Vehicle Maintenance	1/2 Ton Truck replace E-13	\$ 32,000	
	SUV to relace CA4	28,000	\$ 60,000
Facility Maintenance	PMF Building Controls Upgrade	\$ 16,500	
	Water Heater at CVAC Concession Stand F	12,500	
	City Hall Window Repairs	12,000	
	Central Park Restroom Unit Heaters (2)	6,400	\$ 47,400
TOTAL CAPITAL EXPENDITURES			\$ 274,800

PARKS FUND



Parks Fund
FUND RESERVES ESTIMATE
(AS SUBMITTED)

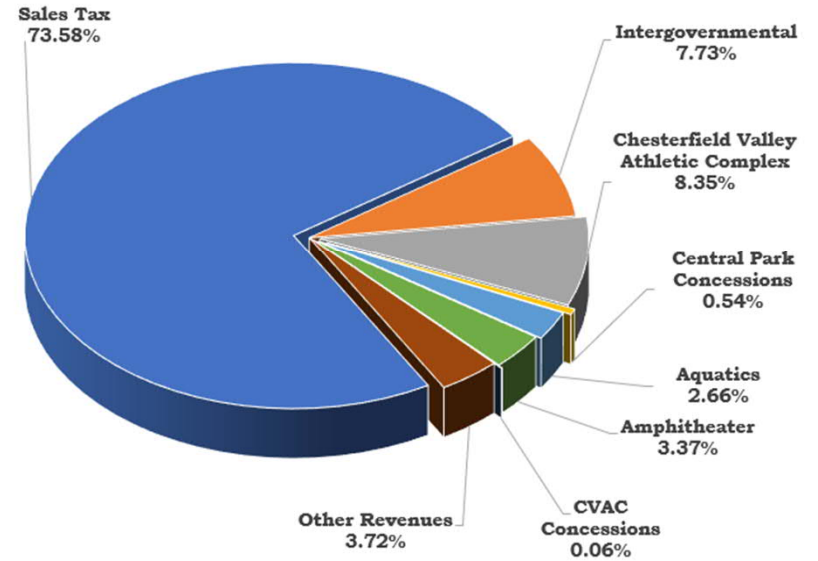
12/31/2022 FUND BALANCE (ESTIMATED)	\$ 983,714
2023 NET ACTIVITY	<u>\$ 1,204,930</u>
PROJECTED 12/31/2023 PARKS FUND - FUND RESERVES	\$ 2,188,644
RESTRICTED as of 12/31/2023 FOR SYNTHETIC FIELD REPLACEMENT	\$ 500,000
UNRESTRICTED PARKS FUND RESERVES	\$ 1,688,644

Note: This is prior to impact of a merit pool increase for non-FOP employees.



PARKS SALES TAX FUND REVENUES BY SOURCE

	Actual 2020	Actual 2021	Projected 2022	Proposed 2023	% Change 2022 to 2023	% of Total
Sales Tax	\$ 5,843,589	\$ 6,907,181	\$ 7,065,000	\$ 7,135,650	1.00%	73.58%
Intergovernmental (Grants)	201,963	6,400	300,000	750,000	150.00%	7.73%
Chesterfield Valley Athletic Complex	23,013	465,596	680,773	810,000	18.98%	8.35%
Central Park Concessions	98	53,568	50,876	52,000	2.21%	0.54%
Aquatics	(18)	257,020	245,097	257,600	5.10%	2.66%
Amphitheater	1,832	518,184	285,000	327,000	14.74%	3.37%
CVAC Concessions	30,402	426,454	445,647	5,500	-98.77%	0.06%
Other Revenues	227,357	517,904	397,848	360,290	-9.44%	3.72%
TOTAL	\$6,328,235	\$9,152,308	\$9,470,241	\$9,698,040	2.41%	



Due to the Pandemic in 2020, the Parks facilities were closed per St. Louis County mandates.
 The Chesterfield Valley Athletic Complex (CVAC) was briefly opened (within County restrictions) in the fall.



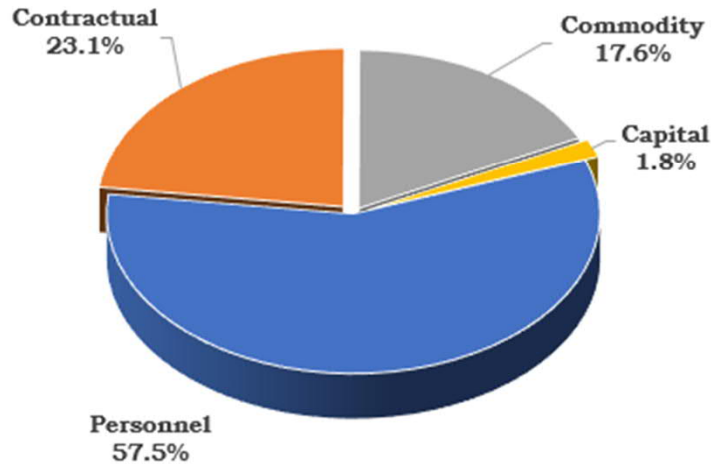
PARKS FUND STATEMENT OF REVENUES AND EXPENDITURES

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)	Increase/(Decrease) 2023 Budget vs 2022 Projected
FUND BALANCE, JANUARY 1	\$ 2,325,576	\$ 1,545,482	\$ 2,407,472	\$ 983,714	
REVENUES:					
Sales Tax	\$5,843,589	\$6,907,181	\$7,065,000	\$7,135,650	\$70,650 1.0%
Intergovernmental	201,963	6,400	300,000	750,000	\$450,000
Charges for Services	255,067	2,210,479	2,048,976	1,757,000	(\$231,976) -14.2%
Other Revenues	27,616	28,247	56,265	55,390	(\$875) -1.6%
TOTAL REVENUE	\$ 6,328,235	\$ 9,152,308	\$ 9,470,241	\$ 9,698,040	\$ 227,799 2.4%
EXPENDITURES:					
Parks Department					
Parks and Recreation	\$2,955,875	\$3,787,596	\$7,339,118	\$4,867,673	(\$2,471,445) -33.7%
Arts and Entertainment	196,025	540,720	636,172	711,379	\$75,207 11.8%
Aquatics	70,424	346,659	412,511	391,355	(\$21,156) -5.1%
CVAC Concession	85,423	323,582	375,211	3,750	(\$371,461) -99.0%
Central Park Concession	-	69,493	75,361	76,239	\$878 1.2%
Sports and Wellness	-	332,888	408,930	518,164	\$109,234 26.7%
Capital Items for All Departments	972,490	74,385	383,152	122,500	(\$260,652) -68.0%
TOTAL EXPENDITURES	\$ 4,280,237	\$ 5,475,323	\$ 9,630,455	\$ 6,691,060	\$ (2,939,395) -30.5%
TRANSFERS TO / (FROM) OTHER FUNDS	2,678,092	2,714,994	\$1,163,544	1,802,050	\$638,506 54.9%
TOTAL EXPENDITURES AND TRANSFERS	\$ 6,958,329	\$ 8,190,318	\$10,793,999	\$ 8,493,110	\$ (2,300,889) -21.3%
Net Change in Fund Balance	(630,094)	961,990	(1,323,758)	1,204,930	
Contribution to Restricted Fund - Synthetic Field Replacement	(150,000)	(100,000)	(100,000)	(150,000)	
FUND BALANCE, DECEMBER 31	\$ 1,545,482	\$ 2,407,472	\$ 983,714	\$ 2,188,644	
Restricted Funds - Synthetic Field Replacement - \$350,000 as of 12/31/2022					

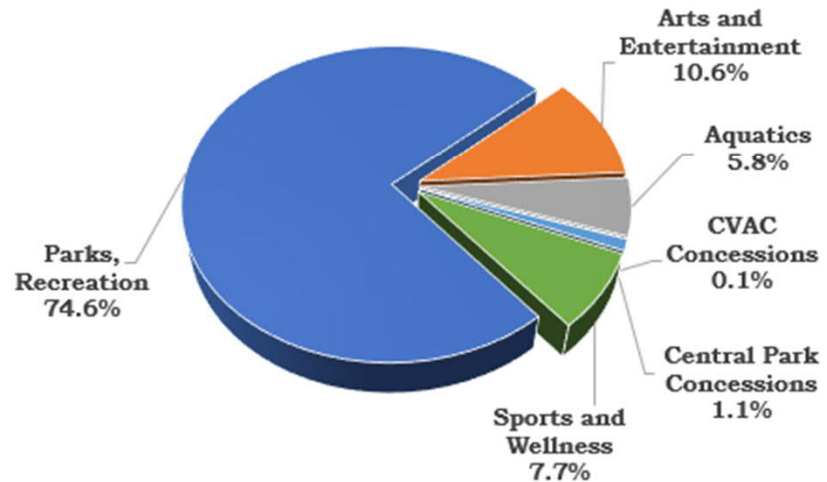
PARKS, RECREATION AND ARTS APPROPRIATIONS

Division	Personnel	Contractual	Commodity	Capital	Division Total
Parks, Recreation	\$2,937,568	\$1,287,305	\$642,800	\$122,500	\$4,990,173
Arts and Entertainment	\$251,181	\$146,348	\$313,850	\$0	\$711,379
Aquatics	\$269,095	\$66,210	\$56,050	\$0	\$391,355
CVAC Concessions	\$0	\$3,750	\$0	\$0	\$3,750
Central Park Concessions	\$48,239	\$5,500	\$22,500	\$0	\$76,239
Sports and Wellness	\$343,396	\$34,518	\$140,250	\$0	\$518,164
TOTAL	\$3,849,479	\$1,543,631	\$1,175,450	\$122,500	\$6,691,060
	57.5%	23.1%	17.6%	1.8%	

By Element:



By Division:





PARKS SALES TAX FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>PARKS AND RECREATION</u>			
Parks Maintenance	Tractor replacment (PK204)	\$ 60,000	
	Fence for Central Park Maintenance Yard	40,000	
	Fence for Logan Park Playground	15,000	
	Utility Cart replacement (PK275)	7,500	\$ 122,500
TOTAL CAPITAL EXPENDITURES			\$ 122,500

CAPITAL PROJECTS FUND



CAPITAL IMPROVEMENTS FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)
FUND BALANCE, JANUARY 1	\$ 680,939	\$ 247,996	\$ 2,237,356	\$ 1,357,886
REVENUES:				
Sales Tax	\$4,966,930	\$5,871,160	\$6,000,000	\$6,060,000
Other Revenues	63,599	157,052	312,328	55,000
TOTAL REVENUE	\$ 5,030,529	\$ 6,028,213	\$ 6,312,328	\$ 6,115,000
EXPENDITURES:				
Public Services				
Public Works	851,683	865,588	1,033,798	607,287
Capital Items	5,507,675	4,019,198	6,433,000	5,481,000
TOTAL EXPENDITURES	\$ 6,359,359	\$ 4,884,786	\$ 7,466,798	\$ 6,088,287
TRANSFERS TO / (FROM) OTHER FUNDS	(895,885)	(845,934)	(275,000)	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 5,463,473	\$ 4,038,852	\$ 7,191,798	\$ 6,088,287
Net Change in Fund Balance	(432,944)	1,989,360	(879,470)	26,713
FUND BALANCE, DECEMBER 31	<u>\$ 247,996</u>	<u>\$ 2,237,356</u>	<u>\$ 1,357,886</u>	<u>\$ 1,384,599</u>

ARPA FUND



ARPA FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2020 ACTUAL (AUDITED)	2021 ACTUAL (AUDITED)	2022 PROJECTED	2023 BUDGET (PROPOSED)	FORECAST 2024
FUND BALANCE, JANUARY 1	\$ -	\$ -	\$ 3,416	\$ 3,416	\$ 3,416
REVENUES:					
Intergovernmental	\$0	\$2,055,100	\$4,432,480	\$2,818,697	\$325,000
Other Revenues	-	3,417	-	-	-
TOTAL REVENUE	\$ -	\$ 2,058,517	\$ 4,432,480	\$ 2,818,697	\$ 325,000
EXPENDITURES:					
Department of Administration					
Information Technology	-	12,500	-	-	-
Police Department	-	-	110,715	-	-
Public Services					
Public Works	-	-	140,000	170,000	170,000
Capital Improvements	-	-	-	-	-
Parks Department					
Parks and Recreation	-	20,233	302,873	332,127	-
Arts and Entertainment	-	7,798	44,063	850,000	-
Aquatics	-	-	25,000	-	-
Sports and Wellness	-	-	500,000	-	-
Capital Items for All Departments	-	13,913	2,309,794	466,570	155,000
TOTAL EXPENDITURES	\$ -	\$ 54,444	\$ 3,432,445	\$ 1,818,697	\$ 325,000
TRANSFERS TO / (FROM) OTHER FUNDS	-	2,000,656	1,000,035	1,000,000	-
TOTAL EXPENDITURES AND TRANSFERS	\$ -	\$ 2,055,100	\$ 4,432,480	\$ 2,818,697	\$ 325,000
Net Change in Fund Balance	-	3,416	-	-	-
FUND BALANCE, DECEMBER 31	<u>\$ -</u>	<u>\$ 3,416</u>	<u>\$ 3,416</u>	<u>\$ 3,416</u>	<u>\$ 3,416</u>
<p>\$2,741,141 deferred revenue as of 12/31/2021. Per Guidelines we recognize revenue as expenditures are incurred.</p>					



ARPA FUND
DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>PUBLIC WORKS</u>			
Facility Maintenance	City Hall Carpet	\$ 240,000	
	Window repair & treatments (Multipurpose Room)	40,000	
	Parks Maint. Fac. AHU-1 Electrical Heating Element	14,000	
	Repair City Hall Fire Suppression System	12,000	\$ 306,000
<u>PARKS AND RECREATION</u>			
Parks Maintenance	Pickle ball courts (6)	\$ 300,000	
	Track Loader Skid Steer	66,000	
	Archery range (6-8 bays)	32,127	
	Skid Steer Brush Cutter (reservoirs/channels)	15,000	
	Walk Behind Mower (PK225)	8,000	
	Park Trailer replacement	5,835	\$ 426,962
Arts and Entertainment	New Restroom/Concessions at Central Park	\$ 450,000	
	Back of House Enhancements	375,000	
	Back of House Furniture	20,000	
	Bistro Lighting restroom plaza	10,000	
	Sound System for Entertainment Plaza	5,000	
	Tables for Entertainment Plaza	5,000	\$ 865,000
<u>PUBLIC SAFETY</u>			
	Police Interview Room CCTV Equipment	\$ 25,735	
		-	\$ 25,735
TOTAL CAPITAL EXPENDITURES			\$ 1,623,697

ARPA STRATEGY - UPDATE 10/6/2022

98.3%	Total Planned	First Year			Second Year			Third Year			Fourth Year
77.1%	Expenditure	2021	SPENT/COMMITTED	Available	2022	SPENT/COMMITTED	Available	2023	SPENT/COMMITTED	Available	2024
Fund Public Safety Labor costs	\$4,000,656	\$2,000,656	\$2,000,656	\$0	\$1,000,000	\$1,000,036	(\$36)	\$1,000,000			
Hazard Premium Pay Officers/Sergeants (1%)	\$71,737				\$71,737	\$66,225	\$5,512				
Workout Equipment/Fitness Center	\$10,000				\$10,000	\$10,945	(\$945)				
Load Bearing Vests	\$35,625	\$35,625	\$33,543	\$2,082							
CCTV Equipment (Interview room)	\$25,735							\$25,735			
Replica software - 4 years	\$12,500	\$12,500	\$12,500	\$0	\$0		\$0			\$0	
Upgrade Firewall Appliance - One Time	\$25,000	\$25,000	\$24,992	\$8							
Upgrade network infrastructure at City Hall	\$10,000	\$0		\$0	\$10,000	\$9,999	\$1				
Upgrade AV infrastructure	\$150,000				\$150,000	\$4,386	\$145,614				
Security Camera system replacements	\$25,000				\$25,000		\$25,000				
Private Street reimbursement - 3 years	\$510,000				\$170,000	\$139,477	\$30,523	\$170,000			\$170,000
Backhoe Replacement - PW	\$91,487				\$91,487	\$91,487	\$0				
City Hall flooring and shade structures; removing solar units; elevator upgrades	\$510,759				\$230,759	\$230,759	\$0	\$280,000			
Elevator upgrades											
window repair & treatments (Multipurpose)											
removal of solar units											
City Hall Exterior Painting	\$14,000				\$14,000	\$14,000	\$0				
Repair City Hall Fire Suppression System	\$12,000				\$0		\$0	\$12,000			
CVAC Concessions HVAC replacement	\$68,320				\$54,320	\$54,320	\$0	\$14,000			
CVAC Concessions Water Heaters	\$23,000				\$23,000	\$24,838	(\$1,838)				
Dredging/Sediment removal - City Hall Ponds	\$19,000				\$19,000	\$21,950	(\$2,950)				
Eberwein Park - Trails	\$840,000				\$840,000	\$840,000	\$0				
Generator for CVAC	\$37,000				\$37,000	\$31,826	\$5,174				
Final year of EAB - part-time salary	\$575,000				\$575,000	\$560,887	\$14,113				
Final year of EAB - stumps removal; planting											
Final year of EAB - sidewalks											
Archery range with 6-8 bays	\$45,001				\$12,874	\$12,874	\$0	\$32,127			
Beautification area vegetation replacement	\$50,000				\$50,000		\$50,000				
City Hall landscaping	\$125,000				\$125,000	\$2,445	\$122,555				
Pickle ball courts (6)	\$300,000				\$0		\$0	\$300,000			
Senior center at the Mall 3 year program	\$110,000				\$55,000	\$27,760	\$27,240	\$0			\$55,000
Enhanced Independence Day event - 3 years	\$50,000				\$25,000	\$27,382	(\$2,382)	\$0			\$25,000
Holiday Festival Central Park	\$90,233	\$20,233	\$20,233	(\$0)	\$35,000	\$11,679	\$23,321	\$0			\$35,000
Parks Traller replacement PK301	\$10,890				\$5,055	\$5,055	\$0	\$5,835			
Parks Traller replacement PK303	\$5,055				\$5,055	\$5,055	\$0				
Parks Traller replacement PK305	\$5,055				\$5,055	\$5,055	\$0				
Walk Behind Mower replacement PK225	\$8,000							\$8,000			
Track Loader Skid Steer with Brush Cutter	\$81,000							\$81,000			
3/4 ton Parks Maintenance truck PK31	\$32,000				\$32,000		\$32,000				
1 ton Parks Maintenance Flat bed PK30	\$85,000				\$85,000		\$85,000				
1 ton Parks Maintenance Flat bed	\$0				\$0		\$0				
1/2 ton Park Maintenance Truck	\$45,000				\$45,000		\$45,000				
Parks Chevy Equinox	\$28,000				\$28,000		\$28,000				
Back of House enhancements - Amph	\$379,063				\$4,063	\$4,063	\$0	\$375,000			
New Restroom concessions at CPV Amph	\$450,000				\$0		\$0	\$450,000			
Fall Festival (Saturday October 16, 11am-6 pm)	\$80,000	\$0	\$0	\$0	\$40,000	\$15,464	\$24,536	\$0			\$40,000
Entertainment plaza tables /shade and lights	\$8,000	\$8,000	\$8,000	\$0							
2 portable metal detectors for security	\$8,500	\$8,500	\$7,798	\$702							
Entertainment Plaza synthetic turf	\$25,000				\$0		\$0	\$25,000			
Plaza Sound System	\$5,000							\$5,000			
Tables for Plaza	\$5,000							\$5,000			
Bistro Lighting restroom plaza	\$10,000							\$10,000			
Back of House Furniture	\$20,000							\$20,000			
Leisure Pool Painting	\$25,000				\$25,000	\$19,388	\$5,612				
Synthetic Turf Infield(s)	\$500,000				\$500,000	\$500,000	\$0				
F Quad Fencing	\$17,000	\$17,000	\$17,000	\$0							
	\$9,669,616	\$2,127,514	\$2,124,722	\$2,792	\$4,398,405	\$3,737,355	\$661,050	\$2,818,697	\$0	\$0	\$325,000
		First Year			Second Year			Third Year			Fourth Year
		2021			2022			2023			2024
							\$9,669,616				
	Anticipated ARPA Revenues		Spent/Committed								
	\$9,684,917		2021	\$2,124,722							
	Net Difference		2022	\$3,737,355				Net Difference			
	\$15,301		2023					\$15,301			
			2024								
			Total Spent	\$5,862,077							

MERIT POOL DISCUSSION

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

The Finance and Administration Committee of Council will annually make a recommendation to the full City Council with regard to what amount to budget for performance-based compensation adjustments in the upcoming budget.

Staff will provide information to the Finance and Administration Committee including but not limited to; CPI, Cost of Labor indexes, and City Revenues such that the Committee can provide the recommendation for the value of the merit pool budget.



2023 Merit Pool

CPI - U
June 2022
9.5%

CPI - Urban Wage Earners and Clerical Workers

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	2.80	2.70	2.80	2.30	1.50	1.40	1.30	1.80	1.90	2.20	1.80	1.80
2013	1.30	2.20	1.40	1.20	1.80	2.20	1.80	1.20	1.00	0.80	1.00	1.00
2014	1.40	0.90	1.50	1.90	1.60	1.70	1.80	1.60	1.60	1.60	1.20	0.70
2015	-0.30	-0.50	-0.90	-1.10	-0.80	-0.70	-0.50	-0.30	-0.80	-0.30	-0.20	0.00
2016	0.80	0.40	0.50	0.80	0.80	0.80	0.40	0.60	1.10	1.00	1.20	1.80
2017	2.20	2.40	1.90	1.80	1.40	0.90	1.30	1.50	1.50	1.50	1.90	1.70
2018	1.60	1.70	1.80	1.80	2.30	2.50	2.40	2.10	1.90	2.20	1.40	1.30
2019	0.80	1.30	1.70	1.50	1.30	1.20	1.50	1.50	1.40	1.50	1.90	2.30
2020	2.50	2.10	1.00	-0.40	-0.40	0.40	0.70	1.10	1.30	1.00	1.00	1.10
2021	1.20	1.70	3.00	4.90	5.60	5.80	5.90	5.70	5.70	6.60	7.30	7.50
2022	7.90	8.00	8.60	8.20	8.80	9.50	8.60	8.10				



2023 CUMULATIVE COST OF MERIT POOL NON-FOP EMPLOYEES

	2023 Budget Impact of Merit Pool (Salaries)	2023 Budget Impact of Merit Pool (Loaded Cost)	Impact of Salaries				Impact of Fully Loaded Cost			
			General Fund Salaries	Police Salaries	Fire Salaries	Public Safety Salaries	General Fund Fully Loaded	Police Fully Loaded	Fire Fully Loaded	Public Safety Fully Loaded
3.0%	\$285,552	\$373,965	\$156,048	\$72,612	\$6,420	\$50,472	\$204,364	\$95,094	\$8,408	\$66,099
3.5%	\$333,144	\$436,292	\$182,056	\$84,714	\$7,490	\$58,884	\$238,424	\$110,943	\$9,809	\$77,116
4.0%	\$380,736	\$498,619	\$208,064	\$96,816	\$8,560	\$67,296	\$272,485	\$126,792	\$11,210	\$88,132
4.5%	\$428,328	\$560,947	\$234,072	\$108,918	\$9,630	\$75,708	\$306,545	\$142,641	\$12,612	\$99,149
5.0%	\$475,920	\$623,274	\$260,080	\$121,020	\$10,700	\$84,120	\$340,606	\$158,490	\$14,013	\$110,165
5.5%	\$523,512	\$685,602	\$286,088	\$133,122	\$11,770	\$92,532	\$374,667	\$174,339	\$15,414	\$121,182
6.0%	\$571,104	\$747,929	\$312,096	\$145,224	\$12,840	\$100,944	\$408,727	\$190,188	\$16,816	\$132,198
6.5%	\$618,696	\$810,257	\$338,104	\$157,326	\$13,910	\$109,356	\$442,788	\$206,037	\$18,217	\$143,215
7.0%	\$666,288	\$872,584	\$364,112	\$169,428	\$14,980	\$117,768	\$476,848	\$221,886	\$19,618	\$154,231
7.5%	\$713,880	\$934,912	\$390,120	\$181,530	\$16,050	\$126,180	\$510,909	\$237,735	\$21,019	\$165,248
8.0%	\$761,472	\$997,239	\$416,128	\$193,632	\$17,120	\$134,592	\$544,970	\$253,584	\$22,421	\$176,264
8.5%	\$809,064	\$1,059,566	\$442,136	\$205,734	\$18,190	\$143,004	\$579,030	\$269,433	\$23,822	\$187,281
9.0%	\$856,656	\$1,121,894	\$468,144	\$217,836	\$19,260	\$151,416	\$613,091	\$285,282	\$25,223	\$198,297
9.5%	\$904,248	\$1,184,221	\$494,152	\$229,938	\$20,330	\$159,828	\$647,151	\$301,131	\$26,625	\$209,314
10.0%	\$951,840	\$1,246,549	\$520,160	\$242,040	\$21,400	\$168,240	\$681,212	\$316,980	\$28,026	\$220,330
10.5%	\$999,432	\$1,308,876	\$546,168	\$254,142	\$22,470	\$176,652	\$715,273	\$332,829	\$29,427	\$231,347

2023 CUMULATIVE COST OF MERIT POOL NON-FOP EMPLOYEES

	2023 Budget Impact of Merit Pool (Salaries)	2023 Budget Impact of Merit Pool (Loaded Cost)	Impact of Salaries			Impact of Fully Loaded Cost		
			General Fund Amount	Public Safety Amount	Capital Amount	General Fund Amount	Public Safety Amount	Capital Amount
3.0%	\$285,552	\$373,965	\$206,520	\$72,612	\$6,420	\$270,463	\$95,094	\$8,408
3.5%	\$333,144	\$436,292	\$240,940	\$84,714	\$7,490	\$315,540	\$110,943	\$9,809
4.0%	\$380,736	\$498,619	\$275,360	\$96,816	\$8,560	\$360,617	\$126,792	\$11,210
4.5%	\$428,328	\$560,947	\$309,780	\$108,918	\$9,630	\$405,694	\$142,641	\$12,612
5.0%	\$475,920	\$623,274	\$344,200	\$121,020	\$10,700	\$450,771	\$158,490	\$14,013
5.5%	\$523,512	\$685,602	\$378,620	\$133,122	\$11,770	\$495,848	\$174,339	\$15,414
6.0%	\$571,104	\$747,929	\$413,040	\$145,224	\$12,840	\$540,925	\$190,188	\$16,816
6.5%	\$618,696	\$810,257	\$447,460	\$157,326	\$13,910	\$586,003	\$206,037	\$18,217
7.0%	\$666,288	\$872,584	\$481,880	\$169,428	\$14,980	\$631,080	\$221,886	\$19,618
7.5%	\$713,880	\$934,912	\$516,300	\$181,530	\$16,050	\$676,157	\$237,735	\$21,019
8.0%	\$761,472	\$997,239	\$550,720	\$193,632	\$17,120	\$721,234	\$253,584	\$22,421
8.5%	\$809,064	\$1,059,566	\$585,140	\$205,734	\$18,190	\$766,311	\$269,433	\$23,822
9.0%	\$856,656	\$1,121,894	\$619,560	\$217,836	\$19,260	\$811,388	\$285,282	\$25,223
9.5%	\$904,248	\$1,184,221	\$653,980	\$229,938	\$20,330	\$856,465	\$301,131	\$26,625
10.0%	\$951,840	\$1,246,549	\$688,400	\$242,040	\$21,400	\$901,542	\$316,980	\$28,026
10.5%	\$999,432	\$1,308,876	\$722,820	\$254,142	\$22,470	\$946,620	\$332,829	\$29,427

General Fund includes the cost of Public Safety merit increases since the General Fund subsidizes Public Safety.



