



**AGENDA**  
**CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Monday, August 19, 2024**  
**7:00 PM**

- I. CALL TO ORDER** – Mayor Bob Nation
  
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
  
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
  
- IV. ROLL CALL** – City Clerk Vickie McGownd
  
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
  - A. Executive Session Minutes** – August 5, 2024
  - B. City Council Meeting Minutes** – August 5, 2024
  
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Thursday, August 22, 2024 – Planning & Public Works (5:30pm)**
  - B. Monday, August 26, 2024 – Public Health & Safety (4:00pm)**
  - C. Tuesday, September 3, 2024 – City Council (7:00pm)**
  
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

## **VIII. APPOINTMENTS – Mayor Bob Nation**

## **IX. COUNCIL COMMITTEE REPORTS**

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

- 1. Proposed Bill No. 3515 – An Ordinance pertaining to the acceptance of Prestige Landing, Lake Meadow, Waterside Heights, and portions of patchwork fields in Fienup Farms as Public Streets in the City of Chesterfield. (First Reading) Department of Planning and Public Works Recommends approval.**

#### **2. Next Meeting – August 22, 2024**

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

- 1. Next Meeting – not yet scheduled**

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

- 1. Next Meeting – not yet scheduled**

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

- 1. Next Meeting – August 26, 2024**

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

### **A. Bid Recommendation – Amphitheater Back of House**

Recommendation to authorize the City Administrator execute an agreement with Aspire Construction Services LLC in an amount not to exceed \$2,400,000 for construction of back of house improvements at the Chesterfield Amphitheater. **(Roll Call Vote) Department of Public Works recommends approval.**

