



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, May 15, 2023
6:00 PM**

I. Appointments – Mayor Bob Nation

A. Appointment

- 1. Police Personnel Board (3 year term) – Frank M. (McLeod) Patton –** Mayor Nation has offered the appointment of Frank M. (McLeod) Patton to the Police Personnel Board. The Public Health and Safety Committee interviewed Mr. Patton for appointment and unanimously recommends approval of Mayor Nation’s appointee to the statutory Police Personnel Board.

B. Reappointments

- 1. Architectural Review Board (2 year term)**

Susan Lew
Kris Mehrtens

- 2. Planning Commission (4 year term)**

John Marino Jr.
Steven Wuennenberg
Debbie Midgley
Jane Staniforth
Allison Harris

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV

- 1. Proposed Bill No. 3440 – P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC) A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned “NU” Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974). (Second Reading) Planning & Public Works Committee recommends upholding the Planning Commission’s denial.**
- 2. Proposed Bill No. 3441 – Traffic Generation Assessment (TGA) Trust Fund Rate Schedule** An ordinance establishing 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.**

3. Proposed Bill No. 3442 – Chapter 353 Procedure An ordinance adopting a procedure for considering development plans pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended. **(Second Reading) Planning & Public Works Committee recommends approval.**

4. Dierbergs The Market Place (Billy G's), Sign Package – A sign package for Dierbergs The Market Place located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned “C8”- Planned Commercial District **(Voice Vote) Planning & Public Works Committee recommends approval.**

5. Next Meeting – Thursday, May 18, 2023 (5:30pm)

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

1. Next Meeting – Not yet scheduled

D. Parks, Recreation and Arts Committee – Chairperson Mary Monachella, Ward I

1. Next Meeting – Not yet scheduled

E. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Approval of 3/22/2023 Public Health & Safety Meeting minutes

2. Next Meeting – Not yet scheduled

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

A. Concrete Slab Replacement Project C – Recommendation to authorize an internal Budget Transfer of \$500,000 from 001-072-5211 to 001-072-5251 to fund a \$500,000 concrete slab replacement project; and to authorize the City Administrator to execute a \$500,000 Change Order to Amcon Municipal Paving within Sidewalk Project B for construction of concrete slab replacement at unit prices submitted by Amcon and approved by the Director of Public Works. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

B. St. Louis Metro APWA Salt Cooperative – Deicing Salt –

Recommendation that the City of Chesterfield accept the 7.25% price increase proposed by Compass Minerals on behalf of the Co-op. This will result in a delivered price to all members of \$84.05 per ton. We do anticipate the need for additional salt throughout the winter, and will plan to place an order for 2,500 tons of salt for the winter 2024 delivery. This will result in a total cost to the City of Chesterfield of \$210,135, which is well within the \$275,000 budgeted for this line item. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

C. Public Works Storage Facility Structure – Recommendation that the City Administrator execute an Agreement with Archimages Incorporated for architectural services at the Public Works Facility in an amount not to exceed \$57,000. This includes the contract amount and a small contingency to allow for change orders if necessary. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

D. Liquor License Request – Brick House Tavern (2 McBride & Son Center Drive) – 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) Application has been reviewed by the Police and the Planning Department. There are no known outstanding municipal violations.**

E. Liquor License Request – Hampton Inn & Suites (5 McBride & Son Center Drive) – has requested a new liquor license for retail sale of malt liquor (beer only) by the drink to be consumed on premise, retail sale of light wine not in excess of 14% to be consumed on premise, and Sunday sales. **(Voice Vote) Application has been reviewed by the Police and the Planning Department. There are no known outstanding municipal violations.**

IV. Other Legislation

A. Proposed Bill No. 3443 – An ordinance of the City of Chesterfield, Missouri establishing the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause. **(First Reading)**

V. Unfinished Business

VI. New Business

VII. Adjournment

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

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

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 15, 2023
7:00 PM

6:45 PM – PUBLIC HEARING:
Wildhorse Village Special Business District

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PRESENTATION** – **Wildhorse Village Special Business District** – Director of Planning, Justin Wyse
- III. DISCUSSION**
- IV. ADJOURNMENT**

7:00 PM – CITY COUNCIL MEETING

- 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** – May 1, 2023

VI. INTRODUCTORY REMARKS – Mayor Bob Nation

A. Thursday, May 18, 2023 – Planning & Public Works (5:30pm)

B. Monday, May 22, 2023 – Planning Commission (7:00pm)

C. Tuesday, May 23, 2023 – Special City Council Meeting (5:30pm)

D. Monday, May 29, 2023 – City Hall Closed in Observance of Memorial Day

E. Monday, June 5, 2023 – City Council Meeting (7:00pm)

VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation

A. Proclamation – National Public Works Week

B. Proclamation – APWA Re-accreditation

VIII. APPOINTMENTS – Mayor Bob Nation

A. Appointment

- 1. Police Personnel Board (3 year term) – Frank M. (McLeod) Patton –**
Mayor Nation has offered the appointment of Frank M. (McLeod) Patton to the Police Personnel Board. The Public Health and Safety Committee interviewed Mr. Patton for appointment and unanimously recommends approval of Mayor Nation’s appointee to the statutory Police Personnel Board.

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Steven Wuennenberg
Debbie Midgley
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IX. COUNCIL COMMITTEE REPORTS

**A. Planning and Public Works Committee – Chairperson Merrell Hansen,
Ward IV**

- 1. Proposed Bill No. 3440 – P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC) – A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned “NU” Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974). (Second Reading) Planning & Public Works Committee recommends upholding the Planning Commission’s denial.**
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- 1. Next Meeting – Not yet scheduled**

C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella, Ward I

- 1. Next Meeting – Not yet scheduled**

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- 1. Approval of 3/22/2023 Public Health & Safety Meeting minutes**
- 2. Next Meeting – Not yet scheduled**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Concrete Slab Replacement Project C** – Recommendation to authorize an internal Budget Transfer of \$500,000 from 001-072-5211 to 001-072-5251 to fund a \$500,000 concrete slab replacement project; and to authorize the City Administrator to execute a \$500,000 Change Order to Amcon Municipal Paving within Sidewalk Project B for construction of concrete slab replacement at unit prices submitted by Amcon and approved by the Director of Public Works. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**
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XI. OTHER LEGISLATION

- A. Proposed Bill No. 3443** – An ordinance of the City of Chesterfield, Missouri establishing the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause. **(First Reading)**

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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AGENDA REVIEW – MONDAY, MAY 15, 2023 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, May 15 2023.**

Please let me know, ASAP, if you will be unable to attend these meetings.

PUBLIC HEARING – WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT


The public hearing for the WH SBD is scheduled to begin at 6:45 pm, immediately prior to the regularly scheduled meeting of City Council at 7:00 pm.

City of Chesterfield
Excess Checks (=> \$5,000)
April 2023

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
4/6/2023	1252	R&W OUTDOOR EQUIPMENT REPAIR	WALK BEHIND MOWER	\$ 7,213.99	137
4/6/2023	1253	REHMANN GROUP MISSOURI LLC	TRAILER	5,490.00	137
4/20/2023	1255	FARINELLA NURSERY LANDSCAPE CONST. LLC	2022 STREET TREES	134,075.00	137
4/6/2023	50203	BOMBSHELL CONSTRUCTION SERVICES	LOGAN PARK	193,800.00	119
4/6/2023	50208	GUARANTEE ELECTRICAL CONSTRUCTION CO.	ELECTRIC FOR AMPHITHEATER CONTAINER BARS	14,059.00	119
4/6/2023	50212	KIRKWOOD FENCE, INC.	FENCING QUADS AT CVAC, REINSTALL FENCE	58,270.00	119
4/6/2023	50217	RONALD E GABLE	TABLES, BENCHES, TRASH RECEPTACLE AT LOGAN PARK	24,638.00	119
4/13/2023	50226	BYRNE & JONES	TURF FIELDS, TURF PROJECT	137,280.00	119
4/20/2023	50291	LOU FUSZ FORD, INC.	PASSENGER VAN	38,249.00	119
4/7/2023	69148	POWERDMS, INC	Power DMS Management System	6,450.84	121
4/7/2023	69151	SHI INTERNATIONAL CORP	ANNUAL SOFTWARE SUBSCRIPTION - MICROSOFT	51,540.50	001
4/7/2023	69152	SPIRE ENERGY	690 CHESTERFIELD PKWY W-3433311000	6,600.98	001
4/7/2023	69155	THE HARTFORD-PRIORITY ACCOUNTS	APRIL 2023 GRP LIFE, LT/SHRT DIS, VOL LIFE, ACC/CRIT ILLNESS INS	13,446.21	001
4/7/2023	69156	TIMBERLINE PROFESSIONAL TREE CARE LLC	2023 STREET TREE AND STUMP REMOVAL	5,470.00	001
4/7/2023	69159	TOPE INC	2028 BAYCROWN - SEWER REPAIR	8,262.67	110
4/13/2023	69170	ARMSTRONG TEASDALE LLP	CHESTERFIELD MALL REDEVELOPMENT PROJECT, WILDHORSE VILLAGE LP, DILLARD'S-PROFESSIONAL SERVICES	15,645.50	001
4/13/2023	69180	GAMMA'S SHIELD SHADE TREE INC	(3) 2022 CONTRACTED STUMP REMOVAL, 2023 STREET TREE AND STUMP REMOVAL	30,183.48	001
4/13/2023	69186	JATHEON TECHNOLOGIES, INC	EMAIL AND SOCIAL MEDIA ARCHIVE SOFTWARE	5,099.00	001
4/13/2023	69201	SCHOWALTER & JABOURI, P.C.	DECEMBER 31, 2022 YEAR END AUDIT	8,000.00	001
4/13/2023	69208	TOPE INC	14724 APPALACHIAN TRAIL - SEWER REPAIR	5,436.35	110
4/20/2023	69215	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	9,513.98	001
4/20/2023	69225	DELTA DENTAL OF MISSOURI	MAY 2023 DENTAL INSURANCE PREMIUMS HIGH & LOW OPTIONS	13,534.16	001
4/20/2023	69228	ENERGY PETROLEUM CO.	7,500 GALLONS OF MID RFG GASOLINE 89 OCT	24,276.51	001
4/20/2023	69230	FARINELLA NURSERY LANDSCAPE CONST. LLC	2021 STREET TREES	5,370.00	120
4/20/2023	69234	HARMONY SEVEN LLC	RELEASE OF LANDSCAPE SURETY-HARMONY SEVEN	30,000.00	808
4/20/2023	69249	PNC BANK	MARCH-APRIL PNC MONTHLY STATEMENTS	9,367.42	001
4/20/2023	69256	SPENCER CONTRACTING COMPANY	ACCESSIBLE SIDEWALK RAMP IMPROVEMENT PROJECT	52,727.30	120
4/20/2023	69258	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	POST CERTIFIED TRAINING-MEYER, POLICE COMMUNICATIONS	18,197.50	121
4/20/2023	69259	ST. LUKE'S EPISCOPAL-PRESBYTERIAN HOSPITALS	(11) FIT FOR CONFINEMENT	5,990.00	121
4/20/2023	69260	STL MILLING AND PAVING LLC	OLD OLIVE STREET PAVING	23,650.00	120
4/20/2023	69263	THE GRAVILLE LAW FIRM, LLC	JANUARY 2023 PROFESSIONAL SERVICES	24,719.63	001
4/20/2023	69265	THE PRAETORIAN GROUP	POLICE ONE TRAINING	6,489.00	121
4/27/2023	69284	DON BROWN CHEVROLET, INC	2022 CHEVROLET SILVERADO, 1.5 TON TRUCK	90,968.00	120
4/27/2023	69289	GAMMA'S SHIELD SHADE TREE INC	2023 STREET TREE AND STUMP REMOVAL	5,643.36	001
4/27/2023	69309	ST. LOUIS AREA HEALTH INSURANCE TRUST- MEDICAL	MAY 2023 HEALTH INSURANCE PREMIUMS	192,775.00	001
4/27/2023	69314	THE GRAVILLE LAW FIRM, LLC	FEBRUARY 2022 PROFESSIONAL SERVICES	19,712.50	001
4/27/2023	69316	TIMBERLINE PROFESSIONAL TREE CARE LLC	2023 STREET TREE AND STUMP REMOVAL	16,120.00	001
4/27/2023	69323	ZUMWALT CORPORATION	2 OVERHEAD DOORS AT PWF	28,680.00	120
				\$ 1,346,944.88	

Respectfully submitted by,
John Hughes, Assistant Finance Director

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





RECORD OF PROCEEDING

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

MAY 1, 2023

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the April 18, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the April 18, 2023 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, May 15, at 7 p.m.

COMMUNICATIONS AND PETITIONS

City Clerk Vickie McGownd read a communication from Mr. Ken Belger, Honorary 50,000th Chesterfield Resident.

Mr. Ron Cawood, 16992 Riverdale Drive, spoke regarding City finances.

Ms. Sarah Keathley, 16726 Chesterfield Farms Drive, spoke regarding Proposition U expenses.

Ms. Patty Vietmeier, 186 Kendall Bluff Court, spoke regarding Proposition U expenses.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke regarding City finances.

Mr. Rob Kilo, 16734 Benton Taylor Drive, expressed his thanks to City Council for their support and collaboration on the sculpture that will be placed at Monarch Grove.

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3418 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “PUD” Planned Unit Development to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2022 Estates at Fire Rock (St. Austin School) 18V130099, 18V140065, & 18V140098) **(Second Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Property owner has requested to withdraw the application. This petition was postponed at the last City Council meeting, until 5/1/2023

Councilmember Merrell Hansen, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3418. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3418 was read for the second time. A roll call vote was taken

for the passage and approval of Bill No. 3418 with the following results: Ayes – None. Nays – Wahl, Hansen, Moore, Budoor, Mastorakos, Monachella, Hurt and McGuinness. Mayor Nation declared Bill No. 3418 failed.

Bill No. 3440 P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC) A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned “NU” Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974) **(First reading) Planning & Public Works Committee recommends upholding the Planning Commission’s denial**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3440. Councilmember McGuinness advised the public that reading Bill No. 3440 for the first and second time are procedurally necessary before voting on approval or denial of the bill. She reminded those in attendance that the Planning/Public Works Committee had unanimously recommended denial of the petitioner’s appeal. A voice vote was taken on the motion for first reading of Bill No. 3440 with a unanimous affirmative result and the motion was declared passed. Bill No. 3440 was read for the first time.

Bill No. 3441 Traffic Generation Assessment (TGA) Trust Fund Rate Schedule An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri. (First Reading) Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3441. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3441 was read for the first time.

Bill No. 3442 Chapter 353 Procedure An ordinance adopting a procedure for considering development plans pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended. (First Reading) Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3442. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3442 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, May 4, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Mastorakos, to authorize a contract with Capri/Waters Edge in an amount not to exceed \$23,700 to complete the aquatic facilities study, and to authorize a budget amendment transferring the full amount of \$23,700 from the Parks Fund – Fund Reserves, \$7,600 of which is to be reimbursed by the approved Municipal Parks Grant. A roll call vote was taken with the following results: Ayes – Moore, Monachella, Mastorakos, Wahl, Budoor, Hurt, McGuinness and Hansen. Nays – None. Mayor Nation declared the motion passed.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve the placement of “Bird”, on loan through the Creative Community Alliance Program, in Eberwein Park, as recommended by the Parks, Recreation and Arts Citizens Advisory Committee and the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Public Health & Safety Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2023 Bridge Deck Sealing Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the low bid as submitted by RV Wagner Incorporated, and authorization for the City Administrator to enter into an agreement in an amount not to exceed \$235,000 for the 2023 Bridge Deck Sealing Project. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, Hurt, Monachella, McGuinness, Moore, Wahl and Hansen. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to authorize the transfer of \$58,820 of currently budgeted park expenses, between park funds to reflect actual project expenditures and to authorize the purchase of synthetic turf

from the low bidder Xtreme Green Synthetic Turf, at a cost not to exceed \$83,280. A roll call vote was taken with the following results: Ayes – Hurt, Budoor, Wahl, Moore, Hansen, Mastorakos, McGuinness and Monachella. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to authorize a budget transfer of \$40,435 from Park Fund – Fund Reserves, for the purpose of funding furnishings and final completion of Logan Park, a \$1.6 million project that was funded primarily by \$1,050,000 in Municipal Park Grant funds. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, McGuinness, Monachella, Hurt, Wahl, Moore and Hansen. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve a proposed resolution of intent for the Wildhorse Village Special Business District. A roll call vote was taken with the following results: Ayes – Hansen, Moore, Hurt, Monachella, Wahl, Budoor, Mastorakos and McGuinness. Nays – None. The motion was declared passed and the successful resolution became Chesterfield Resolution No. **484**.

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 7:59 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, May 18, 2023 – Planning & Public Works (5:30pm)**
- B. Monday, May 22, 2023 – Planning Commission (7:00pm)**
- C. Tuesday, May 23, 2023 – Special City Council Meeting (5:30pm)**
- D. Monday, May 29, 2023 – City Hall Closed in Observance of Memorial Day**
- E. Monday, June 5, 2023 – 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.

Proclamation

City of Chesterfield, Missouri

Whereas:

The services provided by Public Works in our community are of vital importance to the health, safety, and well-being of the people of the City of Chesterfield; and

WHEREAS,

the quality and effectiveness of our public infrastructure is dependent upon the dedicated efforts of Public Works professionals, engineers, managers, and employees of the City of Chesterfield as well as employees from State, County, utilities, and the private sector, who are responsible for and who plan, design, build, operate, and maintain Public Works systems and programs such as water, sewers, street and highways, fleet services, public buildings, and waste collection; and,

WHEREAS,

the support of an understanding and informed citizenry is vital to the efficient operation of Public Works systems and programs; and,

WHEREAS,

the efficiency of the qualified and dedicated personnel who staff Public Works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform; and,

WHEREAS,

this year's theme "Connecting the World Through Public Works" is a tribute to all Public Works employees who create the foundation of a stronger, more livable, and more sustainable community.

NOW, THEREFORE, I, BOB NATION, MAYOR OF THE CITY OF CHESTERFIELD, DO HEREBY PROCLAIM THE WEEK OF MAY 21 THROUGH MAY 27, 2023 AS

NATIONAL PUBLIC WORKS WEEK IN THE CITY OF CHESTERFIELD

And I call upon all citizens and civic organizations to acquaint themselves with the challenges involved in providing Public Works services and to recognize the contributions which Public Works officials make every day to our health, safety, welfare, and quality of life.