CBIZ Compensation Consulting
721 Emerson Rd., Suite 400
St. Louis, Missouri 63141

October 7, 2022

Mr. Michael Geisel
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Michael:

This letter documents our annual recommendations regarding salary structure updates and salary increase budgets. The current labor market has led to accelerated wage growth. We will first share our commentary on the current labor market and then address the sources and rationale for our annual recommendations, which are highlighted in the below table.

Recommendations	
Structure Update:	5.3%
Salary Increase Budget:	6.5% - 8.3%

Market Commentary

The US Bureau of Labor Statistics provides insightful data regarding the current labor market. The following economic indicators help document the current conditions:

- Job Openings¹: 10.1 million
- Unemployed Persons²: 6.0 million
- Voluntary Exits (Quits)¹: 4.2 million
- Consumer Price Index³: 8.3%

The labor market as of late has shown signs of leveling off but remains relatively hot. The number of job openings in the labor market is down from all-time highs but remains elevated. Comparing the number of jobs openings to unemployed persons shows that there are 1.7 jobs available to each unemployed person, which still indicates heavy competition between employers for talent. The voluntary exits or "Quits" data that once provided proof to the "Great Resignation" moniker, are back to normal levels. These data points taken together indicate a labor market in which candidates still have more bargaining power and are likely to result in high wage growth, as we have seen over the past year. Finally, inflation, while down from all-time highs, remains elevated and is another driver of rising salary increases.

Structure Update

Adjusting your salary structure annually will help ensure that your salary range minimums remain competitive to the market and that your salary range maximums remain appropriate. This is an annual best practice but is only a short-term fix as jobs can move in the labor market independently from the overall labor market trend. Some jobs might be

¹ Job Openings and Labor Turnover Summary; August. [Job Openings and Labor Turnover Summary - Results \(bls.gov\)](#).
² Employment Situation Summary; August. [Employment Situation Summary - Results \(bls.gov\)](#).
³ Consumer Price Index Summary; August. [Consumer Price Index Summary - Results \(bls.gov\)](#)



considered "hot jobs" and see pay escalate quickly while other jobs may stagnate in the labor market. For this reason, it's important to reassess market-competitive pay every three to five years.

Our source for structure update data is the U.S. Bureau of Labor Statistics *Employment Cost Index* (ECI), which measures wage growth over the prior 12-months. ECI is a valuable in understanding broad wage movement in the labor market and is a good metric to which pay structure adjustments should be based.

The relevant data in our recommendation stems from the reported wages and salaries data for civilian workers (i.e., all private and state and local government), which is 5.3% from the June 2022 report⁴.

Salary Increase Budget

Matching market trends for annual salary adjustments ensures that wages remain competitive to the market. Employees who have been in their current role for the past year should receive increases more than the ECI rate to ensure they progress through the market range, rather than simply being indexed to it. This is especially true for meritorious employees whose performance and skill development should be recognized. We therefore recommend salary increase budgets should be in the range of 6.5% to 8.3%.

I trust you will find this information helpful. If you have any additional questions, feel free to call.

Sincerely,

Joe Rice
Director, Compensation Consulting
(314) 590-4070
jrice@cbiz.com

CBIZ is a business and financial advisory firm providing a vast array of services, including compensation consulting. Our professionals perform compensation valuations on a regular basis and are qualified to provide such.

⁴ Employment Cost Index Summary; June. [Employment Cost Index Summary \(bls.gov\)](#)



HISTORICAL NON-FOP MERIT POOL INCREASES

- 2022 – 4.6% (moved to 1st payroll in January)
- 2021 – 2.5% (awarded in May)
- 2020 – 2.5% budgeted
 - no increases given due to Pandemic
- 2019 – 2.5%
- 2018 – 2.5%
- 2017 – no merit pool
 - increases only associated with re-write of compensation classification system
- 2016 – 2.5%

QUESTIONS

UPCOMING MEETINGS/EVENTS

- A. Thursday, November 10, 2022 – Planning & Public Works (5:30pm)**
- B. Monday, November 14, 2022 – Planning Commission (7:00pm)**
- C. Monday, November 21, 2022 – City Council Meeting (7:00pm)**

COMMUNICATIONS AND PETITIONS

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

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

Proposed Bill No. 3410 - P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC) – An ordinance amending the Unified Development Code of the City of Chesterfield by combining three (3) acres of land zoned “NU” Non-Urban District and two (2) acres of land zoned “PI” Planned Industrial District into a new five (5) acre “PI” Planned Industrial District located east of Eatherton Road (P.Z. 07-2022 300 N. Eatherton [Follmer Real Estate, LLC] – 18W410071, Part of 18W430190). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Proposed Bill No. 3411 - P.Z. 09-2022 Valley Village (Stock & Associates) – An ordinance repealing City of Chesterfield Ordinance Number 1249 and changing the boundaries of the “C8” Planned Commercial District to “PC” Planned Commercial District for a 10.9-acre tract of land located on the northeast side of Chesterfield Airport Road [P.Z. 09-2022 Valley Village (Stock & Associates), 17V630059]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee moves the petition forward with no recommendation.**

NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, November 10th, 2022, at 5:30 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, October 20, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 20, 2022 in Conference Room 101.

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

Also in attendance were: Justin Wyse, Director of Planning; Jim Eckrich, Director of Public Works/City Engineer; Planning Commissioner Jane Staniforth; Shilpi Bharti, Planner; Alyssa Ahner, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:00 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 22, 2022 Committee Meeting Summary

Councilmember Monachella made a correction to the motion on page 7 stating that she made the motion and Councilmember Mastorakos seconded it.

Councilmember Hansen made a motion to approve the Meeting Summary of September 22, 2022 as corrected. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. **P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.)**: A request for a zoning map amendment to incorporate 3 acres of land zoned “NU” Non-Urban District and 2 acres of land zoned “PI” Planned Industrial District into a new “PI” Planned Industrial District. (Ward 4)

STAFF PRESENTATION

Alyssa Ahner, Planner, presented the request for a zoning map amendment to combine three acres of land zoned “NU” Non-Urban District and two acres of land zoned “PI” Planned Industrial District into a new “PI” Planned Industrial District. The new “PI” district will share the same development criteria as Ordinance 3081, however, the legislation will change to include the following:

Proposed Permitted Uses (same as Ordinance 3081)

- Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- Yard for storage of contractors' equipment, materials, and supplies.

Building Requirements

- All building requirements including openspace, floor area ratio, structure setbacks and parking setbacks are to be the same as Ordinance 3081.

The three acres of land zoned "NU" Non-Urban are currently being used for storage of contractors' equipment, materials and supplies. This use is not permitted in the "NU" zoning district, however, it is permitted in the requested new "PI" zoning district.

A Public Hearing was held on September 28, 2022 at which time no issues were raised. At the October 12, 2022 Planning Commission meeting, the Commission unanimously approved the request.

DISCUSSION

Chair Hurt stated that he is in favor of the "PI" zoning district, however, he expressed concern with the access management that was permitted in Ordinance 3081 compared to the current day practice of requiring 500 feet between access points. He also noted that since Ordinance 3081 was approved in 2019, the City may not have the ability to change it.

It was explained that the existing curb cut is in the middle of the property and does not align with the residential driveway across the street, which is in the city of Wildwood. That portion of Wildwood is zoned industrial and as N. Eatherton develops, there may be different access points in the future.

Councilmember Hansen made a motion to forward P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the November 7, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC).]

B. P.Z. 09-2022 Valley Village (Stock & Associates): A request for a zoning map amendment from the "C8" Planned Commercial District to a "PC" Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd (17W620312, 17W620334, 17W640091). (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner, presented the project request for a zoning map amendment from the "C8" Planned Commercial District to a "PC" Planned Commercial District to allow for additional uses.

Ms. Bharti presented the Preliminary Development Plan and stated that the hotel at 18375 Chesterfield Airport Road will remain in place, additional parking and potential buildings are proposed for 18363 Chesterfield Airport Road and 18369 Chesterfield Airport Road. New access is provided north of the subject site. The additional parking proposed on the western portion of

the site is intended to allow for shared use between this development and the Chesterfield Hockey Association to the north.

A Public Hearing was held on September 12, 2022 at which time no issues were raised. However, the Planning Commission requested Staff to review the permitted uses allowed in the surrounding "PC" districts. Upon review, Staff found that most of the permitted uses requested by the Applicant are also permitted uses in the neighboring "PC" districts. Since there are some restrictions to the hours of operation for some of the retail uses, Staff has included similar hours of operation restrictions to the Attachment A of the proposed "PC" District.

The petition was reviewed by the Planning Commission on October 12, 2022 and the Commission unanimously approved the request.

DISCUSSION

Permitted Uses

Warehouse - There was some discussion on whether the Warehouse use would be compatible with the surrounding area. Justin Wyse, Director of Planning, stated that warehousing is permitted in a Planned Commercial District west of Long Road. He believes that there is no major conflict with the use itself, but the design would have to fit in.

Drive-thru Restaurant – there was some general discussion on this use and concern for access to the restaurant.

Access

Chair Hurt expressed concern about the proposed access onto future Olive Street Road. It is his understanding that when Highway 109 is extended on the north, the access on the north or south side would be closed, but now another access to the north is being proposed. Justin Wyse, Director of Planning, explained that the Chesterfield Hockey Association Ordinance states that when the Olive Street Road extension is made, there will be access restrictions on the north/south internal road, either at the north side or the south side. This same restriction has been carried forward into this ordinance verbatim. Mr. Wyse also noted that this access is immediately across from the entrance into the ice rink. One of the primary reasons for this petition is that the Applicant is interested in expanding the ice rink. In order to expand, they have to add additional parking. The area on the northwest side of the site will become shared use parking but it is basically overflow parking for the ice rink, which is why an access is needed there. If that access was not there, and the main lot was full, one would have to drive around the hotel to gain access to that parking area.

Councilmember Mastorakos stated she is concerned with pedestrian safety when walking from the proposed overflow parking lot to the ice rink. She would be in favor of a stoplight or crosswalk. Mr. Wyse stated that Staff has that same concern and has spoken with the Applicant and St. Louis County, because ultimately, this will be a County road. When a section plan is submitted for the additional parking, pedestrian accommodations will be considered.

To summarize, Chair Hurt stated that there are three options:

1. Vote without the new proposed access point
2. Vote as presented with the proposed new access point
3. Vote to include the proposed new access point with a right-in, right-out restriction

George Stock, Stock & Associates, stated that Chesterfield Hockey Association is fully aware of the possible future access restriction when the Olive Street Road is extended. The overflow

parking lot needs to be able to flow north to south for both vehicular and pedestrian traffic and there would be a pedestrian crosswalk. Restricting that access would make it difficult for visitors coming to the rink. If the primary lot is full, a right-in/right-out median does not allow them to flow north and south between the two parking lots. They would have to drive around the hotel to get to the overflow parking. It is important for the traffic to be able to flow both north and south between the two parking lots. He noted that this is only a preliminary development plan and that the section plan will provide more details.

Councilmember Hansen made a motion to forward **P.Z. 09-2022 Valley Village (Stock & Associates)** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Hurt** and **resulted in a voice vote of 2-2** with Chair Hurt and Councilmember Mastorakos voting nay.

Note: One Bill, as recommended by the Planning Commission, will be needed for the November 7, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 09-2022 Valley Village (Stock & Associates).]

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Memorandum Department of Planning

TO: Michael O. Geisel, City Administrator
FROM: Justin Wyse, Director of Planning *JW*
DATE: November 7, 2022



RE: P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.): A request for a zoning map amendment to combine three (3) acres of land zoned "NU" Non-Urban District and two (2) acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District.

Summary

Follmer Real Estate, LLC. has submitted a request for a zoning map amendment to combine three (3) acres of land zoned "NU" Non-Urban District and two (2) acres of land zoned "PI" Planned Industrial District into a new five (5) acre "PI" Planned Industrial District. The petitioner is requesting the new "PI" Planned Industrial District share the same development criteria as Ordinance 3081 which is the current governing ordinance of the two (2) acre tract of land zoned "PI" Planned Industrial. A Boundary Adjustment Plat has been filed in conjunction with this request.

A Public Hearing was held for this petition on September 28, 2022; no issues were brought up.

The petition was reviewed by the Planning Commission on October 12, 2022. At that time, the Planning Commission recommendation to approve passed by a vote of 7-0.

The petition was reviewed by Planning & Public Works Committee on October 20, 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 4-0.

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



Figure 1: Subject Site Aerial

BILL NO. 3410

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY COMBINING THREE (3) ACRES OF LAND ZONED "NU" NON-URBAN DISTRICT AND TWO (2) ACRES OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT INTO A NEW FIVE (5) ACRE "PI" PLANNED INDUSTRIAL DISTRICT LOCATED EAST OF EATHERTON ROAD (P.Z. 07-2022 300 N. EATHERTON [FOLLMER REAL ESTATE, LLC] - 18W410071, PART OF 18W430190).

WHEREAS, the petitioner, Follmer Real Estate, LLC., has requested a zoning map amendment to combine three (3) acres of land zoned "NU" Non-Urban District and two (2) acres of land zoned "PI" Planned Industrial District into a new five (5) acre "PI" Planned Industrial District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on September 28, 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 "PI" Planned Industrial District designation for 5.39 acres located east of Eatherton Road and as described as follows:

A TRACT OF LAND BEING PART OF U.S. SURVEY 362, TOWNSHIP 45 NORTH - RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT IN U.S. 362", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 61 OF THE ST. LOUIS COUNTY RECORDS, WITH THE EAST LINE OF EATHERTON ROAD, 50 FEET WIDE, AS WIDENED BY INSTRUMENT RECORDED IN DEED BOOK 24217 PAGE 264 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 2 AND ITS EASTWARD PROLONGATION NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST 1067.71 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED TO ST. LOUIS COUNTY, MISSOURI AS RECORDED IN DEED BOOK 9444 PAGE 611 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 11 DEGREES 59 MINUTES 47 SECONDS EAST 219.22 FEET TO THE NORTH LINE SOUTH 78 DEGREES 00 MINUTES 25 SECONDS WEST 1067.74 FEET TO THE AFOREMENTIONED EAST LINE OF EATHERTON ROAD, 50 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST 219.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.393 ACRES OR 234,919 SQUARE FEET ACCORDING TO SURVEY BY VOLZ INC. DURING MAY 2022.

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 Follmer Real Estate, LLC. in P.Z. 07-2022, 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 September 28, 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:

FIRST READING HELD: 11/07/2022

Vickie McGownd, CITY CLERK

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 "PI" Planned Industrial District shall be:
 - a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses;
 - b. Yard for storage of contractors' equipment, materials, and supplies.
2. The above uses in this "PI" Planned Industrial District shall be restricted as follows:
 - a. All areas used for outdoor storage will be screened as approved by the Planning Commission.
3. Hours of Operation.
 - a. Hours of operation for this "PI" Planned Industrial District shall not be restricted.

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

1. Floor Area
 - a. Total building floor area shall not exceed 25,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
3. 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 .55.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the right-of-way of Eatherton Road on the western boundary of the “PI” Planned Industrial District.
- b. Ten (10) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial 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 Eatherton Road.
- b. Zero (0) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Eatherton Road shall be via one commercial entrance, as shown on the Preliminary Plan, located to provide required sight distance and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County Department of Transportation

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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.
2. Improve Eatherton Road to a sixty (60) foot right-of-way and a thirty-eight (38) width pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to

the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

4. A five (5) foot wide sidewalk shall be installed along the Eatherton Road frontage. The sidewalk shall be located within a six (6) foot wide easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the 2010 ADA Standards for Accessible Design or most current, specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
5. The developer is advised that utility companies will require compensation for relocation of their facilities with 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.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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.

L. POWER OF REVIEW

1. 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 an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
4. 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.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
8. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
9. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan.

Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

10. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
11. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

1. 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. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. The retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development with eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new Public Hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

A. The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

B. ROADS

1. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Transportation. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space
General Office	\$825.90/parking space
Warehouse	\$1,156.36/parking space

(Parking Space as required by the site-specific ordinance.)

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 St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. 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, St. Louis County.
4. The amount of all required contributions for roadway, stormwater, 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 St. Louis County Department of Transportation.
5. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special 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.

C. WATER MAIN

1. 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.
2. The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County.

D. STORM WATER

1. 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 St. Louis County and the Metropolitan St. 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.

2. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. 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, St. Louis County.

E. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

VI. RECORDING

1. Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

VII. ENFORCEMENT

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

This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



September 7, 2022

[Alyssa Ahner](#), Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re; P.Z. 07-2022 – 300 N Eatherton Road and part 314 N Eatherton Road
(Locator # 18W410071 and part of 18W430190)

The site is currently being constructed as approved and includes a storage building as well as covered parking and storage materials bins used in operation of the landscaping business.

The site at 300 N Eatherton Road is a 2.052 acre parcel and is currently zoned "PI" Planned Industrial Ordinance # 3086. The requested rezoning is 5.39 acre parcel includes 300 and part of 314 N Eatherton Road the "PI" Planned Industrial zoning allowed uses will remain the same and are:

CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES.

YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.

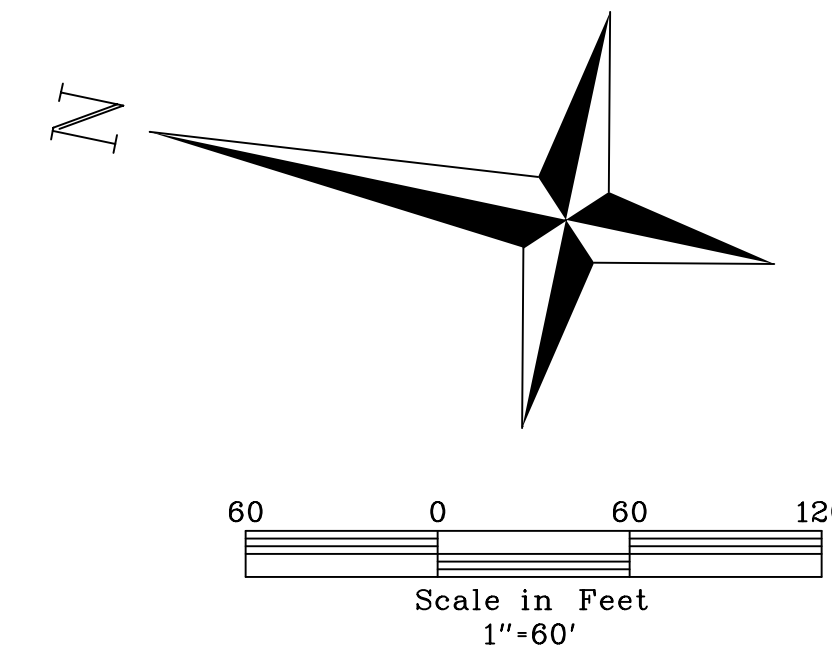
Thank you,

Jeff Atkins
Director of Planning
VOLZ Incorporated

10849 Indian Head Industrial Boulevard

Saint Louis, Missouri 63132
Direct] 314.890.1218

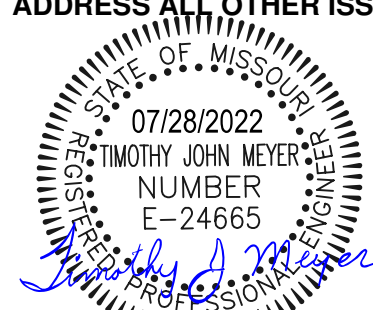
ATTACHMENT B



A TRACT OF LAND BEING PART OF U.S. SURVEY 362, TOWNSHIP 45 NORTH - RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

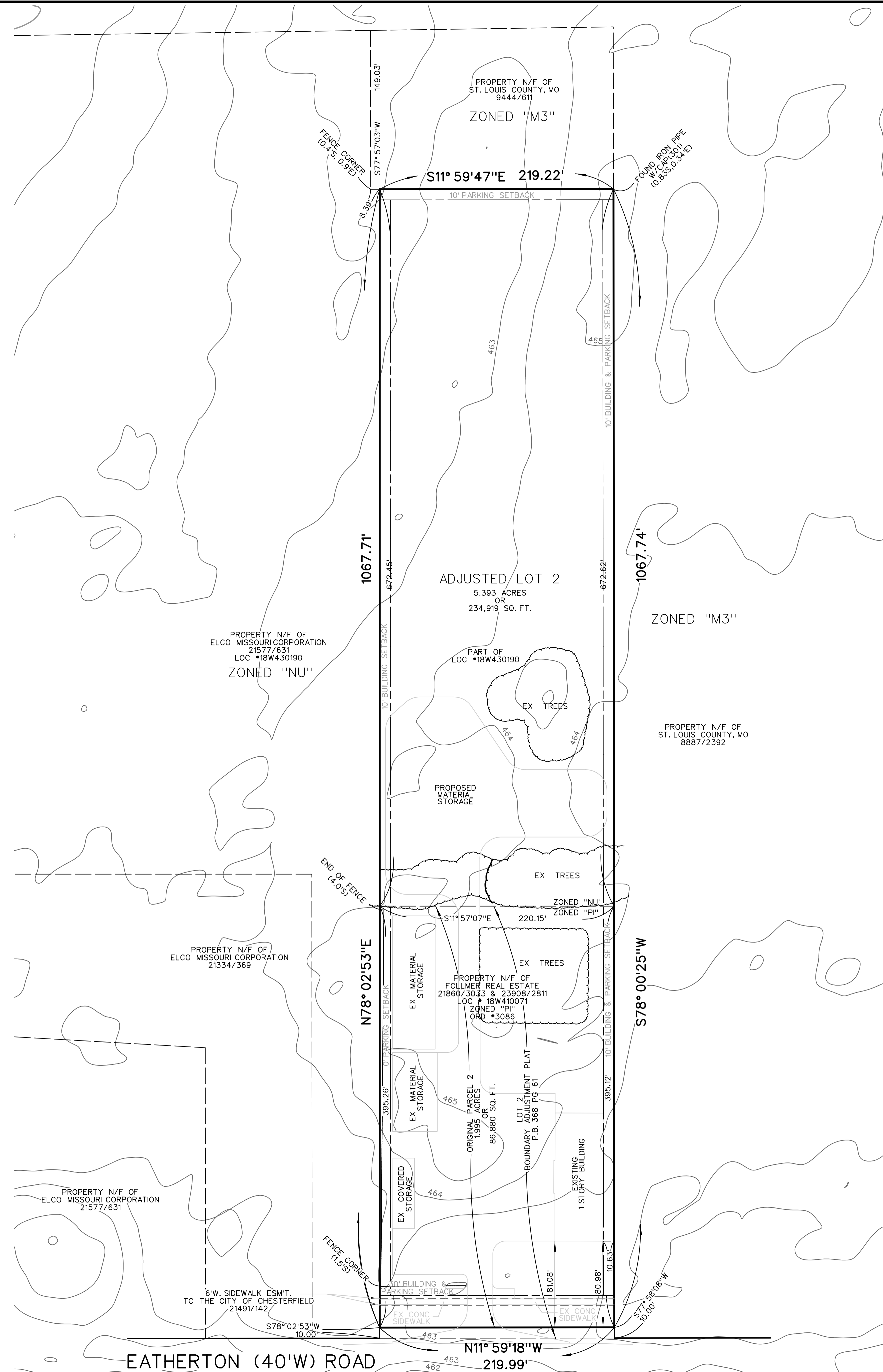
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT IN U.S. 362", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 61 OF THE ST. LOUIS COUNTY RECORDS, WITH THE EAST LINE OF EATHERTON ROAD, 50 FEET WIDE, AS WIDENED BY INSTRUMENT RECORD IN DEED BOOK 24217 PAGE 264 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 2 AND ITS EASTWARD PROLONGATION NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST 1067.71 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED TO ST. LOUIS COUNTY, MISSOURI AS RECORDED IN DEED BOOK 9444 PAGE 611 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 11 DEGREES 59 MINUTES 47 SECONDS EAST 219.22 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED TO ST. LOUIS COUNTY, MISSOURI AS RECORDED IN DEED BOOK 8887 PAGE 2392 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 78 DEGREES 00 MINUTES 25 SECONDS WEST 1067.74 FEET TO THE AFOREMENTIONED EAST LINE OF EATHERTON ROAD, 50 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST 219.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.393 ACRES OR 234,919 SQUARE FEET ACCORDING TO SURVEY BY VOLZ INC. DURING MAY 2022.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