## **XI. OTHER LEGISLATION**

## **XII. UNFINISHED BUSINESS**

### **XIII. NEW BUSINESS**

### **XIV. ADJOURNMENT**

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

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

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

City of Chesterfield  
Excess Checks (=> \$5,000)  
July 2024

| DATE      | CHECK # | VENDOR  | DESCRIPTION  | CHECK AMT    | FUND |
|-----------|---------|---|--|--------------|------|
| 7/3/2024  | 1367    | WESTERN WATERPROOFING COMPANY, INC.           | CITY HALL FOUNTAIN WATERPROOFING-PROGRESS PYMT #1  | \$ 17,700.00 | 137  |
| 7/18/2024 | 1368    | BOND ARCHITECTS, INC.                         | ARCHITECT SERVICES - AMP IMPROVEMENTS-PROGRESS PYMT #9   | 6,184.88     | 137  |
| 7/3/2024  | 52556   | MISSOURI AMERICAN WATER COMPANY               | 16365 LYDIA HILL DR, ACCT #1017-210013295038   | 19,051.02    | 119  |
| 7/11/2024 | 52570   | FREEDOM WELDING AND FABRICATION LLC           | AMP AMENITIES, FABRICATE AND INSTALL DRINK RAIL ON STORAGE CONTAINER, FABRICATE 2 TABLES ATTACHED TO DECK                        | 6,150.14     | 119  |
| 7/11/2024 | 52571   | GR ROBINSON SEED & SERVICE CO                 | (4) 2.5 GALLON PROPICONAZOLE 14.3, (3) AZOXY/STROBE 50 WDG #6, (100) 16-2-3 #40 MESA/BIO-SOLIDS, (2) 2.5 GALLON ARBOR PRO 15-8-4 | 6,308.00     | 119  |
| 7/18/2024 | 52625   | AMEREN MISSOURI                               | 16365 LYDIA HILL DR; ACCT #8780009313  | 9,697.01     | 119  |
| 7/18/2024 | 52631   | AMEREN MISSOURI                               | 17925 N OUTER 40 CONCESSION B; ACCT #0153089010  | 8,698.65     | 119  |
| 7/18/2024 | 52632   | AMEREN MISSOURI                               | 17925 N OUTER 40 CONCESSION D/E; ACCT #5798504112  | 8,177.78     | 119  |
| 7/18/2024 | 52665   | MUSCO SPORTS LIGHTING LLC                     | REPLACE (50) Z-LAMPS AT CVAC; REPAIR OUTAGES NOT CAUSED BY LAMPS   | 11,472.00    | 119  |
| 7/3/2024  | 72691   | AMCON MUNICIPAL CONCRETE, LLC                 | SIDEWALK REPLACEMENT PROJECTS-PROGRESS PYMT  | 137,549.55   | 120  |
| 7/3/2024  | 72694   | BENJAMIN F. KLOOS                             | APRIL-JUNE 2024 ALTERNATIVE COURT/CONFLICT CASE  | 5,400.00     | 001  |
| 7/3/2024  | 72696   | CIVICPLUS, LLC                                | ANNUAL SOFTWARE LICENSES AND SUPPORT-ECODE 360 API INTEGRATION; FORMS & APPS MANAGER   | 8,378.40     | 001  |
| 7/3/2024  | 72697   | CORRECTIVE ASPHALT MATERIALS                  | 2024 RECLAMITE PROJECT - REJUVENATE USED TO EXTEND LIFE OF ASPHALT PAVEMENTS   | 14,878.35    | 120  |
| 7/3/2024  | 72698   | DELTA DENTAL OF MISSOURI                      | JULY 2024 DENTAL INSURANCE PREMIUMS  | 13,692.78    | 001  |
| 7/3/2024  | 72700   | DON BROWN CHEVROLET, INC                      | 2024 1.5 TON CHEVROLET SILVERADO TRUCK (REPLACES S-78)   | 59,891.00    | 120  |
| 7/3/2024  | 72701   | DON BROWN CHEVROLET, INC                      | 2024 1.5 TON CHEVROLET SILVERADO TRUCK (REPLACES S-77)   | 59,891.00    | 120  |
| 7/3/2024  | 72702   | DON BROWN CHEVROLET, INC                      | 2024 ONE TON CHEVROLET SILVERADO TRUCK (REPLACES S-50)   | 49,847.00    | 120  |
| 7/3/2024  | 72709   | HANSEN'S TREE SERVICE AND ENVIRONMENTAL       | 2024 STREET TREE AND STUMP REMOVALS  | 8,475.00     | 001  |
| 7/3/2024  | 72719   | SPIRE ENERGY                                  | 690 CHESTERFIELD PKWY W; ACCT #3433311000  | 5,159.71     | 001  |
| 7/3/2024  | 72720   | ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL | JULY 2024 HEALTH INSURANCE PREMIUMS  | 234,383.66   | 001  |
| 7/11/2024 | 72728   | AMCON MUNICIPAL CONCRETE, LLC                 | CONCRETE SLAB REPLACEMENT PROJECT B - PROGRESS PYMT #5   | 66,558.34    | 120  |
| 7/11/2024 | 72734   | ENERGY PETROLEUM CO.                          | MID RFG GASOLINE 89 OCT; DIESEL #2 ULTRA LS  | 22,288.98    | 001  |
| 7/11/2024 | 72754   | NAVIGATE BUILDING SOLUTIONS                   | CENTRAL PARK PROPERTY ASSESSMENT   | 15,000.00    | 120  |
| 7/11/2024 | 72756   | OVERHEAD DOOR CO. OF ST. LOUIS                | REPAIRS TO CITY HALL 2ND FLOOR PUBLIC WORKS AND PLANNING DOOR  | 5,327.00     | 001  |
| 7/12/2024 | 72768   | ED ROEHR SAFETY PRODUCTS                      | SAFETY EQUIPMENT FOR POLICE VEHICLES   | 7,747.18     | 121  |
| 7/12/2024 | 72778   | LOUER FACILITY PLANNING, INC                  | CONSTRUCTION OF OFFICE WORKSPACE IN POLICE DEPARTMENT RECORD ROOM  | 7,906.27     | 121  |