Adopted this 15th Day of May, 2023.



Bob Nation

Bob Nation, Mayor

Vickie M. Downd

Vickie McGownd, City Clerk

Proclamation

City of Chesterfield, Missouri

Whereas: *the City of Chesterfield Department of Public Works became accredited on May 18th, 2015; and,*

WHEREAS, *the APWA Accreditation program recognizes public works agencies that go beyond the industry's nationally established, best management practices; and,*

WHEREAS, *the accreditation process involves a rigorous review of the City's actions, policies, procedures, and management, followed by an on-site accreditation visit during which a team of public works professionals reviews, examines documentation, and interviews staff as well as elected officials; and,*

WHEREAS, *initial accreditation is for a four-year period and semi-annual updates are required to demonstrate continuing compliance. The re-accreditation process builds on the original accreditation to encourage continuous improvement and compliance with newly identified practices; and,*

WHEREAS, *the City of Chesterfield recognizes the value in continually improving its processes and appreciates the team's dedication and pride in the operation of the Public Works Department and the community overall; and,*

WHEREAS, *the accreditation process requires individual commitment to public service, professionalism, organizational excellence, and accountability; and,*

WHEREAS, *Director of Public Works – City Engineer Jim Eckrich P.E., and his public works staff, embody the qualities and traits for public service; and,*

WHEREAS, *the City of Chesterfield, its residents, businesses, elected officials, and the entire staff desire to express our collective gratitude to Director of Public Works – City Engineer Jim Eckrich and every member of the Public Works Department for earning the City's second re-accreditation, demonstrating their ongoing commitment.*

NOW, THEREFORE, I, Bob Nation, Mayor of the City of Chesterfield, do hereby proclaim
May 15, 2023 as

JIM ECKRICH DAY
In the City of Chesterfield

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 15th DAY OF MAY 2023.

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

APPOINTMENTS

Appointment – Police Personnel Board (3 year term) – Frank M. (McLeod)

Patton – Mayor Nation has offered the appointment of Frank M. (McLeod) Patton to the Police Personnel Board. The Public Health and Safety Committee interviewed Mr. Patton for appointment and unanimously recommends approval of Mayor Nation’s appointee to the statutory Police Personnel Board.

Reappointments:

Architectural Review Board (2 year term)

- Susan Lew
- Kris Mehrtens

Planning Commission (4 year term)

- John Marino Jr.
- Steven Wuennenberg
- Debbie Midgley
- Jane Staniforth
- Allison Harris



DATE: May 8, 2023
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *nm*
SUBJECT: Statutory Committee Member Re-Appointments

Mayor Nation intends to nominate the following individuals for re-appointment at the May 15, 2023 City Council meeting:

Architectural Review Board (2 year term)

Susan Lew
17028 Chesterfield Estates Court
Chesterfield, MO 63005
636-236-1631
susanhear4040@gmail.com
Term expires 5/19/23

Kris Mehrrens
17107 Chesterfield Airport Rd, Ste. 110
Chesterfield, MO 63005
314-991-9993 (o) 314-276-3033 (c)
kmehrrens@aciboland.com
Term expires 5/19/23

Planning Commission (4 year term)

John Marino Jr.
1320 Cherry Glen Court
Chesterfield, MO 63017
636-236-4351
marino@mcmahonberger.com
Ward II
Term expires 6/5/23

Steven Wuennenberg
1571 Foxham Drive
Chesterfield, MO 63017
314-722-9823 - c
stevewu_2000@yahoo.com
Ward III
Term expires 6/5/23

Debbie Midgley
1518 Mallard Pointe Court
Chesterfield, MO 63017
314-610-7519 - c
dmidgley@cbgundaker.com
Ward III
Term expires 6/5/23

Jane Staniforth
19 Wheatley Court
Chesterfield, MO 63005
636-346-7604
staniforthjane@gmail.com
Ward IV
Term expires 6/5/23

Allison Harris
36 Shady Valley Drive
Chesterfield, MO 63017
314-878-3179
andharris731@charter.net
Ward I
Term expires 6/5/23

Please add these re-appointments to the May 15 City Council agenda.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Merrell Hansen

Vice-Chair: Councilmember Dan Hurt

Proposed Bill No. 3440 – P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC) A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned “NU” Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974). **(Second Reading) Planning & Public Works Committee recommends upholding the Planning Commission’s denial.**

As you may remember, the petition was denied by the Planning Commission, and the petitioner appealed. The appeal was heard by the PPW committee, who voted unanimously to deny the petition. So, now the bill returns to City Council for final disposition. Procedurally, Bill #3440 was read for the first time at the 5/1 meeting. The second reading is scheduled for Monday’s meeting. After being read for the second time on 5/15, Council will vote to approve the bill, **OR** vote in opposition to the bill to uphold the Planning Commission’s denial.

Proposed Bill No. 3441 – Traffic Generation Assessment (TGA) Trust Fund Rate Schedule An ordinance establishing 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.**

Proposed Bill No. 3442 – Chapter 353 Procedure An ordinance adopting a procedure for considering development plans pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended. **(Second Reading) Planning & Public Works Committee recommends approval.**

Dierbergs The Market Place (Billy G’s), Sign Package – A sign package for Dierbergs The Market Place located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned “C8”- Planned Commercial District **(Voice Vote) Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, May 18th, 2023, at 5:30pm.

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 Monday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 4, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 4, 2023 in Conference Room 101.

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

Also in attendance were: Councilmember Gary Budoor (Ward IV); Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Shilpi Bharti, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the April 20, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of April 20, 2023. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 3-0.**

II. UNFINISHED BUSINESS

- A. **POWER OF REVIEW: Dierbergs The Market Place (Billy G's), Sign Package:** A sign package for Dierbergs The Market Place located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned "C8"- Planned Commercial District (Ward 2).

STAFF PRESENTATION

Shilpi Bharti, Planner, stated that Summit Sign has submitted a Sign Package for Dierbergs The Market Place. The applicant request is to amend the existing Sign Package for Dierbergs The Market Place to include one blade sign on the west side of the outlot building in addition to the attached wall sign.

The Planning Commission approved the project by a vote of 5-2 at their March 13, 2023 meeting. Power of Review was then called for the project. At the April 20, 2023, Planning & Public Works Committee meeting, the Committee discussed the project and recommended that the height of

the blade sign be modified. The applicant stated that they would reconsider the blade sign and resubmit a revised design. The project was then postponed until tonight's meeting.

Since that time, the applicant has revised their submittal and is proposing two different sign areas. The area of these two signs will not exceed 5% of the building elevation.

DISCUSSION

There was some discussion regarding how signage is measured. Justin Wyse, Director of Planning, stated there is a specific section in the Sign Code that pertains to wall signs and how to measure them. If the area of the proposed signs is measured separately, they would equal 5% or less of the building elevation. However, if the two signs were measured together as one sign, they would total more than 5% because there would be negative space along the sides of the sign.

Councilmember Mastorakos made a motion to forward Dierbergs The Market Place (Billy G's), Revised Sign Package to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella.

Discussion after the Motion

Councilmember Mastorakos asked if the request complies with City Code. Mr. Wyse stated that it does not comply with what Staff can approve administratively. When a Sign Package is requested, it is a deviation from what Staff can approve. However, the Code specifically allows for the flexibility to request a revision, so it is in line with what the Code allows.

The above motion was **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Dierbergs The Market Place (Billy G's) Sign Package.]

III. NEW BUSINESS

A. Concrete Slab Replacement Project C

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the City is experiencing high vacancies within the Street Maintenance Division. The Street Maintenance Division currently has a staffing level of 25 Maintenance Workers with 12 vacancies. The impact of these vacancies is significant in both reduced work output and morale. The Street Maintenance Division has had to discontinue important street maintenance operations which is directly leading to the degradation of the City's public infrastructure.

The Street Maintenance Division is still completing work that is essential (joint repair, curb repair/replacement, tree trimming). However, one of the street maintenance operations that we have been unable to perform is in-house concrete slab replacement. Our previous practice has been to contract for large-scale slab replacement and to replace smaller groupings of slabs (generally ten or less) using in-house street maintenance personnel.

When positions remain vacant, the money budgeted for those positions is unspent and lapses into the General Fund-Fund Reserves. Staff is proposing that we utilize these "savings" to construct a third concrete slab replacement project in 2023.

Mr. Eckrich stated that he contacted Amcon Municipal Concrete to find out if such a project was feasible. Amcon has successfully completed myriad concrete slab projects for the City in the past and does excellent work. Amcon is also currently constructing the Sidewalk Replacement Project B for the City. Amcon has expressed an interest in this project, specifically because we would be very flexible regarding the timing of the work.

Staff recommends that the City utilize unspent funding dedicated to personnel within the Street Maintenance Division and issue a change order to Amcon within the Sidewalk Replacement Project B in an amount of \$500,000 for a third concrete slab replacement project. This will allow the City to address a number of deficient concrete slabs which would otherwise be postponed to future years.

DISCUSSION

Chair Hansen inquired as to whether or not the City should publicly bid the project. Mr. Eckrich stated that the City is currently having difficulty securing bidders for projects. When publicly bidding projects, the City delineates exactly which slabs are to be replaced on specific streets. This project is totally different. The City would basically be using Amcon to perform isolated slab replacement that has typically been completed by our in-house street maintenance crews. Amcon was the low bidder on our Sidewalk B Project so they have previously been selected by the City of based upon a public bid. I could have requested prices from Next Level, who was selected for Slab Replacement Projects A & B; however, they are a new contractor and they already have a heavy workload associated with these projects. The City has always had a great experience with Amcon, and Amcon has always treated the City fairly.

Councilmember Monachella made a motion to forward the following to City Council with a recommendation to approve.

- 1. Authorize an internal Budget Transfer of \$500,000 from 001-072-5211 to 001-072-5251 to fund a \$500,000 concrete slab replacement project.**
- 2. Authorize the City Administrator to execute a \$500,000 Change Order to Amcon Municipal Paving within Sidewalk Project B for construction of concrete slab replacement at unit prices submitted by Amcon and approved by the Director of Public Works.**

The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Concrete Slab Replacement Project C.]

B. St. Louis Metro APWA Salt Cooperative – Deicing Salt

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the City coordinates the purchase and delivery of deicing salt for all members of the St. Louis Metro APWA Salt Cooperative (Co-op). The Co-op is comprised of 49 cities and eight school districts which combine their purchasing power to obtain the best price possible for deicing salt.

Last year the City implemented a significant change in the way the Co-op was administered. For many years there were two separate bids for salt – one for the salt itself, and one for delivery. We

changed that process in 2022 whereby both the purchase of salt and the delivery of salt was handled by the low bidder. This change has been overwhelmingly positive and we will continue with the new procedure in the future.

As low bidder, Compass Minerals provided salt for the 2022/2023 season at a cost of \$78.37/ton. Compass is willing to extend the contract at the same terms with a cost increase of 7.25%. They have justified the cost increase by delineating their increased material, trucking and storage costs. The proposed cost increase was initially higher, but Mr. Eckrich stated that he was able to negotiate the cost down to the 7.25% increase which will result in a delivered price of \$84.05/ton for all members of the Co-op.

Staff recommends that the City accept the 7.25% price increase proposed by Compass Minerals on behalf of the Co-op because if this contract were bid, the Co-op would likely receive higher prices. Further, due to the mild winter last year, many agencies may greatly reduce their salt order. Compass Minerals is aware of this and have accepted that the fall order may be significantly lower. Compass has demonstrated their flexibility and willingness to work with the Co-op members to adjust their salt orders.

Councilmember Mastorakos made a motion to accept the 7.25% increase from Compass Minerals on behalf of the St. Louis Metro APWA Salt Cooperative and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella.

Discussion after the Motion

There was some general discussion regarding the specifics of the Co-op, the responsibilities of the City, the benefits to the City of administering the Co-op, and the historic performance of Compass Minerals.

The above motion was passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on St. Louis Metro APWA Salt Cooperative.]

C. Public Works Storage Facility Structure

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff has been investigating the construction of an overhead storage area in the garage portion of the Public Works Facility.

The proposed improvements will be constructed entirely within the existing structure and will allow overhead storage along the southern wall of the garage area of the Public Works Facility. The proposed storage structure will allow our mechanics to recapture portions of the garage that are unusable due to existing storage, and will allow our fleet operations to be more efficient.

In 2021, a feasibility study was conducted which generated a schematic design and estimated project cost of \$225,000. The next step in the process was to complete an architectural design, including plans and bid documents. On February 27, 2023, Staff issued a Request for Qualifications to five architectural firms. Two of the firms chose to submit qualifications, from which Archimages Incorporated was chosen as the firm most qualified to provide the desired

architectural services. The scope and fee for the design work is \$51,750. The 2023 Budget includes \$60,000 for architectural services at the Public Works Facility.

Councilmember Mastorakos made a motion to enter into an agreement with Archimages Incorporated to provide architectural services at the Public Works Facility in an amount not to exceed \$57,000 and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella.

Discussion after the Motion

The Committee discussed the total cost of the project and what would be included in the architectural design work.

Chair Hansen asked if this was an essential expenditure. Mr. Eckrich explained that the building improvements are a necessary in order to allow the City's Fleet Maintenance Staff to operate more safely and effectively. The City cannot function properly without our fleet, which includes all police, public works, and parks vehicles and equipment. These vehicles and equipment are all serviced out of the Public Works Facility garage where the fleet maintenance crew performs essential work for the City's entire fleet. The proposed improvements will provide a safe space that allows for the proper placement, storage and access to the tools and equipment that are needed for our fleet personnel to efficiently perform their job. Overhead storage is an easy and cost-effective solution.

The above motion was passed by a voice vote of 3-0.

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

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:20 p.m.

BILL NO. 3440 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY REPEALING ORDINANCE 1960 AND CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT WITH A HISTORIC OVERLAY TO A "PC" PLANNED COMMERCIAL DISTRICT WITH A HISTORIC OVERLAY FOR A 2-ACRE TRACT OF LAND LOCATED NORTH OF OLIVE BLVD (16R310974).

WHEREAS, the petitioner, Queatham House, LLC, has requested a change in zoning from an "NU" Non-Urban District with a Historic Overlay to a "PC" Planned Commercial District with a Historic Overlay for a 2-acre tract of land located north of Olive Blvd; and,

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

WHEREAS, the Planning Commission, having considered said request, made a motion to recommend approval and the motion failed by a vote of 0-8; and,

WHEREAS, the petitioner, Queatham House, LLC, filed an appeal in accordance with Section 405.02.190; and,

WHEREAS, the appeal was forwarded to the Planning & Public Works Committee by the City Council on March 20, 2023; and,

WHEREAS, a Public Hearing was held before the Planning & Public Works Committee on April 20, 2023; and,

WHEREAS, the Planning & Public Works Committee, having considered said request, approved a motion to recommend denial by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change in 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 with a Historic Overlay for a 2-acre tract of land located north of Olive Blvd and as described as follows:

A tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East and being more particularly described as follows:

Beginning at a point on the North line of Olive Street Road, variable width, said point also being on the East line of the record plat of The Mansions at Spyglass Summit, as recorded in Plat Book 268 Page 90, of the St. Louis County Records; thence along said east line, North 12 degrees 07 minutes 02 seconds West, a distance of 247.75 feet to a point on the South line of said Mansions at Spyglass Summit Plat; thence along said South Line North 78 degrees 23 minutes 12 seconds East, a distance of 406.16 feet to the Southeast corner of said Mansions at Spyglass Plat; thence South 00 degrees 28 minutes 09 seconds East, a distance of 210.53 feet to a point on the North line of the aforementioned Olive Street Road; thence along said North line South 71 degrees 12 minutes 27 seconds West, a distance of 92.95 feet; thence South 72 degrees 09 minutes 43 seconds West, a distance of 272.67 feet to the point of beginning, containing 87,120 square feet or 2.00 acres, more or less.

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

Section 3. The City Council, pursuant to the petition filed by Queatham House, LLC, in P.Z. 04-2022, requesting the rezoning embodied in this ordinance, and after public hearings, held by the Planning Commission on the 12th day of September 2022 and by the Planning & Public Works Committee on the 20th day of April 2023, 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 _____, 2023

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/01/2023

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. HISTORIC AND LANDMARK DESIGNATION

1. A landmark designation was established for the structure located at 14319 Olive Boulevard in 2003 (LPC 1-2003 Ravens-Queatham House) and shall adhere to the regulations set forth in the City of Chesterfield Unified Development Code [Section 405.02.060 Landmark And Preservation Area \(LPA\) And Historic \(H\) Designation Procedures](#) and [Section 405.03.050 Overlay Districts And Zoning Procedures](#).
2. Any modification to the site in exception to a building(s) interior shall require a Certificate of Appropriateness from the appropriate associated committee, board and/or commission. The Certificate of Appropriate shall be reviewed against the adopted regulations and design guidelines of that committee, board, and/or commission.
3. A nomination of a Landmark and Preservation Area or Historic Designation requires the significant exterior architectural features to be declared. The significant exterior architectural features for the referenced property as declared in 2003 include but are not limited to:
 - a. The 13” brick walls of the original 1859 structure and the 1916 addition.
 - b. The two symmetrical brick end chimneys.
 - c. The deeply inset 42” wide front door with an arched leaded-glass transom light.
 - d. The one-over-one, double-hung windows with segmental arches and fitted shutters.
 - e. The two-story four column portico.
 - f. The vertical board and batten sided pony barn located in the rear of the site.

B. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:
 - a. Banquet facility
 - i. Events shall not exceed forty-nine (49) persons and/or the occupancy limit for the site, whichever is less.
 - b. Restaurant, sit-down
 - i. Seats shall not exceed forty-nine (49) and/or the occupancy limit for the site, whichever is less.

- c. Retail sales establishment, community
 - d. Farming, livestock, and stables. Farming includes cultivation and sale of crops, plants, and domestic animals with no salesrooms
 - i. The square footage and location shall be depicted on the Site Plan as approved by Planning Commission.
 - ii. Livestock and stable use shall be prohibited.
 - iii. Farming shall exclude the domestic animals use.
2. Hours of Operation
- a. Permitted hours of operation for all uses shall be limited from 11:00 a.m. to 9:00 p.m. Thursday through Sunday.
 - b. All deliveries and trash pick-ups shall be limited from 7:00 AM to 4:00 PM.