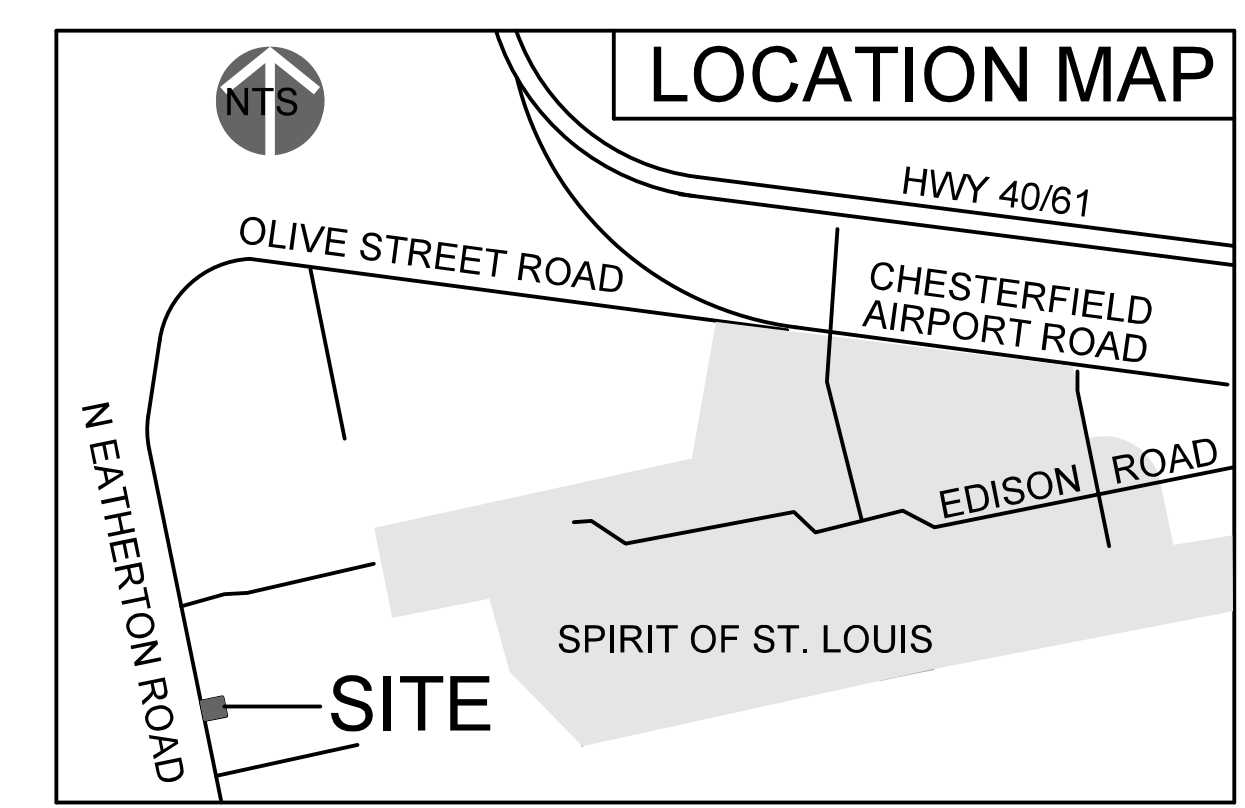


TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

PROJECT NOTES:	
AREA OF SITE:	5.393 AC 87,173 SF / 2.001 AC
LOCATOR NO:	18W410071 PART OF 18W430190
SITE ADDRESS:	300 N EATHERTON RD. CHESTERFIELD, MO. 63017
OWNER ON RECORD:	FOLLMER REAL ESTATE LLC 2584 FORST DRIVE O'FALLON, MISSOURI 63368
PREPARED FOR:	FOLLMER REAL ESTATE LLC
PREPARED BY:	VOLZ Incorporated
EXISTING ZONING:	"PI" PLANNED INDUSTRIAL ORD: 2705
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL AMEND - ORD: 2705 & 3086
USES:	(25) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES. (109) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.
PARKING:	PER ZONING CODE REGULATIONS
SETBACKS AS ESTABLISHED IN ORD:2705	30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING 0' NORTHERN PARKING SETBACK
MAXIMUM HEIGHT:	35' MAXIMUM HEIGHT
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:	
MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY CHARTER COMMUNICATION AMEREN AT&T	
THIS SITE IS IN THE FOLLOWING DISTRICTS:	
MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAM SEWER DISTRICT	



ST. LOUIS COUNTY BENCHMARK: ELEV = 461.10
 STANDARD ALUMINUM DISK STAMPED SL-41 1890 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#330 EATHERTON)

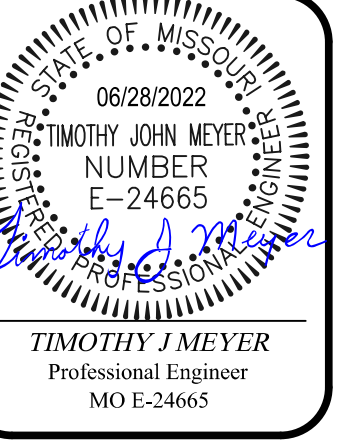


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 MISSOURI ONE-CALL 1-800-344-7483

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.

FOLLMER REAL ESTATE LLC
 JOHN FOLLMER
 2584 FORST DRIVE
 O'FALLON, MISSOURI 63368
 (314) 568-4696
 YARDWORK@CENTURYTEL.NET

ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONSULTING
VOLZ Incorporated
 10849 Indian Head Inlet, 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

300 N. EATHERTON ROAD
 CHESTERFIELD, MISSOURI 63017

PRELIMINARY DEVELOPMENT PLAN
 Base Map No. 18W
 Project # 20448
 06-20-2022
 1

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: November 07, 2022

RE: **P.Z. 09-2022 Valley Village (Stock & Associates)**: A request for a zoning map amendment from a “C8” Planned Commercial District to a “PC” Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd (17W620312, 17W620334, 17W640091).



Summary

On behalf of Chesterfield Hockey Association, Inc. c/o Staenberg Group, Stock & Associates Consulting Engineers Inc. has submitted a request for a zoning map amendment from the “C8” Planned Commercial District to a “PC” Planned Commercial District. The petitioner is requesting to rezone the property in order to have additional uses. The submittal includes a Preliminary Development Plan, narrative statement, Tree Stand Delineation and outboundary survey.

A Public Hearing was held on September 12, 2022 for this petition, at which time there were no issues raised. The Commission requested that the permitted uses allowed on the surrounding PC districts be reviewed. Staff has reviewed ordinance 2974 of Chesterfield Ice and Sports Complex (property north of subject site) and ordinance 2959 of Nasrallah Global (property east of subject site). Most of the permitted uses requested by the applicant are also permitted uses in the neighboring PC districts. The neighboring PC districts have hours of operation restrictions for some of the retail uses. To be consistent with the neighboring PC districts, staff has included similar hours of operation restrictions to the Attachment A of the proposed PC District.

The petition was reviewed by Planning Commission on October 12, 2022. Planning Commission approved this petition, as presented, by a vote of 7-0.

The petition was reviewed by the Planning and Public Works Committee on October 20, 2022. At that time, a motion to approve resulted in a tie vote of 2-2 moving the petition forward to City Council without a recommendation.

Attachments: Legislation
Attachment A
Attachment B – Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3411

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1249 AND CHANGING THE BOUNDARIES OF THE “C8” PLANNED COMMERCIAL DISTRICT TO “PC” PLANNED COMMERCIAL DISTRICT FOR A 10.9 ACRE TRACT OF LAND LOCATED ON THE NORTHEAST SIDE OF CHESTERFIELD AIRPORT ROAD [P.Z. 09-2022 VALLEY VILLAGE (STOCK & ASSOCIATES), 17V630059].

WHEREAS, the petitioner, Stock and Associates Consulting Engineers Inc., has requested a change in zoning from the “C8” Planned Commercial District to a “PC” Planned Commercial District for a 10.9 acre tract of land located on the northeast side of Chesterfield Airport Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on September 12, 2022; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, made no recommendation on the change of zoning to the “PC” Planned Commercial District by a vote of 2-2; 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 a 10.9 acre tract of land located on the northeast side of Chesterfield Airport Road as described as follows:

A TRACT OF LAND IN U.S. SURVEY 102 AND PART OF LOT 6 OF R.H. STEVENS FARM IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN LINE OF A TRACT OF LAND AS CONVEYED TO CLAYTON FORSYTH REALTY LLC BY INSTRUMENT RECORDED IN BOOK 20873, PAGE 197 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING LOCATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 3901.54 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE WITH AN ARC LENGTH OF 1012.67 FEET TO THE EAST LINE OF LOT B OF CHESTERFIELD SPORTS COMPLEX, A SUBDIVISION THEREOF AS RECORDED IN PLAT BOOF 369, PAGE 54 OF ABOVE SAID RECORDS; THENCE ALONG SAID EASTERN LINE, NORTH 11 DEGREES 20 MINUTES 09 SECONDS WEST, 259.80 FEET TO THE SOUTHERN LINE OF OLIVE STREET ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING THE NORTHERN LINE OF ABOVE SAID U.S. SURVEY 102; THENCE ALONG SAID SURVEY LINE, NORTH 78 DEGREES 36 MINUTES 59 SECONDS EAST, 815.73 FEET TO THE NORTHEAST CORNER OF ABOVE SAID CLAYTON FORSYTH REALTY LLC TRACT; THENCE ALONG THE EASTERN LINE OF LAST SAID TRACT, SOUTH 11 DEGREES 32 MINUTES 10 SECONDS EAST, 851.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 475,821 SQUARE FEET OR 10.923 ACRES, MORE OR LESS.

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

Section 3. The City Council, pursuant to the petition filed by Stock and Associates Consulting Engineers Inc., in P.Z. 09-2022, 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 the 12th day of September, 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: 11/07/2022

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 District shall be:
 - a. Animal Grooming Service
 - b. Art Gallery
 - c. Art Studio
 - d. Banquet Facility
 - e. Office-Dental
 - f. Office-General
 - g. Office-Medical
 - h. Bakery
 - i. Bar
 - j. Brewpub
 - k. Coffee Shop
 - l. Coffee Shop, Drive-Thru
 - m. Grocery-Community
 - n. Grocery-neighborhood
 - o. Restaurant-Sit Down
 - p. Restaurant-Fast Food, Drive-Thru
 - q. Restaurant-Fast Food, No Drive-Thru
 - r. Restaurant – Take Out

- s. Retail Sales Establishment – Community
 - t. Retail Sales Establishment – Neighborhood
 - u. Car Wash
 - v. Car Wash, Self-Service
 - w. Drug Store and Pharmacy
 - x. Drug Store and Pharmacy, with Drive-Thru
 - y. Financial Institution, No Drive-Thru
 - z. Financial Institution, Drive Thru
 - aa. Hotel and Motel
 - bb. Hotel and Motel -extended stay
 - cc. Warehouse, general
2. Hours of Operation.
- a. Uses “m”, “n”, “s”, “t”, “w” and “x” listed above are considered retail uses and retail sales, and will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

1. Height
- a. The maximum height of the building, exclusive of roof screening, shall not exceed three (3) stories or forty-five (45.0) feet.
2. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (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 (40) feet from the Chesterfield Airport Road right-of-way on the south boundary of the Planned Industrial (PC) District.
- b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial (PC) District.
- c. Ten (10) feet from internal lot lines within this Planned Commercial 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. Forty (40) feet from the Chesterfield Airport Road right-of-way on the south boundary of the Planned Industrial (PC) District.
- b. Twenty-five (25) feet from the north, east, and west boundary of the Planned Commercial (PC) District, with the exception of three (3) feet from the Future Right-of-way dedication of Olive Street Road.
- c. Zero (0) feet from internal lot lines within this Planned Commercial (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. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

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

I. ACCESS/ACCESS MANAGEMENT

1. No new direct access to Chesterfield Airport Road shall be permitted for this development.
2. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
3. 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.
4. Provide cross access easements as needed to the parcels to the south, east, and to the west as directed by City of Chesterfield.
5. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west or to Spirit of St. Louis Boulevard to the east, the internal access road between Chesterfield Airport Road and the Olive Street Road extension shall be restricted at either its northern (south side of Olive Street Road) or southern access point (north side of Chesterfield Airport Road).

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Olive Street Road shall be extended and/or improved across the northern property frontage as directed by the City of Chesterfield and St. Louis County Department of Transportation. The final alignment of Olive Street Road shall be as directed by the City of Chesterfield and St. Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by St. Louis County Department of Transportation and the City of Chesterfield, shall closely follow St. Louis County Standard Drawing C203.68. The developer shall dedicate the right-of-way and easements necessary to reflect the potential for a five (5) lane expansion per St. Louis County Standard Drawing C203.66 along with any easements for future traffic control installations.
2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
3. Provide Street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Chesterfield Airport Road and Olive Street Road Extension frontages. The sidewalk shall connect to existing sidewalk and provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk access easement dedicated to the City of Chesterfield as directed by the City of Chesterfield.
6. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
8. Provide pedestrian improvement across Olive Street Road to allow safe pedestrian travel from the parking areas south of Olive Street Road to Chesterfield Ice and Sports Complex north of Olive Street Road. Pedestrian improvements to Olive Street Road shall be as approved and directed by the City of Chesterfield and St. Louis County Department of Transportation.
9. 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 St. Louis County. 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.

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 an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Storm water management facilities shall be operational prior to paving of any driveways or parking areas or issuance of building permits. The location and types of storm water management facilities shall be identified on all Site Development Plans.
4. 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.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence

- may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
 10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. 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.

4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.
7. Streetlights shall be required along public right-of-way frontage.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space
General Office	\$825.90/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

If a portion of the developments 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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint 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.

The amount of these required contributions for the 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.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition where mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the 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 or Concept 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.

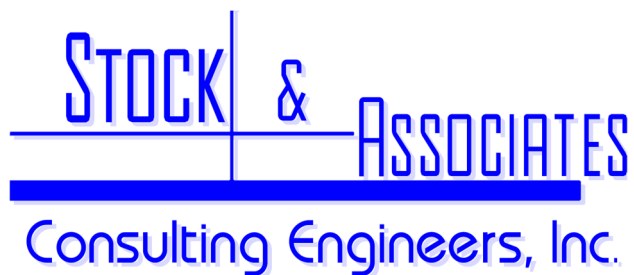
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

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.



September 28, 2022

Via Email: (sbharti@chesterfield.mo.us)

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

Attention: Shilpi Bharti, Planner

RE: PZ 09-2022 Valley Village – Response to Departmental Letter
(Stock Project No. 215-5542.8)

Dear Shilpi,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 9/20/2022.

General Comments

1. Discussion was made to review the permitted uses allowed on the surrounding PC districts. Staff has reviewed ordinance 2974 of Chesterfield Ice and Sports Complex (property north of subject site) and ordinance 2959 of Nasrallah Global (property east of subject site). Most of the permitted uses requested by the applicant are also permitted uses in the neighboring PC districts. The ordinances of neighboring PC districts prohibit drive-through uses, outdoor storage and outdoor sales activity. Neighboring PC districts have hours of operation restrictions to some of the retail uses, to be consistent with the neighboring PC district, staff has included similar hours of operation restrictions to the Attachment A of proposed PC District.

Response: Agree to hours of operation.

Preliminary Development Plan

1. Show the property setbacks, parking setbacks, easements, and dedications in the plan.

Response: Added to the Plan.

2. Label the internal existing roadways.

Response: Added to the Plan.

3. A 5' wide flat bottom ditch with 3H:1V side slopes is required east of the existing private drive (see attached excerpt from the Chesterfield Valley Storm Water Master Plan). Please show the future channel area on the plan and update Section A-A to reflect channel location as well.

Response: Added to the Plan.

4. Storm water culverts will be required under the access drive to the eastern portion of the site to accommodate the Master Plan Channel. Please show the culverts.

Response: Added to the Plan.

5. Add proposed sidewalk locations along Chesterfield Airport Road and Olive Street Road to the plan.

Response: Added to the Plan.

6. The southernmost proposed driveway on the west side of the internal access road may not meet the minimum corner clearance requirement from Chesterfield Airport Road. Please review City Code Section 405.04.100 (F) Figure A2 and adjust the driveway location to meet the minimum clearance requirement based on the corner radius from Chesterfield Airport Road to the internal access road. The minimum corner clearance is 120 feet from major arterials.

Response: Southernmost proposed driveway has been shifted north to meet the City's access management clearance requirements.

7. The proposed driveway to Olive Street Road may not meet the minimum driveway throat length of 80 feet for an arterial roadway. Please review.

Response: The maximum throat depth we are able to achieve is 59.0' feet. An 80.0' throat would conflict with the existing hotel parking and drive aisle.

8. Show/label the future ROW dedication for Olive Street Road.

Response: Added to the Plan.

Advisory Comments

1. Partial reimbursement for construction of the extension of Olive Street Road may be available from previously established Special Cash Escrows.

Response: Understood

2. Accessible sidewalk routes from the sidewalk along the adjacent roadways to the proposed internal improvements will be required. Internal sidewalk and ADA accessible routes, will be reviewed during Site Development Plan/Site Development Concept Plan review.

Response: Understood

3. Streetlights will be required along the Chesterfield Airport Road frontage and Olive street frontage. A street light agreement will be required prior to approval of Improvements Plans for the site.

Response: Understood

4. Access management principals to be applied to this development can be found in Section 405.04.100 of the Unified Development Code of the City of Chesterfield.

Response: Understood

5. Access/utility easements shall be required throughout the development as per Section 405.04.080(E) of the Unified Development Code of the City of Chesterfield. A continuous 15-foot-wide rear yard easement will be required and minimum 10 foot wide utility/access easements will be required at every other lot line or break between structures, as directed.

Response: Understood

6. Should the design of the subdivision include retaining walls that serve multiple properties, those walls need to be located within common ground or special easements, including easements needed for access to the walls.

Response: Understood

7. The developer is advised that utility companies will require compensation for relocation of their facilities with 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.

Response: Understood

8. Internal streets shall be constructed in accordance with Section 405.04.090 of the Unified Development Code of the City of Chesterfield.

Response: Understood

9. US Survey corners located on or near the development site must be protected and shall be restored if disturbed due to the construction.

Response: Understood

September 28, 2022

Page 4

As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,



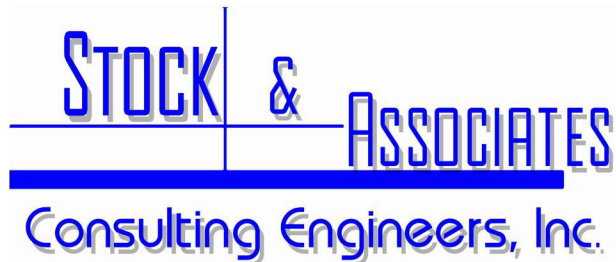
George M. Stock, P.E.

President

CC: Mr. Tim Lowe, Staenberg Group (tlowe@tsgproperties.com)

Mr. Mark Kraus, Chesterfield Hockey Association (mark.kraus@chesterfieldhockey.com)

Ms. Kate Stock Gitto, P.E, (kate.gitto@stockassoc.com)



PROJECT NARRATIVE

A Rezoning Request for 18363, 18369 & 18375 Chesterfield Airport Road

Date: September 27, 2022

(Stock Project No. 215-5542.8)

On behalf of, “Chesterfield Hockey Association, Inc.” c/o Staenberg Group, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a comprised ±10.9 Acre tract of land located at 18363, 18369, & 18375 Chesterfield Airport Road from a “C-8” Planned Commercial District (City of Chesterfield Ord. 1249) to a “PC” Planned Commercial District. The existing 3-story Comfort Inn & Suites at 18375 Chesterfield Airport Road will be used in place, the vacant land to the west is a proposed parking lot to assist with the Maryville University Hockey Center expansion.

The City’s Comprehensive Plan designates this site as well as the adjacent properties to the North, South, East, and West as “Regional Commercial”, which is consistent with the project request. We respectfully request the City’s consideration on this item.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be three (3) stories or forty-five (45.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space: a minimum open space of thirty-five percent (35%) for this PC District

Setbacks

1. Structure Setbacks

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

 - a. Forty (40) feet from Chesterfield Airport Road right-of-way

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

- b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial District
 - c. Ten (10) feet from internal lot lines within this Planned Commercial District
 2. Parking Setbacks
No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:
 - a. Forty (40) feet from Chesterfield Airport Road right-of-way
 - b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial District, with the exception of three (3) feet from the Future Right-of-way dedication of Olive Street Road.
 - c. Zero (0) feet from internal lot lines within this Planned Commercial District
 3. Hours of Operation
Uses “Grocery-Community”, “Grocery-Neighborhood”, “Retail Sales Establishment-Community”, “Retail Sales Establishment-Neighborhood”, “Drug Store and Pharmacy”, “Drug Store and Pharmacy, with Drive-Thru” will be subject to hours of operation from 6:00am to 11:00 pm.

Requested Permitted Uses:

PUBLIC/RECREATIONAL

1. Animal Grooming Service
2. Art Gallery
3. Art Studio
4. Banquet Facility

OFFICE

5. Office-Dental
6. Office-General
7. Office-Medical

COMMERCIAL/SALES

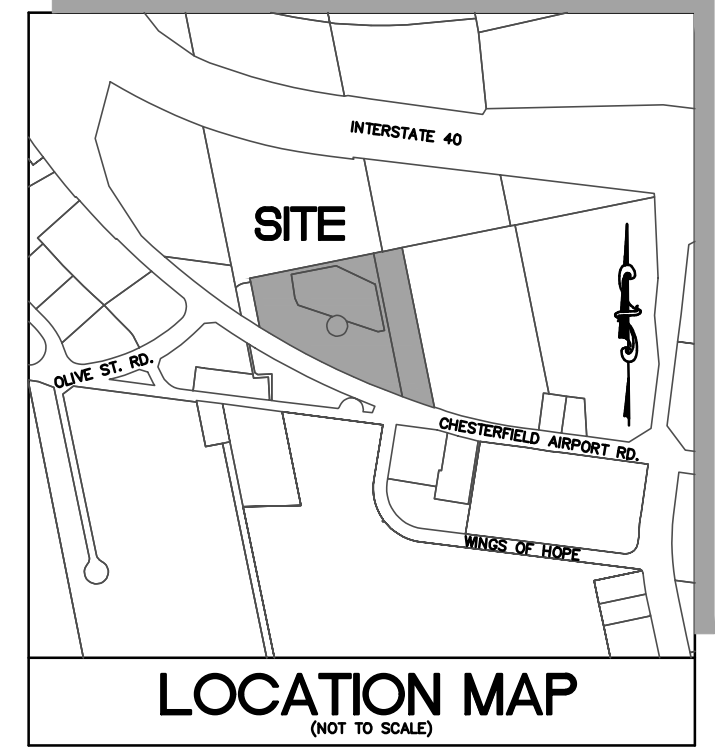
8. Bakery
9. Bar
10. Brewpub
11. Coffee Shop
12. Coffee Shop, Drive-Thru
13. Grocery-Community
14. Grocery-neighborhood
15. Restaurant-Sit Down
16. Restaurant-Fast Food, Drive-Thru
17. Restaurant – Fast Food, No Drive-Thru

18. Restaurant-Take Out
19. Retail Sales Establishment – Community
20. Retail Sales Establishment – Neighborhood
- SERVICE/INDUSTRIAL**
21. Car Wash
22. Car Wash, Self-Service
23. Drug Store and Pharmacy
24. Drug Store and Pharmacy, with Drive-Thru
25. Financial Institution, No Drive-Thru
26. Financial Institution, Drive Thru
27. Hotel and Motel
28. Hotel and Motel-extended stay
29. Warehouse, general

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 6 OF R.H. STEVENS FARM AS PER PLAT BOOK 7 PAGE 37, AND BEING LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- ### ABBREVIATIONS
- ATG - ADJUST TO GRADE
 - B.C. - BACK OF CURB
 - C.C. - CLEANOUT
 - DB. - DEED BOOK
 - E. - ELECTRIC
 - ELEV. - ELEVATION
 - EX. - EXISTING
 - F.C. - FACE OF CURB
 - FL. - FLOWLINE
 - FT. - FEET
 - FND. - FOUND
 - G. - GAS
 - H.W. - HIGH WATER
 - LFB. - LOW FLOW BLOCKED
 - M.H. - MANHOLE
 - N.F. - NOW OR FORMERLY
 - PL. - PLAT BOOK
 - PG. - PAGE
 - PR. - PROPOSED
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - SQ. - SQUARE
 - T. - TELEPHONE CABLE
 - T.B.A. - TO BE ABANDONED
 - T.B.R. - TO BE REMOVED
 - T.B.R.R. - TO BE REMOVED AND REPLACED
 - TYP. - TYPICALLY
 - U.L.P. - USE IN PLACE
 - U.O.N. - UNLESS OTHERWISE NOTED
 - V.C.P. - VITRIFIED CLAY PIPE
 - W. - WATER
 - (86'W) - RIGHT-OF-WAY WIDTH



SITE INFORMATION

OWNER 18363 C.A.R.: CLAYTON FORSYTH REALTY LLC
 OWNER 18369 C.A.R.: UNITED BANK TRUST
 OWNER 18375 C.A.R.: KAHELA HOSPITALITY LLC
 ADDRESS: 18363, 18369 & 18375 CHESTERFIELD AIRPORT RD., CHESTERFIELD, MO 63005

EXISTING ZONING: "C8" PLANNED COMMERCIAL - ORD. 1249
 PROPOSED ZONING: "PC" PLANNED COMMERCIAL
 LOCATOR NO.: 17W620312, 17W620334, 17W640091
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 29189C0145K
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC.
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

FAR CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:

MINIMUM 35.0% OPEN SPACE

HEIGHT:

A MAXIMUM HEIGHT OF 3-STORIES OR 45.0' FEET

- ### BUILDING AND PARKING SETBACKS
- STRUCTURE SETBACKS:
- FORTY (40) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
 - TWENTY-FIVE (25) FEET FROM THE NORTH, EAST, WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - TEN (10) FEET FROM INTERNAL LOT LINES WITHIN THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:
- FORTY (40) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
 - TWENTY-FIVE (25) FEET FROM FROM THE NORTH, EAST, WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT WITH THE EXCEPTION OF THREE (3) FEET FROM THE FUTURE RIGHT-OF-WAY DEDICATION OF OLIVE STREET ROAD.
 - ZERO (0) FEET FROM INTERNAL LOT LINES WITHIN THIS PLANNED COMMERCIAL DISTRICT

- ### GENERAL NOTES
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS; THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
 3. NO GRADE SHALL EXCEED 3:1 SLOPE.
 4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
 5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
 8. SIGNAGE APPROVAL IS A SEPARATE PROCESS
 9. THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 461.44 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

- ### ST. LOUIS COUNTY STANDARD NOTES
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
 7. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
 8. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

PROPERTY DESCRIPTION:

A tract of land in U.S. Survey 102 and part of LOT 6 of R.H. Stevens Farm in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the eastern line of a tract of land as conveyed to Clayton Forsyth Realty LLC by instrument recorded in Book 20873, Page 197 of the St. Louis County records with the northern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 3901.54 feet; thence along said right-of-way line and said curve with an arc length of 1012.67 feet and a chord which bears North 65 degrees 30 minutes 13 seconds West, 1009.83 feet to the east line of Lot B of Chesterfield Sports Complex, a subdivision thereof as recorded in Plat Book 369, Page 54 of above said records; thence along said eastern line, North 11 degrees 20 minutes 09 seconds West, 259.80 feet to the southern line of Olive Street Road, variable width, said point also being the northern line of above said U.S. Survey 102; thence along said survey line, North 78 degrees 36 minutes 59 seconds East, 815.73 feet to the northeast corner of above said Clayton Forsyth Realty LLC tract; thence along the eastern line of last said tract, South 11 degrees 32 minutes 10 seconds East, 851.67 feet to the POINT OF BEGINNING.