City of Chesterfield  
Excess Checks (=> \$5,000)  
July 2024

| DATE      | CHECK # | VENDOR                                  | DESCRIPTION   | CHECK AMT              | FUND |
|-----------|---------|---|---|------------------------|------|
| 7/12/2024 | 72782   | SKYDIO, INC                             | SKYDIO X10 DRONE WITH 3 YEAR WARRANTY   | 19,104.67              | 114  |
| 7/12/2024 | 72784   | ST. LOUIS COUNTY MISSOURI - POLICE DEPT | COMMUNICATIONS CONTRACT FOR POLICE DEPARTMENT COMPUTER ASSISTED REPORT ENTRY SYSTEM   | 17,734.32              | 121  |
| 7/18/2024 | 72796   | AMEREN MISSOURI                         | 690 CHESTERFIELD PKWY W; ACCT #0627147004   | 24,661.71              | 001  |
| 7/18/2024 | 72798   | ARMSTRONG TEASDALE LLP                  | PROFESSIONAL SERVICES FEBRUARY-APRIL (DILLARDS, WILDHORSE VILLAGE, CHESTERFIELD MALL) | 69,573.25              | 001  |
| 7/18/2024 | 72799   | ASPIRE CONSTRUCTION SERVICES, LLC       | 2024 PUBLIC WORKS FACILITY MEZZANINE IMPROVEMENTS - PROGRESS PYMT #3                  | 105,950.32             | 120  |
| 7/18/2024 | 72810   | E. MEIER CONTRACTING, INC.              | ASPHALT OVERLAY PROJECT - PROGRESS PYMT #1  | 879,026.73             | 120  |
| 7/18/2024 | 72824   | M & H CONCRETE CONTRACTORS, INC.        | CONCRETE SLAB REPLACEMENT PROJECT A - PROGRESS PYMT #3                                | 37,148.56              | 120  |
| 7/18/2024 | 72825   | MISSOURI AMERICAN WATER COMPANY         | 690 CHESTERFIELD PKWY W; ACCT #1017-210014663856                                      | 5,627.87               | 001  |
| 7/18/2024 | 72827   | MUNICIPAL LEAGUE OF METRO ST. LOUIS     | ANNUAL DUES (JULY 2024 - JUNE 2025)   | 7,122.00               | 001  |
| 7/18/2024 | 72830   | NEXT-LEVEL CONSTRUCTION, LLC            | WILDHORSE PARKWAY RECONSTRUCTION PROJECT- PROGRESS PYMT #7                            | 133,111.06             | 120  |
| 7/18/2024 | 72841   | THE HARTFORD-PRIORITY ACCOUNTS          | JULY 2024 GROUP LIFE, LTD, STD, VOL LIFE, ACCIDENT, AND CRITICAL ILLNESS INSURANCE    | 14,914.84              | 001  |
| 7/25/2024 | 72848   | AMCON MUNICIPAL CONCRETE, LLC           | CONCRETE SLAB REPLACEMENT PROJECT B - PROGRESS PYMT #3                                | 19,960.80              | 120  |
| 7/25/2024 | 72860   | HESSE GRAVILLE, LLC                     | JUNE 2024 LEGAL AND PROFESSIONAL SERVICE FEES   | 21,807.50              | 001  |
| 7/25/2024 | 72878   | PNC BANK                                | JUNE-JULY 2024 PNC MONTHLY CREDIT CARD STATEMENT                                      | 16,608.56              | 001  |
| 7/25/2024 | 72889   | STEVEN AND KELLY ABRAHAM                | EASEMENT COMPENSATION, 2021-PW-14, 1204 WALNUT HILL FARM DRIVE                        | 49,984.00              | 120  |
| 7/25/2024 | 72894   | TOPE INC                                | SEWER REPAIR - 15552 SUMMER RIDGE   | 6,150.00               | 110  |
| 7/25/2024 | 72898   | TRUCK CENTERS, INC.                     | 2.5 TON FREIGHTLINER TRUCK (REPLACES S-113)   | 98,801.00              | 120  |
|           |         |   |   | <u>\$ 2,343,100.89</u> |      |

Respectfully submitted by,  
Jeannette Kelly, Director of Finance



Fund Legend

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



## **RECORD OF PROCEEDING**

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

**AUGUST 5, 2024**

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

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

A roll call was taken with the following results:

**PRESENT**

**ABSENT**

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

**APPROVAL OF MINUTES**

The minutes of the July 15, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the July 15, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the July 15, 2024 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the July 15, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

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

## **COMMUNICATIONS AND PETITIONS**

There were no public comments.

## **APPOINTMENTS**

Mayor Nation nominated Ms. Jeannie Rader for re-appointment to the Board of Adjustment. Councilmember Wahl made a motion, seconded by Councilmember Monachella, to re-appoint Ms. Jeannie Rader to the Board of Adjustment for a term of five years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning & Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, to approve changes to the snow removal recoupment program, increasing the reimbursement formula, as recommended by the Planning and Public Works Committee, and to approve revised Public Works Policy No. PW 21 (Street Snow Removal Recoupment Program – Eligible Cost Formula). A roll call vote was taken with the following results: Ayes – Mastorakos, Hurt, Wahl, Hansen, Moore, Monachella, McGuinness and Budoor. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, August 8, has been canceled.

### **Finance & Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

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

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

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

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

### **REPORT FROM THE CITY ADMINISTRATOR**

Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve a budget transfer from General Fund – Fund Reserves in the amount of \$40,000 and to authorize the City Administrator to execute a one-year contract extension with Gamble Schlemeier Ltd. for professional governmental relations services. A roll call vote was taken with the following results: Ayes – McGuinness, Wahl, Moore, Monachella, Budoor, Hansen, Hurt and Mastorakos. Nays – None. Mayor Nation declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve a budget transfer from the Parks Fund – Fund Reserves, in the amount of \$4,585 due to an emergency plumbing repair at the Chesterfield Family Aquatic Facility. A roll call vote was taken with the following results: Ayes – Moore, Hurt, Hansen, Monachella, Mastorakos, Budoor, Wahl and McGuinness. Nays – None. Mayor Nation declared the motion passed.