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

1. Floor Area
- a. The existing floor area shall be maintained. Any request for modification shall be reviewed and approved by the appropriate associated committee, board and/or commission.
 - b. Any "PC" Planned Commercial District shall have a maximum F.A.R of 0.55.
2. Height
- a. The existing building height shall be maintained. Any request for modification shall be reviewed and approved by the appropriate associated committee, board and/or commission.
3. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required.

D. SETBACKS

1. Structure Setbacks
- a. No building or structure, other than: a freestanding project identification sign, light standards, public art installation, or flag poles will be located within the following setbacks:
 - i. Thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - ii. Fifty (50) feet from the right-of-way of Olive Blvd on the southern boundary of this "PC" District.
2. Parking Setbacks

- a. No parking stall or loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
 - i. Twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - ii. Fifty (50) feet from the right-of-way of Olive Blvd on the southern boundary of this "PC" District.

E. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall 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.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Code.
2. The property shall be adequately screened from any abutting property designated on the Comprehensive Land Use Plan as residential. Screening may include fencing and/or evergreen trees. The fencing and/or evergreen trees shall provide year-round screening.

G. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance consideration and approved prior to installation or construction.

H. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development Code.
2. Street lights shall be provided along Olive Blvd in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

I. SOUND REQUIREMENTS

1. A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission.
2. No outdoor music shall be permitted without an approved sound plan.

J. ACCESS/ACCESS MANAGEMENT

1. 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.
2. If adequate sight distance cannot be provided at the access location, 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.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. 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%.
4. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall 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, maintenance and utility easement dedicated to the City of Chesterfield.

5. Obtain approvals from the City of Chesterfield 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.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

M. TRAFFIC STUDY

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

N. POWER OF REVIEW

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

O. 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 (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.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. 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.
6. 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.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

P. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

Q. 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.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to redevelopment of this property, provide detailed plans to MoDOT for review and approval.
3. Street lights shall be required along public right-of-way frontage.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. 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 of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.
6. 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, MoDOT, and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
7. 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.
8. 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.
9. 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 and the City of Wildwood 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.

10. 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.

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 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 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 and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County 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.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.

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

III. RECORDING

1. 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.

VI. ENFORCEMENT

1. 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.
2. 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.
3. 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.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

BILL NO. 3441

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUND RATE SCHEDULE OF THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the city as established by City ordinance; and,

WHEREAS, five (5) trust accounts are known as, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E", and are held by the City’s Director of Finance (the “Trustee”); and,

WHEREAS, the traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC); and,

WHEREAS, in order to maintain uniformity and equity from development to development, the traffic generation assessment rates are established by the City of Chesterfield.

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

Section 1. The City of Chesterfield hereby adopts an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Section 2. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Section 3. On January 1 of each year, the traffic generation assessment rates are increased or decreased to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year

to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease.

Section 4. The rates per measurable unit are defined as follows:

Land Use	As of 1/1/2023 Rate Per Parking Space
S.F. Dwelling	\$1,438.08
Apartment	\$575.23
Retirement Community	
Condominium	
General Office	\$878.76
Quality Restaurant	
Research Center	
Motel	\$1,757.68
Hotel	
General Retail	\$2,636.43
Medical Office	
Shopping Center	
Nursing Home	
High Turn-Over Sit Down Restaurant	
Hospital	\$5,273.05
Bank	
Drive-In Fast Food Restaurant	
Convenience Store	\$17,576.35
Gas Station	
Manufacturing	\$703.03
Warehouse	\$1,230.36
Recreational User	\$607.28
Mini-Warehouse	\$0.57/SF
Car Wash	\$87,911.30/AC
Loading Space	\$4,314.18

Section 5. Contributions to the Traffic Generation Assessment Trust Funds shall be made prior to the approval of the first Municipal Zoning Approval application in conjunction with the development that requires contribution.

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

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie, McGownd, CITY CLERK

FIRST READING HELD: 5/1/2023

BILL NO. 3442

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI, ADOPTING A PROCEDURE FOR CONSIDERING DEVELOPMENT PLANS AND TAX EXEMPTION PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED.

WHEREAS, Chapter 353 of the Revised Statutes of Missouri, as amended, known and referred to as The Urban Redevelopment Corporations Law ("**Chapter 353**"), authorizes the City of Chesterfield, Missouri (the "**City**") to approve, by ordinance, development plans that allow for the redevelopment of blighted areas within the City and the granting of tax exemptions to encourage such redevelopment; and

WHEREAS, Chapter 353 provides that no tax exemption authorized by Chapter 353 shall become effective until the City's City Council (the "**City Council**") conducts a public hearing to consider a proposed development plan and such tax exemption; and

WHEREAS, prior to the public hearing, the City Council must furnish to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax exemption: (1) written notice of the scheduled public hearing; and (2) a written statement of the impact on ad valorem taxes such tax exemption will have on the political subdivisions; and

WHEREAS, Section 353.110.3 of Chapter 353, provides that such notice and written statement shall be as provided by local ordinance before the public hearing; and

WHEREAS, the City Council desires to establish its procedures to provide the notice and written statement as required by Section 353.110.3 of Chapter 353.

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

SECTION 1. Notice. Not less than 10 days before a public hearing to consider a development plan that provides for tax exemption pursuant to Chapter 353, the City or its designee shall furnish (by hand delivery or by registered or certified mail, return-receipt requested) to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected:

- A. Notice of the scheduled public hearing, which shall include:

- (1) the time, date and place of the public hearing,
- (2) a general description of the boundaries of the proposed redevelopment area,
- (3) a general description of the proposed development plan,
- (4) an invitation to submit comments to the City Council prior to the date of the public hearing concerning matters that will be discussed at the public hearing, and to appear at the public hearing and provide comments, and
- (5) a statement that all interested persons and all political subdivisions will have the opportunity to be heard on such grant of tax exemption; and

B. A written statement of the impact on ad valorem taxes such tax exemption will have on the political subdivisions, which shall be prepared by or at the direction of the applicant and shall include an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped.

SECTION 2. Publication. Following oral or written direction to proceed from the City Administrator, the City Clerk or his or her designee shall publish notice in a paper of general circulation, which shall serve as notice to all interested parties in the area of the proposed development plan that a public hearing will be held on a date and time certain, provided that the public hearing shall not be held less than 10 days following publication of the notice provided for in this section.

SECTION 3. Additional Information from Applicant. The applicant for tax exemption under Chapter 353 shall provide or cause to be provided to the City: a complete list of all political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax exemption; the written statement specified in Section 1.B above, in a form approved by the City Administrator; and any other information deemed necessary by the City Administrator or his or her designee to evaluate the proposed development plan and comply with the requirements of this Ordinance.

SECTION 4. Conflict. To the extent this Ordinance or a provision or section of same conflicts with another ordinance of the City, this Ordinance and its provisions and sections shall control.

SECTION 5. Effective Date. This Ordinance shall take effect and be in full force from and after its final passage and approval.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: <u>5/1/2023</u>

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: May 15, 2023

RE: **Dierbergs The Market Place (Billy G's), Sign Package:** A Sign Package for Dierbergs The Market Place located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned "C8"-Planned Commercial District.

Summary

Summit Sign, on behalf of Billy G's, has submitted a Sign Package for Dierbergs The Market Place. The applicant is requesting to add one blade sign on the west side of the Outlot building proposed to be Billy G's restaurant. The applicant is requesting to add a blade sign to the existing Sign Package of Dierbergs The Market Place.

In 2022, an Amended Site Development Section Plan and Amended Architectural



Figure 1: Approved rendering

Elevations were approved for the Outlot building for the proposed Billy G's restaurant.

On March 13, 2023, the project was reviewed by the Planning Commission. At that time, the Commission recommended approval of the request as submitted by a vote of 5-2. The City Council has called for Power of Review under Section 405.02.200 of the City Code.

On April 20, 2023, the project was reviewed by the Planning and Public Works Committee. The committee discussed the location of the proposed blade sign and recommended to have the blade sign below or align with the roof line. The applicant at that time requested to hold. The applicant then submitted a revised plan, where signage was revised to remove the blade sign and install a sign on the entry canopy as shown in Figure 2.

On May 4, 2023, the project was reviewed by the Planning and Public Works Committee. A motion was made to approve the revised submittal as presented. The motion to approve the project as amended was passed by a vote of 3-0.



Figure 2: Revised sign areas



Figure 3: Subject Site Aerial

SIGN REGULATIONS

Section 1:

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the Unified Development Code.

Section 2:

Anchor Building (Dierbergs):

1. The building area as identified in Exhibit A is allowed to have 7 wall signs.
2. Total square feet of all signs is not to exceed 506 sq. ft.
3. Any single sign shall not be greater than 300 sq. ft.
4. Center signs, sign 4 and sign 5 as identified in Exhibit A, shall be attached to the frame instead of the entry area.

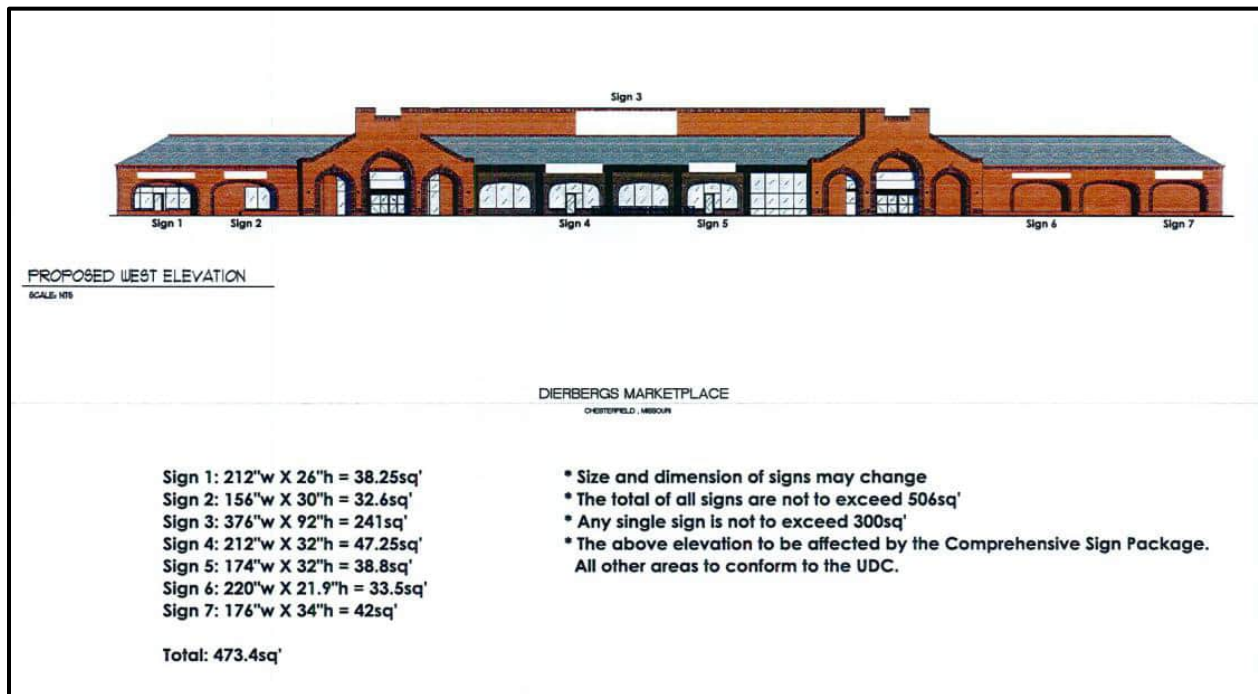


Exhibit A

Section 3:

Outlot Building:

Northern tenant space as identified in Exhibit B

1. Total Two Signs permitted on west elevation.
 - a. One wall sign permitted on west elevation.
 - b. One projected sign above canopy.
2. Total sign area (Projected sign + Wall sign) shall not exceed 5% of building elevation.

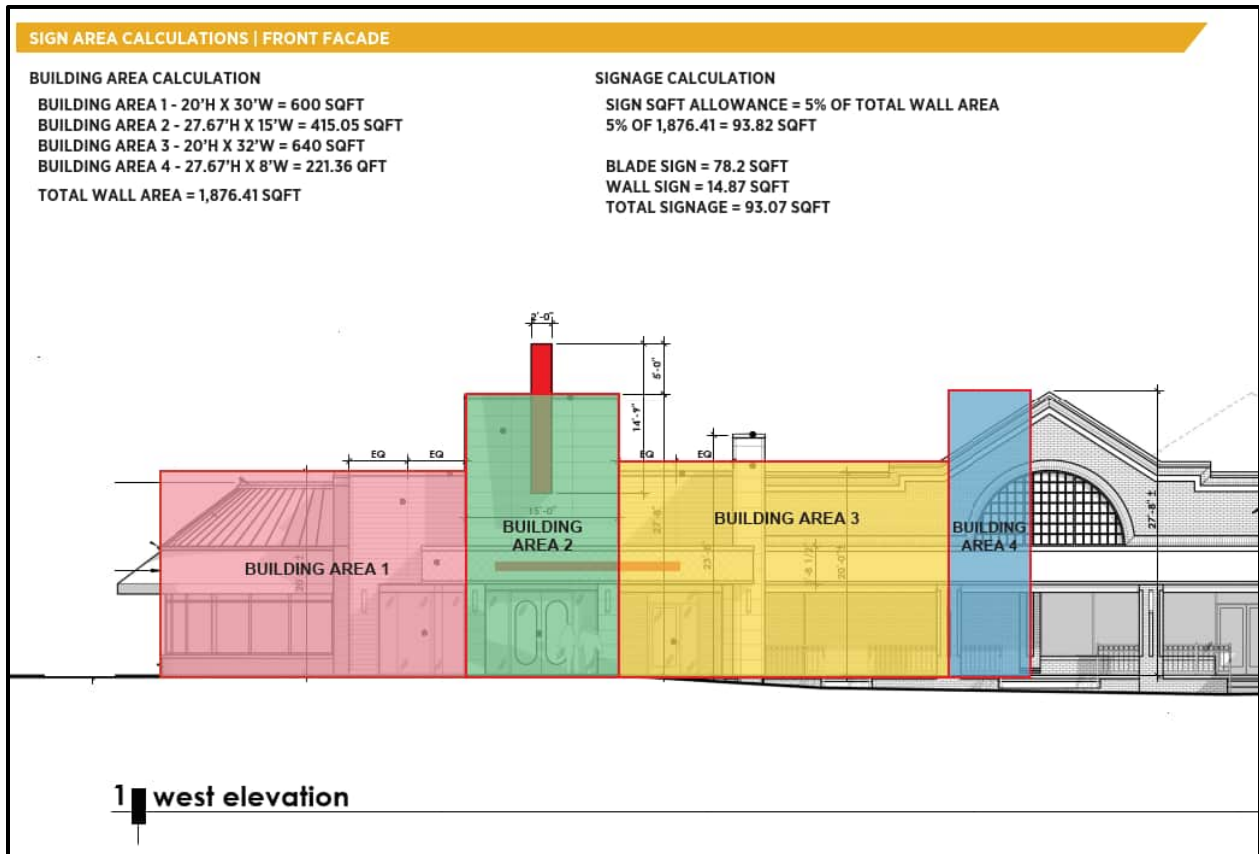


Exhibit B

Revised | PERMIT DRAWINGS | EXTERIOR SIGNAGE

Billy G's Finer Diner

1772 Clarkson Rd, Chesterfield, MO 63017



330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER
971

PROJECT
Exterior Signage - Billy G's

CLIENT
Artisan Construction Mgmt

CONTACT
Andy Barnes

PROOF DATE
10/27/22

REVISION DATE
01/12/23, 04/26

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

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**PRODUCTION CANNOT BEGIN
UNTIL WE RECEIVE PROOF
APPROVAL VIA EMAIL**





330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER
971

PROJECT
Exterior Signage - Billy G's

CLIENT
Artisan Construction Mgmt

CONTACT
Andy Barnes

PROOF DATE
10/27/22

REVISION DATE
04/26

SALES REP
Andy Hrdlicka

DRAWN BY
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Overall signage - 64.4 sq ft (this includes letters only)



330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER
971

PROJECT
Exterior Signage - Billy G's

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PROOF DATE
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Andy Hrdlicka

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MATERIAL SPECIFICATIONS

- 1 Channel Letters Flush mount**
Front lit channel letters
3/16" thick white acrylic faces
3" returns and standard trim - see color specs below
Illuminated with White LEDs
Individually stud mounted flush to aluminum wireway
- 2 Wireway constructed of aluminum tubing with aluminum skin (.080 or the equivalent)**
3" deep returns constructed from aluminum
Face, Back, and returns painted black to match building "fin"
Back visible- to be finished
Bottom mount to canopy using match plates
Field verify prior to production

COLOR DETAILS - BILLY G'S

- White, satin- returns
- 3M 3630 - Poppy red- Translucent vinyl faces to illuminate at night
- White Acrylic faces