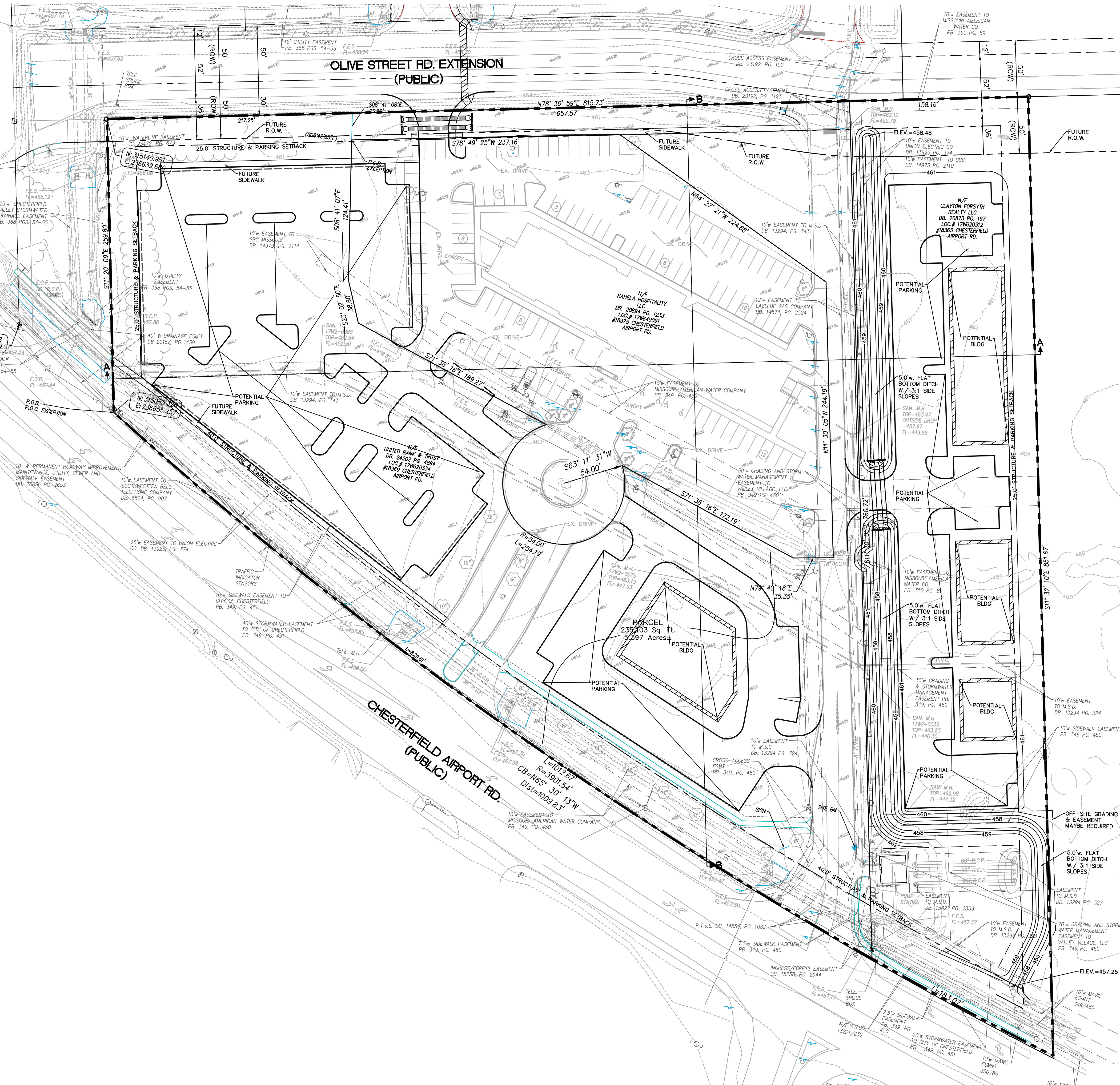
Containing 475, 821 square feet or 10.923 acres, more or less.

CONTRACTOR'S INSURANCE REQUIREMENTS

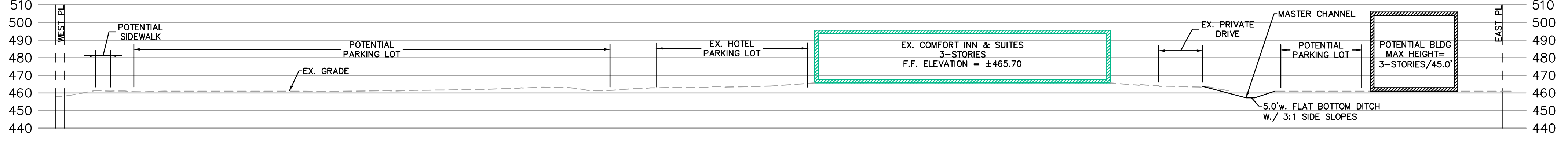
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY, SECTION 10.090 (ADDENDUM).

UTILITY NOTE:
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.

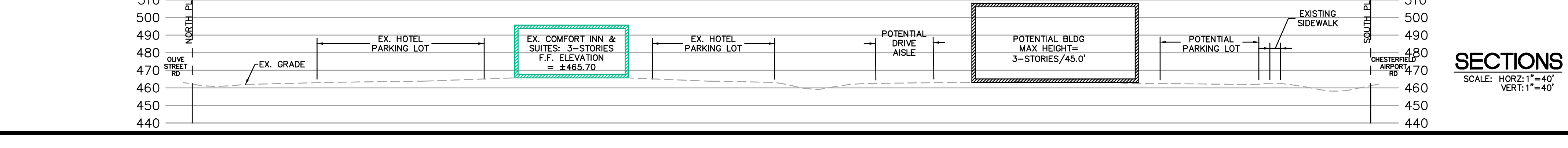
PREPARED FOR:
 CHESTERFIELD HOCKEY ASSOCIATION, INC.
 P.O. BOX 335
 CHESTERFIELD, MO 63006



SECTION A - A VALLEY VILLAGE PROFILE



SECTION B - B VALLEY VILLAGE PROFILE



SECTIONS
 SCALE: HORIZ. 1"=40'
 VERT. 1"=40'

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK # 1122 NAVD83(SL2011) Elev = 465.32
 PLUS NODD8 Elev = 465.47 PLUS Cut 1" on the northernmost corner of the concrete base of a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road; roughly 78 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

SITE BENCHMARK
 ELEV.=463.53
 1" Cut on concrete curb, 5' north of p.c. of north entrance to pump station as shown herein.

GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 1 inch = 40 ft.

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9100
 E-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY VILLAGE
 18363, 18369 & 18375 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005

DATE:

 GEORGE M. STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 009996

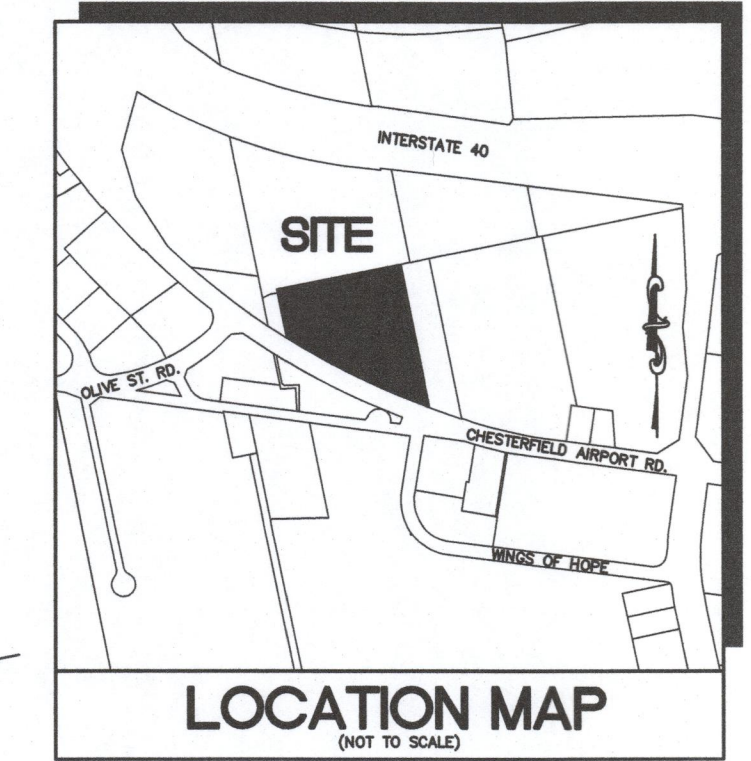
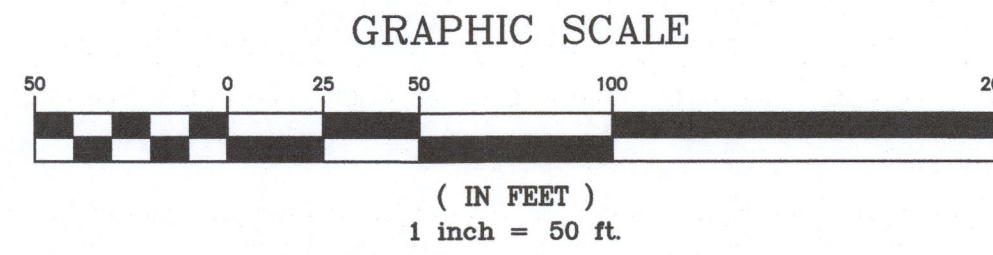
REVISIONS:
 1. 2022-08-30 CITY
 2. 2022-09-27 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
 DATE: 05/24/2022 JOB NO: 215-5542.8
 K.S.G. # - BASE MAP # 17W6
 S.L.C. # # - HNT SUP. # -
 SCALE: MO-00
 SHEET TITLE:
 PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
C1.0

OUTBOUNDARY

A TRACT OF LAND LOCATED IN U.S. SURVEY 102 AND PART OF LOT 6 OF R.H. STEVENS FARM
IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CHESTERFIELD SPORTS COMPLEX,
PLAT BOOK 369, PAGE 54 & 8
LOT A

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18383 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640145

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18379 CHESTERFIELD AIRPORT RD
DB. 23636, PG. 2277
17W640134

U.S. SURVEY 371
SOUTH LINE OF LOT 3

OLIVE STREET (VW) ROAD

U.S. SURVEY 371
U.S. SURVEY 102

LOT B

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18383 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640145

S11° 20' 09" E 259.80'

25' SETBACK C-8 ZONING

AREA
235,078 Sq. Ft.
5.397 Acres±

S08° 41' 07" E
124.41'

S5° 02' 50" E
98.96'

S71° 38' 16" E 189.27'

N/F
UNITED BANK & TRUST
18369 CHESTERFIELD
DB. 24202, PG. 4894
17W620334

R=54.00'
L=254.79'

S63° 11' 31" W
54.00'

TOTAL TRACT
475,821 Sq. Ft.
10.923 Acres±

L=829.81'

CHESTERFIELD AIRPORT (VW) ROAD

L=1012.67'
R=3901.54'
CB=N65° 30' 13" W
Dist=1009.83'

Surveyors Certification

This is to certify that at the request of TSG Chesterfield Airport Road, LLC, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the proposed Boundary Adjustment Plat. This plan does not constitute a Property Boundary Survey.

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

By: *[Signature]*
Norbert P. Wildhaber Jr., Missouri P.L.S. No. 2008-016667

N/F
CLAYTON FORSYTH REALTY LLC
18363 CHESTERFIELD AIRPORT RD
DB. 17W620312

10' SETBACK C-8 ZONING

S11° 30' 05" E 760.72'

AREA
127,834 Sq. Ft.
2.935 Acres±

25' SETBACK C-8 ZONING

S11° 32' 10" E 851.67'

N/F
GUMBO REAL ESTATE LLC
DB. 15051 PG. 1126
LOC. # 17W430035
#18301 CHESTERFIELD AIRPORT RD.

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 102 and part of LOT 6 of R.H. Stevens Farm in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the eastern line of a tract of land as conveyed to Clayton Forsyth Realty LLC by instrument recorded in Book 20873, Page 197 of the St. Louis County records with the northern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 3901.54 feet; thence along said right-of-way line and said curve with an arc length of 1012.67 feet and a chord which bears North 65 degrees 30 minutes 13 seconds West, 1009.83 feet to the east line of Lot B of Chesterfield Sports Complex, a subdivision thereof as recorded in Plat Book 369, Page 54 of above said records; thence along said eastern line, North 11 degrees 20 minutes 09 seconds West, 259.80 feet to the southern line of Olive Street Road, variable width, said point also being the northern line of above said U.S. Survey 102; thence along said survey line, North 78 degrees 36 minutes 59 seconds East, 815.73 feet to the northeast corner of above said Clayton Forsyth Realty LLC tract; thence along the eastern line of last said tract, South 11 degrees 32 minutes 10 seconds East, 851.67 feet to the POINT OF BEGINNING.

Containing 475, 821 square feet or 10.923 acres, more or less.

GENERAL NOTES:

1) Subject property is Zoned C8 Ord#1249
Setback Requirements:

Front: No building within 40' of Chesterfield Airport Road.
25' from North, East and West Property lines, 10' from internal lot lines.

Parking Setbacks:

40' from Chesterfield Airport Road
25' from North, East and West Property lines, 10' from internal lot lines.

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (areas with reduced flood risk due to levee) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.

PREPARED FOR:
Chesterfield Hockey Association, Inc.
c/o The Staenberg Group
2127 Innerbelt Business Center Drive #310
St. Louis, MO 63114

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ZONING EXHIBIT
VALLEY VILLAGE
18369, 18375 & 18363 CHESTERFIELD AIRPORT ROAD



NORBERT P. WILDHABER JR. P.L.S.
MO. P.L.S. # 2008-016667
CERTIFICATE OF AUTHORITY
LC-222-D

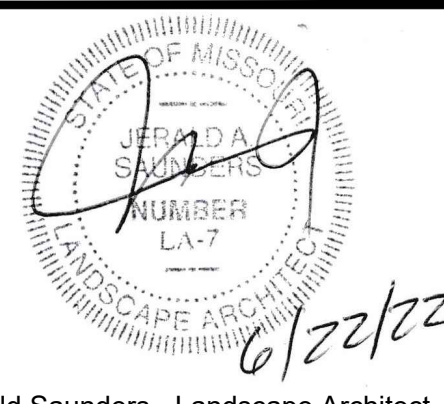
REVISIONS:

1 2022-08-23 DISTANCE CHANGE

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 8-23-2022	JOB NO. #: 215-5542
M.S.D. P. #: P-XXXXXX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T SUP. #: XXX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

ZONING EXHIBIT

SHEET NO.:
1 OF 1



Jerold Saunders - Landscape Architect
MO License # LA-007

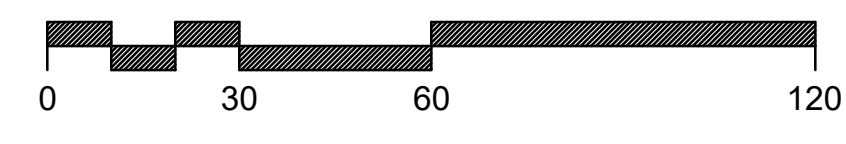
Consultants:

Valley Village
18363, 18369 & 18375 Chesterfield Airport Road
Chesterfield, Missouri 63005

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Norway Maple	7	15	Poor	Severe trunk damage
2	Green Ash	6	15	Poor	Severe dieback
3	Green Ash	11	20	Fair	Thinning
4	Green Ash	11	20	Poor	Dieback
5	Green Ash	12	20	Fair	
6	Green Ash	11	20	Poor	Dieback
7	Green Ash	11	20	Poor	Dieback
8	Crabapple	8	20	Fair	Suckers
9	Crabapple	6	15	Fair	
10	Crabapple	8	20	Fair	
11	Pear	12	20	Fair	Some trunk damage
12	Crabapple	8	15	Fair	
13	Crabapple	6	12	Poor	Limb damage
14	Pear	12	20	Fair	Trunk damage
15	Pear	12	20	Fair	Suckers
16	Pear	10	20	Fair	Lean, dead limbs
17	Crabapple	8	15	Fair	Thin
18	Crabapple	8	15	Fair	Lean
19	Crabapple	6	12	Fair	
20	Crabapple	7	15	Fair	
21	Crabapple	9	18	Good	
22	Pear	14	20	Fair	Suckers
23	Pear	14	20	Good	
24	Pear	8	20	Fair	Thin
25	Pear	10	20	Good	
26	Pear	10	18	Poor	Suckers, multi-stem
27	Norway Maple	5	15	Poor	
28	Ash	8	25	Fair	Vine covered
29	Elm	11	25	Fair	
30	Mulberry	8	25	Good	Utility trimmed
31	Cottonwood	18	30	Good	
32	Cottonwood	14	25	Fair	
33	Elm	10	20	Fair	
34	Elm	8	12	Fair	
35	Elm	8	12	Fair	
36	Elm	8	12	Fair	
37	Pecan	30	60	Fair	Large limb damage
38	Cottonwood	12	30	Fair	
39	Cottonwood	12	30	Fair	
40	Hackberry	12	30	Fair	
41	Elm	16	25	Good	
42	Elm	12	20	Poor	
43	Elm	14	20	Fair	
44	Mulberry	20	40	Fair	Multi-stem
45	Pecan	36	45	Good	Monarch
46	Maple	12	25	Good	
47	Cottonwood	16	35	Fair	
48	Mulberry	24	35	Good	Multi-stem
49	Pecan	18	40	Good	
50	Silver Maple	12	25	Poor	
51	Pecan	28	35	Fair	Significant limb damage
52	Sycamore	48	40	Dying	Near dead
53	Silver Maple	48	50	Fair	Significant limb damage
54	Willow	20	45	Good	Multi-stem
55	Hackberry	12	25	Poor	
56	Linden	2	10	Good	
57	Alianthus	8	20	Fair	Offsite

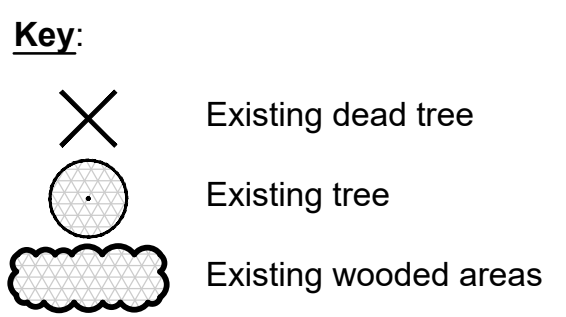


Tree Stand Delineation
SCALE 1"=30'



Tree Stand Delineation Narrative
This project site comprises a total of 10.924 acres and has a total of 41,482 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection.

Site Area	=	10.924 acres
Individual Tree Area	=	15,723 s.f. (0.36 acres)
Woodland Tree Canopy Area	=	25,759 s.f. (0.59 acres)
Total Existing Tree Canopy Area	=	41,482 s.f. (0.95 acres)



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

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spitt 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000119

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/22/22
Job #:	813.100

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 Finance and Administration Committee Meeting of the Whole, which was scheduled for Monday, November 14th, 2022, as a tentative budget workshop at 4:00 pm has been **cancelled since the Committee has already forwarded their budget recommendation.**

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Budoor

Vice Chair: Councilmember Moore

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

NEXT MEETING

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Aaron Wahl

Vice Chair: Councilmember Merrell Hansen

Repeal of Public Health & Safety Policy #7 (Toll Roads – Street Corner Solicitations) – Recently the City of Chesterfield passed Ordinance 3185 which bans all street corner solicitation and/or toll roads therefore the Public Health & Safety Policy #7 is no longer lawful and needs to be repealed. **(Voice Vote)**

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.

PUBLIC HEALTH & SAFETY COMMITTEE MEETING
OCTOBER 17, 2022

MINUTES

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

II. Roll Call

Councilmember Aaron Wahl, Ward II (Chairman), Councilmember Mary Monachella, Ward I, Councilmember Dan Hurt, Ward III, Councilmember Merrell Hansen, Ward IV, Councilmember Mary Ann Mastorakos, Ward II, Councilmember Gary Budoor, Ward IV, City Attorney Chris Graville, City Prosecuting Attorney Tim Engelmeyer, Attorney Ben Kloos, Captain Cheryl Funkhouser, and Chief Ray Johnson. Also in attendance were citizens (8 citizens from the subdivision of Fienup Farms, and 1 citizen from Country Lake subdivision).

III. Minutes – August 22, 2022

Councilmember Hansen motioned and Councilmember Hurt seconded to approve the minutes of the August 22, 2022 meeting. It was noted that the minutes reflected the request of Councilmember Dan Hurt to discuss the installation of a bullet proof glass safety barrier at the customer service representatives' front desk of City Hall and that item does not appear on the agenda for the meeting this evening. It was agreed that this will be discussed under the "other" category this evening. The minutes were approved 4-0.

The Committee members agreed to suspend the order of the agenda to allow City Prosecuting Attorney Tim Engelmeyer to present the status for a Special Circumstances Court.

VII. Special Circumstances Court

At the August meeting of the Public Health & Safety Committee, the Public Health & Safety Committee made a request for additional information regarding the possibility of starting a Special Circumstances Court, specifically the Committee requested a budget so that this new program could be discussed at the upcoming Finance & Administration Committee meetings.

City Prosecuting Attorney distributed copies of a proposed budget and he, along with Attorney Ben Kloos who runs the St. Louis County Veterans Court, described the planned workings for this Court. He stated that St. Louis County had previously had a Mental Health Court that was a referral source for municipal courts. This program is no longer available. He stated that the Chesterfield Municipal Court currently sees many defendants that are repeat offenders, many of them juveniles, people with mental health issues, and veterans with PTSD issues. Mr. Engelmeyer voiced the opinion that with proper referral services, these defendants could benefit from the proposed Special Circumstances Court which would serve as an early intervention to stop recidivism and assist these defendants to find a better place in society as a whole.

Councilmember Hurt questioned how the costs of this program could be offset. City Prosecuting Attorney Engelmeyer responded that many of the costs currently are already in the City Budget because these defendants currently are being handled by the Municipal Court. The ability to refer these clients to other social and/or treatment programs and to then track them through these programs would be the additional costs. The first year would be a time to test out the system and only deal with those defendants in the Chesterfield Court system. If successful, the Chesterfield Special Circumstance Court could be made available to other municipalities at a cost. The Court could possibly have a "net zero" cost with fees being covered by the current court costs charged to the participant. The other fees associated with treatments are listed with options that could be "no cost" considering those defendants that are veterans and have some free services.