City Administrator Mike Geisel reported that Bay Leaf, located at 13724 Olive Blvd., has requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to Bay Leaf. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve a budget transfer from the Capital Projects Fund – Fund Reserves and to authorize the City Administrator to execute a professional design services contract with H.R. Green in an amount not to exceed \$258,000 related to the engineering design for the Ladue Farm bridge replacement. A roll call vote was taken with the following results: Ayes – Mastorakos, Hurt, Wahl, Moore, Budoor, McGuinness, Hansen and Monachella. Nays – None. Mayor Nation declared the motion passed.



**OTHER LEGISLATION**

Bill No. 3514            Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(First Reading)**

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3514. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3514 was read for the first time.

Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to suspend the rules to allow for the second reading of Bill No. 3514. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3514 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3514 with the following results: Ayes – Wahl, McGuinness, Monachella, Moore, Hurt, Mastorakos, Hansen and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3514 approved, passed it and it became **ORDINANCE NO. 3304.**

**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 7:24 p.m.

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

**ATTEST:**

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

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

## **AGENDA REVIEW – MONDAY, August 19, 2024 – 6:00 PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, August 19, 2024.**

An Executive (closed) Session has been scheduled immediately following the agenda work session for Monday's meeting, which itself is scheduled to begin at 6:00 pm.

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

## **UPCOMING MEETINGS/EVENTS**

### **APPROVAL OF MINUTES**

**Executive Session Minutes** – August 5, 2024

**City Council Meeting Minutes** – August 5, 2024

### **INTRODUCTORY REMARKS**

**A. Thursday, August 22, 2024 – Planning & Public Works (5:30pm)**

**B. Monday, August 26, 2024 – Public Health & Safety (4:00pm)**

**C. Tuesday, September 3, 2024 – City Council (7:00pm)**

## **COMMUNICATIONS AND PETITIONS**

### **APPOINTMENTS**

## **PLANNING AND PUBLIC WORKS COMMITTEE**

Chair: Councilmember Dan Hurt

Vice Chair: Councilmember Mary Monachella

- A. Proposed Bill No. 3515** – An Ordinance pertaining to the acceptance of Prestige Landing, Lake Meadow, Waterside Heights, and portions of patchwork fields in Fienup Farms as Public Streets in the City of Chesterfield. **(First Reading) Department of Planning and Public Works Recommends approval.**

### **NEXT MEETING**

The next Planning and Public Works Committee is scheduled for Thursday, August 22 2024, 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:** Michael O. Geisel, PE, *City Administrator*

**cc:** James A. Eckrich, PE, *Director of Public Works / City Engineer*  
Justin Wyse, AICP, PTP, *Director of Planning*

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

**DATE:** August 9, 2024

**RE:** Public Street Acceptance  
Fienup Farms – Plats 4 and 10

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Public Works staff recently conducted an inspection of Plats 4 and 10 of the Fienup Farms subdivision. As part of the inspection, we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as public streets:

- |                                       |   |
|---------------------------------------|---|
| (1) Prestige Landing (Plat 4):        | Approximately 126 feet; from Fienup Farms Boulevard to the cul-de-sac of Prestige Landing<br>Book 367 Pages 141-143                         |
| (2) Lake Meadow (Plat 4):             | Approximately 712 feet; from Fienup Farms Boulevard to Patchwork Fields<br>Book 367 Pages 141-143   |
| (3) Patchwork Fields (Plat 4 and 10): | Approximately 510 feet; from a point 172 feet north of Pine Summit Drive to a point 341 feet north of Lake Meadow<br>Book 367 Pages 141-143 |
|                                       | and   |
|                                       | Approximately 455 feet; from a point 341 feet north of Lake Meadow to a point 37 feet south of Barn Owl Lane<br>Book 368 Pages 13-15        |

(4) Waterside Heights (Plat 10):

Approximately 209 feet; from Fienup Farms  
Boulevard to the cul-de-sac of Waterside  
Heights  
368 Pages 13-15

A draft ordinance, a map showing the locations of the above referenced streets, and the associated record plat exhibits are attached. This is the final street acceptance recommendations required for Fienup Farms.

**Action Recommended**

I recommend forwarding the acceptance of the above-referenced streets and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

Please forward to PPW for review, concurrence and recommendation to the Full City Council.



2024-8/12

BILL NO. \_\_\_\_\_

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

**AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PRESTIGE LANDING, LAKE MEADOW, WATERSIDE HEIGHTS, AND PORTIONS OF PATCHWORK FIELDS IN FIENUP FARMS AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD**

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

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

WHEREAS, Prestige Custom Homes, Inc. have completed required street improvements in Plats 4 and 10 of Fienup Farms.