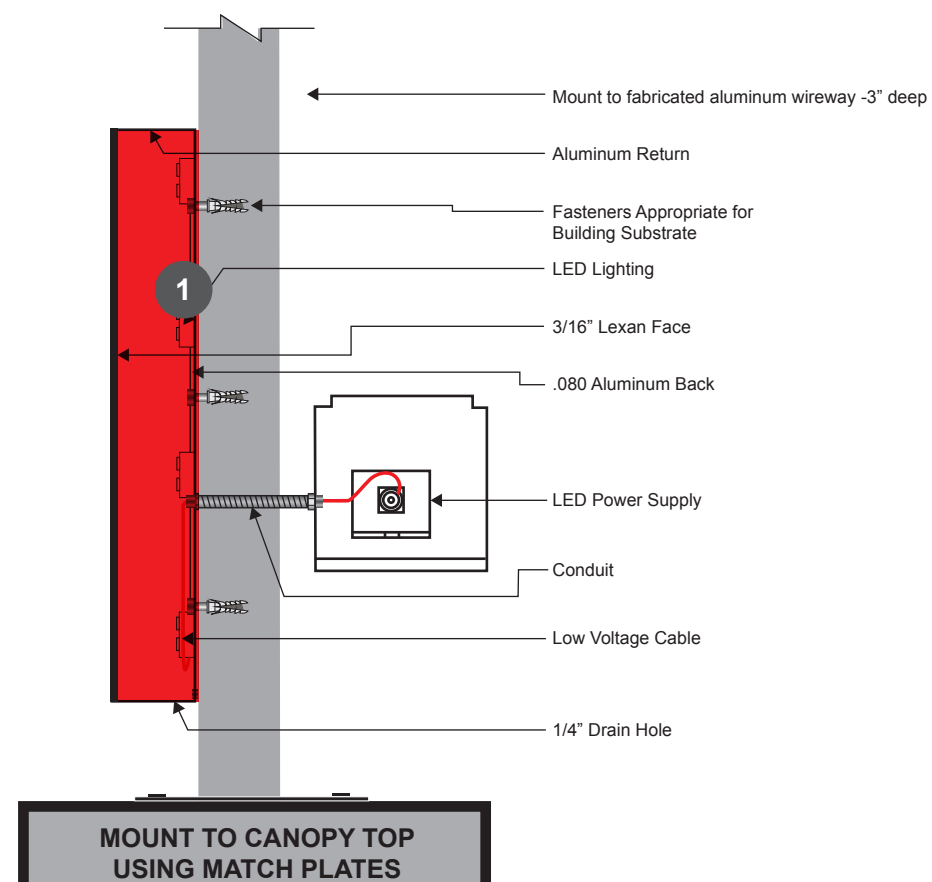
COLOR DETAILS - FINER DINER

- PMS 485 C - PAINTED TRIM AND RETURNS
- 3M 3630 - Poppy red- Translucent vinyl faces to illuminate at night

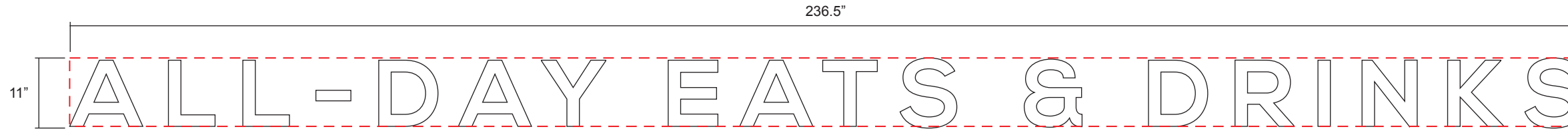
COLOR DETAILS - WIREWAY - "WALL"

- Satin Black

CONSTRUCTION DETAILS



18.1 SQFT



PROJECT NUMBER
971

PROJECT
Exterior Signage - Billy G's

CLIENT
Artisan Construction Mgmt

CONTACT
Andy Barnes

PROOF DATE
10/27/22

REVISION DATE
04/26

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

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PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE PROOF APPROVAL VIA EMAIL

MATERIAL SPECIFICATIONS

- 2 Channel Letters**
- Overall size: 11"h x 236.5"w x 3"d
- Front lit channel letters
- 3/16" thick white acrylic faces
- White trimcaps
- 3" returns, painted White
- Illuminated with White LEDs
- Individually stud mounted flush to aluminum facade
- Includes drill pattern

COLOR DETAILS

- White (acrylic)**
- White, Satin**

MOUNTING HARDWARE

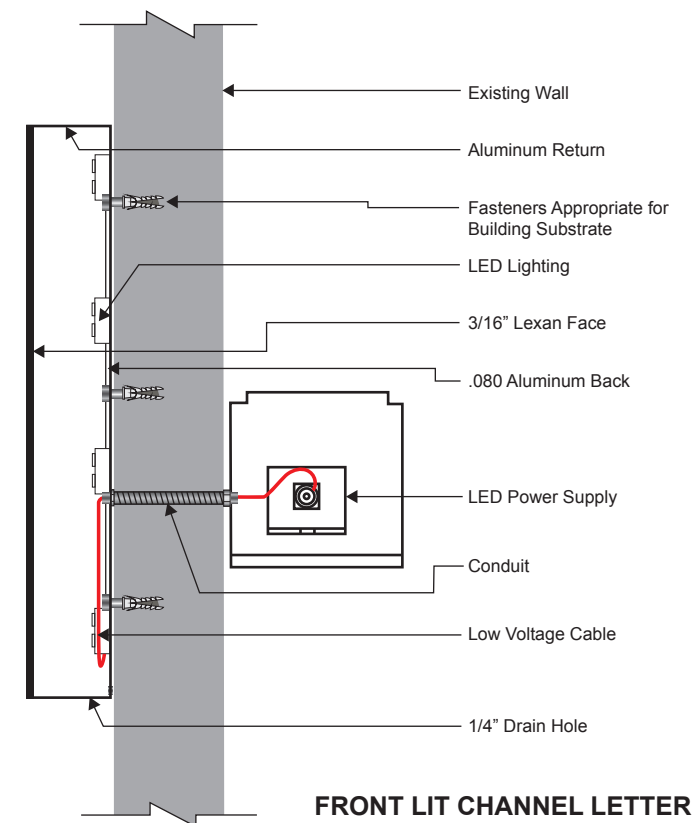


Hardware:
HILTI KWIK BOLT 3 EXPANSION ANCHOR
CARBON STEEL

Diameter: 1/2"
Thread Length: 2-3/16"
Anchor Length: 3-3/4"

Installation:
2-1/2" Embedment into Solid Wall

CONSTRUCTION DETAILS



FRONT LIT CHANNEL LETTER

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Michael Moore

Vice-Chair:

There are no Finance and Administration Committee items scheduled for Monday's meeting.

NEXT MEETING

The next meeting of the Finance and Administration Committee has not yet been scheduled.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mary Monachella

Vice Chair: Councilmember Gary Budoor

There are no Parks, Recreation and Arts Committee items scheduled for Monday'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 TW Dieckmann or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Mary Ann Mastorakos

Vice Chair: Councilmember Michael Moore

Approval of 3/22/2023 Public Health and Safety Meeting minutes – The Public Health and Safety Committee chose to review the March 8, 2023 minutes at the May 15th City Council meeting because only one Councilmember (Hansen) was in attendance at the March 8, 2023 Public Health and Safety meeting.

NEXT MEETING

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

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

MINUTES

PUBLIC HEALTH & SAFETY COMMITTEE MEETING

May 8, 2022

1. Call to Order

The meeting was called to order at 3:30 PM by Chairperson Councilmember Mary Ann Mastorakos.

2. Roll Call

Councilmember Mary Ann Mastorakos, Ward II, Chairperson, Councilmember Barb McGuinness, Ward I, Councilmember Michael Moore, Ward III, and Councilmember Merrell Hansen, Ward IV. Also, in attendance was Chief Ray Johnson, Captain Cheryl Funkhouser, Captain Mark Bruegenhemke, and Mr. McLeod Patton.

3. Approval of Minutes

Councilmember Hansen motioned and Councilmember McGuinness seconded to review the minutes at the next Council meeting because only one Councilmember (Hansen) was at the March 8, 2022 minutes. The motion was carried 4-0.

4. Election of Vice-Chairperson of the Public Health & Safety Committee

Councilmember McGuinness motioned and Councilmember Hansen seconded to nominate Councilmember Moore for the position of Vice-Chairman of the Public Health & Safety Committee. The motion was approved 4-0.

5. Elect Liaison to the Police Personnel Board

Councilmember McGuinness motioned and Councilmember Moore seconded to nominate Councilmember Mastorakos to the position of Liaison to the Police Personnel Board. The motion was approved 4-0.

6. Interview of Nominee to Police Personnel Board

Councilmember Mastorakos introduced Mr. Frank M. (McLeod) Patton to the members of the Committee.

Chief Johnson explained the responsibilities of the Police Personnel Board. These responsibilities mainly center upon interviewing and recommending applicants for the position of Police Officer in the City of Chesterfield.

Councilmember McGuinness and Councilmember Moore asked how Mr. Patton's experience in the military and in the private sector will assist in the process. Mr. Patton responded that his years of experience working with the military relate similarly as an advisor for selection of officers for the Department.

Councilmember McGuinness asked if there would be an orientation for Mr. Patton. Chief Johnson noted that Board members and Police Department staff would be available for guidance.

7. Security glass at City Hall Front Desk

Chief Johnson reported that the City has not yet received a bid regarding security glass for the Front Desk at City Hall. He also noted that contractors seem reluctant to bid on this project.

Councilmember McGuinness motioned and Councilmember Moore seconded to remove this item from the agenda for upcoming meetings until a bid is received. This motion carried 4-0.

8. Golf Carts

Councilmember Hansen noted that two subdivisions are requesting additional information on which exact vehicles can be operated on City streets. Chief Johnson replied that only vehicles that are licensed by the State of Missouri are allowed on City streets. If licensed, drivers have to obey all the State laws subscribed for all other vehicles and drivers.

9. Councilmember McGuinness requested that Councilmembers be given "cheat sheets" for abbreviations utilized in the End of Shift reports. Chief Johnson will provide.

9. No new meeting date was set at this time.

10. Chairperson Mastorakos adjourned the meeting at 4:22 PM.

PUBLIC HEALTH & SAFETY COMMITTEE MEETING

MARCH 22, 2023

MINUTES

1. The meeting was called to order at 5:30 PM by Chairman, Councilmember Aaron Wahl.
2. Roll Call

Councilmember Aaron Wahl, Ward II (Chairman), Councilmember Mary Monachella, Ward I, Councilmember Dan Hurt, Ward III, Councilmember Merrell Hansen, Ward IV, Councilmember Gary Budoor, Ward IV, City Administrator Mike Geisel, Nathan Bruns from the City Attorney's Office, Captain Cheryl Funkhouser, and Chief Ray Johnson. Several citizens also attended this meeting

3. Minutes –January 30, 2023

Councilmember Wahl motioned and Councilmember Hansen seconded to approve the minutes of the December 7, 2022 meeting. The minutes were approved 3-0 (Councilmember Monachella abstained as she was absent from the December 7th meeting).

The Committee agreed to adjust the order of the agenda to allow for Nathan Bruns to address the Committee on the proposed ordinance regarding golf carts and LSV's.

6. Golf Carts

City Administrator Geisel gave a brief history of the proposed ordinance. He noted that the City Staff has reviewed the possible options to allow golf carts and low speed vehicles (LSV) on City streets. He reminded the committee that Staff had originally recommended against allowing the use of golf carts on public streets, and that State law already provides for the legal use of low speed vehicles. Subsequently, Staff recommended that regardless of whether the City accepted, or rejected the use of golf carts on public streets, that it be done universally, not on a geographic basis. However, the Public Health and Safety Committee had directed staff to create a proposed bill allowing for an "opt in" process. Accordingly, the meeting packet includes a draft bill which mirrors the City's current policy for voluntary traffic controls. Mr. Geisel explained that the configuration of subdivisions and intersecting streets throughout the City make the logistics of enforcing any voluntary or

discretionary “opt in” difficult to enforce. He advised that, if the proposed ordinance is approved by this Committee, persons who live adjacent to public streets may either “opt in” or “opt out” to allow golf carts and/or LSV’s on specific City streets.

The Committee then reviewed the proposed ordinance section by section. Committee members were advised that many of the regulations are set by State Law. There was discussion regarding the safety mandates that would be required on each vehicle and were reminded that LSV’s are State licensed and already follow State safety requirements and are allowed on streets throughout the City. Discussion followed about audible warning signals, windshield composition, lights and directional signals, insurance on the vehicle, and the requirement of seat belts. Chief Johnson noted that any vehicle that would be licensed must follow all traffic regulations and every driver must be licensed by the State.

The Committee then discussed how the subdivision “opt in” or “opt out” would work. Trustees in the subdivisions would follow their indentures to have residents of each subdivision vote on the issue. The trustees would then submit their request to participate if approved by the residents of each subdivision. Heavy discussion continued with members agreeing this would be very cumbersome and not reasonable. The issue of contiguous subdivisions continued and the possibility of allowing the vehicles only for those subdivisions which can be “isolated” from adjacent subdivisions (e.g. those with only one way in and one way out and not connecting to another subdivision without any arterial or collector roads).

Councilmember Hurt voiced that the character of neighborhoods must be maintained and that the home owners associations should play a role in determining whether or not golf carts would be allowed or not..

Councilmember Monachella motioned to not allow golf carts on public streets. The motion failed for a lack of a second.

Discussion continued noting that the proposed ordinance does not satisfactorily handle all options and does not develop a standard for the City. Therefore, the Committee suggested that additional work be done by staff to provide an ordinance that would provide more information on an “opt in” or “opt out” program, based on the “isolated community” concept.

Councilmember Hansen motioned to direct staff to revise the proposed ordinance to incorporate the “isolated community” concept with an “opt in” or “opt out” clause. Councilmember Hurt Seconded. Discussion followed and Councilmember Wahl motioned to amend the motion to also

include the fiscal impact to the City if this proposed ordinance is approved. Councilmember Hansen seconded the motion to amend the motion. The motion to amend passed 4-0. Therefore, the motion would be to request City staff to attempt to draft a revised ordinance to allow “isolated communities” to opt in or out and provide the financial impact to the City. This motion failed 2 - 2.

Additional discussion ensued regarding a revised proposed ordinance. At this time, Councilmember Wahl motioned to amend to previous motion to direct staff to draft revisions to the proposed ordinance to either approve, or disapprove golf carts on public streets universally throughout the City. This motion failed for the lack of a second.

At this time, there will be no further discussion of this issue and the Committee will no longer discuss a change to the proposed ordinance.

The Committee then directed that Mr. Geisel prepare a statement for the City’s social media accounts so that citizens are made aware that golf carts are not legal on any City streets.

The Committee then returned to original order of the agenda.

4. Chief Johnson informed the Committee members that the current City Policy that was approved in 2013 prohibited all forms of smoking and tobacco products and e-cigarettes on City owned property. Chief Johnson provided a proposed policy which would amend the policy to include marijuana since it is now legal. Councilmember Wahl motioned and Councilmember Hansen seconded to approve this new policy. The motion carried 4-0.
5. Chief Johnson noted that the current City Ordinance prohibits the sale of cigarette papers which was intended to limit the illegal use of marijuana. Since recreational marijuana is now legal, this ordinance is no longer useful. Councilmember Wahl motioned and Councilmember Monachella seconded to repeal Chapter 210 Offenses, Article XII Offenses Concerning Tobacco, Alternative Nicotine Products Or Vapor Products, Section 210.2180. The motion carried 4-0
7. Chief Johnson updated the Committee on acquiring bids for the installation of a safety barrier at the City Hall front desk. He noted that a contractor has been contacted but has not yet come to City Hall to survey the area in order to make a bid for this project.
8. There were no other items to discuss

9. There is no date set for a future meeting.
10. The meeting adjourned at 7:30 PM

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

Concrete Slab Replacement Project C – Recommendation to authorize an internal Budget Transfer of \$500,000 from 001-072-5211 to 001-072-5251 to fund a \$500,000 concrete slab replacement project; and to authorize the City Administrator to execute a \$500,000 Change Order to Amcon Municipal Paving within Sidewalk Project B for construction of concrete slab replacement at unit prices submitted by Amcon and approved by the Director of Public Works. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

St. Louis Metro APWA Salt Cooperative – Deicing Salt – Recommendation that the City of Chesterfield accept the 7.25% price increase proposed by Compass Minerals on behalf of the Co-op. This will result in a delivered price of \$84.05 per ton. We do anticipate the need for additional salt throughout the winter and plan to place an order for 2,500 tons of salt for the winter 2024 delivery. An order of this quantity would result in a total cost to the City of Chesterfield of \$210,135, which is well within the \$275,000 budgeted for this line item. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

Public Works Storage Facility Structure – Recommendation that the City Administrator be authorized to execute a professional services Agreement with Archimages Incorporated for architectural services at the Public Works Facility in an amount not to exceed \$57,000. This includes the contract amount and a small contingency to allow for change orders if necessary. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

Liquor License Request – Brick House Tavern (2 McBride & Son Center Drive) – 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) Application has been reviewed by the Police and the Planning Department. There are no known outstanding municipal violations.**

Liquor License Request – Hampton Inn & Suites (5 McBride & Son Center Drive) – has requested a new liquor license for retail sale of malt liquor (beer only) by the drink to be consumed on premise, retail sale of light wine not in excess of 14% to be consumed on premise, and Sunday sales. **(Voice Vote) Application has been reviewed by the Police and the Planning Department. There are no known outstanding municipal violations.**

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: April 20, 2023

RE: 2023 Concrete Slab Replacement Project C

As you know, we are experiencing historically high vacancies in our Street Maintenance Division. We currently have an approved staffing level of 22 Maintenance Workers / Senior Maintenance Workers, with twelve vacancies. The impact of these vacancies is significant in both reduced work output and morale. The Street Maintenance Division has had to discontinue important street maintenance operations which is directly leading to the degradation of our public infrastructure. Specific examples are as follows:

	<u>2019</u>	<u>2022</u>
Concrete Slab Replacement	155 slabs	0 slabs
Concrete Partial Depth Replacement	3,700 lineal feet	0 lineal feet
Curb Repair / Replacement	86 lineal feet	131 lineal feet
Asphalt Joint Repair	5,180 lineal feet	19,980 lineal feet
Tree Trimming	2 snow maps	2 snow maps

As you can see we are completing the work that absolutely needs to be done (snow removal, joint repair, curb repair/replacement, tree trimming for clearance) but we cannot complete the work that actually improves our infrastructure. The result is an increase from 120 slabs with a rating of four or below in 2019 to 688 slabs with a rating of four or below in 2023. The reduction of in-house street maintenance is the primary contributing factor to the degradation of our street infrastructure, demonstrated by our composite street rating falling from 8.23 in 2019 to 7.81 in 2023.

One of the street maintenance operations we have been unable to perform is in-house concrete slab replacement. Our previous practice has been to contract for large-scale slab replacement but to replace smaller groupings of slabs (generally ten or less) using in-house street maintenance personnel. Our inability to complete that work is

contributing to the above-described problems and leading to complaints from some residents due to asphalt patching that is not being promptly replaced with concrete.

When positions remain vacant the money budgeted for those positions is unspent and lapses into General Fund – Fund Reserves. The savings associated with vacancies associated with street maintenance workers, including benefits, ranges from \$304,500 for five vacant positions to \$609,000 for ten vacant positions. I am proposing that we utilize these “savings” to construct a third concrete slab replacement project in 2023. The intent of this project is to have the selected contractor replace the slabs we typically would have replaced with in-house maintenance personnel if we were fully staffed.