Councilmember Hurt motioned and Councilmember Hansen seconded to forward the proposed program to City Council with a recommendation to include the costs in the upcoming City budget planning with a clarification of the cost to the City and a forecast number of cases in the year.

Discussion continued with City Prosecuting Attorney agreeing to provide additional information on costs. Councilmember Wahl also suggested that the name of the program be "Alternative Court".

Having no further discussion, the motioned carried 4-0.

The order of the agenda then resumed.

IV. Golf Carts

The Committee members began a discussion of the use on Golf Cart type vehicles on City Streets. City Attorney Chris Graville addressed the Committee describing the different types of vehicles that could be considered. The vehicles described are Low Speed Vehicles (LSV), Golf Carts, ATV's and UTV's. There was discussion regarding which would be allowed. There was agreement that ATV's and UTV's would not be considered.

Chief Johnson confirmed that right now, no unlicensed vehicles are allowed on City streets. The City can change the ordinance but there are many details to be considered including what types of vehicles, regulations for those vehicles including required safety equipment, and which specific streets and/or subdivisions to allow the vehicles. With these considerations, then the question becomes who will inspect the vehicles and check the vehicles to make sure they are street ready. He also noted that "over regulation" will not be successful, the ordinance would have to be City-wide and the regulations be reasonable for all residential areas within the City.

City Attorney Graville agreed to continue his work on a proposed ordinance that would allow these vehicles on City roadways including a limitation on a speed limit on the streets where they would be allowed.

Citizens present expressed their support for the allowance of these vehicles. Many noted that specific subdivisions are set upon large lots and support the usage of these vehicles to access amenities. Councilmembers voiced their opinion that once golf carts are legal on City streets, they should be legal on all City streets where supported by speed limits.

Two citizens who support the legalization of golf carts, voiced safety concerns especially where children are involved.

City Attorney Graville noted that the City can regulate the roadways where these vehicles can be utilized. Specifically, he noted that it could be that they are allowable on roadways where the speed limit is 25 MPH. He also reminded those present that there are also State and County regulations for these types of vehicles.

Chief Johnson noted that the Police Department is not opposed to golf carts. The Police Department enforces laws, and right now golf carts are illegal. The Police Department will support any change in the ordinance to allow golf carts on city streets with safety regulations, if so, decided by City Council.

City Attorney Graville reminded all present that this is a "City" issue, not just a subdivision issue. Councilmember Wahl noted that there will be no vote this evening but directed City Attorney Graville to develop a draft ordinance for review by the Public Health & Safety to allow and regulate the use of golf carts on City streets. This will be on the agenda for the next meeting of the Public Health & Safety Committee.

V. Traffic Control for Road Construction and Tree Removal

Councilmember Wahl noted that he has observed traffic issues caused by contractors doing tree removal and road construction. He inquired about regulations for contractors during this type of work. Chief Johnson replied that permits are issued by the Public Works Department for road work and tree removal on City streets. Contractors are required to agree to traffic control regulations as specified in the Manual On Traffic Control Devices (MUTCD) when issued a permit. Problems should be reported to the Police Department and/or Public Works.

VI. Repeal of Policy Statement

Chief Johnson requested the Committee repeal a Public Health & Safety Policy #7 (Toll Roads – Street Corner Solicitations). Last revised in 2017, this policy provided directions for toll road and street corner solicitations. Recently the City of Chesterfield enacted an ordinance which bans all street corner solicitation and/or toll roads. Therefore, this policy is no longer lawful and needs to be repealed. Councilmember Hansen motioned and Councilmember Monachella seconded to recommend to full City Council repeal of Public Health & Safety Policy #7. The motion carried 4-0.

VIII. Safety Barrier at City Hall Front Desk

Councilmember Hurt requested that the Public Health & Safety Committee consider a safety barrier of Plexiglass that would be bullet-proof around the City Hall front desk area to protect the customer service representatives that work in that area. Members of the Committee want the area to remain customer friendly and any barrier constructed should

take that into consideration. Councilmember Hurt motioned and Councilmember Wahl seconded to have a cost estimated done for the purchase and installation of a barrier around the Customer Service Desk at City Hall. The motion carried 4-0.

- IX. No date was set for the next meeting.
- X. Adjourn – the meeting adjourned at 7:51 PM.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

VI

PUBLIC HEALTH & SAFETY

NO. 7

SUBJECT Toll Roads – Street Corner Solicitation

INDEX PD

DATE

DATE

ISSUED October 15, 2002

REVISED 1/4/2017

POLICY

I. PURPOSE

This Policy establishes guidelines for toll roads – street corner solicitations and establishes authority with the Chief of Police to prohibit solicitations at locations deemed unduly hazardous or inappropriate for such activities.


II. PROCEDURE

Toll roads – street corner solicitations will be permitted as outlined in the Municipal Code for the City of Chesterfield, Article 2 – Solicitors, Section 17-35 with the following additional restrictions:

- A. Only Old Newsboys Day solicitations and solicitations by the Knights of Columbus, Muscular Dystrophy Association, and the Chesterfield Fire Protection District will be permitted. No other solicitations will be allowed in any public rights-of-way or at any intersections involving public rights-of-way for any purpose.
- B. Due to safety concerns, the intersection of Clarkson Road and Baxter Road is considered off limits for solicitation purposes and no solicitations shall be allowed at this intersection for any purpose whatsoever.

All other terms and conditions stated in the above referenced ordinance shall remain in effect as it applies to Old Newsboys Day solicitation, the Knights of Columbus and the Chesterfield Fire Protection District. No solicitation permits for other organizations shall be issued.

RECOMMENDED BY:



Department Head/Council Committee (if applicable)

1/17/17
Date

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

Liquor License Request – Black Salt (1709 Clarkson Road) formerly Missouri Karate Association – 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) Action on liquor license request was held at the September 06, 2022 and October 03, 2022 City Council Meetings.**

Bid Recommendation – 2022 Crack Sealing Project – Recommendation to accept the low bid, as submitted by STL Sealing and Striping, LLC, and to authorize the City Administrator to enter into an Agreement with STL Sealing and Striping, LLC in the amount of \$100,000. The 2022 Capital Projects Budget contains \$100,000 for crack sealing. **(Roll Call Vote) Department of Public Works recommends approval.**



MEMORANDUM

DATE: October 17, 2022

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *Am*

SUBJECT: **LIQUOR LICENSE REQUEST – BLACK SALT**

BLACK SALT, 1709 CLARKSON RD (formerly Missouri Karate Association) ... 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. Sanjiv Shekhar 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 Monday, November 7, 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

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: October 26, 2022

RE: 2022 Crack Sealing Project

The Department of Public Works publicly opened bids for the 2022 Crack Sealing Project on October 25, 2022. The results of the bid opening are detailed in the attached memorandum from Project Manager Trent Helland. After reviewing the bids, Staff recommends the project be awarded to the low bidder, STL Sealing and Striping LLC, in the budgeted amount of \$100,000. This includes the low bid amount (\$72,912) and a contingency to cover additional work and change orders. STL Sealing and Striping LLC has previously performed crack sealing for the City of Chesterfield (as Missouri Asphalt and Sealing) and is positively recommended by City Staff.

As you know, the City of Chesterfield attempts to crack seal its streets approximately every seven years in an effort to extend the life of its streets. Crack sealing has many benefits, including retarding joint deterioration, preventing water from infiltrating the pavement subbase, and keeping incompressible material out of the joint, which helps alleviate street migration.

The 2022 Capital Projects Budget contains \$100,000 for crack sealing.

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 STL Sealing and Striping LLC in an amount not to exceed \$100,000.

Concurrence:

J. Kelly

Jeanette Kelly, Director of Finance

Memorandum

Department of Public Works

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

FROM: Trent Helland- Project Manager

DATE: October 26, 2022

**RE: 2022 Crack Sealing Project
2022-PW-07**



As you are aware, sealed bids for the project were opened on October 25, 2022 at 10:00am. There was one bidder on the project; STL Sealing and Striping, LLC. with a bid of \$72,911.52 (bid attached). STL Sealing and Striping, LLC has successfully completed this type of work within the City of Chesterfield in 2021 under the previous name of Missouri Asphalt & Sealing.

I recommend requesting authorization to enter into an agreement with STL Sealing and Striping, LLC to provide crack sealing services for the 2022 Crack Sealing Project- in an amount not to exceed \$100,000. This is the budgeted amount and allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

EXHIBIT A

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, October 25, 2022

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 0 through 0, for the

2022 Crack Sealing Project
2022-PW-07

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 thorough cleaning, preparing and sealing of existing joints and cracks in concrete and asphalt pavements, curbs and driveways of approximately 20 miles of streets.

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

Bid submitted by:

Company Name: STL Sealing and Striping LLC

Address: 3972 Dunn Road

City, State: Hazelwood, Mo. 63042

Phone number: 314-718-3555 Fax: _____

E-mail address: carl@stlsealingandstriping.com

Type of Firm: Sole Partnership LLC Partnership _____
Corporation _____ Other _____

Officer: Jim Gittermeier

Title: owner

Signature: [Handwritten Signature]

Date: 10/24/22

**ITEMIZED BID
CITY OF CHESTERFIELD
2022 Crack Sealing Project
2022-PW-07**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Joint and Crack Sealing 20- 26 ft. Wide Asphalt Street	Mile	6.8	\$3,326.40	\$22,619.52
2	Joint and Crack Sealing 32-56' Wide Asphalt Street	Mile	3	\$4,224.00	\$12,672.00
3	Joint and Crack Sealing 18-23 ft. Wide Concrete Street	Mile	0	\$3,168.00	\$0.00
4	Joint and Crack Sealing 26-28 ft. Wide Concrete Street	Mile	8.5	\$3,432.00	\$29,172.00
5	Joint and Crack Sealing 32 - 40 ft. Wide Concrete Street	Mile	2	\$4,224.00	\$8,448.00
TOTAL BID					\$72,911.52



BID TABULATION
2022 CRACK SEALING PROJECT
2022-PW-07
10/17/2022

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		STL SEALING AND STRIPING, LLC	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Joint and Crack Sealing 20- 26 ft. Wide Asphalt Street	Mile	6.80	\$4,700.00	\$31,960.00	\$3,326.40	\$22,619.52
2	Joint and Crack Sealing 32-56' Wide Asphalt Street	Mile	3.00	\$5,000.00	\$15,000.00	\$4,224.00	\$12,672.00
3	Joint and Crack Sealing 18-23 ft. Wide Concrete Street	Mile	0.00	\$4,900.00	\$0.00	\$3,168.00	\$0.00
4	Joint and Crack Sealing 26-28 ft. Wide Concrete Street	Mile	8.50	\$5,500.00	\$46,750.00	\$3,432.00	\$29,172.00
5	Joint and Crack Sealing 32 - 40 ft. Wide Concrete Street	Mile	2.00	\$5,600.00	\$11,200.00	\$4,224.00	\$8,448.00
TOTAL BID					\$104,910.00		\$72,911.52

OTHER LEGISLATION

Proposed Bill No. 3412 - Lot Split – Gateway Studios – An ordinance providing for the approval of a Lot Split for Lot 1, a 23.85-acre tract of land being part of Gateway Studios Subdivision, zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. **(First & Second Readings) Department of Planning recommends approval.**

UNFINISHED BUSINESS

Pickleball Courts – Mayor Nation has placed this item on the agenda for Monday night, requesting that Council direct staff to initiate efforts to prepare plans, estimates, and specifications for construction of Pickleball Courts in Central Park at the location originally recommended by the Master Plan and Parks Committee, and return the developed information to the City Council for review and further direction for the project.

NEW BUSINESS

GUEST SPEAKER:

Mayor Nation has invited Tom Scheider, former Mayor and City Councilmember for the City of Florissant, to address Council regarding Florissant’s success in passage of the Use Tax. Former Mayor Schneider served the City of Florissant for forty years; as Mayor from 2011 thru t019, and as a Councilmember from 1979 until 2011. He had been identified as the longer serving elected official in the State. He has also received the Buzz Westphal aware for Leadership by the Municipal League and was also recognized by North County Communities.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: November 07, 2022

RE: **Gateway Studios Lot 1 (Lot Split):** A request for a Lot Split for a 23.85 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Summary

Stock and Associates Consulting Engineers, Inc on behalf of Gateway Studios, LLC has submitted a request for Lot Split approval for the Gateway Studios property zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

The purpose of the lot split is to subdivide a 23.85 acre tract of land into two lots, Lot 1A (19.52 acres) and Lot 1B (4.32 acres).

As per City of Chesterfield Unified Development Code Section 405.02.110 (I), Lot Splits shall be reviewed by City Council for approval.

Attached please find Legislation and the Lot Split Plat.



Figure 1: Subject Site Aerial

BILL NO. 3412

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR LOT 1, A 23.85 ACRE TRACT OF LAND BEING PART OF GATEWAY STUDIOS SUBDIVISION, ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD.

WHEREAS, Stock and Associates has submitted for review and approval a Lot Split for Lot 1 of the Gateway Studios Subdivision located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 23.85 acre tract of land into two (2) lots , Lot 1A and Lot 1B; and,

WHEREAS, the Department of Planning has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split to the City Council.

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

Section 1. The Lot Split for Lot 1 of the Gateway Studios Subdivision , which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2022.

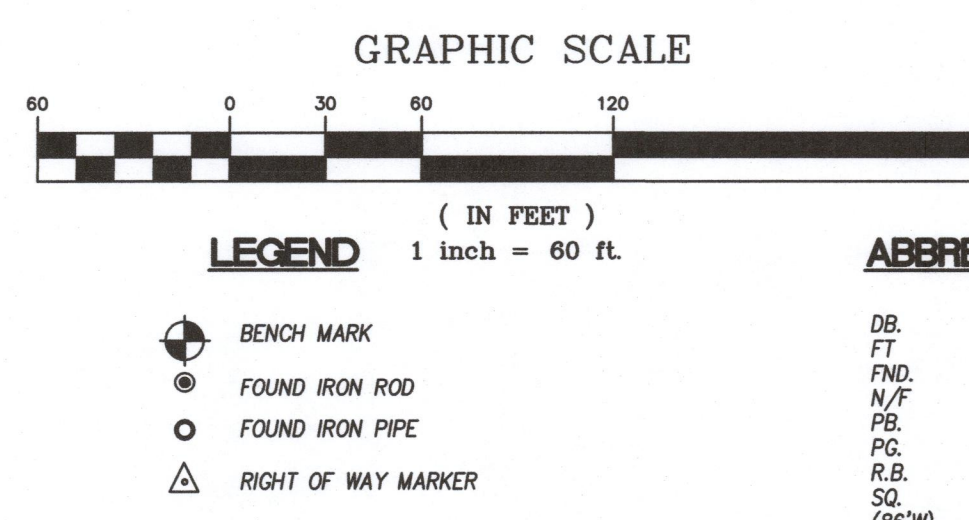
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

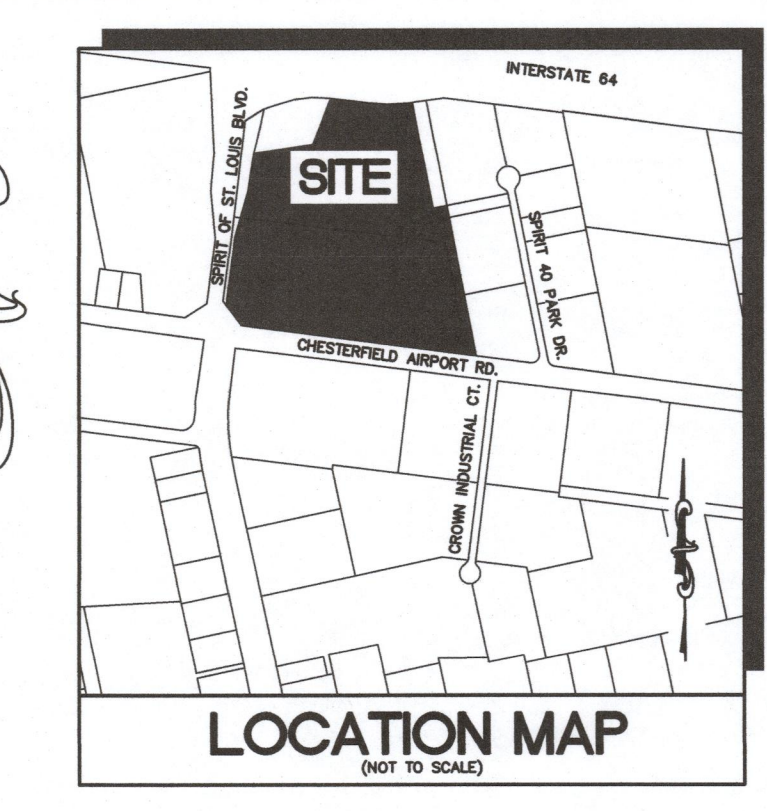
Vickie McGownd, CITY CLERK

FIRST READING HELD: 11/07/2022



LOT SPLIT OF LOT 1 OF GATEWAY STUDIOS

A LOT SPLIT OF LOT 1 OF GATEWAY STUDIOS AS RECORDED IN PLAT BOOK 369, PAGE 339, LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK
 BENCHMARK # 1122
 NAD83 Elev = 465.47
 Cut "L" on the northeast corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 75 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

OWNER'S CERTIFICATION

We, the undersigned owners of the tract of land platted and further described in the foregoing surveyor's certification have caused the same to be surveyed and adjusted in land area in the manner shown on this plat.

"LOT SPLIT OF LOT 1 OF GATEWAY STUDIOS"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The area which for better identification as shown hatched on this plat is hereby established as an INGRESS/EGRESS, CROSS ACCESS AND UTILITY Easement reserved by the present and future owners of Lots 1A, 1B and 2, all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lots 1A, 1B and 2, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

The owners of Lots 1A, 1B and 2 also hereby reserve the right to grant and convey the aforesaid easement to the following utility companies, as they deem appropriate, for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities: Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Charter Communications, their successors and assigns as their interests may appear, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ___ day of ___ 20__

GATEWAY STUDIOS, LLC
 By: _____
 Print Name: _____
 Print Title: _____

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS.
 On this ___ day of ___ 20__ before me, _____ a Notary Public in and for said state, personally appeared _____ of Gateway Studios, LLC, known to me to be the person who executed the within Lot Split Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

My Commission Expires: _____

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book _____ Page _____ of the records of the Recorder of Deeds Office in St. Louis County, Missouri does hereby join in and approve the foregoing Resubdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand this ___ day of ___ 20__

By: _____
 PRINT NAME: _____
 PRINT TITLE: _____

STATE OF MISSOURI) SS.
 COUNTY OF ST. LOUIS)

On this ___ day of ___ 20__ before me, _____ a Notary Public in and for said state, personally appeared _____ of _____ known to me to be the person who executed the within Lot Split Plat in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____
 Notary Public
 My Commission Expires: _____

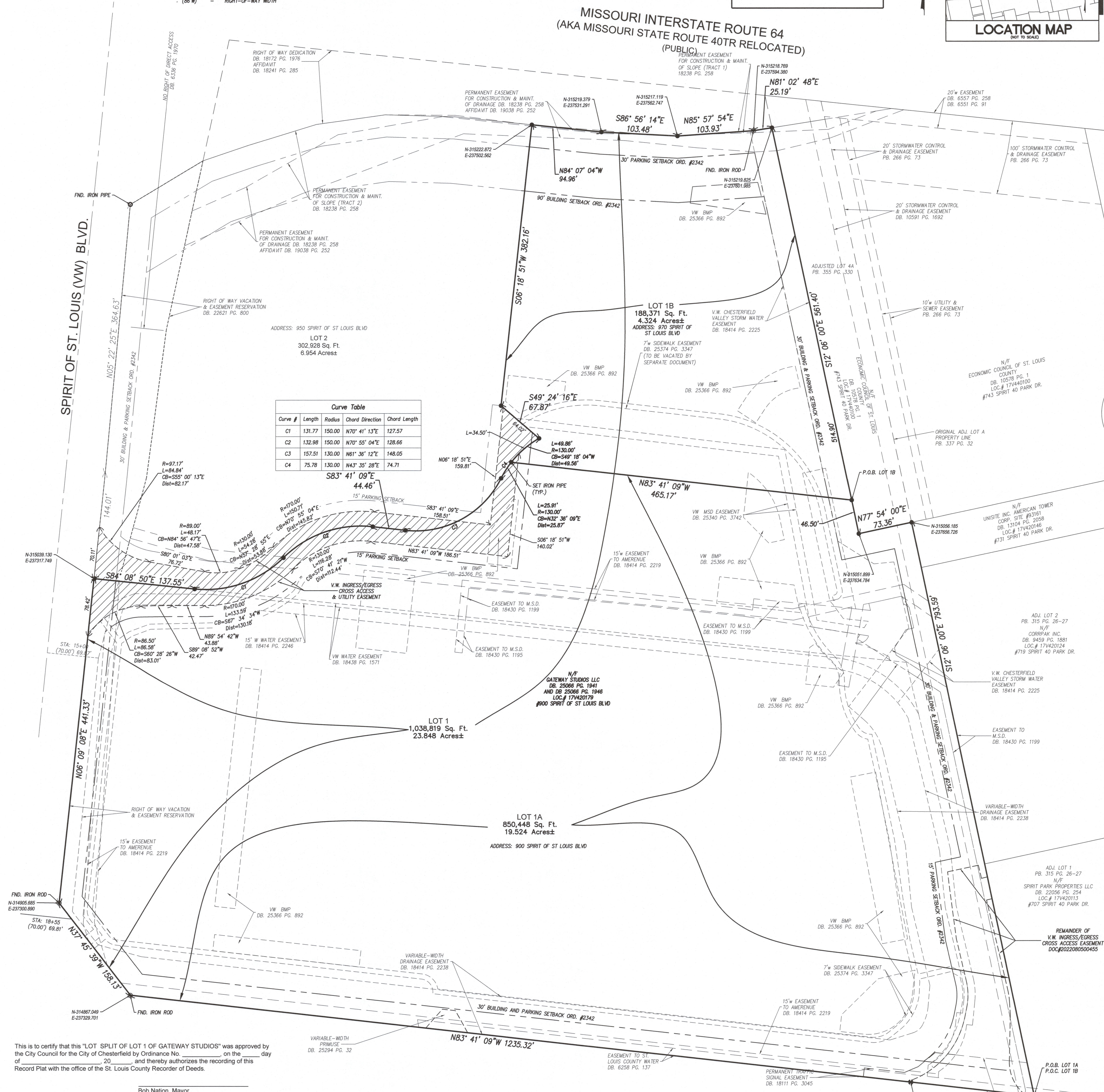
STATEMENT OF STATE PLANE COORDINATE

STATION: SL-38 (ADJUSTED 2011)
 NORTH (Y): 314628.240
 EAST (X): 239983.055
 GRID FACTOR: 0.99991748

NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS

Station SL-38 to SL-38A Grid Azimuth = South 86 degrees 49 minutes 04 seconds West.

The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during March, 2021, using a Trimble receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 355, Page 320. The grid bearing along the souther line on this plat is found to be North 82 degrees 39 minutes 15 seconds West. The measured bearing labeled along the same line is North 83 degrees 41 minutes 09 seconds West 1,235.32 feet. The grid bearing from SL-38 to the most southeast corner on this plat is North 85 degrees 10 minutes 49 seconds West 2267.894 meters with the scale factor applied.



This is to certify that this "LOT SPLIT OF LOT 1 OF GATEWAY STUDIOS" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ___ day of ___ 20__ and there by authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
 Vickie McGownd, City Clerk

SITE BENCHMARK
 ELEV=462.38
 FND. CUT CROSS AT THE NORTHWEST INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT COMMERCE DRIVE AS SHOWN HEREON.

GENERAL NOTES:

1) Subject property is Zoned "PC" Planned Commercial Ord.# 2342
 STRUCTURE SETBACKS
 No building or structure, other than a freestanding project identification sign, boundary retaining walls, light standards, flag poles or fences will be located within the following setbacks:
 Thirty (30) feet from the eastern property line of this development.
 Thirty (30) feet from the right-of-way of Spirit of St. Louis Boulevard.
 Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
 Ninety (90) feet from the right-of-way of I-64/U.S. 40-61.

PARKING SETBACKS
 No parking stall or loading space will be located within the following setbacks:
 Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
 Ten (10) feet from the internal driveways or roadways.
 Fifteen (15) feet from the principal internal street.
 Thirty (30) feet from the east and west property lines of this development.
 Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

No internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:
 Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
 Thirty (30) feet from the east and west property lines of this development.
 Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

BUILDING HEIGHT SHALL BE AS FOLLOWS:
 The northernmost lots shall have a maximum building height of five (5) stories. All other lots shall have a maximum building height of three (3) stories. Any retail development on any lot shall not exceed two (2) stories in height.

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Area with reduced flood risk due to levee) and Zone AH (base flood elevation 457) according to the National Flood Insurance Rate Map Number: 25189C0145K with effective date of 02/04/2015.