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

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

(1) Prestige Landing: Approximately 126 feet; from Fienup Farms Boulevard to the cul-de-sac of Prestige Landing  
Book 367 Pages 141-143

(2) Lake Meadow: Approximately 712 feet; from Fienup Farms Boulevard to Patchwork Fields  
Book 367 Pages 141-143

(3) Waterside Heights: Approximately 209 feet; from Fienup Farms Boulevard to the cul-de-sac of Waterside Heights  
368 Pages 13-15

(4) Patchwork Fields: Approximately 510 feet; from a point 172 feet north of Pine Summit Drive to a point 341 feet north of Lake Meadow  
Book 367 Pages 141-143

and

Approximately 455 feet; from a point 341 feet north of Lake Meadow to a point 37 feet south of Barn Owl Lane  
Book 368 Pages 13-15

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

\_\_\_\_\_  
MAYOR

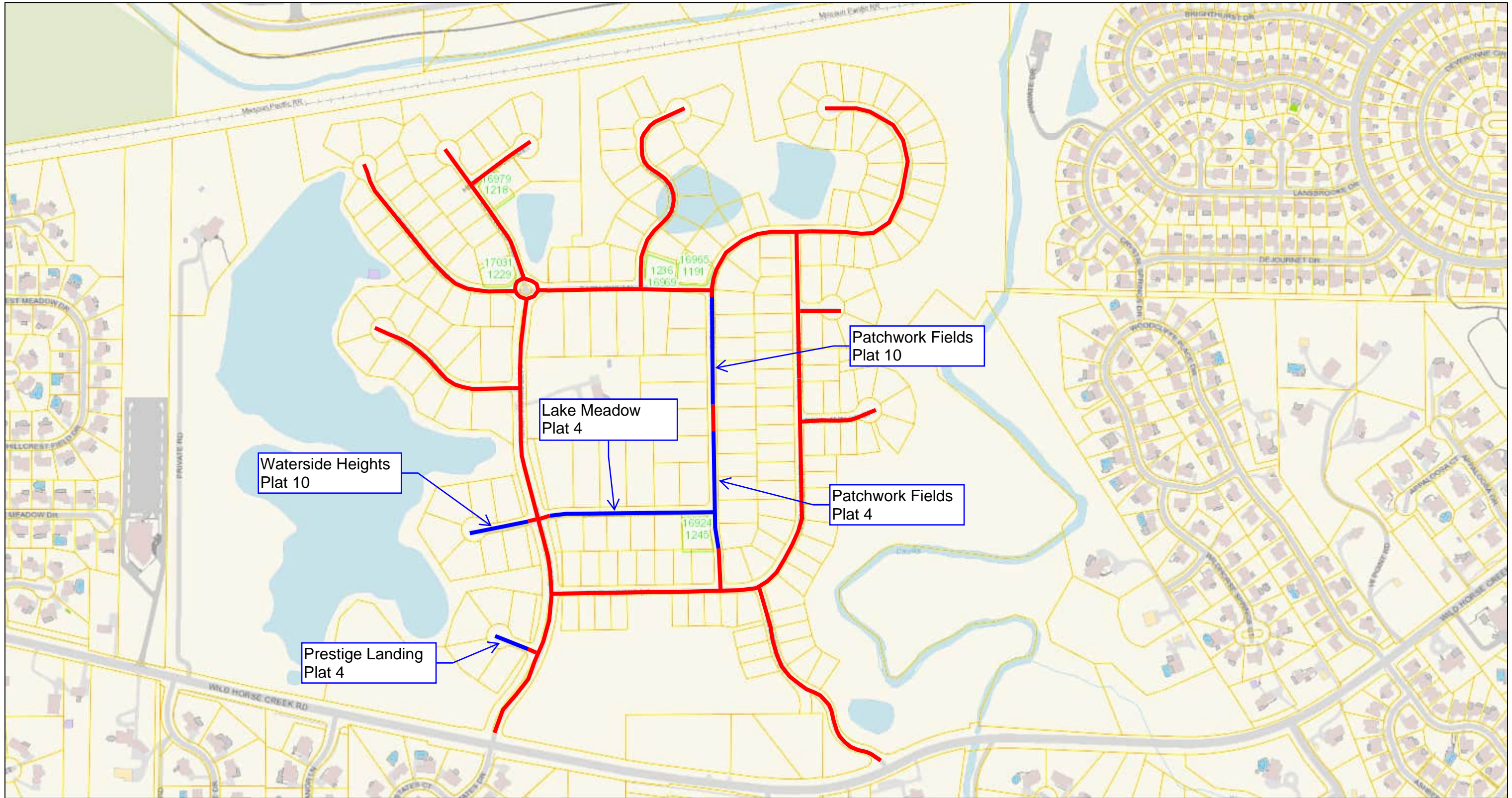
ATTEST:

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

FIRST READING HELD:  
\_\_\_\_\_



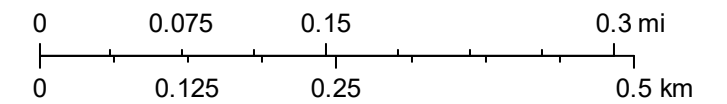
# Fienup Farms Public Street Acceptance



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

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

1:6,350



Esri, Inc., City of Chesterfield, Missouri



# FIENUP FARMS PLAT FOUR

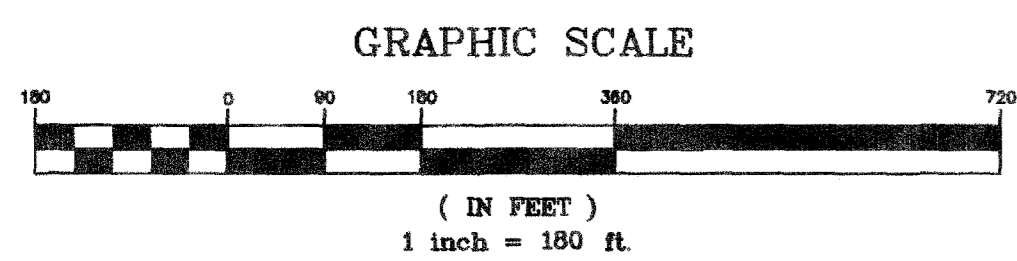
A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED IN U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.  
ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

NOTE: SEE SHEET 3 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCED LABELS.