To determine whether such a project is feasible, and if a contractor would even bid on such a project, I contacted Amcon Municipal Paving. As you know Amcon has successfully completed myriad concrete slab projects for the City in the past, and does excellent work. Amcon is also currently constructing Sidewalk Project B for the City. Amcon is interested in this project, specifically because I have stipulated that the City would be very flexible regarding the timing of the work. Accordingly, Amcon has submitted unit prices associated with slab replacement, which I have reviewed and found to be very fair.

It is my recommendation that the City of Chesterfield construct a third concrete slab replacement project in 2023 utilizing unspent funding dedicated to personnel within the Street Maintenance Division of the Department of Public Works. **Specifically, I am recommending that the City execute a change order to Amcon Municipal Paving within Sidewalk Project B in an amount of \$500,000 for selective concrete slab replacement. The project will be financed with existing budgeted funds, accomplished via a \$500,000 transfer from 001-072-5111 (Personnel) to 001-072-5251 (Contractual).** Constructing a project in this manner will allow us to address a number of deficient concrete slabs which would otherwise be postponed to future years.


Concurrence: 
Jeannette Kelly, Finance Director

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council for consideration. Should PPW concur with my recommendation they should forward the following recommendation to the full City Council:

1. Authorize an internal Budget Transfer of \$500,000 from 001-072-5211 to 001-072-5251 to fund a \$500,000 concrete slab replacement project.
2. Authorize the City Administrator to execute a \$500,000 Change order to Amcon Municipal Paving within Sidewalk Project B for construction of concrete slab replacement at unit prices submitted by Amcon and approved by the Director of Public Works.

Forward to PPW for review and further direction. Please know that this will not offset the degradation but will nominally reduce the rate of degradation.

 2023-4-20

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: April 19, 2023

RE: St. Louis Metro APWA Salt Cooperative

The City of Chesterfield coordinates the purchase and delivery of deicing salt for all members of the St. Louis Metro APWA Salt Cooperative (Co-op). The Co-op is comprised of 49 cities and eight school districts which combine their purchasing power to obtain the best price possible for deicing salt. During the 2022/2023 winter season the Co-op purchased 31,500 tons of salt


As you may recall last year we implemented a significant change in the way the Co-op is administered. For many years there were two separate bids for salt – one for the salt itself and one for delivery. We changed that process in 2022 in consultation with the members of the Co-op, the salt providers, and the City's Finance Department. That change has been overwhelmingly positive, and we will continue with the new procedure into the future.

During the winter of 2022/ 2023 salt was provided by the low bidder, Compass Minerals, at a delivered cost of \$78.37 per ton. Compass has provided excellent service to the Co-op for a number of years. Their flexibility is appreciated by all members of the Co-op, including the City of Chesterfield who benefited last year by reducing our salt order by 2,000 tons due to the mild winter. This saved the City of Chesterfield approximately \$156,000 and eliminated the need for us to find storage for salt outside of the salt dome. Compass is willing to extend the contract at the same terms with a cost increase of 7.25 percent. They have justified the cost increase by delineating their increased material costs, trucking costs, and storage costs. Additionally, they have provided three recent bid results where costs for salt to governmental agencies increased by 11.3%, 7.8%, and 5.0%. The proposed cost increase was initially higher but I negotiated it down to 7.25%, which was as low as Compass would agree to go.

After reviewing this matter in detail, **it is my recommendation that the City of Chesterfield accept the 7.25% price increase proposed by Compass Minerals on behalf of the Co-op. This will result in a delivered price to all members of \$84.05 per ton.** I have two primary reasons for making this recommendation. First, I believe it is very likely that if this contract were bid the Co-op would receive higher prices. Second, due to the mild winter last year many agencies may greatly reduce their salt order. This has been communicated to Compass and they have accepted the Co-op's pricing arrangement. Further, if we would get a bad winter this year, Compass has demonstrated their flexibility and willingness to work with the Co-op members to adjust their salt orders.

If approved the salt will be provided to all Co-op members, including the City of Chesterfield, within two separate deliveries; a fall 2023 delivery and a winter 2024 delivery. The City of Chesterfield salt dome is full, and we will not need to order any salt for the fall order. We do anticipate the need for additional salt throughout the winter, and will plan to place an order for 2,500 tons of salt for the winter 2024 delivery. This will result in a total cost to the City of Chesterfield of \$210,135, which is well within the \$275,000 budgeted for this line item. If you have questions or need additional information, please let me know.

Concurrence:



Jeannette Kelly, Finance Director

Action Recommended

This matter should be forwarded to City Council for its consideration of approval of the purchase of salt from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Cooperative.

Please forward to the PPW Committee for review and recommendation, then to be forwarded to the full City Council.

 2023/4/19



April 19, 2023

Jim Eckrich
Director of Public Works/ City Engineer
City of Chesterfield

RE: Compass Minerals Bid Inquiry - City of Chesterfield

Jim,

Thank you for the opportunity to roll City of Chesterfield Co-Op Rock Salt agreement.

Compass Minerals is requesting a 7.25% price increase. Given that the previous season had light snow events, and entities did not purchase much salt in the seasonal period, we are assuming less purchased volume for next season and it would also fall in the non-guaranteed winter replenishment portion.

The items impacting our production and logistics costs, year over year, are directly tied to current inflationary cost pressures of labor and raw materials. Additionally, logistics & fuel costs have increased since your base price year with continued volatility of fuel. Having non-guaranteed volume as a portion of the contract, our storage and carry cost with the depot is also up due to less volume throughput. Below is the support for increased costs.

- PPI Rock Salt 9% increase from April of 2022 to March of 2023
- Freight Trucking had a 7% increase from December 2021 to December 2022
- Barge Freight cost to St. Louis increased 1.75% from 2022 to 2023
- Storage rates have increased 4% from 2022 to 2023
-

In addition, the salt supply on the river system has seen volatility the past two years due to the Cargill mine closure in early 2021. We continue to see impacts in the market to this mine closure across the Midwest market and other industries that use mined rock salt.

We appreciate the relationship we have built with City of Chesterfield and the Co-Op over the past year and wish to continue as your salt vendor next winter season. We would prefer to roll this contract an additional year and continue our partnership. Should you have questions please contact me at (913) 344-9147. I look forward to another year of working with you.

Sincerely,

Amanda Heady
Sales Manager - US Highway Sales

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: April 19, 2023

RE: Public Works Facility Storage Structure

As you know for some time we have been investigating the construction of an overhead storage area in the garage portion of the Public Works Facility. This began with a feasibility study conducted in 2021 which generated a schematic design and estimated project cost of \$225,000. The next step in this process is to complete an architectural design, including plans and bid documents. On February 27, 2023 I issued a Request for Qualifications to five architectural firms who previously notified the City that they can provide these types of services. Two of those firms chose to submit qualifications, from which Archimages Incorporated was chosen as the firm most qualified to provide the desired architectural services. Subsequently I negotiated a scope and fee (\$51,750), which is attached. The 2023 Budget includes \$60,000 for architectural services at the Public Works Facility within 120-079-5261.

The proposed improvements will be constructed entirely within the existing structure, and will allow overhead storage along the southern wall of the garage area of the Public Works Facility. The proposed storage structure will allow our mechanics to recapture portions of the garage which are unusable (due to existing storage) and help make our fleet operations more efficient. A schematic design is attached.

Concurrence:

J Kelly

Jeannette Kelly, Finance Director

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 execute an Agreement with Archimages Incorporated for architectural services at the Public Works Facility in an amount not to exceed \$57,000. This includes the contract amount and a small contingency to allow for change orders if necessary.

Forward to PPW for further review and recommendation.

Michael O. Geisel 2023-4-19

April 18, 2023

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017
Attn: James Eckrich

**RE: Architectural and Engineering Services
Chesterfield Public Works Facility
Mezzanine Storage Structure
AI Project # 23036**

Mr. Eckrich,

We are pleased to submit the following fee proposal for professional services. Our fee is based on your RFQ. Our goal is to offer you a comprehensive fee and service proposal that meets your needs.

Scope Assumptions:

1. Project will entail construction of up to two separate storage mezzanine structures, approximately 2,700 sf total, inside the existing public works facility located at 165 Public Works Drive; Chesterfield, MO 63005.
2. Services included are planning, programming, architectural, interiors, and structural.
3. Electrical and, if needed, mechanical and fire protection will be design/build. We will include appropriate narratives and description of work for bidding.
4. Project will be designed and issued as one package. No phased drawings are included.
5. This proposal assumes the scope of the project is completely contained within an existing building. No exterior or site design or municipal approval processes for exterior modifications (ARB, etc.) is included.
6. No larger organizational studies or whole building planning is included in this proposal. The scope of planning for this project is contained within the extents of the mezzanine, above and below, to determine weight limits, hazardous storage requirements, and other design and operational criteria associated directly with the mezzanine structure.

Programming

1. Archimages will coordinate with the Public Works staff to establish the space programming for the required mezzanine. Archimages will confirm existing conditions for the project. Team responsibilities and objectives will be identified and assigned. Design schedule milestones will be prioritized and a schedule distributed.
2. Based on the approved programming documents, Archimages will produce preliminary floor plans for review and approval.

3. Archimages will coordinate with necessary AHJ's for compliance elements and submission requirements.
4. One (1) team meeting and one (1) site visit for existing conditions verification is included to accomplish this portion of work. All meetings may not be required and any additional meetings over this amount will be considered an extra service to the contract.

Design

1. Based on the approved program, Archimages will develop interior floor plans.
2. Coordinate placement of all equipment.
3. Review and obtain general knowledge of all interior finishes.
4. Define preliminary outlet placement and light placement.
5. Structural sketches of mezzanine framing system will be provided. Selected structural details and calculations will be developed, as required.
6. Cost opinion will be provided.
7. Archimages will present our preliminary design package to the Owner's Design team for approval.
8. Two (2) team meetings are included to accomplish this portion of the work. All meetings may not be required and any additional meetings over this amount will be considered an extra service to the contract.

Construction Documents

1. Based on the approved DD package, Archimages will develop a comprehensive set of construction documents and specifications of all disciplines for Owner approval, permits, bidding, and construction purposes.
2. Our construction documents will include working drawings and technical specification sections as required in a Revit format (LOD 300). 3D modeling will be used for design and coordination efforts only.
3. We anticipate one (1) 90% review session with the Owner during this phase. All meetings may not be required and any additional meetings over this amount will be considered an extra service to the contracts.
4. We will assist the Owner with budget and schedule/phasing development.

Bidding Phase

1. All disciplines will answer bid period questions and produce any necessary addenda during the bid process. We will assist with the bid advertisement process.
2. We have included one (1) pre-bid meeting.
3. We will aid you with analyzing and comparing the bids for completeness. Contractor interviews, if required, are included. Value engineering services are not anticipated or included.

Construction Administration

1. All disciplines will review shop drawings and submittals, answer contractor requests for information (RFI's).
2. Site observation trips will be made during construction (assumes 3-4 month construction period) by the design team for observation of the construction progress approximately every other week during construction. These visits will be used for construction observation and to answer any contractor questions as well as review certification of any pay applications. On non-site visit weeks, we have included a conference call with the Contractor for coordination purposes. All meetings may not be required and any additional meetings over this amount will be considered an extra service to the contracts.
 - Structural Engineer visits – 1 total
 - Architectural/Interior visits – 6 site visits, 6 conference calls, 1 punch list, 1 punch list review.
 - One (1) Post occupancy warranty walkthrough by the Architect at 11 months after substantial completion.

Structural Scope of Work:

Our Scope of Work for the Project generally includes structural analysis and design of the primary structural system, production of structural documents, review of structural submittals, and periodic field observation. Specifically, we propose the following Scope of Work:

1. Review available information as it applies to foundation recommendations, seismic site classification, and slab-on-grade support. If a geotechnical report is not available, code minimum design values will be assumed.
2. Perform analysis and design of the primary structural system in accordance with the Governing Building Code. Elements designed by KPFF are: load bearing walls, roof framing, floor framing, foundation walls, spread footings, shear walls, and slab on grade.
3. Delegate the design responsibility for selected elements to Specialty Structural Engineers and specify structural criteria for the design of those elements. Such elements would include pre-cast concrete members, cold-formed metal framing, utility stairs, steel connections, pre-engineered trusses, etc.
4. Assist architect with the detailing of architectural components, such as ladders, pipe bollards, guardrails, restraint of non-structural interior walls, etc.
5. Review and design for the effect of secondary or non-structural elements attached to the primary structural system. Such elements would include flagpoles, signs, packaged awnings, equipment, etc.
6. Coordinate our design with you and other design team participants.
7. Provide progress structural drawings for all elements designed by KPFF at identified project milestones for purposes of coordination and to permit interim construction cost estimates to be developed by others.
8. Provide structural drawings for all elements designed by KPFF in Revit Structure and following KPFF BIM standards. 3D structural modeling will be prepared to a level of development of approximately 300 which is suitable for design team coordination and production of traditional 2D hardcopy construction documents.
9. Provide applicable structural specification sections, edited for specific project requirements, in Masterspec and Microsoft Word formats.

10. Provide sealed structural documents (e.g. structural drawings, specifications, and calculations) suitable for submittal to the Building Code Official for building permit and for bidding and construction.
11. Review structural submittals, submitted through and checked by the General Contractor, for general conformance with the design concept.
 - a. Each submittal will be reviewed a maximum of two times.
12. Respond to RFI's and issue clarifications to structural drawings.
13. Review testing and inspection reports for compliance with the Contract Documents.
14. Make up to one (1) field observation visits at appropriate intervals during construction. The purpose of these visits is to generally become familiar with the progress of the work and to review it for general conformance with the construction documents. These visits are not to satisfy any requirements of Special Inspections required by the Building Code.

Services Not Included:

The following services are not included:

1. All Geotechnical testing and design.
2. Structural testing and observation required by code.
3. Shelving or pallet rack structural design
4. MEP-FP design and engineering, bidding narratives will be provided.
5. Move management services.
6. Environmental studies and reports or abatement plans.
7. Furniture, Artwork, signage.
8. Commissioning.
9. Testing and Balancing
10. Services required to accommodate site conditions discovered during excavation or foundation construction that could not reasonably have been anticipated to occur during design phase or geotechnical testing.
11. Value engineering after bidding.
12. Full-time, on-site construction observation.
13. As-built documents based on field document mark-ups provided by Contractor.
14. Exterior design, site design, and modifications to the interior except as directly impacted by the installation of the proposed mezzanines.

Fee Structure:

Archimages will perform the services outlined in this proposal under a **guaranteed maximum (GM)** fee format. If at the end of the process we have not utilized the entire fee it will result in a cost savings to the owner.

<u>Base Fee:</u>	
Architectural:	\$ 43,250.00
Structural:	\$ 8,500.00
	\$ 51,750.00

Reimbursables will be an additional charge at cost plus 10% and includes, but is not limited to, printing, mileage, photographs, courier, plots, and artist renderings. Invoices are sent monthly and due upon receipt.

While the fee may be incorporated into a future contract, should the project not proceed or should a more comprehensive contract not be achieved, this agreement will be valid for work performed until the delivery of written notice of termination by either party.

Charges will be due within thirty (30) days of the invoice date. Interest will be charged on unpaid balances at the rate of one and one-half percent (1-1/2%) per month compounded monthly.

This proposal allows the Architect to include photographic or artistic representations of the design of the Project among the Architect’s promotional, social media, and professional materials. However, the Architect’s materials shall not include the Owner’s confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary.

Thank you for allowing us the opportunity to submit this proposal. Please do not hesitate to call with any questions.

OWNER:

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

ARCHITECT:

Archimages, Inc.
143 W. Clinton Place
St. Louis, MO 63122



By: _____

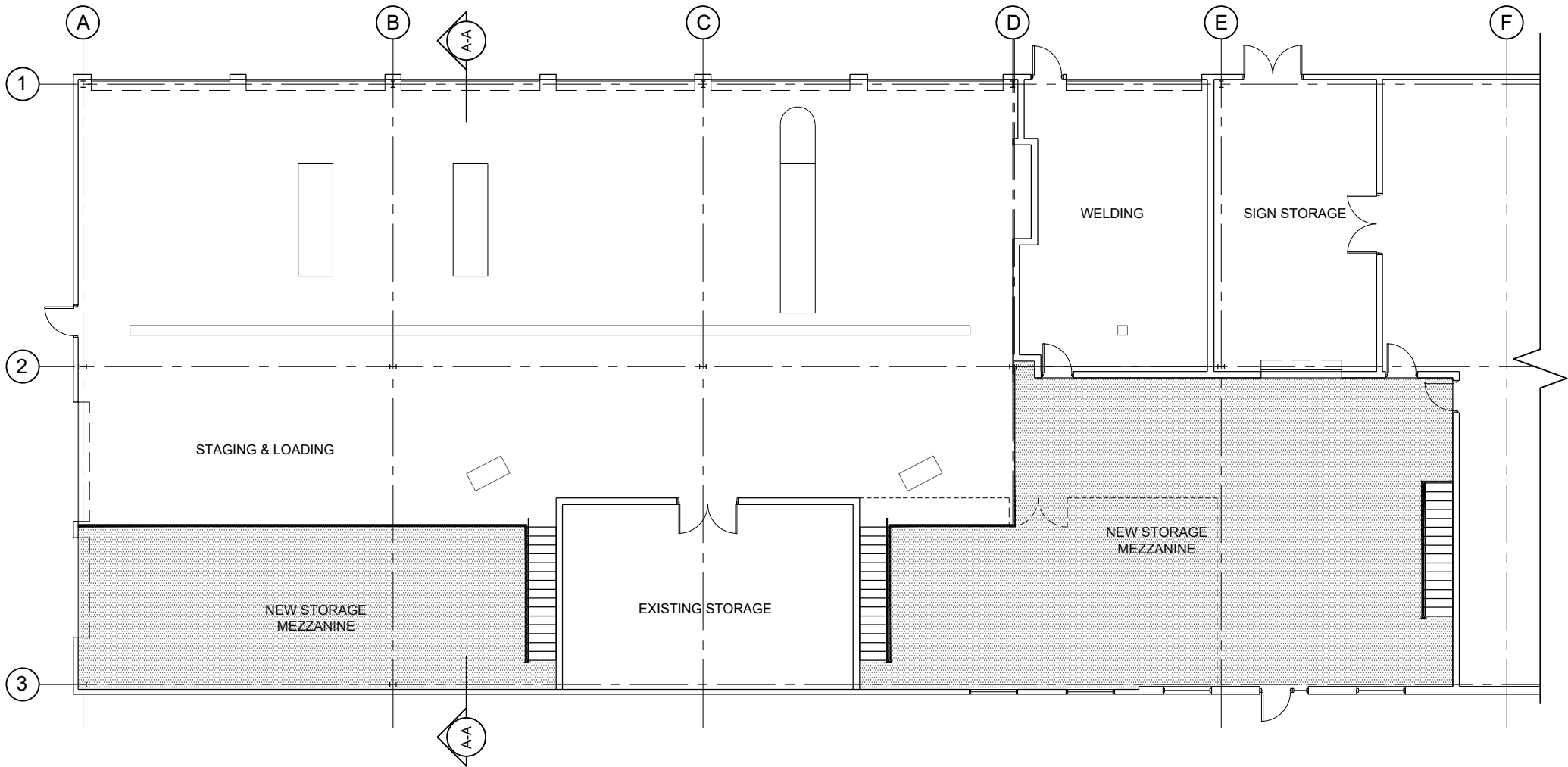
By: **Joe Carey**
Principal

Date: _____

Date: April 18, 2023

NOTICE TO OWNER:

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC’S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.