3) Basis of Bearings: PB 369, PG 339

EXISTING LOT 1
 A tract of land being Lot 1 of Gateway Studios as recorded in Plat Book 369 Page 339 of the St. Louis County records, located in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

Lot 1A
 Tract of land being part of Lot 1 of Gateway Studios as recorded in Plat Book 369 Page 339 of the St. Louis County records, located in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
 Beginning at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 26 & 27 of said records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 153.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 441.33 to the southwest corner of Lot 2 of above said Gateway Studios, thence leaving said right of way line and along the southeast line of said Lot 2 the following courses and distances: South 84 degrees 08 minutes 50 seconds East, 137.55 feet to a curve to the left having a radius of 150.00 feet, along said curve an arc distance of 132.98 feet, and a chord which bears North 70 degrees 55 minutes 04 seconds East, 128.66 feet; South 83 degrees 41 minutes 09 seconds East, 44.48 feet to a curve to the left having a radius of 130.00 feet, along said curve an arc distance of 157.51 feet and a chord which bears North 61 degrees 36 minutes 12 seconds East, 148.05 feet to a reverse curve to the right having a radius of 150.00 feet, along said curve an arc distance of 132.98 feet, and a chord which bears North 70 degrees 55 minutes 04 seconds East, 128.66 feet; South 83 degrees 41 minutes 09 seconds East, 44.48 feet to a curve to the left having a radius of 130.00 feet, along said curve an arc distance of 157.51 feet and a chord which bears North 61 degrees 36 minutes 12 seconds East, 148.05 feet to a reverse curve to the right having a radius of 150.00 feet, along said curve an arc distance of 132.98 feet, and a chord which bears North 70 degrees 55 minutes 04 seconds East, 128.66 feet; thence leaving said south line, South 83 degrees 41 minutes 09 seconds East, 465.17 feet to the west line of Adjusted Lot 4A of a Boundary Adjustment Plat as recorded in Plat Book 355 Page 330 of said records, North 12 degrees 06 minutes 00 seconds West, 793.59 feet; thence leaving said east line, North 83 degrees 41 minutes 09 seconds West, 465.17 feet, to the northwest corner of Adjusted Lot 4 of the Boundary Adjustment Plat as recorded in Plat Book 355 Page 330 of said records; thence South 12 degrees 06 minutes 00 seconds East, 465.17 feet, to the POINT OF BEGINNING. Containing 850,448 square feet or 19.523 acres, more or less.

Lot 1B
 Tract of land being part of Lot 1 of Gateway Studios as recorded in Plat Book 369 Page 339 of the St. Louis County records, located in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 26 & 27 of said records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence the following courses and distances along the east line of Adjusted Lot B of a Boundary Adjustment Plat as recorded in Plat Book 355 Page 330 of said records, North 12 degrees 06 minutes 00 seconds West, 793.59 feet; South 77 degrees 54 minutes 00 seconds West, 73.36 feet; and North 12 degrees 06 minutes 00 seconds West, 465.17 feet to the POINT OF BEGINNING of herein described tract; thence leaving said east line, North 83 degrees 41 minutes 09 seconds West, 465.17 feet, to the east line of Lot 2 of above said Gateway Studios, being on a curve to the right having a radius of 130.00 feet, thence following courses and distances along the east line of said Lot 2, with said curve an arc distance of 49.86 feet and a chord which bears North 49 degrees 18 minutes 04 seconds East, 49.56 feet; North 49 degrees 24 minutes 16 seconds West, a distance of 67.87 feet; and North 06 degrees 09 minutes 08 seconds East, 302.16 feet, to the southern right-of-way line of Missouri Interstate Route 64, as established by instrument recorded in Book 18172, Page 1976 and Book 18241 Page 285 of above said records; thence the following courses and distances along said southern right-of-way line, South 84 degrees 07 minutes 04 seconds East, 04.96 feet; South 86 degrees 56 minutes 14 seconds East, 103.48 feet; North 85 degrees 57 minutes 54 seconds East, 103.93 feet; and North 81 degrees 02 minutes 48 seconds East, 25.19 feet, to the northwest corner of Adjusted Lot 4 of the Boundary Adjustment Plat as recorded in Plat Book 355 Page 330 of said records; thence South 12 degrees 06 minutes 00 seconds East, along the west line of said Adjusted Lot 4, 514.90 feet to the POINT OF BEGINNING. Containing 188,371 square feet or 4.324 acres, more or less.

SURVEYOR CERTIFICATION

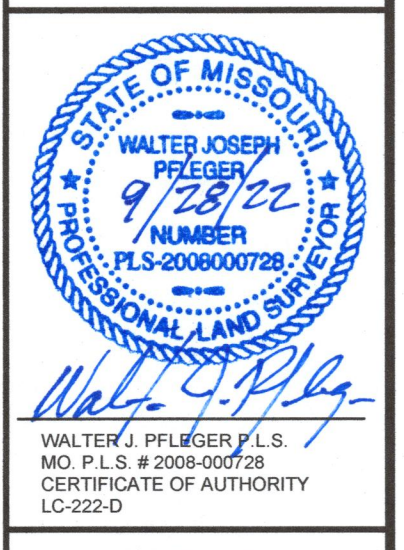
Stock and Associates have at the request of Gateway Studios, LLC, during the month of August 2022 performed a property boundary survey and Lot Split Plat of Lot 1 of Gateway Studios as recorded in Plat Book 369, Page 339, located in U.S. Survey 102, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC NO. 222-D

By: *Walter J. Pfeifer*
 Walter J. Pfeifer, Missouri P.L.S. No. 2008-000728

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63017
 630-9101 FAX 630-9103
 e-mail: general@stockinc.com
 Web: www.stockinc.com

LOT SPLIT PLAT
LOT SPLIT OF LOT 1 OF GATEWAY STUDIOS
 900 AND 950 SPIRIT COMMERCE DR
 CHESTERFIELD, MISSOURI



REVISIONS:

DATE	BY	CHKD BY
8/09/22	J.K.	W.J.P.
M.S.D. #		BASE MAP #
S.L.C. HAT #		HAT SUFF. #
M.O.A.R. #		

SHEET TITLE
 LOT SPLIT PLAT

SHEET NO.
 SHEET #1

PREPARED FOR:
 GATEWAY STUDIOS, LLC
 JENKINS & KLING, P.C.
 150 NORTH MERAMEC AVE., SUITE 400
 CLAYTON, MO. 63105
 ATTN: MR. STEPHEN L. KLING, JR., ESQ.

Mike Geisel

City Administrator
mgeisel



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: November 3rd, 2022

RE: Pickleball Courts – Central Park

Per your request, I have compiled information and documents related to the City's prior actions regarding pickleball court installation at Central Park. I have also added the topic to the agenda for the November 8th City Council meeting.

When recommended by the Parks, Recreation and Arts Citizen's Advisory Committee, the pickleball courts and parking were proposed at the far southeast corner of the acquired property, immediately adjacent to Chesterfield Parkway West. As you are aware, in November of 2021, City Council unanimously ***"approve the Central Park 8 Acre Concept Plan and direct staff to proceed with the improvements to Park Circle Drive, including lighting, sidewalks, Pickleball courts and parking as recommended by the Parks, Recreation and Arts Committee. Location of Pickleball courts and parking to be determined"***.

Since that time, the issue of pickleball courts, their cost, and their location has been discussed at multiple meetings. Finally, on June 14, 2022, the Parks, Recreation and Arts Committee unanimously postponed the installation of pickleball courts for one year.

As we are all aware, over the last year, we have experienced an extremely volatile economy, issues with supply chain, and contractor availability. All of which have contributed to substantial increase in cost estimates. Any estimates provided previously would necessarily require updates. However, the 2022 budget provides \$300,000 for installation of Pickleball Courts, from ARPA funds. In addition, the City has \$955,928 remaining for improvements on the recently purchased 8 acres at Central Park.

- In January of 2022, we had obtained a cost estimate from Byrne and Jones to construct the 6 pickleball courts at a cost of \$682,552, but this does not include site preparation, landscaping, and additional parking.
- In February of 2022, we had also previously developed an estimate of \$761,918 for the construction of four courts elsewhere in Central Park.

Pickleball Courts – Central Park

November 3rd, 2022

Page 2

We do not have a current, valid cost estimate to construct the pickleball courts at the original site, we are confident that more than sufficient funds are available to complete the project if the ARPA and COP's funds are utilized. The final cost would be dependent on a decision to construct four or six courts, and current contractor estimates, engineering, survey, and permitting would have to be pursued.



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

June 14, 2022

5:15 p.m.

City Hall, Room 101

Chairperson Budoor called the meeting to order at 5:15 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:

Councilmember Merrell Hansen, Ward IV
Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski
Superintendent of Sports and Wellness, Kevin Schuh
Barbara Briggs, Co-Chair of Parks, Recreation & Arts Advisory Committee

Agenda Item #1: Approval of Meeting Results

The meeting results of the May 10, 2022 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #2: Approval for Twelve Synthetic Turf Infields

Discussion of installing twelve synthetic turf infields at the Chesterfield Valley Athletic Complex (CVAC) began with questions regarding the TIPS cooperative. Questions included whether we belonged to the cooperative and if there was a fee. Director McCarthy explained that governments, schools, and other groups automatically belonged to the group and the City currently uses a similar coop when acquiring vehicles, snow plows and other large equipment. There is no cost to belong to the group. Director McCarthy will look into how the cooperative is funded.

Councilmember Mastorakos asked about Byrne & Jones' experience with these kinds of projects in Missouri. Director McCarthy explained that installing this type of turf is one of their primary functions and that they were the company who installed the turf on our F Quad. Chairperson Budoor commented that this project needs to start by October in order to be completed by March of 2023.

Councilmember McGuinness asked how much the city made in a weekend on 16 fields to which Superintendent Schuh stated that it was approximately \$20,000 in field rental and \$40,000-\$50,000 in concessions revenue.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the synthetic turf infield project 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: Parking Update for Central Park

Director McCarthy stated that Gershman is using St. Louis Parking to charge for parking at their facility during City events. They have 348 spots. The Mall (owned by Staenberg) wanted to do the same thing. The promoters of the Country Fair ended up paying them \$10,000 flat fee not to charge people to park at the mall. From a Parks Department standpoint, they are more concerned about community events such as the six free Sounds of Summer concerts (including Backstoppalooza), the Fall Festival, the Holiday Festival, Trunk or Treats (for seniors) and Trucks or Treats. When the 8 acres was purchased, it was intended to help alleviate parking issues at Central Park. There are several options the committee can take:

- Do nothing
- Approach Gershman about paying them \$1,000 per event to not charge (waiting on response)
- Rent school busses to get to and from the mall. (This option has challenges at the end of a concert when everyone would want to get on the busses at the same time.)
- Create parking in the two outer parcels of the 8 acres and create 94 spots on the south parcel and 245 in the north parcel. There were funds allocated when the purchase was made for this purpose.

Councilmember McGuinness moved to do nothing and let Gershman charge for parking in their lot if they choose. There was no second.

There was further discussion on whether or not the Mall would charge for parking this Saturday which was not known. Director McCarthy stated they would put out signs stating that Gershman is now charging for parking. Questions on parking on the grass were dismissed due to the soil becoming packed and not being able to grow grass as well as the lack of fencing which would lead to persons parking on all grassy areas rather than a certain area the City may allow.

Councilmember Mastorakos pointed out that other free amenities such as the zoo are free but have some paid and some free parking. Director McCarthy stated that they could put out a statement saying "Give yourself an extra few minutes because we can no longer park next to *The Awakening*." Councilmember McGuinness felt that residents needed to understand that the City does not have resources to fund parking. Other councilmembers expressed the concern of committing to the free concerts and giving residents time to understand the transition.

No action was taken at this time.

Agenda Item #4: Pickleball information

Chairperson Budoor stated that the committee asked the Parks Department to negotiate with the YMCA regarding pickleball courts on their property. Director McCarthy explained that they offered a 30-year lease for \$1 if the City would take on all expenses of building the courts at a cost of 1.5 million dollars. This would include adding additional parking for the YMCA which would be lost in the court footprint, allowing the Y to use a football size space in Central Park with two tents from morning to night for their day camp. This would result in the loss of this space throughout the summer for other City Events. It is estimated that with charging for reservations and clinics the courts could possibly make \$50,000-\$70,000 per year. The courts would not be lit.

Councilmember Moore who was not previously on the committee asked for a recap of the options that have been presented. Those included:

- locating them at the YMCA
- locating them at the CVAC
- locating them in Central Park near *The Awakening*
- location them on the "Fairgrounds" property between Parks Circle Drive and Gershman

Councilmember McGuinness stated that we started talking about pickleball courts before residents voted down Proposition U and before Staenberg proposed 20 courts at The District. Council McGuinness also mentioned that Council decided to spend millions turfing the fields at the CVAC to keep that asset viable and something our present and future customers would want to use. In further discussion Council member McGuinness also said that the locations proposed were either unaffordable or not desirable.

Councilmember McGuinness moved to postpone indefinitely the installation of pickleball courts. Councilmember Mastorakos seconded the motion so we could move to discussion. There was further discussion on other locations to play pickleball in Chesterfield including the mall, The District, who is proposing installing up to 20 per courts per Council member McGuinness, the JCC, the YMCA as well as the 2 the City will install in Logan Park. Councilmember Mastorakos reminded the committee that the Parks Department has made these proposals because residents have come to him expressing a desire. Director McCarthy stated that the City put in courts at the Chesterfield Valley Athletic Complex to see if there was a need and now we have hundreds come to our clinics.

Councilmember Moored moved to amend the motion to "date certain" of one year. The motion was seconded by Councilmember McGuinness. There being no further discussion the motion to amend was passed on a voice vote of 4-0. The amended motion passed on a voice vote of 4-0.

Agenda Item #5: Cricket Update

We recently had an adult cricket tournament director call about playing at the CVAC and because we had a baseball tournament cancellation, we were able to accommodate the request and hosted our first cricket tournament. It was ten teams and they played on baseball fields C1-C4. There was no concrete pitch and they used a different type of ball since they had a dirt pitch area on the infield.

Chairperson Budoor said there were two options: putting in a youth recreational temporary pitch or put in a full fledged complete pitch for adults.

Director McCarthy stated that he could explore the option of starting a youth cricket league like we have for youth soccer now. We could then look at the 32 acres to research drainage costs. The CVAC is not geared for professional sports as we don't have fields of that level for other sports such as baseball or soccer.

Chairperson Budoor moved to explore the youth program options and direct the Parks Department to price out a more permanent pitch and field. It was seconded by Councilmember Moore. Councilmember McGuinness inquired where additional staff would be need for the youth program to which Director McCarthy stated that was not necessary. There being no further discussion, the motion passed on a voice vote of 4-0.

Agenda Item #6: Unfinished Business

Director McCarthy explained that approximately \$86,000 has been spent to date to get the pool open. The department is putting together a report on where we're at with the pool. We are currently short ten lifeguards and may have to close elements periodically. Director McCarthy will let the committee know how many pool passes have been sold to date.

Agenda Item #7: New Business

No new business.

Agenda Item #8: Adjournment

There being no further business to discuss, Chairperson Budoor adjourned the meeting at 6:55 p.m.

Mike Geisel
City Administrator

mgeisel



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

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: February 23, 2022

RE: Pickleball Analysis

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

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

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

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

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

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

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

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

Memorandum

Department of Public Works



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

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

DATE: February 22, 2022

RE: Location of Pickleball Courts – Central Park and CVAC

#25

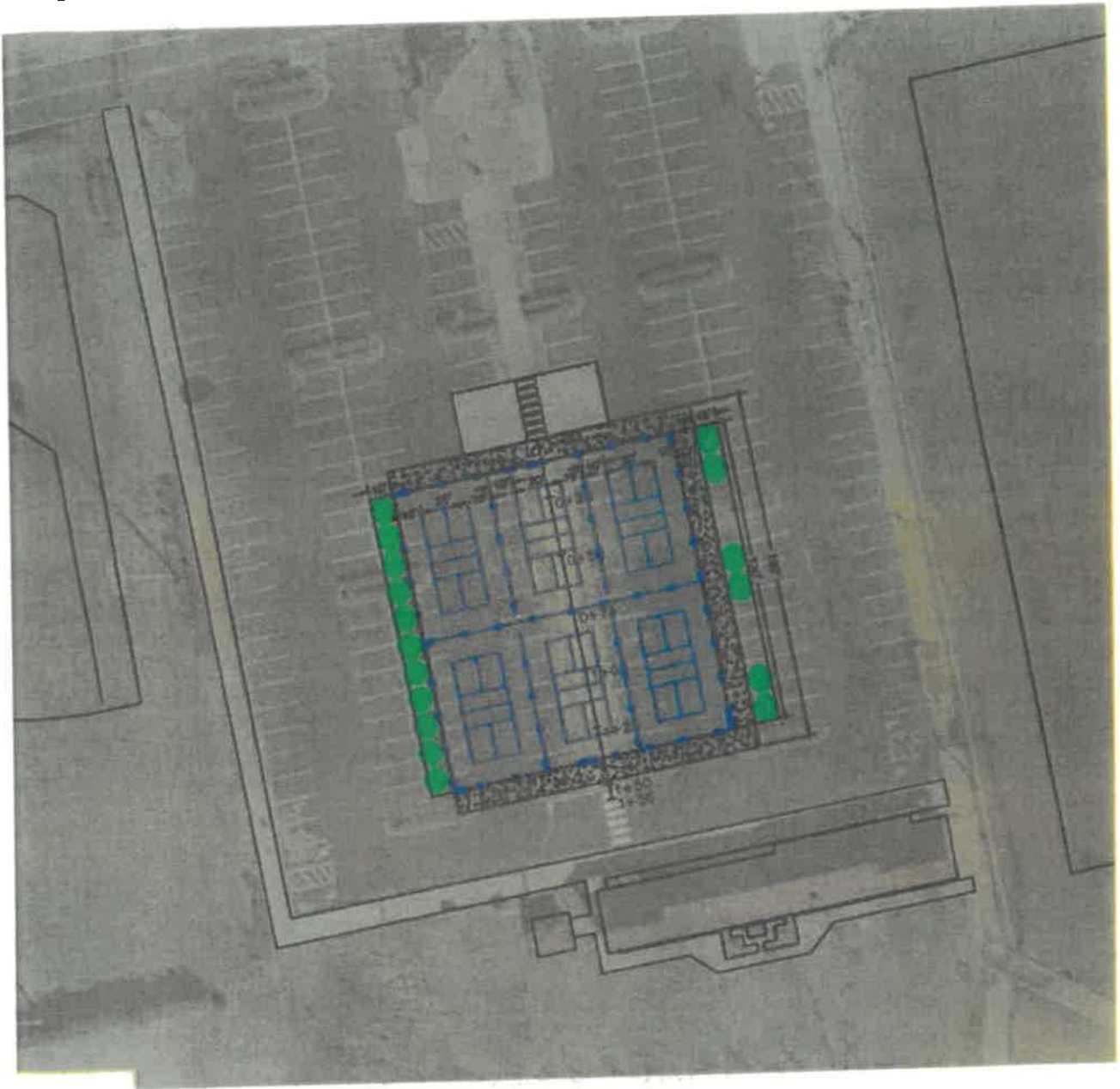
The Parks, Recreation and Arts Committee of City Council (PRA) has recently directed Staff to study both Central Park and the Chesterfield Valley Athletic Complex (CVAC) and make recommendations for two to four pickleball courts at Central Park and additional courts at the CVAC.

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



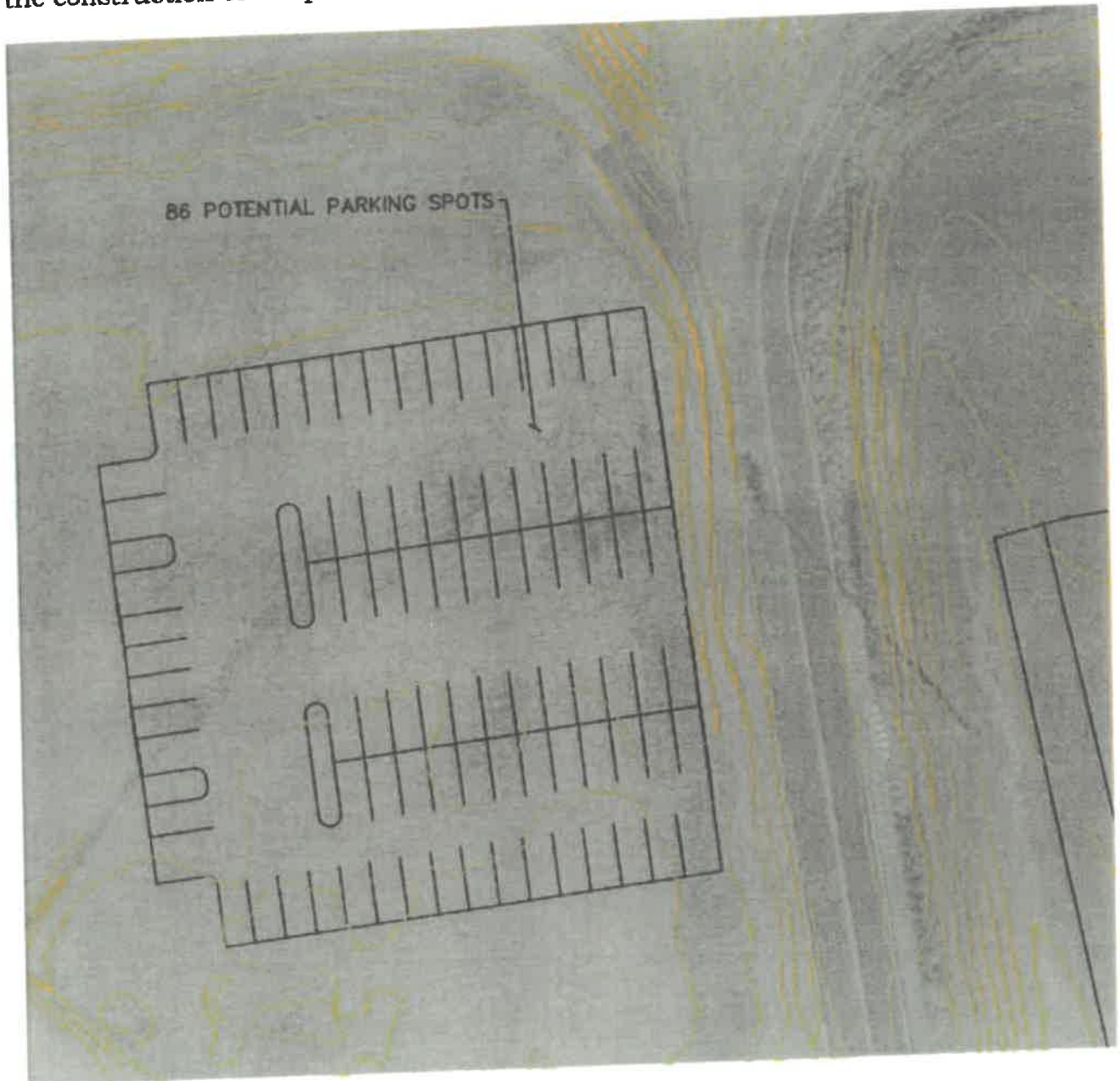
NO LONGER
UNDER
CONTRACT
FOR PURCHASE

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



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

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



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

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

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

CENTRAL PARK

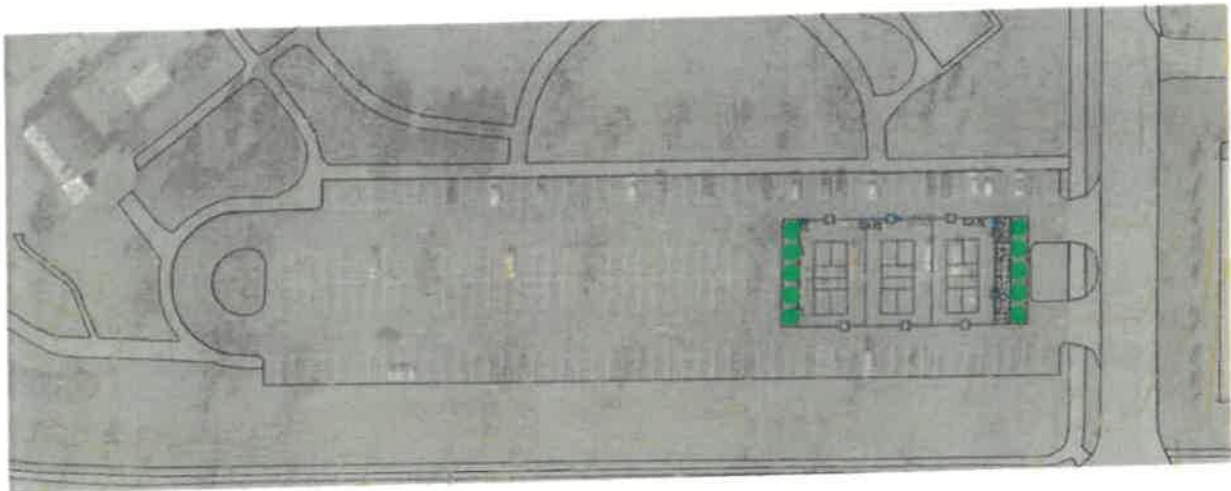
As you know, the original location delineated for pickleball courts within Central Park was the southwest corner of Chesterfield Parkway and Main Circle Drive. The City Council has determined that this location should not be considered for pickleball, and the PRA has directed Staff to study Central Park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

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

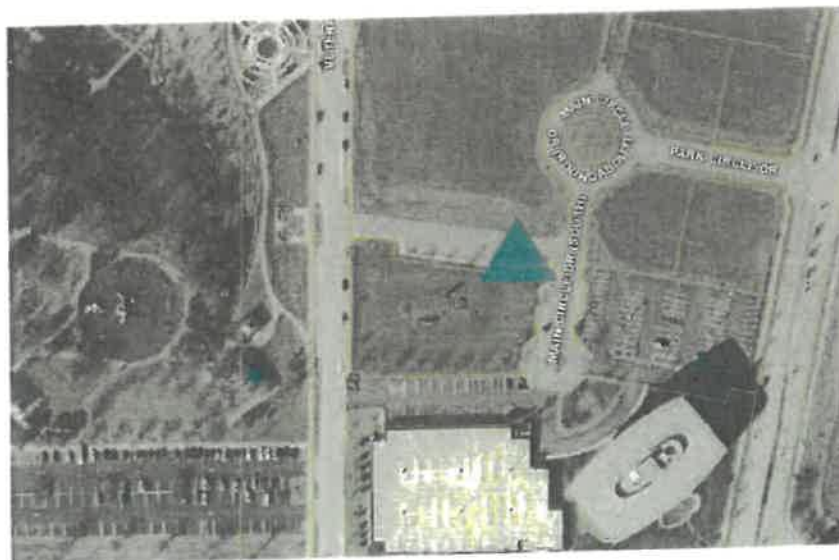


This location, shown above on the previous page in red, was quickly dismissed as a viable pickleball alternative. The grade of the site, lack of parking, proximity to restrooms, and size of the site make it unattractive as a location for pickleball courts.