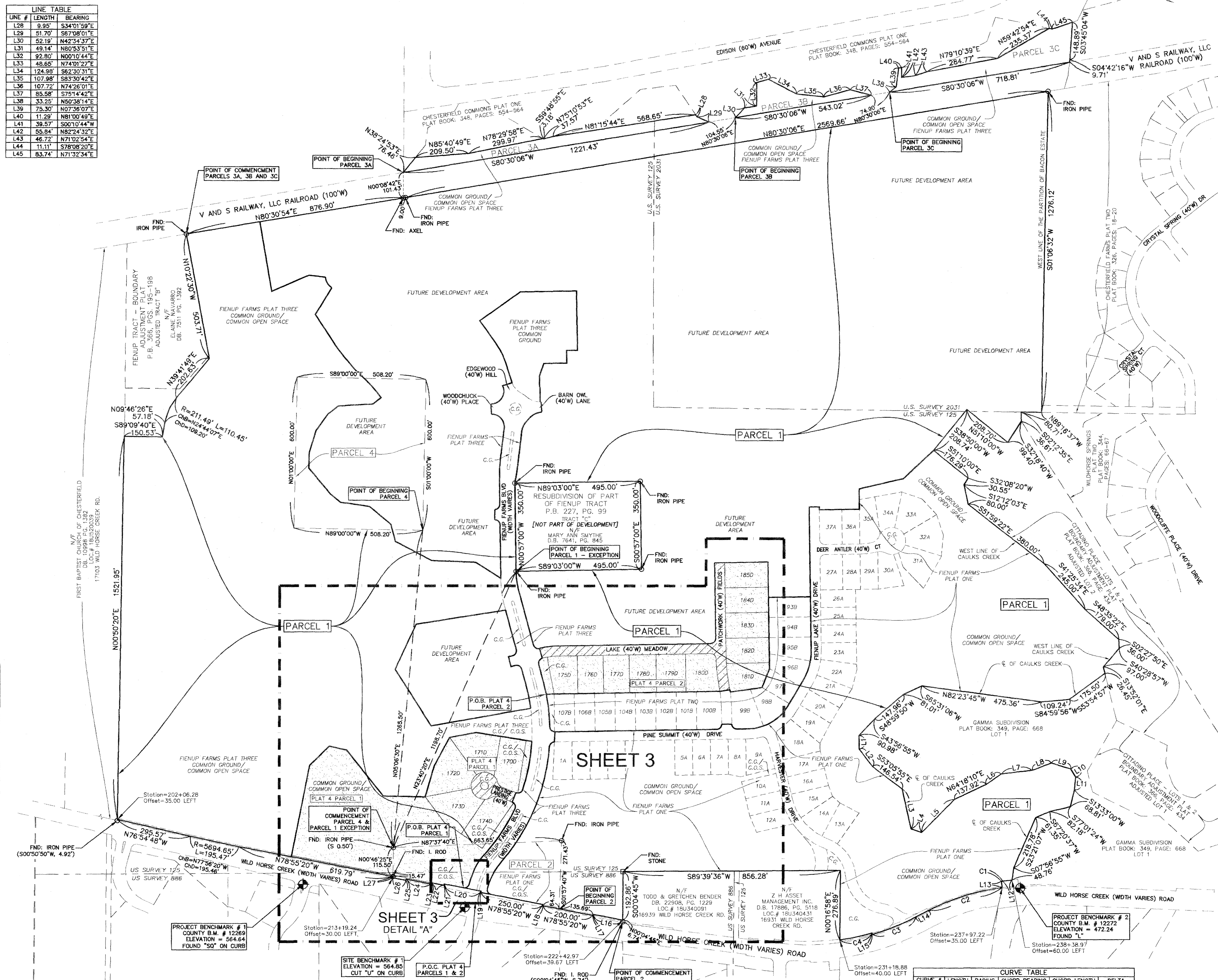
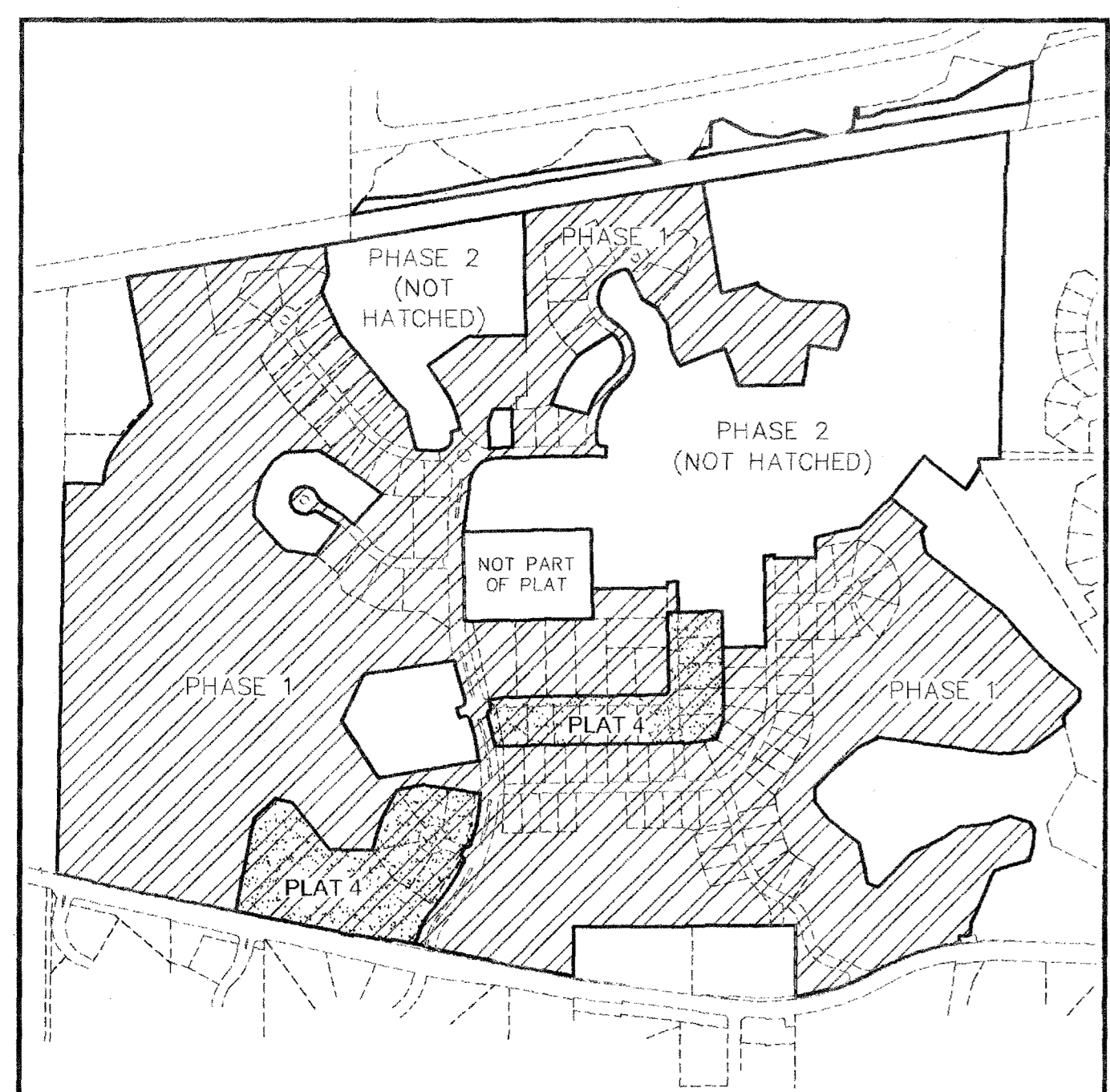
| STATE PLANE COORDINATES |            |
|-------------------------|------------|
| NORTHING                | EASTING    |
| A                       | 313102.487 |
| B                       | 313107.078 |
| C                       | 313105.883 |
| D                       | 313108.562 |
| E                       | 313107.068 |
| F                       | 313113.026 |
| G                       | 313111.531 |
| H                       | 313114.864 |
| I                       | 313116.212 |
| J                       | 313140.628 |
| K                       | 313251.219 |
| L                       | 313274.581 |
| M                       | 313289.885 |
| N                       | 313213.934 |
| O                       | 313212.762 |
| P                       | 313250.197 |
| Q                       | 313284.612 |
| R                       | 313290.612 |
| S                       | 313279.746 |
| T                       | 313221.108 |
| U                       | 313217.390 |
| V                       | 313206.075 |
| W                       | 313197.826 |
| X                       | 313147.867 |
| Y                       | 313135.169 |
| Z                       | 313106.940 |
| AA                      | 313336.621 |
| AB                      | 313351.951 |
| AC                      | 313372.708 |
| AD                      | 313380.167 |
| AE                      | 313391.946 |
| AF                      | 313384.693 |
| AG                      | 313397.142 |
| AH                      | 313403.317 |
| AI                      | 313495.078 |
| AJ                      | 313495.920 |
| AK                      | 313366.794 |
| AL                      | 313343.765 |
| AM                      | 313338.670 |
| AN                      | 313341.183 |
| AO                      | 313339.373 |