MEMORANDUM

DATE: May 1, 2023

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – BRICK HOUSE TAVERN & TAP**

BRICK HOUSE TAVERN & TAP ... 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.

There are no known outstanding municipal violations at this location:
2 McBride & Son Center Dr

Mr. Joseph Ciaramitaro is the managing officer with this new ownership.

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

With City Council approval at the Monday, May 15, 2023 city council meeting, I will immediately issue this license.



MEMORANDUM

DATE: April 27, 2023

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – HAMPTON INN & SUITES**

HAMPTON INN & SUITES ... has requested a new liquor license for retail sale of malt liquor (beer only) by the drink to be consumed on premise, retail sale of light wine not in excess of 14% to be consumed on premise and Sunday sales.

There are no known outstanding municipal violations at this location:
5 McBride & Son Center Dr

Mr. David Parmley 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, May 15, 2023 city council meeting, I will immediately issue this license.

OTHER LEGISLATION

Proposed Bill No. 3443 – An ordinance of the City of Chesterfield, Missouri establishing the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause. **(First Reading)**

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: May 15, 2023

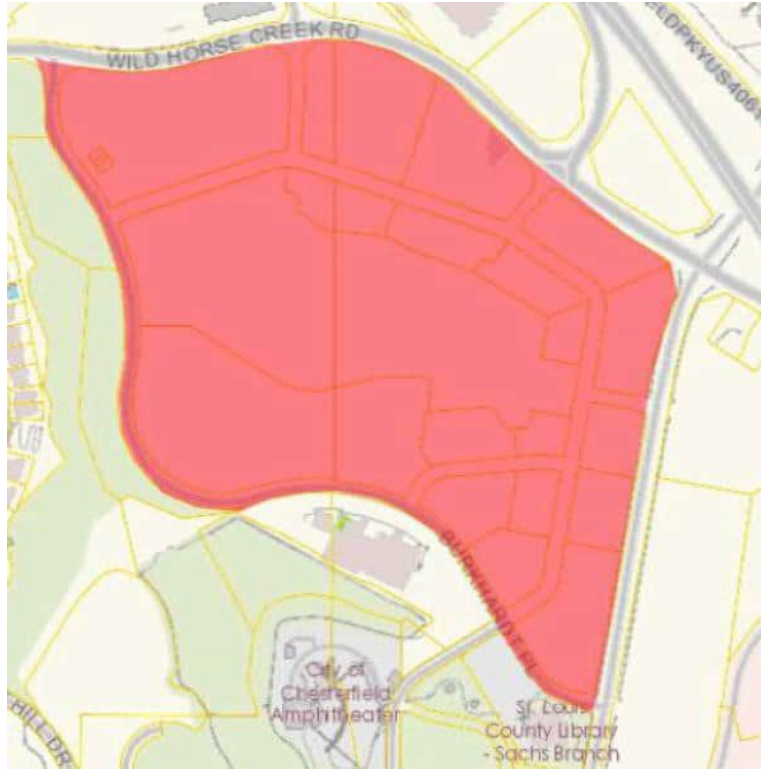
RE: **Special Business District** – An ordinance to establish the Wildhorse Village Special Business District and authorizing an election related thereto.

Summary

Wildhorse Village, LP has submitted a petition to establish a Special Business District (SBD) in accordance with the requirements of the approved Development Agreement between the City of Chesterfield and Wildhorse Village, LP. City Council previously approved a Resolution of Intent after receiving a petition. In accordance with the Revised Statutes of the State of Missouri, a public hearing will be held and ultimately an ordinance considered by the City of Chesterfield to establish the district. If approved, the City Clerk will coordinate to conduct a mail in election which would authorize a levy on the subject site to pay for additional services not currently provided on the site. The petition includes public maintenance under the SBD of the following items:

- Maintenance, repair, and replacements of the Paved Lake Trail; and,
- Maintenance, repair, and replacement of City accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within
- City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City); and,
- Security; and,
- Legal, insurance, administration, and financial oversight; and
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

A map of the impacted area is shown on the next page. Only properties within the subject area would be impacted by the proposed SBD.



Additionally, a Survey and Investigation Report is required and provided (see Exhibit 2). This report summarizes the services currently provided by the City of Chesterfield as well as the future costs anticipated with the development of the site. As the report demonstrates, significant impacts are anticipated to current City services and the SBD provides a method to fund these improvements without diverting funds from existing obligations of services.

Attachments:

- 1) Resolution of Intent
- 2) Draft SBD Establishment Schedule

BILL NO. 3443

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI ESTABLISHING THE WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and

WHEREAS, upon petition by one or more owners of real property on which is paid the ad valorem real property taxes within a proposed special business district, the governing body of the City may adopt a resolution of intention to establish a special business district pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act"), and

WHEREAS, the City received a Petition to Establish the Wildhorse Village Special Business District (the "Petition"), filed by an owner of real property subject to real property taxes within the proposed boundaries of the Wildhorse Village Special Business District (the "District"), which Petition is attached hereto and incorporated herein by reference as Exhibit 1, and

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on May 1, 2023, the City's City Council (the "Council") adopted Resolution No. 484, as the resolution of intention to establish the District, in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the establishment of the District on Monday, May 15, 2023 at 6:45 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the "Public Hearing"), and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council caused notice of the Public Hearing to be published on two separate occasions in a newspaper of general circulation not more than fifteen days nor less than ten days before the Public Hearing, and

WHEREAS, pursuant to the SBD Act, the Council caused to be mailed a notice by United States certified mail, return-receipt requested of the Public Hearing to all owners of record of real property and licensed businesses located in the proposed District, and

WHEREAS, at the Public Hearing the Council heard all protests and received all evidence for or against the proposed action, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.792 of the SBD Act, the Council conducted a survey and investigation for the purposes of determining the nature of and suitable location for the District improvements, the approximate cost of acquiring and improving the land therefor, the area to be included in the District, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the District which are to be assessed against the property within the District and that part of the cost, if any, to be paid by public funds, and

WHEREAS, a written report of the survey and investigation was filed in the Office of the City Clerk of the City of Chesterfield, Missouri, and was made available for public inspection (the "Report"), which Report is attached hereto and incorporated herein by reference as Exhibit 2, and

WHEREAS, the cost of the Report is included as a part of the cost of establishing the District, in accordance with the SBD Act, and

WHEREAS, the Council seeks to establish the District in accordance with the SBD Act.

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

Section 1. Upon review of the Report and the Petition the Council finds that the establishment of the District is in the best interest of the City and that the property owners, businesses, and tenants in said District and the public in general will benefit from the establishment of said District and the increased level of services and improvements provided by the proposed additional tax revenues from said District. Therefore, pursuant to the SBD Act, the Wildhorse Village Special Business District is hereby established, and will continue to exist and function until dissolved by an ordinance of the Council. The District shall include the real property depicted and described in the Petition, as legally described on Exhibit 3, attached hereto and incorporated herein by reference.

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the District in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District for the purpose of providing revenue to the District (the "Proposition"). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by July 18, 2023, with the election on the Proposition to occur on August 29, 2023. The procedures for the

application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

Section 3. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the property in the District shall be subject to the provisions of the additional tax described in Section 2 of this Ordinance, which additional tax will have an initial rate of levy to be imposed upon the property lying within the boundaries of the District of \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the additional revenue generated by the additional tax will be put to the uses described in the Petition and in accordance with the SBD Act.

Section 4. The Wildhorse Village Special Business District Advisory Board (the "Board") is hereby created by this Ordinance, and as set forth below.

- (a) The Mayor of the City, with the consent of the Council, will appoint the seven-member Board, which Board will make recommendations as to the uses of the District to the Council. Appointments to the Board will be made via a resolution of the Council, except for the initial appointments to the Board, which are set forth in this Ordinance.
- (b) Members of the Board must be at least 18 years of age.
- (c) Two of the seven members of the Board will be designees of Wildhorse Village, LP, a Missouri limited partnership, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will be designees of the City.
- (d) Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later. The initial members will be appointed for the terms set forth as follows: (a) one member will be appointed for a term expiring December 31, 2024; (b) two members will be appointed for a term expiring December 31, 2025; (c) two members will be appointed for a term expiring December 31, 2026; and (d) two members will be appointed for a term expiring December 31, 2027.
- (e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- (f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like

manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.

- (g) The Council hereby authorizes and approves the Board to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall exercise all administrative functions of the Board.
- (h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall adopt and then file with the Council a proposed annual budget for the District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the District is only a recommendation to the Council, and is not the final budget of the District unless approved by the Council.

Section 5. The Mayor hereby appoints and the Council hereby consents to the appointment of the below-listed individuals to the District's initial Board.

<u>Name</u>	<u>Initial Term Expiration Date</u>
City's Chief of Police, currently, Ray Johnson	December 31, 2024
City's Finance Director, currently, Jeannette Kelly	December 31, 2025
City's Director of Planning, currently, Justin Wyse	December 31, 2025
City's Director of Public Works, currently, James Eckrich	December 31, 2026
City's Director of Parks, currently, TW Dieckmann	December 31, 2026
Jeffrey Tegethoff	December 31, 2027
Christopher McKee	December 31, 2027

Section 6. Pursuant to the SBD Act, the Council shall have all the powers necessary to carry out any and all improvements relating to the District described in this Ordinance and the Petition, and as further described in Section 71.796 of the SBD Act.

Section 7. Pursuant to Section 71.808 of the SBD Act, the findings of the Council of the benefits to be derived by the District, as set out in this Ordinance and the Petition, shall be conclusive.

Section 8. The WHEREAS clauses of this Ordinance are hereby incorporated herein by reference.

Section 9. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 5/15/2023

[The remainder of this page is intentionally left blank.]

EXHIBIT 1

Petition

(Attached hereto.)

**PETITION TO THE CITY OF CHESTERFIELD, MISSOURI
TO ESTABLISH THE
WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT**

Submitted April 26, 2023

**PETITION TO ESTABLISH THE
WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT**

To: The City Council, City of Chesterfield, Missouri (the “City”, and the “Council”):

The undersigned, being an owner of real property subject to real property taxes and within the proposed boundaries of the Wildhorse Village Special Business District (the “SBD”), do hereby petition and request that the Council establish the SBD as described herein, pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, as amended (the “Act”).

1. Description of the SBD

A. SBD Boundaries

The boundaries of the SBD are: The area enclosed by Burkhardt Place on the west and south, Chesterfield Parkway on the East, and Wildhorse Creek Road on the north.

B. Map of SBD Boundaries

A map illustrating the SBD boundaries is attached hereto as **EXHIBIT A**, and incorporated herein by reference.

C. Name of SBD

The name of the proposed special business district, to be established pursuant to the Act, will be the “Wildhorse Village Special Business District”.

2. Purposes of the SBD

The SBD may generally provide for certain services and public improvements listed in the Act. The SBD’s revenues may be put to use for all qualified and allowable expenditures allowed under the Act including, but not limited to:

- A. maintenance, repair, and replacements of the paved lake trail;
- B. maintenance, repair, and replacement of City accepted streets and on-street parking;
- C. maintenance, repair, and replacement of street lighting;
- D. maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- E. security;
- F. legal, insurance, administration, and financial oversight; and
- G. all other qualified and allowable expenditures of any other special business district located within the City, established in accordance with the Act.

All of the foregoing qualified and allowable expenditures shall be spent exclusively within the boundaries of the SBD, provided, however, that legal, insurance, administration, and financial oversight expenditures may be spent outside the boundaries of SBD so long as they directly relate to the geographical area of the SBD.

Also, the SBD may:

- A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of projects within the SBD.
- B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in the Act.
- C. Contract and be contracted with.
- D. Accept gifts, grants, loans, or contributions from the City, the State of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.
- E. Employ or contract engineering, legal, technical, clerical, accountant, and other assistance as it may deem advisable.

3. Type of SBD

The SBD is a political subdivision of the State of Missouri with the power to impose a real property tax pursuant to the Act.

4. The SBD's Advisory Board

- A. In accordance with the Act, the Council will have sole discretion as to how the revenue derived from any tax to be imposed within the SBD, or any revenue derived from disposition of assets of the SBD, will be used within the scope of the purposes of the SBD, as described in this Petition to Establish the Wildhorse Village Special Business District (this "**Petition**") and the Act.
- B. In accordance with the Act, the Mayor of the City, with consent of the Council, will appoint a seven-member advisory board (the "**Board**"), in accordance with the qualifications as established by law and as set forth herein, to make recommendations as to the use of the SBD.
- C. *Qualifications*
 - i. Members of the Board must be at least 18 years of age.
 - ii. All seven members of the Board will be selected by the City, appointed by the Mayor, and consented to by the Council. Two of the seven members of the Board will be designees of Wildhorse Village, LP, a Missouri limited partnership, or its permitted successors or assigns in interest (under that certain Redevelopment Agreement for Chesterfield Regional Area RPA-2 by and between the City and Wildhorse Village, LP dated as of April 18, 2023). Five of the seven members of the Board will be designees of the City.
- D. *Term of Office:* Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.
- E. *Initial Members and Terms:* The initial members will be appointed for the terms set forth as follows: (a) one member will be appointed for a term expiring December 31, 2024; (b) two members will be appointed for a term expiring December 31, 2025; (c) two members

will be appointed for a term expiring December 31, 2026; and (d) two members will be appointed for a term expiring December 31, 2027.

- F. *Removal:* The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- G. *Vacancies:* Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment. Appointments to fill vacancies will be for the unexpired portion of a term only.

5. Life of the SBD

The SBD will continue to exist and function until dissolved by an ordinance of the Council. If approved by qualified voters in accordance with Section 71.800 of the Act, the levy of tax on real property will go into effect in the tax year in which the election is held, and will remain in effect until repealed in accordance with the Act.

6. Maximum Rates and the Method of Assessment

The ballot question will be in substantially the following form:

Shall the special business district of the Wildhorse Village Special Business District (“**SBD**”) be authorized to impose a tax on owners of real property in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property for the purpose of providing revenue to the SBD? For purposes of property receiving tax abatement, the assessed value for each is at the current rate until abatement ends. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri.

7. Limitations on Revenue Generations

The SBD will have no additional authority to levy taxes except as provided herein, or as provided by amendments to this Petition.

8. Reports and Meetings

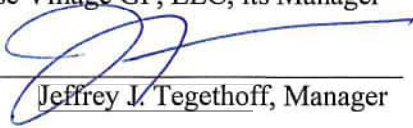
The SBD will comply with requirements of reporting and meetings described in Section 67.1471 of the Revised Statutes of Missouri, as amended. Meetings will be open to the public.