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

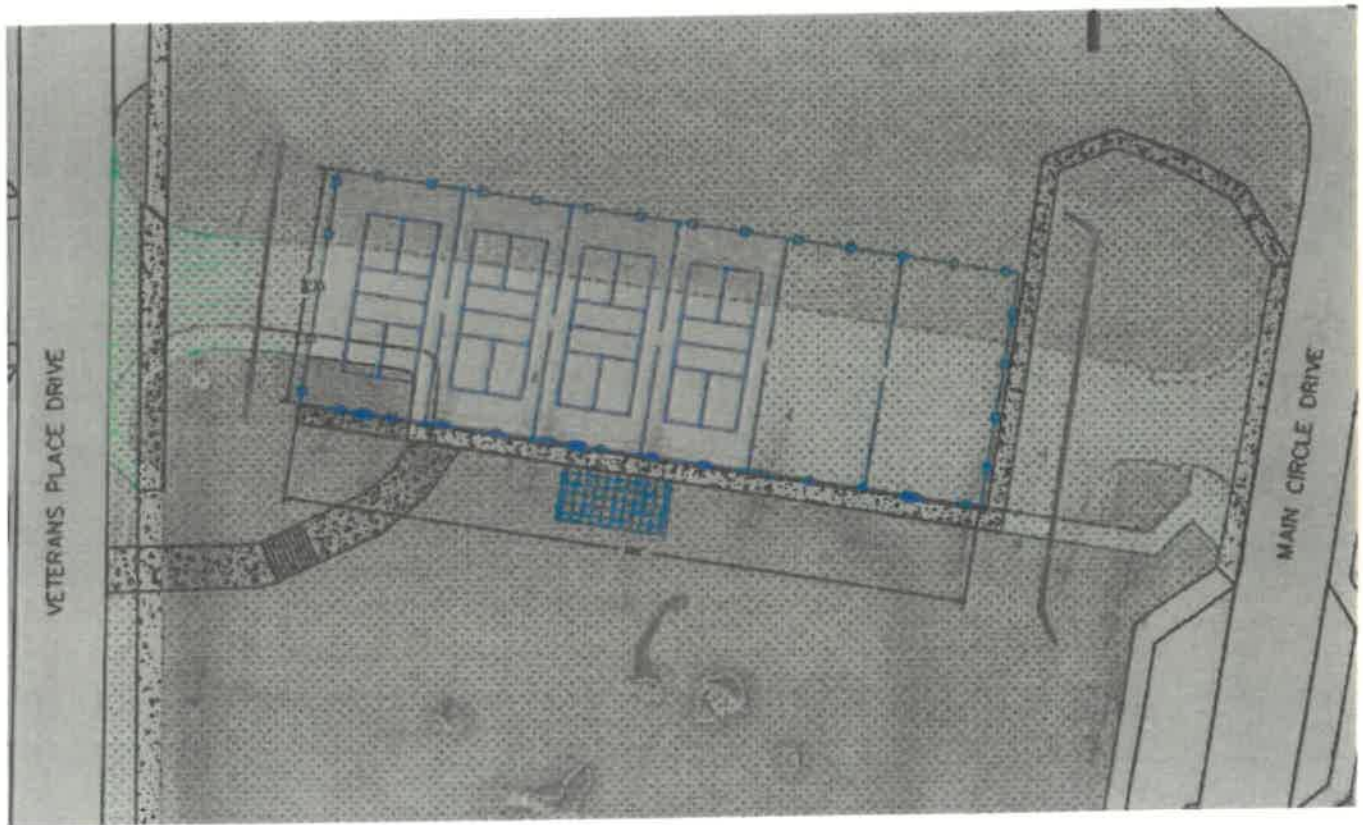


It quickly became apparent that there was a third alternative that seems to meet all of the needs for pickleball, at a desirable location within Central Park. This location is shown below, in blue.

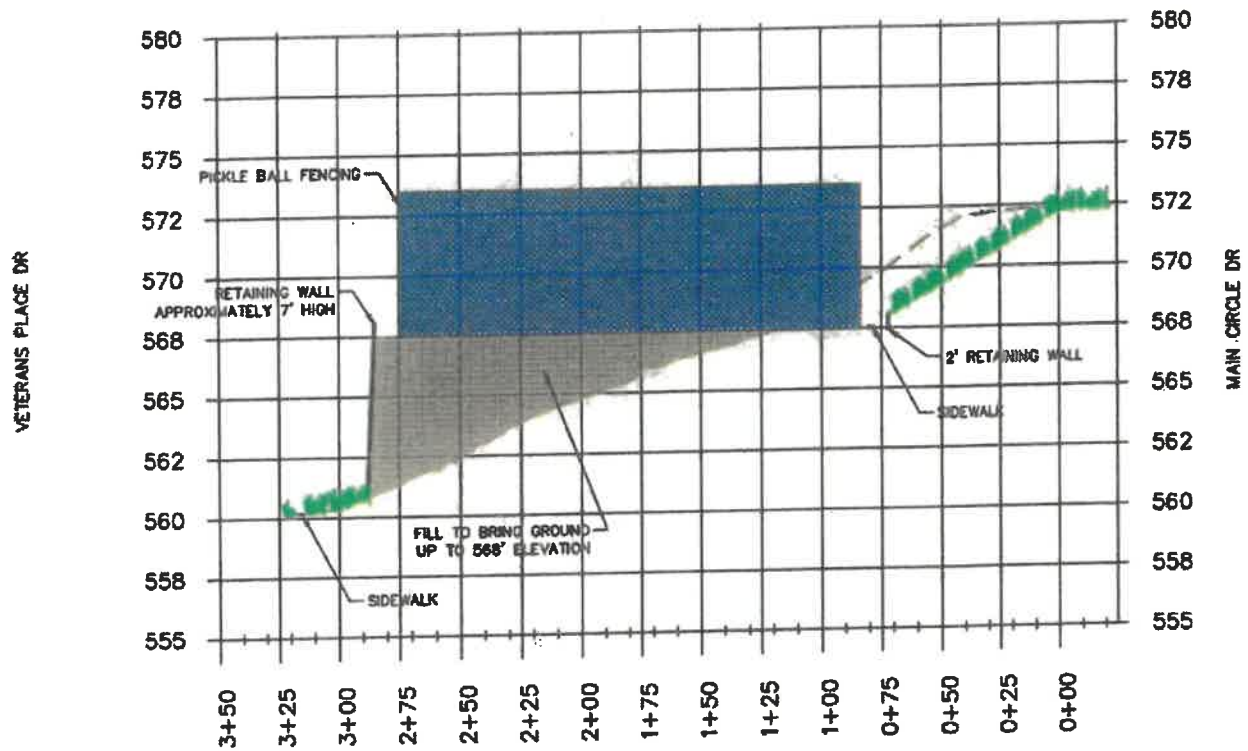


As you can see, this is within an existing small parking lot located immediately west of Main Circle Drive and north of The Awakening. The area is close to parking and public restrooms, and not immediately adjacent to Chesterfield Parkway. Further, because the area is currently paved, it minimizes the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

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



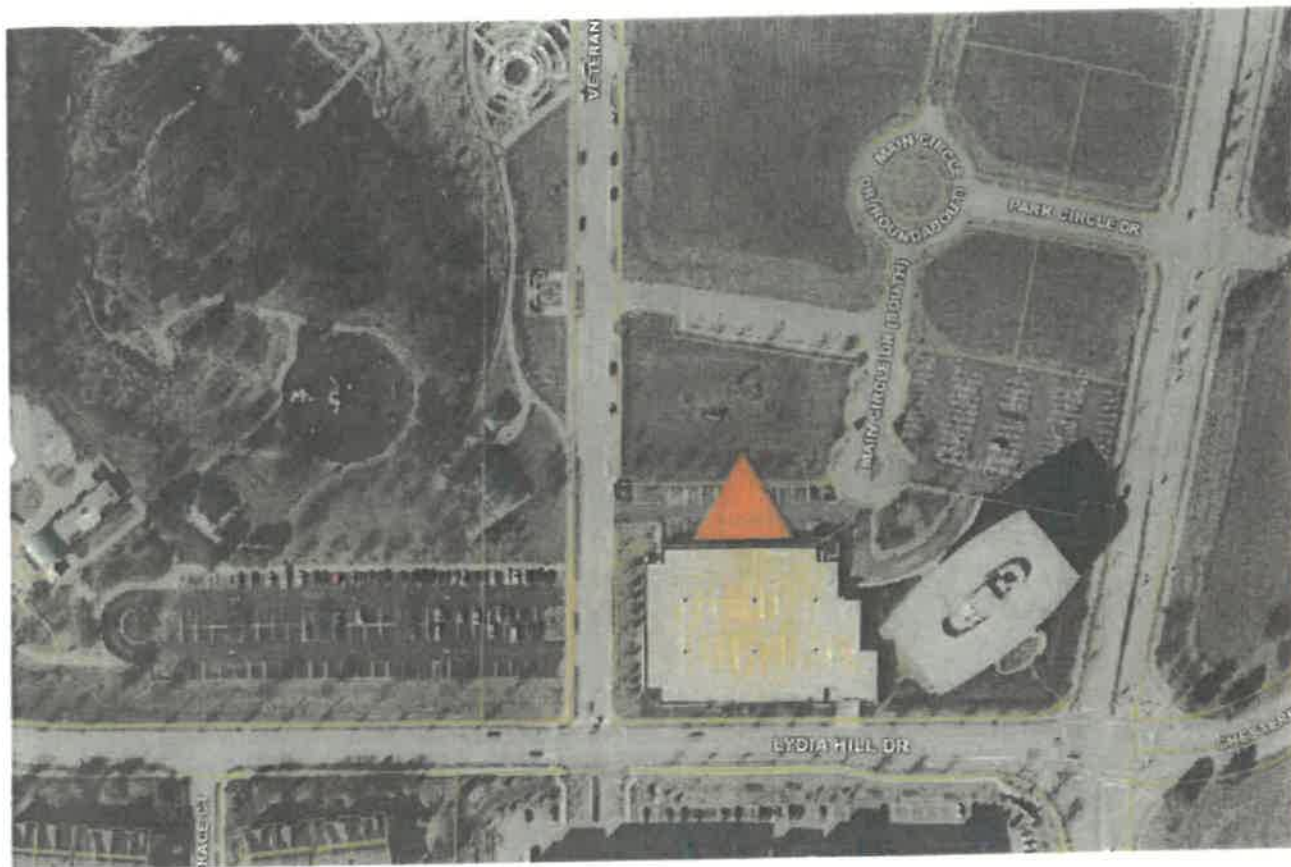
An approximate eight-foot maximum height retaining wall would be constructed at the west end of the lot in order to reduce the grade of the existing lot and accommodate the grade necessary for pickleball. A small retaining wall, two feet in height or less, may also be necessary on the east end of the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



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

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

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



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

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

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

Conclusion

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

APPENDIX A

CVAC Pickleball Courts and Parking Area Conceptual Cost Estimate

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

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

APPENDIX B

Central Park Pickleball Courts Conceptual Cost Estimate

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

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



Byrne & Jones

SPORTS CONSTRUCTION

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ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

DATE: 1/27/22

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

Dear Mr. McCarthy,

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

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

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

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

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

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

Sincerely,

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



ASPHALT | CONCRETE | STABILIZATION | MICROSURFACING | SPORTS



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
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PHONE: (314) 567-7997
FAX: (314) 567-1828

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

GENERAL CONDITIONS

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

PICKLEBALL CONSTRUCTION- 6 COURTS

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

CVAC Cost
6 Courts
Includes lighting and
sidewalk

TOTAL INVESTMENT: \$680,552.62

ALTERNATES

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



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WARRANTIES

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

NOTES/EXCLUSIONS

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

Best Regards,

M. Davis-G.

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

Signature



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Byrne & Jones

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FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

DATE: 1/27/22

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

Dear Mr. McCarthy,

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

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

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

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

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

Sincerely,

Matt Hicks, CFB-S
Director of Sales & Preconstruction
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PROJECT	Chesterfield Central Park Pickleball Project	DATE	1/24/22
TO	Thomas McCarthy	PLANS	CentralPark_Pickleball provided by Chesterfield
FROM	Martha Davis-Goldstein	SPECS	ASBA Standards

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

GENERAL CONDITIONS

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

POST-TENSION PICKLEBALL COURTS

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



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

Total Investment: \$398,390

OPTION #1- 4 POST-TENSION PICKLEBALL COURTS

ALTERNATES

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

~~OPTION #2- 6 POST-TENSION PICKLEBALL COURTS~~

~~Total Investment: \$509,420~~

~~ALTERNATES~~

- o Install concrete sidewalk per plans Add \$73,770
- o Install 5' black vinyl coated chain link fencing Deduct \$14,460
- o Install ProBounce surface in lieu of post-tension concrete (6 courts) Deduct \$65,000
- o Remove installation of lighting Deduct \$185,000

WARRANTIES

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

NOTES/EXCLUSIONS

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



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Best Regards,

M. Davis-G.

Martha Davis-Goldstein
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marthadg@byrneandjones.com

Signature



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AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 15, 2021
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – November 1, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, November 18, 2021 – Planning & Public Works (5:30pm)**
 - B. Monday, November 22, 2021 – Planning Commission (7pm)**
 - C. Thursday, November 25 and Friday, November 26, 2021 – City Hall closed in observance of Thanksgiving**
 - D. Monday, December 6, 2021 – City Council Meeting (7pm)**
 - E. Tuesday, December 7, 2021 – Candidate Filing Opens (8:00am) – Candidate Filing Closes at 5:00pm on December 28, 2021**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

- 1. Bill No. 3365 - P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road) – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing "M3" Planned Industrial District and "PI" Planned Industrial District to a new "PI" Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Cepi Drive [P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road)] **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval****
- 2. Bill No. 3366 - Burkhardt Place Parking Restriction – An ordinance amending Title III, Schedule VII Parking Restrictions of the Chesterfield City Code of Ordinances by adding provisions thereto to restrict parking on Burkhardt Place **(Second Reading) Planning & Public Works Committee recommends approval****
- 3. Bill No. 3367 - Burkhardt Place Designation as a Through Street – An ordinance amending Title III, Schedule IV Through Highways, Roads or Streets of the Chesterfield City Code of Ordinances by adding Burkhardt Place to said Schedule IV **(Second Reading) Planning & Public Works Committee recommends approval****
- 4. Next Meeting – Thursday, November 18, 2021 (5:30pm)**

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

- 1. F&A Committee of the Whole Meeting Minutes – November 8, 2021**
- 2. Bill No. 3368 – Ward Boundaries – An ordinance repealing ordinance 1802 in its entirety and adopting a new ordinance establishing the wards and ward boundaries of the City of Chesterfield **(Second Reading) Finance and Administration Committee recommends approval****
- 3. Next Meeting – Not yet scheduled**

C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II

- 1. Central Park eight-acre Conceptual Plan – Approval of the Central Park Master plan and to proceed with improvements to Park Circle Drive, Lighting, Sidewalks, Pickleball courts and parking. Funding for the**

Pickleball courts is provided through the ARPA strategy and other improvements are financed by the Certificate of Participation proceeds authorized with the land acquisition **(Voice Vote)**

2. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

1. Next Meeting – Not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

- A. Bill No. 3370 - Chesterfield Airport Service (Enterprise) - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for a 1.005-acre tract of land located north of the intersection of Chesterfield Airport Road and Cepi Drive (17V520082, 17V520071) (First & Second Readings) Department of Planning recommends approval**
- B. Bill No. 3371 - Chesterfield Blue Valley, Lots 1G-1H – Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for a tract of land totaling 10.3 acres zoned “PC” Planned Commercial District located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road (First & Second Readings) Department of Planning recommends approval**
- C. Bill No. 3372 – Wildhorse Village – Record Plat – An ordinance providing for the approval of a Record Plat and Escrow Agreements for Wildhorse Village, a 78.4 acre tract of land zoned PC&R Planned Commercial and Residence District located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place (First & Second Readings) Department of Planning recommends approval**
- D. Bill No. 3373 – Wildhorse Village – Vacation of Easements – An ordinance partially vacating 6 storm water and drainage easements as recorded in Plat Book 166, Page 84, Deed Book 8484, Page 860 and Plat Book 354, Page 865 of the St. Louis County Records, located in tracts of land located in U.S. Surveys 123, 415 and 2031 Township 45 North, Range 4 east of the 15th Principle Meridian, City of Chesterfield, St. Louis County, Missouri (First & Second Readings) Department of Planning recommends approval**

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. 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.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Budoor.

Central Park eight-acre Conceptual Plan (Voice Vote)

The Parks, Recreation and Arts Committee recommended approval of the Central Park Master plan and to proceed with improvements to Park Circle Drive, Lighting, Sidewalks, Pickleball courts and parking. The final location of the Pickleball Courts is subject to further discussion. Funding for the Pickleball courts has been provided through the ARPA strategy and road related improvements are financed by the Certificate of Participation proceeds authorized with the land acquisition.

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 Monday's meeting.



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS
October 27, 2021
City Hall Room 202

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

Those in attendance included:

Councilmember Mary Monachella, Ward I
Chairperson Mary Ann Mastorakos, Ward II
Councilmember, Dan Hurt, Ward III
Councilmember, Gary Budoor, Ward IV

Also in attendance were:

Mayor Bob Nation
Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski
Mike Whelan, Chair, Parks, Recreation & Arts Citizens Advisory Committee
Bill Houck
Elmer Weis

Agenda Item #1: Approval of Minutes

The meeting results of the July 26, 2021 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #2: Central Park Master Plan Approval and Recommendation – vote required

Director McCarthy presented the overall concept for the expansion of Central Park with the acknowledgement that this is a long-term conceptual plan that could change and funding is not available for all elements at this time. It is currently being requested that the committee approve and move on to full council the development of Loop Road, sidewalks and lighting along that road, 6 pickleball courts and parking near pickleball. Survey results (attached) reflecting the desire for additional pickleball courts at Central Park were distributed.

There was discussion on the overall concept, number of trees being planned for installation in this phase and location of pickleball courts. Councilmember Hurt proposed an alternate location of the pickleball courts and discussed moving them to the main Central Park lot near the pool. Concerns over the loss of parking was a big concern. Funding for the pickleball courts has been previously approved through ARPA funds and must be spent in 2022. Some funding for park development has been allocated previously. It would cost approximately \$275,000 to build out the road.

Councilmember Mastorakos moved to accept the conceptual plan as outlined for Central Park to include Parks Circle Dr., lighting and sidewalks along Parks Circle Drive, and pickleball courts (whose location will be determined in the future). Councilmember Budoor seconded the motion.

There was discussion on language and Councilmember Monachella moved to amend the motion to remove the word "include" and add "and start with" as well as amend it to say "sidewalks adjacent to the Loop Road". Councilmember Hurt seconded the motion. The amendment passed 4-0 and the motion passed 4-0.

Agenda Item #3: Municipal Parks Grant, Round 22

Director McCarthy explained that the City received a grant through the Municipal Parks Grant Round 22 for \$525,000 (which is the maximum allowed) to help offset the costs of phase 2 of Logan Park. The City would need to fund an additional \$139,925 to complete all components of phase 2.

Included in the grant were: grading, an 8-foot-wide concrete trail, two pickle ball courts with fencing, retaining wall, storm water retention, three shade structures, native meadow plantings, landscape buffer, trashcans, benches, park sign, seed for turf and additional amenities, design, engineering, permitting fees, bidding and construction.

Councilmember Hurt inquired as to the rock trail near the south end. Director McCarthy explained that that was a swale and the fence was put in as a boundary marker to the end of the park.

Agenda Item #4: Cricket Discussion

Councilmember Budoor passed out literature (attached) and spoke to the climate of cricket in the St. Louis region and is requesting the City of Chesterfield to build pitches. There were questions about the age range of groups which was explained to be 6-16 years as well as if there were grant programs to build them to which Councilmember Budoor was not familiar with any.

Director McCarthy explained that 7-8 years ago the city tried to recruit cricket but the club was in Maryland Heights at the time and didn't want to move. We were also talking with another group in Dardenne Prairie but they seemed to have a good deal at their location and recently hosted a 17-team tournament. Currently tournaments are held at a facility in Wentzville and Dardenne Prairie.

Concerns included field usage and cost of installation which for a 12 X 125 concrete pitch with irrigation costs around \$30,000. Adding lights is over \$100,000 per field. In the past discussions have collapsed when costs of rental have come up. Games vary in time and would be challenging to charge for.

There was a consensus among the committee members to have Director McCarthy continue discussions with cricket groups.

Agenda Item #5: Diwali Discussion

Councilmember Budoor proposed having a Diwali festival hosted by the City. He passed out a flyer (attached) and described the festival. There was enthusiasm for learning more about the celebration however planning an event in a week was very short notice and there were concerns about hosting events for one religion. The idea of a "Day of Unity" was proposed.

Agenda Item #6: Holiday Tree Lighting Update

The event will happen December 4th. The Santa Dash starts at 3:00. It will be about a mile and a half run where participants will get a hat and bells. The Candy Cane Hunt will be at 4:00 and the Tree Lighting starts at 5:30. There will be a toy drive. Participants will be entered into a raffle and the winner will get to flip the switch to light the tree. The live, 18-20-foot tree will be in Parks Circle Drive roundabout. There will also be cookies, coffee, hot chocolate and music.

Agenda Item #5: New Business

Director McCarthy mentioned the Softball Exposure Tournament this past weekend at the CVAC. Highlights were the tournament had 160 teams present and 150 of the teams were from out of town. The synthetic fields were a huge hit and there is another softball tournament scheduled this coming weekend with St. Louis Softball Showcase hosting 65 teams with 50 from out of town.

Agenda Item #6: Adjournment

There being no further business to discuss, Chairperson Mastorakos adjourned the meeting at 7:04 p.m.



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**CITY OF CHESTERFIELD
PARKS, RECREATION & ARTS COMMITTEE OF COUNCIL MEETING
October 27, 5:30pm.
City Hall, 690 Chesterfield Parkway West, Room 202
MASK ARE REQUIRED IN CITY HALL AND AT ALL MEETINGS UNTIL FURTHER
NOTICE**


AGENDA

1. Approval of July 26, 2021 Parks, Recreation & Arts Committee of Council Meeting Results- vote required
2. Central Park Master Plan Approval and Recommendation
vote required
3. Municipal Parks Grant Update Round 22
4. Cricket Discussion
5. Diwali Discussion
6. Holiday Tree Lighting Update
7. New Business
8. Adjournment

Note: The Parks, Recreation & Arts Committee 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. PERSONS REQUIRING AN ACCOMMODATION TO ATTEND THE MEETING SHOULD CONTACT Ann-Marie Stagoski at (636) 812-9501, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

CC: May Bob Nation
City Councilmembers
Michael O. Geisel, City Administrator
Chris Graville, City Attorney

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy 
Director of Parks, Recreation and Arts.
Date: 10/19/2021
Re: Central Park Eight Acre Conceptual Master Plan



The Parks, Recreation & Arts Citizen Advisory Committee reviewed the Central Park Master Plan report developed by SWT with two open houses, citizen, staff and Parks Advisory Committee input. One meeting was in person at City Hall and the other was held on Zoom for resident input. Attached you will find a conceptual plan for the additional eight acres at Central Park. With a price tag of just under nine million dollars for the big picture development there is no way to fund this entire project in the near future, but with grants and other sources of financial assistance we can build out the park over the years. Please keep in mind this is a **conceptual plan** and over the years things will change and some of the needs will be readdressed as we slowly develop the space. There are some consistencies in the overall project, starting with **putting in the loop road from Park Circle Drive to Veterans Place Drive**, adding street lights, grading out the main five-acre field that runs along Veterans Place Drive for a large green space for better drainage, everyday use by our residents. The expansion will also lend itself to create opportunities to have additional community events and engagement, **adding the six pickle ball courts in parcel #4 or #5 right off Park Circle Drive with some additional parking**. We have received the funding for adding the six pickle ball courts through our ARPA funds.

The Parks, Recreation and Arts Citizens Advisory Committee made a motion and voted unanimously to approve the concept of the Central Park Master Plan, and to move the recommendation on to the Committee of Council pertaining to the construction of the loop road, street lighting, grading of the field and the pickle ball courts with additional parking spaces near the courts.

I have attached the Central Park Master Plan and meeting results from our Parks, Recreation & Arts Citizens Advisory Committee meeting on October 9th for your review.

OVERVIEW

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

FLEXIBLE USE OPEN SPACE

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

SITE CIRCULATION

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

LANDSCAPE AND STORMWATER MANAGEMENT

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

PAVILIONS AND OTHER SITE AMENITIES

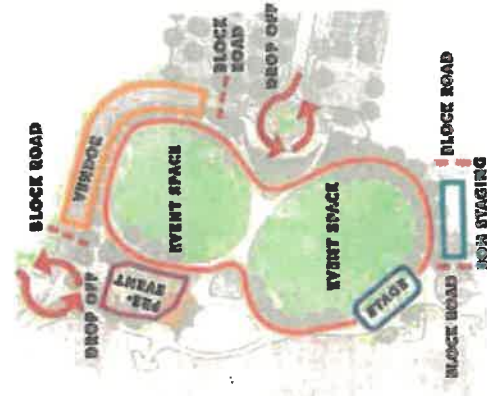
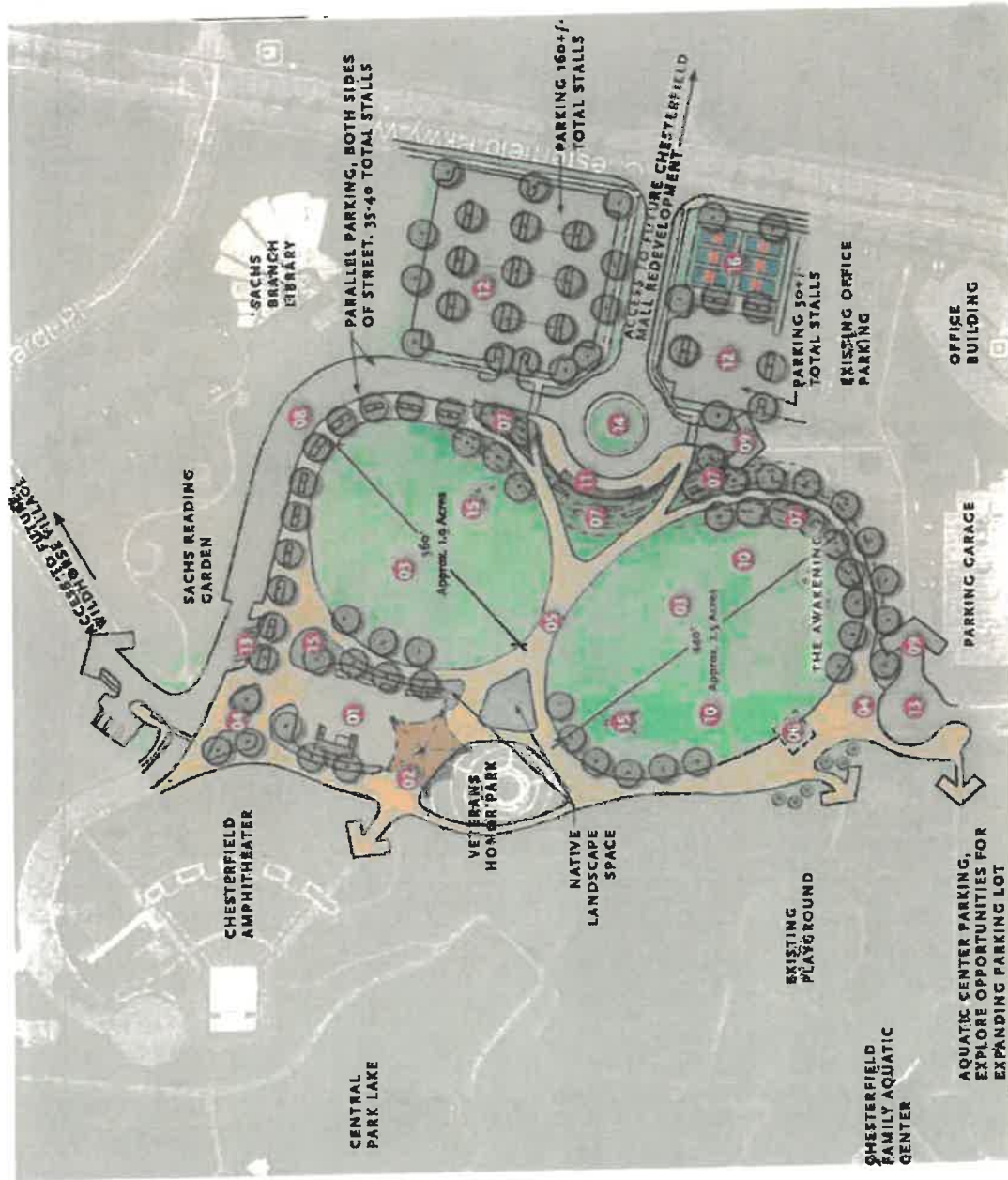
This design includes the incorporation of an iconic shade structure which can function as an activity hub, transition space for special events, and for everyday use. A pergola structure along the existing Park Circle Dr. can provide a comfortable gathering space and overlook into the park. Additional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

PUBLIC ART


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



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 ICONIC PAVILION / SHADE STRUCTURE
 - 03 MAIN REINFORCED EVENT LAWN / OPEN TURF
 - 04 KEY ENTRANCE PLAZAS
 - 05 CENTRAL CIRCULATION SPINE / PLAZA
 - 06 POTENTIAL STAGE SETUP LOCATION
 - 07 SLOPED / TERRACED SEATING LAWN
 - 08 STREET BUILDOUT, VENDOR / EVENT STAGING
 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 OVERLOOK PLAZA / PERGOLA
 - 12 POTENTIAL FUTURE PARKING
 - 13 ACCESSIBLE PARKING
 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 PICKLEBALL COURTS (6 TOTAL)



Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy 
Director of Parks, Recreation and Arts
Date: 10/19/2021
Re: Central Park Eight Acre Conceptual Master Plan



The Parks, Recreation & Arts Citizen Advisory Committee reviewed the Central Park Master Plan report developed by SWT with two open houses, citizen, staff and Parks Advisory Committee input. One meeting was in person at City Hall and the other was held on Zoom for resident input. Attached you will find a conceptual plan for the additional eight acres at Central Park. With a price tag of just under nine million dollars for the big picture development there is no way to fund this entire project in the near future, but with grants and other sources of financial assistance we can build out the park over the years. Please keep in mind this is a conceptual plan and over the years things will change and some of the needs will be readdressed as we slowly develop the space. There are some consistencies in the overall project, starting with putting in the loop road from Park Circle Drive to Veterans Place Drive, adding street lights, grading out the main five-acre field that runs along Veterans Place Drive for a large green space for better drainage, everyday use by our residents. The expansion will also lend itself to create opportunities to have additional community events and engagement, adding the six pickle ball courts in parcel #4 or #5 right off Park Circle Drive with some additional parking. We have received the funding for adding the six pickle ball courts through our ARPA funds.

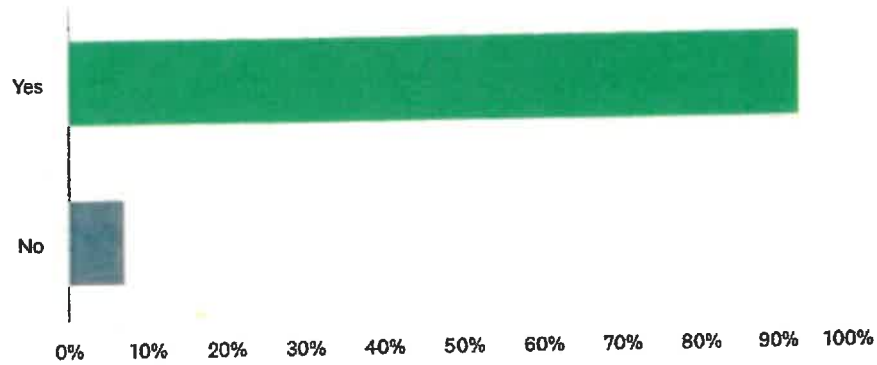
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I have attached the Central Park Master Plan and meeting results from our Parks, Recreation & Arts Citizens Advisory Committee meeting on October 9th for your review.

Pickleball in Chesterfield

Q1 Do you feel the City of Chesterfield needs more pickleball courts?

Answered: 43 Skipped: 0



ANSWER CHOICES

Yes

No

Total Respondents: 43

RESPONSES

93.02%

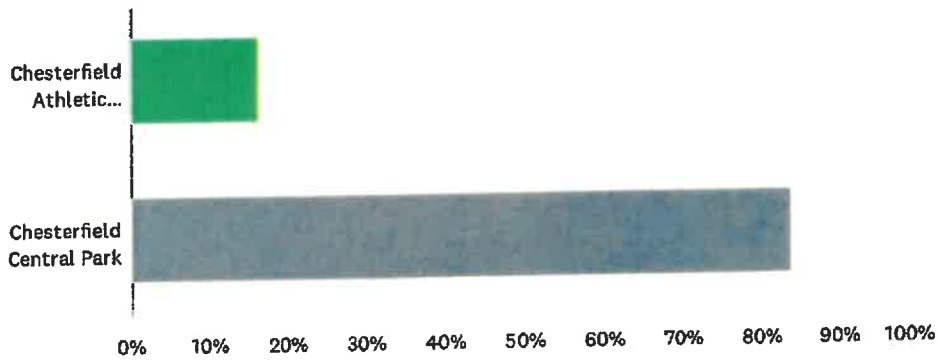
6.98%

40

3

Q2 If the City were to add more courts, where would you prefer them?

Answered: 43 Skipped: 0



ANSWER CHOICES

Chesterfield Athletic Complex

Chesterfield Central Park

TOTAL

RESPONSES

16.28%

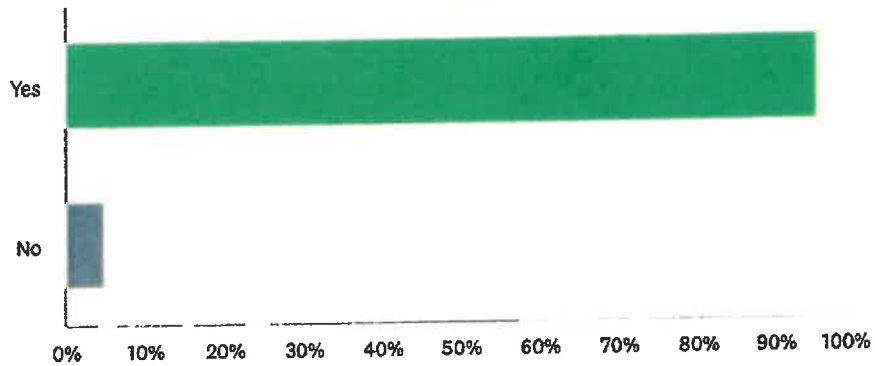
83.72%

7

36

43

Q3 Do you think the pickleball courts should have lights to play in the evenings?



ANSWER CHOICES

Yes

No

Total Respondents: 43

RESPONSES

95.35%

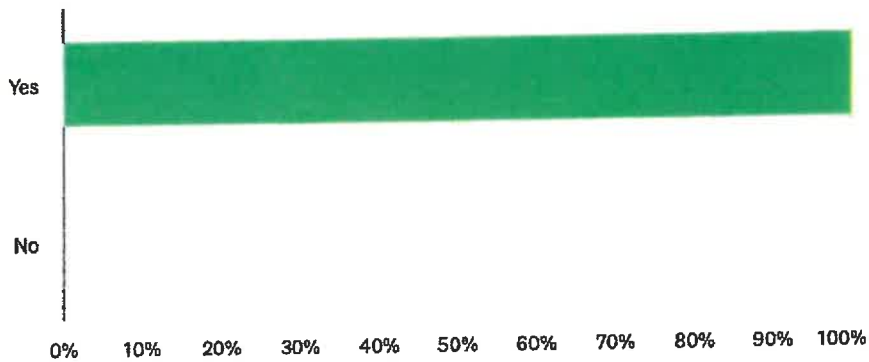
4.65%

41

2

Q4 Have you attended the pickleball clinics offered through the City of Chesterfield Parks, Recreation & Arts Department?

Answered: 43 Skipped: 0



ANSWER CHOICES

Yes

No

Total Respondents: 43

RESPONSES

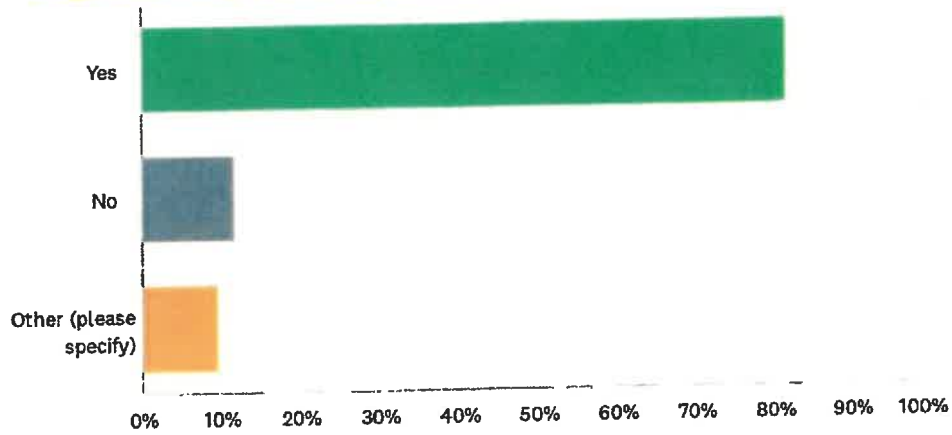
100.00%

0.00%

43

0

Q5 Do you think the City should offer more pickleball clinics?

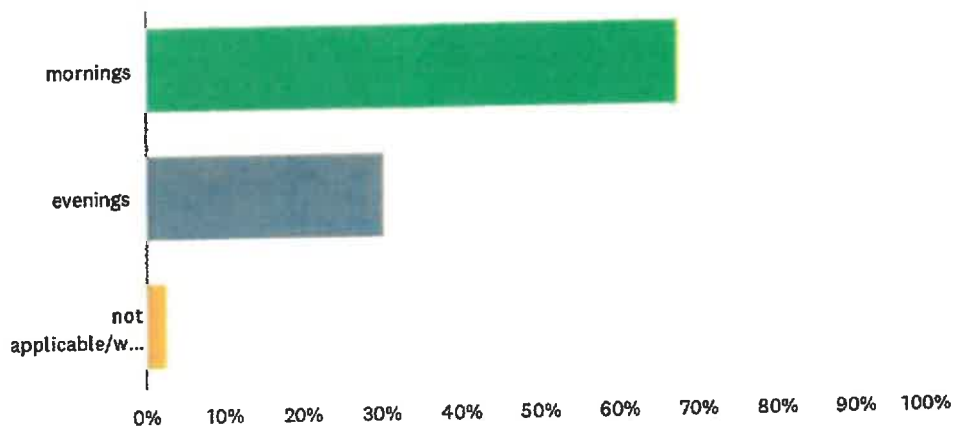


ANSWER CHOICES	RESPONSES	
Yes	81.40%	35
No	11.63%	5
Other (please specify)	9.30%	4
Total Respondents: 43		

#	OTHER (PLEASE SPECIFY)	DATE
1	John Callahan and his team were excellent! It would be nice to have indoor courts as well for Chesterfield residents and clinics!	10/21/2021 5:09 PM
2	Too many people attended to get much worthwhile assistance from coaches.	10/21/2021 10:55 AM
3	If the demand is there.	10/21/2021 9:59 AM
4	A series of four or so rather than repeating the one	10/21/2021 8:51 AM

Q6 What time of day do you prefer the clinics to be offered?

Answered: 43 Skipped: 0



ANSWER CHOICES

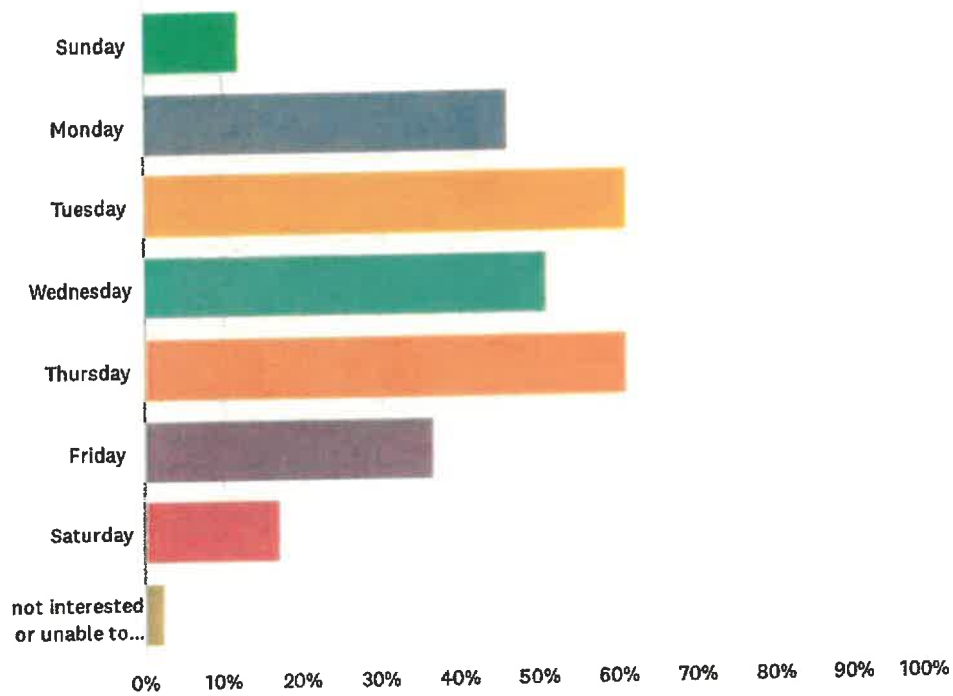
mornings
evenings
not applicable/will not attend
TOTAL

RESPONSES

67.44% 29
30.23% 13
2.33% 1
43

Q7 What day of the week would you prefer pickleball clinics

Answered: 41 Skipped: 2



ANSWER CHOICES

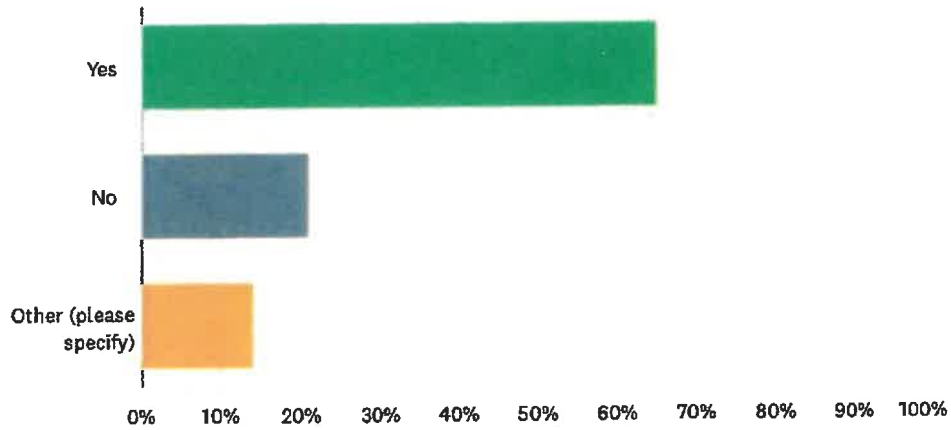
Sunday
Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
not interested or unable to attend
Total Respondents: 41

RESPONSES

12.20% 5
46.34% 19
60.98% 25
51.22% 21
60.98% 25
36.59% 15
17.07% 7
2.44% 1

Q8 Would you participate in a pickleball league if offered?

Answered: 43 Skipped: 0



ANSWER CHOICES

Yes

No

Other (please specify)

TOTAL

RESPONSES

65.12%

20.93%

13.95%

28

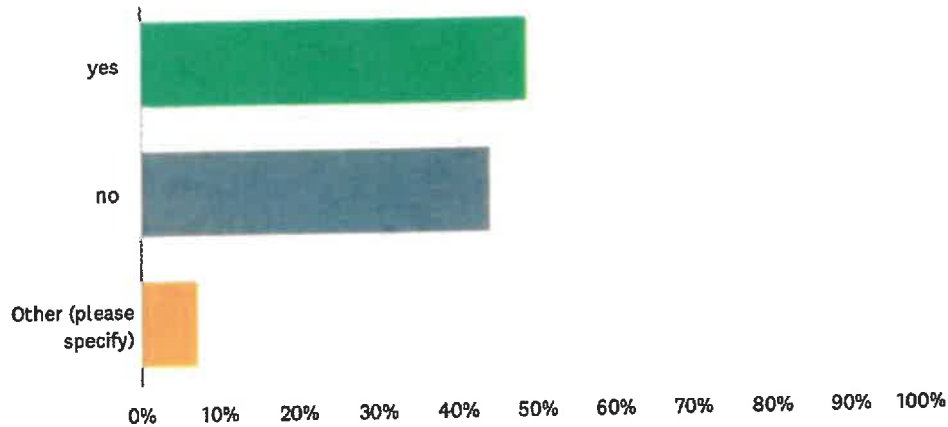
9

6

43

#	OTHER (PLEASE SPECIFY)	DATE
1	Possibly, if not already committed to one.	10/26/2021 10:21 AM
2	I wanted to participate, but they weren't broadly publicized and included questions about what level like 40 or 50.	10/21/2021 5:09 PM
3	Maybe	10/21/2021 10:55 AM
4	Possibly	10/21/2021 9:41 AM
5	Not sure	10/21/2021 9:22 AM
6	Eventually, maybe.	10/21/2021 8:51 AM

Q9 Would you want to play in a one day tournament?



ANSWER CHOICES	RESPONSES	
yes	48.84%	21
no	44.19%	19
Other (please specify)	6.98%	3
TOTAL		43

#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure at this point	10/21/2021 5:09 PM
2	Not personally but could be fun for many	10/21/2021 10:55 AM
3	Not yet	10/21/2021 8:51 AM

Q10 What other activities besides pickleball should the Chesterfield Parks, Recreation & Arts provide?

#	RESPONSES	DATE
1	That's it 😊	10/26/2021 10:21 AM
2	NA	10/25/2021 4:59 AM
3	I am not sure	10/21/2021 9:10 PM
4	We're a top city in the St. Louis metro, and we should invest in top tier facilities like other communities in the area. Our current Pickleball courts are just not up to par	10/21/2021 8:18 PM
5	Tennis courts are few and far between. I'd like that option. Pickleball is growing. Courts at both the park and athletic area will be used. Does Peres's courts are amazing and this too few! Kids would like basketball courts.	10/21/2021 5:09 PM
6	None I can think of	10/21/2021 1:00 PM
7	shuffleboard and bocce ball	10/21/2021 10:51 AM
8	More parks & rec facilities on south side of city.	10/21/2021 10:32 AM
9	Tennis	10/21/2021 10:04 AM

10	That is my primary interest right now.	10/21/2021 10:02 AM
11	Change some tennis courts to pickle ball courts, add new courts and get off the parking lot!!!	10/21/2021 9:36 AM
12	Bike rides for seniors new to biking! Guided hikes in various parks to learn the paths. Thanks!	10/21/2021 9:22 AM
13	Bike clubs. Running clubs fir seniors And clinics for biking and running. Coed Softball league for seniors Life long learning classes from Washington university here in Chesterfield. I took a writing class at city hall 8 years ago and it was great. Also reading book and movie clubs maybe around genre themes.	10/21/2021 9:16 AM
14	Tennis	10/21/2021 9:09 AM
15	None comes to mind	10/21/2021 8:55 AM
16	NA	10/21/2021 8:32 AM

Q11 Other comments

Answered: 20 Skipped: 23

#	RESPONSES	DATE
1	With the sport becoming so popular, it's becoming harder to find open play courts in the evenings.	10/26/2021 10:21 AM
2	Better courts than the parking lot location!	10/25/2021 4:59 AM
3	The instructors were the best people teaching pickle ball. They were so so courteous to everyone. They head man was Always nice to all the people attending. I went 3 times and brought many friends. Everyone enjoyed	10/23/2021 6:27 AM
4	It would be helpful to have netting between each pickleball court.	10/22/2021 1:55 PM
5	The Chesterfield park system should keep its high standards like the amphitheater and pool and create a top rate Pickleball center similar to Des Peres park.	10/22/2021 7:59 AM
6	Na	10/21/2021 9:10 PM
7	Thank you so much for asking about Pickleball. The clinics made it easy to learn in an inexpensive way. I hope you will build courts. I'd be glad to help!	10/21/2021 5:09 PM
8	Would like more fences around the Pickleball courts. They should also face North and South to counteract the sun in players' eyes.	10/21/2021 4:54 PM
9	Thanks for the pickleball clinics and courts. Very much appreciated. The current courts are ok, but frankly aren't top notch. Biggest issue is they are east/west which makes it hard to use in the evening due to the sun. Also, the surface is essentially a parking lot and there is no water fountain. Its a good start, but something like Des Peres would be nice. We are an affluent city with lots of retirees so it would be great to attract more of them to physical recreation. It would be nice to have an atmosphere like the Florida "Villages" for those that are interested.	10/21/2021 10:51 AM
10	Leamed a lot from pickleball workshop.	10/21/2021 10:32 AM
11	The Callahan Pickleball Clinics were fantastic!!	10/21/2021 10:08 AM
12	JohnCallahan and his instructors are awesome! Enjoyed the clinics, will miss them over the winter!	10/21/2021 10:04 AM
13	none	10/21/2021 10:02 AM
14	The clinics were great and got me started in the right direction. I'm playing with friends and at my age I'm not in the mood for league competition. I'm in it for the fun.	10/21/2021 9:59 AM
15	Current pickleball courts in the parking lot are not acceptable.	10/21/2021 9:46 AM
16	I can believe the nicest City in the county does not have first class pickleball courts. More	10/21/2021 9:36 AM