9. Severability

If any provision of this Petition will be held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances will not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

Wildhorse Village, LP,
a Missouri Limited Partnership

By: Wildhorse Village GP, LLC, its Manager

By: 

Jeffrey J. Tegethoff, Manager

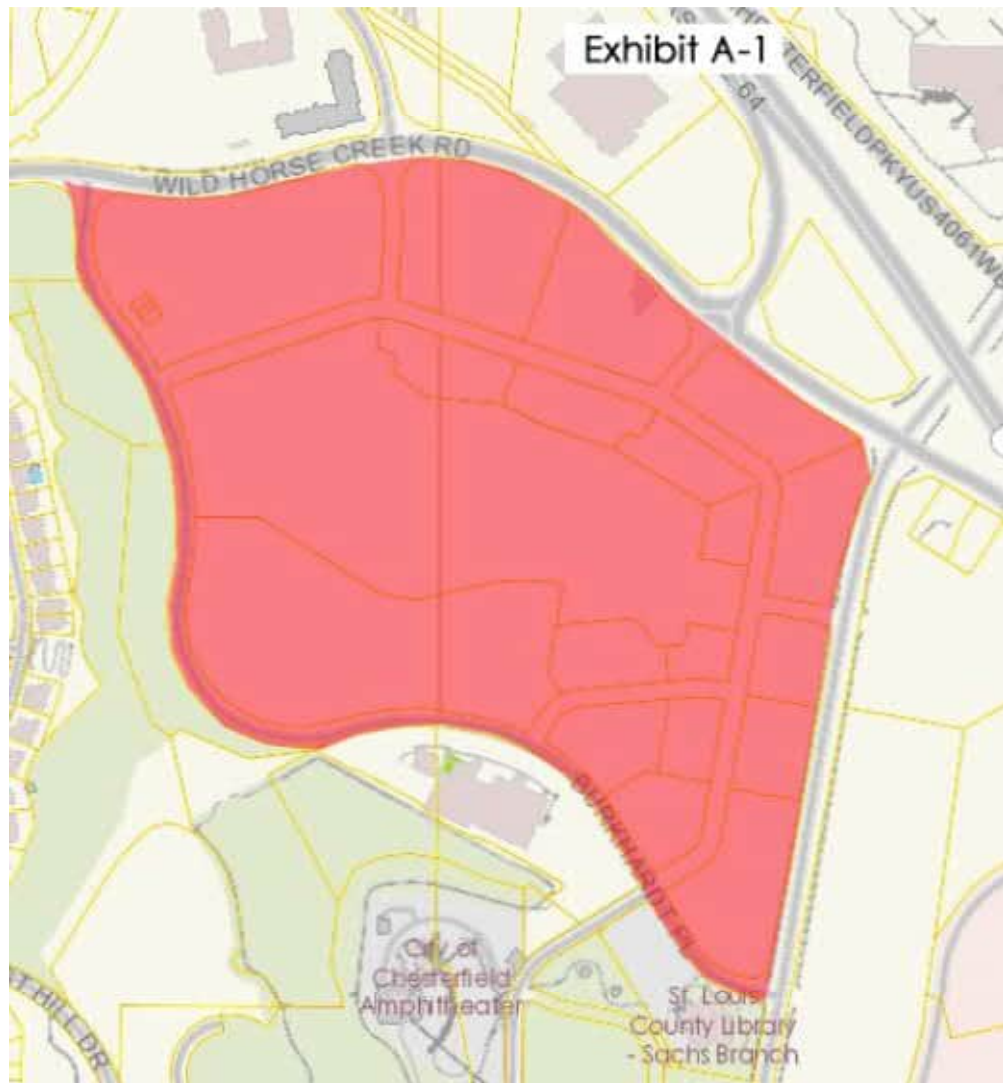
[Signature Page to Petition to the City of Chesterfield, Missouri to Establish the Wildhorse Village
Special Business District]

EXHIBIT A

Map of SBD Boundaries

[Attached]

Exhibit A-1



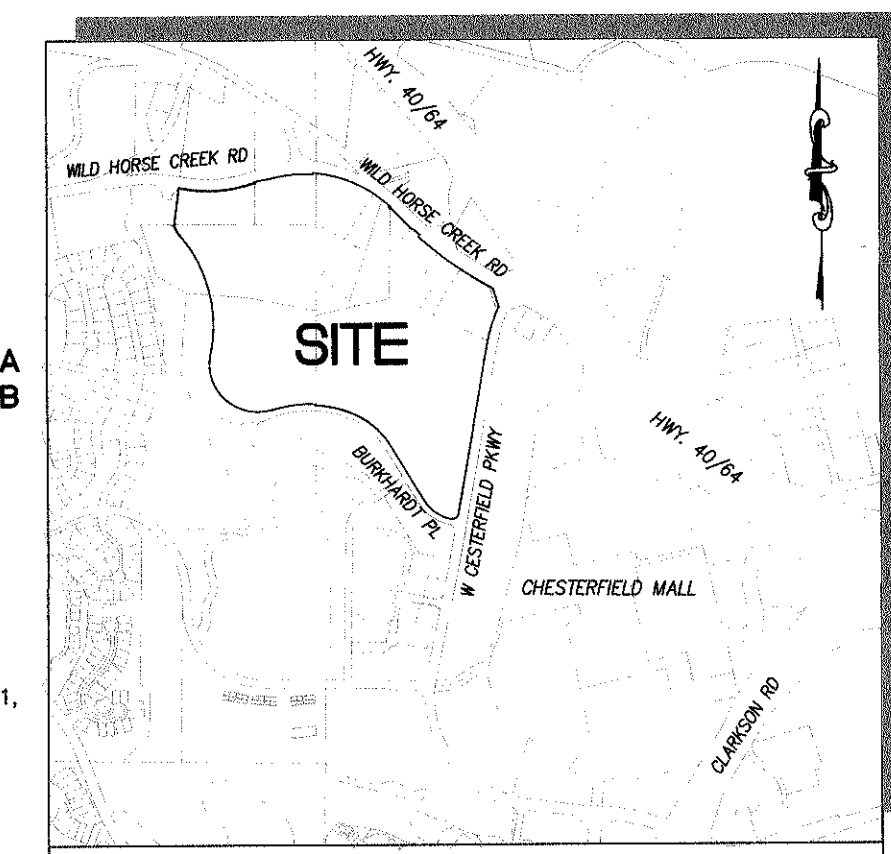
CATEGORIES A & B THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF 'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Exhibit A-2

PLAN SHEET LEGEND

- C10 SITE DEVELOPMENT CONCEPT PLAN OVERALL SITE
C20 SITE DEVELOPMENT CONCEPT PLAN
C30 SITE DEVELOPMENT CONCEPT PLAN
C40 SITE DEVELOPMENT CONCEPT PLAN
C50 SITE DEVELOPMENT CONCEPT PLAN
C60 TYPICAL STREET SECTIONS
CL-100 CONCEPT LANDSCAPE PLAN - STREETScape
CL-110 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA A
CL-111 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA B
E100 ELECTRICAL SITE LIGHTING PLAN
E200 ELECTRICAL SITE LIGHTING CALCULATIONS
TSD-1 TREE STAND DELINEATION
TFF-1 TREE PRESERVATION PLAN



PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP
EXISTING ZONING: PC & R PER ORDINANCE #3161
LOCATOR NO: 187620206, 187620185, 187630195, 187620053, 187640248, 187640260, 187640271, 187620174, 187610240, 185410206, 187620084, 187630272, 187640983

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF 'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CATEGORY IDENTIFICATIONS

- (A) - CATEGORY A
(B) - CATEGORY B
(A/B) - CATEGORY A or B

LEGEND

- PRIVATE ROADS
PR. COMMERCIAL BLDG.
PR. RESIDENTIAL BLDG.
PROPOSED LOT LINES
LANDSCAPE BUFFER
BUILT TO LINE
ELECTRIC MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING UTILITIES
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FIRE HYDRANT
POWER POLE
WATER MANHOLE
WATER VALVE
DENOTES RECORD INFORMATION
PHONE MANHOLE
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
CONCRETE
ASPHALT
POLYVINYL CHLORIDE
DENOTES WITH TRANSFORMER
SANITARY
SWALE
CHAIN-LINK FENCE
TRAFFIC FLOW

ST. LOUIS COUNTY NOTES

- 1. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT
2. THE PROPOSED 17' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER
3. PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.

276
2022061500276
BK: 370 PG: 238-240
FILED FOR RECORD
06/15/2022 10:45:54 AM
Number of Pages:
RECORDED DEEDS
ST. LOUIS COUNTY, MO
Witness my hand and official seal on the day and forstward.

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. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
6. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE 'REVISED PRELIMINARY GEOTECHNICAL EXPLORATION' PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
7. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
8. FINAL LOT GRADING AND ASSOCIATED IMPROVEMENTS, INCLUDING RETAINING WALLS WILL BE REVIEWED AND APPROVED BY SUBSEQUENT SITE DEVELOPMENT CONCEPT PLANS FOR EACH LOT.
9. ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

ABBREVIATIONS

- W - WATER
E - ELECTRIC
OE - OVERHEAD ELECTRIC
UE - UNDERGROUND ELEC.
G - GAS
FT - TO BE REMOVED
N/F - NOW OR FORMERLY
T&R - TO BE REMOVED AND REPLACED
UP - USE IN PLACE
ATC - ADJUST TO GRADE
FC - FINISHED FLOOR
FC - FACE OF CURB
YD - YARD DRAIN
TW - TOP OF WALL
CONC - CONCRETE
PMT - PAVEMENT
ASPH - ASPHALT
CONC - CONCRETE
GRND - GROUND
FL - FINISHED GRADE
FT - FINISHED FLOOR
LL - LOWER LEVEL
TG - TOP OF TURF
EX - EXISTING
TS - TOP OF CURB
SUB - SUBGRADE
MG - METHANE GAS

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12048
NGVD29 Elev = 557.81
Set on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lydia Hills Drive.

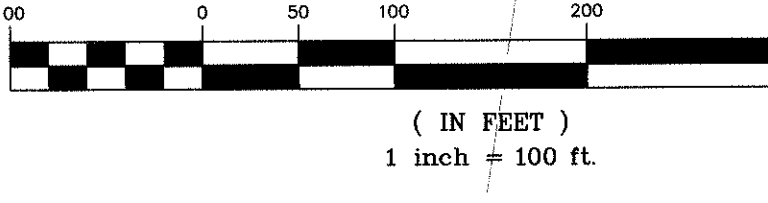
GEOTECHNICAL STATEMENT

Midwest Testing at the request of Wildhorse Village, LP has provided limited geotechnical services for the project. A preliminary geotechnical exploration was conducted during December 2019 and revised in April 2020 for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in the April 7, 2020 report titled 'Revised Preliminary Geotechnical Exploration' (MT Job No. 14938) Pearl/RGA - Downtown Chesterfield, Chesterfield, Missouri.

Table with columns: LOT, STOCK, RESIDENTIAL USE, COMMERCIAL USE. Includes a 'PARTIALLY AMENDED SDCP NOTE' section.

Richard D. Laughlin, PE
PE-20132
6/16/22
Professional Engineer Seal

GRAPHIC SCALE



MONITOR THE CALL SYSTEM INC.
SUPERVISE BEFORE YOU BUILD
MODOC LOCATE (314) 340-4100

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1:24 ANNUAL CHANCE FLOODPLAIN) ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP NUMBER 219800164K WITH AN EFFECTIVE DATE OF 2-4-2019, BY GRAPHICALLY PLOTTING:

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, 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. OTHER SHOW 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 COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63010 PH: (636) 530-3100 FAX: (636) 530-3100
e-mail: general@stockinc.com
Web: www.stockinc.com

REVISIONS:
1 04/11/2022 REVISED PER CITY COMMENTS
2 06/08/2022 MYLARS

DATE: 03/14/2022
DRAWN BY: A.C.D.
CHECKED BY: G.M.S.
BASE MAP: 20MSDC003355
SHEET NO.: 218-5670

EXHIBIT 2

Report

(Attached hereto.)

Mike Geisel

City Administrator



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: 5/5/2023

RE: Special Business District Petition – Wildhorse Village
SURVEY AND INVESTIGATION REPORT

The City of Chesterfield has received a petition to establish a Special Business District (SBD) which generally encompasses the Wildhorse Village Development. The creation of a Special Business District was included and described in the approved Redevelopment Plan for the Chesterfield Regional Tax Increment Financing District. Although this specific petition only involves the Wildhorse Village development, the same concept and requirements will be considered in conjunction with the Downtown Chesterfield – Chesterfield Mall Redevelopment areas as their development agreement is considered.

The purpose of this survey and investigation report is to determine the nature of and suitable location for the SBD improvements, the approximate cost of acquiring and improving the land therefor, the area to be included in the SBD, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the SBD which are to be assessed against the property within the SBD and that part of the cost, if any, to be paid by public funds.

As has been discussed publicly and with City Council over the last two years, the property owners within Wildhorse Village are desirous of transferring the obligations for maintenance of "PUBLIC" improvements to the City of Chesterfield. Acceptance of those obligations would, of course, create both financial and resource deficits within the City. In fact, the improvements within the Wildhorse Village were initially dedicated as private infrastructure, primarily due to the City's ability to meet the additional obligations associated with public improvements. In submitting the petition to establish the Special Business District, the landowners are, in effect, funding the operation, maintenance, and capital replacement of the improvements with self-generated SBD revenues. This structure also benefits the City, in that it

funds the increased municipal obligations associated with the development and the subsequent resident and business which reside therein. Please note, that once created, the SBD is a perpetual special enterprise district which funds the provision of municipal services. Funds generated by the SBD are only those necessary to provide for the expenses within the district and cannot otherwise offset any existing municipal obligations or expenses.

The SBD petition requests that the City accept responsibility for:

- Maintenance, repair, and replacements of the Paved Lake Trail; and,
- Maintenance, repair, and replacement of City accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City); and,
- Security; and,
- Legal, insurance, administration, and financial oversight; and,
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

The Special Business District petition anticipates and requests that the SBD would assume maintenance obligations for the aforementioned activities. It is not anticipated that any land acquisition is required in relation to the Special Business District. The intent of creating the SBD is to fund, to the greatest extent possible, the expenses related to the obligations described herein, where revenues are statutorily limited to \$.85/\$100 assessed valuation. Subject to voter approval and approval by the City of Chesterfield, the City of Chesterfield would administer and be responsible for delivery of these services.

Missouri statutes 71.790 through 71.808 address the creation and operation of Special Business Districts. Once a petition has been received by a municipality, the City may adopt a resolution of intent to establish the district, as requested. The City is then required to schedule a public hearing and notify all owners of record of real property and licensed businesses within the proposed district. The City is then required to conduct a survey and investigation, and file a report with the City Clerk for public inspection, prior to the hearing.

This communication is intended to fulfill the survey, investigation, and report requirements as outlined by State statute. I have compiled information from each department within the City of Chesterfield governmental function and summarized that information to meet the statutory requirements.

Once the public hearing is closed, City Council may adopt an ordinance establishing the SBD, establishing the initial rate of levy to be imposed and ordering an election of the qualified voters to approve the SBD property tax and establishing an election date. A simple majority of those voting is required for approval.

Geographic Description of the proposed Special Business District

The current land parcel of the proposed Special Business District consists of approximately 80 acres of undeveloped land containing an 18-acre lake, with no residential housing, businesses, physical structures, or public roadways, as well as several parcels that are currently under construction.

A metes and bounds survey has been provided at the end of this report.

Description of Planned Improvements

The proposed special business district includes ~80 acres of which is to be developed as a mixed-use development, including:

- More than 800,000 gross square feet of retail, restaurant, and amenity space; and,
- Public Streets, landscaped islands, streetlighting, sidewalks, on-street parking, irrigation; and,
- A paved lake trail; and,
- Over 635 luxury residential units of varying typology, ownership and density.

Development of Wildhorse Village is anticipated to include 635 residential units and 801,000 square feet of commercial uses (office, hotel, retail, restaurant). In preparing this analysis, this level of development is used but it should be noted that existing zoning on the site allows for more density to be allocated throughout the development. As such, this analysis provides an assessment based on the planned densities at the time of analysis.

Existing Levels of Service

Missouri statute 71.798 clearly restricts any city creating a special district from using SBD revenues to decrease the existing level of publicly funded services. Accordingly, it is critically important to develop and document the current level of effort and public services required within the proposed Special Business District.

The existing site is approximately 80 acres and is developing from an agricultural land use with an 18-acre private lake. There is no existing vertical development, no residential housing, no retail, no licensed businesses, no public roadways, no public recreational facilities. Other than the perimeter patrols by law enforcement, or perhaps an occasional inquiry for code enforcement, there are no municipal services dedicated to this area. Budget analysis has been developed to reflect the additional

level of service and the new resources required to provide the necessary capacity to provide a high level of municipal services and oversight.

Concept plan for Special Business District (RPA – 2)



-
- 82 acres
- Agricultural with 18-acre private lake
- No vertical development
- No residential housing
- No public roadways
- No public recreational facilities
- No licensed businesses

Description of obligations to be funded by the Wildhorse Village SBD

- Maintenance, repair, and replacements of Paved Lake Trail; and
- Maintenance, repair, and replacement of accepted streets and on-street parking; and,
- Maintenance, repair, and replacement of street lighting; and,
- Maintenance, repair, and replacement of landscaped center medians within accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City under the provisions of the Special Business District; and,
- Dedicated commissioned law enforcement; and,
- Legal, insurance, administration, and financial oversight; and,
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Special Business District Revenues

When developing the cost-benefit analysis for the Chesterfield Regional Tax Increment Financing District, PGAV included projections for revenue generation for the proposed business district, in each development area. For the purposes of this analysis, we have utilized the PGAV study's results for predicting the revenue which is anticipated from the proposed special business district.

EST. WILDHORSE VILLAGE TOTAL SBD REVENUE				
2024	2025	2026	2027	2028
\$393,893	\$673,057	\$905,164	\$925,888	\$934,552

Estimated future expenditures

For the purpose of this survey and investigation report, each municipal department was tasked with estimating the cost of providing services and maintaining the facilities as proposed by the SBD petition. It should be noted and understood that acceptance of these maintenance responsibilities is expected to occur as of 1/1/2025, and it is understood that the development will still be in progress at that time. Full development is not expected to be completed for several years. While each department completed budgetary estimates for the cost to provide services to this defined area in the fully developed condition, we also assumed that the ultimate level of service would not occur on 1/1/2025, but at some future date as the development progresses. Obviously, that assumption parallels the revenue generation for the SBD.

The costs described in each department's analysis is not intended to reflect a future annual budget request, but a current representation of those departmental

expenditures that would be expected. The individual breakdown of expenditures between personnel, contractual, commodities, and capital will certainly vary. In addition, amounts for Capital replacement represent future annualized costs, but are not intended to represent an expense in a specific year. Finally, it should be clear that SBD budgets must be reconciled with annual revenues and fund balances. It should also be understood that the mode of providing these services has not been finalized. It may well be the case that public works determines that street maintenance within the SBD should be conducted by contractual methods as contrasted to doing so with in-house forces. Similar management decisions would be considered in each area. Those decisions would be made prior to the initiation of any municipal obligations.

Five-year expenditure estimate, 2024 - 2028

Individual narrative budgetary estimates are provided for each department and individual tables are provided summarizing the expenses assuming that the maintenance and service obligations are effective as of 1/1/2025 with development in progress, not yet having achieved full build-out.

- Public Works (Streets, street lighting, on-street parking, Contract vs staffing)
- Parks (Paved lake trail, trash, landscaping, irrigation, supplies, vehicles, fuel, equipment, and capital)
- Law enforcement (patrol officers, vehicles, management, equipment, training, fuel & supplies, vehicle maintenance)
- Finance (audits, book-keeping, reporting, billing, accounts receivable, accounts payable)
- Planning (planning and permitting)
- Information Technology
- Capital Replacement fund (annual amounts accumulating to fund capital costs when required)

Individual departmental reports are further broken down into expenditure categories, for analysis purposes only, as follows:

- Personnel
- Contractual
- Commodities
- Capital
- Annualized Capital needs

In addition to the individual departmental analysis, we compared the results with the pro-rata share of total municipal service expenditures, by population, by households, and by non-retail square feet. In summary, on a pro-rata basis only:

The 2023 total approved budget for the six municipal functional areas is \$39,066,869.

On a household based pro-rata comparison:

The SBD is anticipated to add 656 households. That represents 3.24% of the current 20,254 estimated Chesterfield households.
3.24% of \$39,066,869 is \$1.265 million annually.

On a population based pro-rata comparison:

The SBD is anticipated to add 1,771 people. That represents 3.54% of the current Chesterfield population per census.
3.54% of \$39,066,869 is \$1.383 million annually.

On a non-retail based pro-rata comparison:

The SBD is anticipated to add 801,000 square feet of non-retail space. That represents 3.91% of the current Chesterfield 20,500,000 non-retail space.
3.96% of \$39,066,869 is \$1.526 million annually.

It is clear from the pro-rata comparisons that individual department estimates are reasonable and are not overstated. The departmental estimates also reflect that the expenditures are not expanded linearly, that a portion of the overall expenditures are fixed over-head and embedded expenditures that would not increase proportionally with the addition of the SBD.

Finally, it should also be noted that there are other revenues, albeit limited, that will be derived from the development. There will certainly be a nominal increase in utility taxes, although it should be recognized that 50% of any increase is to be directed towards the Chesterfield Regional TIF. The City of Chesterfield receives no property taxes, so there are no associated increases in municipal property taxes from the development. Finally, much like the utility taxes, the development will generate additional sales taxes, although the total proportion of retail space within the southwest quadrant is not expected to increase significantly. Regardless, the development will generate additional sales taxes. However, it should be acknowledged that the City will not receive the additional proportion of the County-wide sales tax until after the 2030 census. With regard to the local 1% sales tax, 50% of any increase will be diverted to the Chesterfield Regional TIF.

Conclusion:

Based upon our rigorous analysis, it is clear that the SBD is expected to adequately fund the services requested in the landowner's petition. Clearly the SBD allows the City to provide the necessary services to the landowners, residents, and businesses within the development footprint, but it is also beneficial to the existing businesses and residents of Chesterfield in that their service levels are not detrimentally impacted by the increased demands.

Legal Description for Special Business District (RPA-2)

RPA 2 Description South – Metes and Bounds

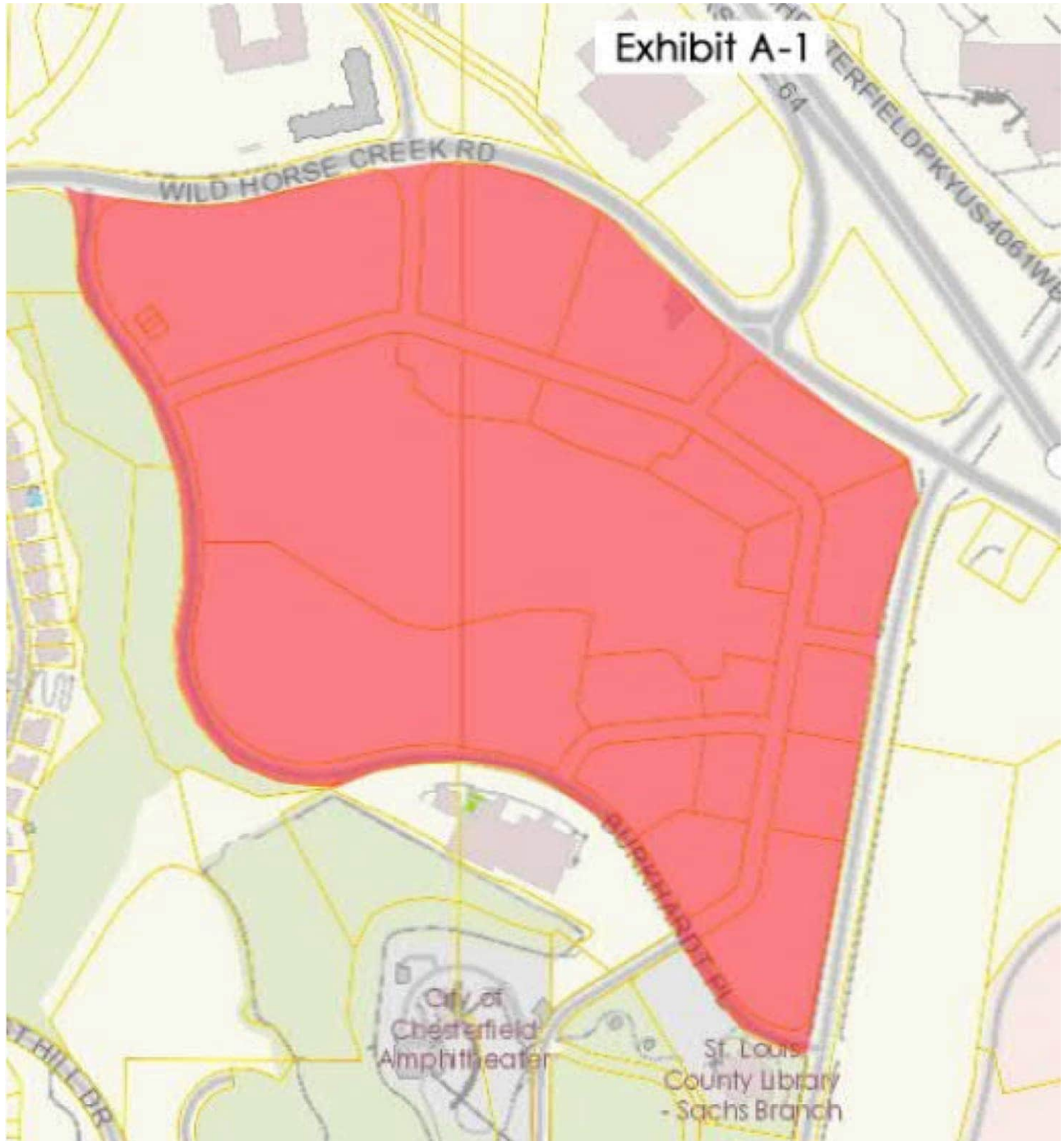
A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.88 feet and a chord which bears North 44 degrees 41 minutes 16 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 93.30 and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet; continuing along last said curve with an arc length of 320.45 feet and a chord which bears North 84 degrees 25 minutes 32 seconds East, 318.79 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet, to a curve to the right having a radius of 919.00 feet; along said curve an arc distance of 444.54 feet and a chord which bears South 71 degrees 02 minutes 03 seconds East, 440.22 feet to a

compound curve to the right having a radius of 1,098.00 feet; along said curve an arc distance of 170.98 feet and a chord which bears South 51 degrees 20 minutes 36 seconds East, 170.81 feet; South 00 degrees 43 minutes 13 seconds West, 4.66 feet; South 44 degrees 16 minutes 55 seconds East, 216.96 feet; South 33 degrees 41 minutes 57 seconds East, 12.47 feet to a curve to the left having a radius of 2,917.00 feet; along said curve an arc distance of 39.59 feet and a chord which bears South 48 degrees 37 minutes 01 second East, 39.59 feet; South 49 degrees 00 minutes 20 seconds East, 14.56 feet to a curve to the right having a radius of 90.00 feet; along said curve an arc distance of 9.51 feet and a chord which bears South 45 degrees 58 minutes 48 seconds East, 9.50 feet; South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to a curve to the left having a radius of 1,959.86 feet; along said curve an arc distance of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet; South 58 degrees 25 minutes 45 seconds East, 164.17 feet to a curve to the left having a radius of 1,959.86 feet; and along said curve an arc distance of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet, to the west right of way line of Chesterfield Parkway West, variable width; thence the following courses and distances along said west right of way line: South 17 degrees 50 minutes 47 seconds East, 135.74 feet to a curve to the left having a radius of 1,186.50 feet; along said curve an arc distance of 147.63 feet and a chord which bears South 20 degrees 47 minutes 02 seconds West, 147.53 feet to a compound curve to the left having a radius of 1,111.48 feet; along said curve an arc distance of 118.41 feet and a chord which bears South 20 degrees 12 minutes 06 seconds West, 118.36 feet, to a compound curve to the left having a radius of 1,198.50 feet; along said curve an arc distance of 32.18 feet and a chord which bears South 10 degrees 47 minutes 26 seconds West, 32.18 feet; South 10 degrees 03 minutes 12 seconds West, 183.22 feet to a curve to the right having a radius of 45.00 feet; along said curve an arc distance of 33.64 feet and a chord which bears South 11 degrees 21 minutes 48 seconds East, 32.86 feet; South 10 degrees 03 minutes 12 seconds West, 773.91 feet; South 16 degrees 05 minutes 44 seconds West, 114.01 feet; South 10 degrees 03 minutes 12 seconds West, 94.07 feet to a curve to the right having a radius of 197.50 feet; along said curve to the right an arc distance of 32.29 feet and a chord which bears South 14 degrees 44 minutes 13 seconds West, 32.25 feet to a compound curve to the right having a radius of 47.50 feet; and along said curve an arc length of 62.88 feet and a chord which bears South 57 degrees 20 minutes 29 seconds West, 58.38 feet, to the north right of way line of above said Burkhardt Place; thence crossing Burkhardt Place, South 07 degrees 02 minutes 44 seconds East, 59.71 feet to the south right of way line of said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said south right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West, 472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc

distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

Containing 3,598,381 square feet or 82.607 acres, more or less.



Wildhorse Village
Special Business District
Financial Summary

SBD PROJECT - BUDGET COMPILATION

	2024	2025	2026	2027	2028
PERSONNEL*	\$112,533	\$422,638	\$524,844	\$633,879	\$654,328
CONTRACTUAL	\$41,152	\$156,924	\$209,680	\$262,604	\$290,619
COMMODITIES	\$53,201	\$94,499	\$98,573	\$102,865	\$107,298
CAPITAL	\$0	\$14,010	\$12,875	\$13,261	\$13,659
ANNUALIZED CAPITAL NEEDS	\$0	\$24,500	\$26,675	\$29,131	\$31,910
TOTAL	\$206,887	\$712,571	\$872,647	\$1,041,741	\$1,097,814

REVENUES \$393,893 \$673,057 \$905,164 \$925,888 \$934,552
AT \$.85/\$100 ASSESSED VALUATION

	2024	2025	2026	2027	2028	FIVE YEAR NET
NET	\$187,007	(\$39,514)	\$32,517	(\$115,853)	(\$163,262)	(\$99,105)

* PERSONNEL - these values represent labor effort that

2023 Approved Budget	49,999 Per capita	656 res. units	2.7 ppl per unit		
\$12,761,816 Police	\$255	\$167,438	\$452,084		
\$12,681,434 Public Works	\$254	\$166,384	\$449,236		
\$1,168,233 Info Tech	\$23	\$15,328	\$41,384		
\$8,743,696 Parks	\$175	\$114,720	\$309,743		
\$921,300 Planning	\$18	\$12,088	\$32,637		
\$2,790,390 Fin-Admin	\$56	\$36,611	\$98,849		
	City-wide	this Development	Pro-rata share		
\$39,066,869 population	\$781	\$512,568	\$1,383,932	3.54%	Of City Budget
\$39,066,869 non-retail Sq. Ft.	20,500,000	801,000	\$1,526,466	3.91%	Of City Budget
\$39,066,869 # households	20,254	656	\$1,265,324	3.24%	Of City Budget

Wildhorse Village Special Business District
Estimated Law Enforcement Expenditures

SBD PROJECT - POLICE DEPARTMENT

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$85,405	\$175,934	\$271,818	\$279,973
CONTRACTUAL	\$19,004	\$32,623	\$34,254	\$35,967	\$37,765
COMMODITIES	\$24,438	\$41,952	\$44,050	\$46,252	\$48,565
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$12,500	\$12,875	\$13,261	\$13,659
TOTAL	\$43,442	\$172,480	\$267,113	\$367,299	\$379,962

Wildhorse Village
Special Business District
Estimated Public Works Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$25,000	\$100,000	\$103,000	\$107,000	\$110,000
CONTRACTUAL	\$0	\$100,000	\$150,000	\$200,000	\$225,000
COMMODITIES	\$0	\$0	\$0	\$0	\$0
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$12,000	\$13,800	\$15,870	\$18,251
TOTAL	\$25,000	\$212,000	\$266,800	\$322,870	\$353,251

Wildhorse Village
Special Business District
Estimated Information Technology Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$0	\$0	\$0	\$0
CONTRACTUAL	\$265	\$278	\$292	\$307	\$322
COMMODITIES	\$480	\$504	\$529	\$556	\$583
CAPITAL	\$0	\$1,510	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$745	\$2,292	\$821	\$862	\$906

Wildhorse Village
Special Business District
Estimated Park Expenditures

	2024	2025	2026	2027	2028
PERSONNEL	\$0	\$145,462	\$149,826	\$154,321	\$158,950
CONTRACTUAL	\$0	\$1,080	\$1,112	\$1,146	\$1,180
COMMODITIES	\$6,400	\$29,100	\$29,973	\$30,872	\$31,798
CAPITAL	\$0	\$12,500	\$12,875	\$13,261	\$13,659
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,400	\$188,142	\$193,786	\$199,600	\$205,588

Wildhorse Village
Special Business District
Estimated Planning Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$10,133	\$10,437	\$10,750	\$11,073	\$11,405
CONTRACTUAL	\$2,533	\$2,609	\$2,688	\$2,768	\$2,851
COMMODITIES	\$2,533	\$2,609	\$2,688	\$2,768	\$2,851
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$15,200	\$15,656	\$16,126	\$16,609	\$17,108

Wildhorse Village
Special Business District
Estimated Finance Administration Expenses

	2024	2025	2026	2027	2028
PERSONNEL	\$77,400	\$81,333	\$85,333	\$89,667	\$94,000
CONTRACTUAL	\$19,350	\$20,333	\$21,333	\$22,417	\$23,500
COMMODITIES	\$19,350	\$20,333	\$21,333	\$22,417	\$23,500
CAPITAL	\$0	\$0	\$0	\$0	\$0
ANNUALIZED CAPITAL REPL.	\$0	\$0	\$0	\$0	\$0
TOTAL	\$116,100	\$122,000	\$128,000	\$134,500	\$141,000

Wildhorse Village
Special Business District
Estimated Revenues

EST. WILDHORSE VILLAGE RESIDENTIAL SBD REVENUE

2024	2025	2026	2027	2028
\$299,169	\$333,869	\$334,981	\$347,478	\$350,952

EST. WILDHORSE VILLAGE COMMERCIAL SBD REVENUE

2024	2025	2026	2027	2028
\$94,724	\$339,188	\$570,182	\$578,410	\$583,599

EST. WILDHORSE VILLAGE TOTAL SBD REVENUE

2024	2025	2026	2027	2028
\$393,893	\$673,057	\$905,164	\$925,888	\$934,552

EXHIBIT 3

District's Legal Description

(Attached hereto.)

Legal Description for Special Business District (RPA-2)

RPA 2 Description South – Metes and Bounds

A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.88 feet and a chord which bears North 44 degrees 41 minutes 16 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 93.30 and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet; continuing along last said curve with an arc length of 320.45 feet and a chord which bears North 84 degrees 25 minutes 32 seconds East, 318.79 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet, to a curve to the right having a radius of 919.00 feet; along said curve an arc distance of 444.54 feet and a

chord which bears South 71 degrees 02 minutes 03 seconds East, 440.22 feet to a compound curve to the right having a radius of 1,098.00 feet; along said curve an arc distance of 170.98 feet and a chord which bears South 51 degrees 20 minutes 36 seconds East, 170.81 feet; South 00 degrees 43 minutes 13 seconds West, 4.66 feet; South 44 degrees 16 minutes 55 seconds East, 216.96 feet; South 33 degrees 41 minutes 57 seconds East, 12.47 feet to a curve to the left having a radius of 2,917.00 feet; along said curve an arc distance of 39.59 feet and a chord which bears South 48 degrees 37 minutes 01 second East, 39.59 feet; South 49 degrees 00 minutes 20 seconds East, 14.56 feet to a curve to the right having a radius of 90.00 feet; along said curve an arc distance of 9.51 feet and a chord which bears South 45 degrees 58 minutes 48 seconds East, 9.50 feet; South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to a curve to the left having a radius of 1,959.86 feet; along said curve an arc distance of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet; South 58 degrees 25 minutes 45 seconds East, 164.17 feet to a curve to the left having a radius of 1,959.86 feet; and along said curve an arc distance of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet, to the west right of way line of Chesterfield Parkway West, variable width; thence the following courses and distances along said west right of way line: South 17 degrees 50 minutes 47 seconds East, 135.74 feet to a curve to the left having a radius of 1,186.50 feet; along said curve an arc distance of 147.63 feet and a chord which bears South 20 degrees 47 minutes 02 seconds West, 147.53 feet to a compound curve to the left having a radius of 1,111.48 feet; along said curve an arc distance of 118.41 feet and a chord which bears South 20 degrees 12 minutes 06 seconds West, 118.36 feet, to a compound curve to the left having a radius of 1,198.50 feet; along said curve an arc distance of 32.18 feet and a chord which bears South 10 degrees 47 minutes 26 seconds West, 32.18 feet; South 10 degrees 03 minutes 12 seconds West, 183.22 feet to a curve to the right having a radius of 45.00 feet; along said curve an arc distance of 33.64 feet and a chord which bears South 11 degrees 21 minutes 48 seconds East, 32.86 feet; South 10 degrees 03 minutes 12 seconds West, 773.91 feet; South 16 degrees 05 minutes 44 seconds West, 114.01 feet; South 10 degrees 03 minutes 12 seconds West, 94.07 feet to a curve to the right having a radius of 197.50 feet; along said curve to the right an arc distance of 32.29 feet and a chord which bears South 14 degrees 44 minutes 13 seconds West, 32.25 feet to a compound curve to the right having a radius of 47.50 feet; and along said curve an arc length of 62.88 feet and a chord which bears South 57 degrees 20 minutes 29 seconds West, 58.38 feet, to the north right of way line of above said Burkhardt Place; thence crossing Burkhardt Place, South 07 degrees 02 minutes 44 seconds East, 59.71 feet to the south right of way line of said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said south right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West,

472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

Containing 3,598,381 square feet or 82.607 acres, more or less.

EXECUTIVE SESSION

An Executive Session (closed meeting) has been scheduled to take place immediately following the City Council Meeting, on May 15, 2023, which itself is scheduled to begin at 7:00 pm.

The purpose of this meeting is to provide the opportunity for confidential communication by/among the City's elected officials, the City Attorney and appropriate City Staff.

The discussion during this Executive Session is scheduled to include the following:

RSMo 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

RSMo 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor. However, any minutes, vote or public record approving a contract relating to the leasing, purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate.

If you have any questions or comments, please feel free to contact me prior to Monday's meeting.