142

| LINE # | LENGTH | BEARING     |
|--------|--------|-------------|
| L28    | 9.95   | S34°01'59"E |
| L29    | 51.70  | S81°08'01"E |
| L30    | 52.19  | N42°34'37"E |
| L31    | 49.14  | N80°53'51"E |
| L32    | 92.50  | N00°10'44"E |
| L33    | 49.65  | N74°01'27"E |
| L34    | 124.98 | S62°30'51"E |
| L35    | 107.98 | S83°30'42"E |
| L36    | 107.72 | N74°26'01"E |
| L37    | 83.58  | S75°14'42"E |
| L38    | 33.25  | N50°38'14"E |
| L39    | 75.30  | N07°38'07"E |
| L40    | 11.29  | N81°00'49"E |
| L41    | 39.57  | S00°10'44"W |
| L42    | 55.84  | N82°24'32"E |
| L43    | 46.72  | N71°02'54"E |
| L44    | 11.11  | S78°08'20"E |
| L45    | 83.74  | N71°32'34"E |



DEVELOPMENT PHASE DETAIL  
SCALE: 1 in = 600 ft



| LINE # | LENGTH | BEARING     |
|--------|--------|-------------|
| L1     | 54.83  | S01°35'57"E |
| L2     | 87.39  | S37°24'53"E |
| L3     | 163.27 | S12°31'43"E |
| L4     | 44.57  | S70°22'17"E |
| L5     | 185.44 | N44°26'07"E |
| L6     | 72.15  | N54°56'38"E |
| L7     | 123.86 | N83°32'17"E |
| L8     | 81.25  | N88°43'16"E |
| L9     | 80.37  | S72°03'00"E |
| L10    | 36.22  | S31°46'48"E |
| L11    | 51.83  | S05°00'00"E |
| L12    | 36.53  | S83°09'11"W |
| L13    | 25.00  | S07°12'43"E |
| L14    | 52.12  | S82°29'11"W |
| L15    | 5.22   | N00°30'40"E |

| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA       |
|---------|--------|--------|---------------|--------------|-------------|
| C1      | 5.80   | 879.02 | S82°58'14"W   | 5.80         | 0°00'21"34" |
| C2      | 307.57 | 864.02 | S72°28'14"W   | 305.92       | 0°20'38"06" |
| C3      | 186.15 | 920.37 | S68°50'33"W   | 187.82       | 0°11'42"45" |
| C4      | 131.75 | 815.37 | S77°53'43"W   | 131.63       | 0°08'14"88" |

| LINE # | LENGTH | BEARING     |
|--------|--------|-------------|
| L16    | 120.54 | N78°55'20"W |
| L17    | 5.00   | S11°04'40"W |
| L18    | 5.00   | N11°04'40"E |
| L19    | 5.00   | N11°04'40"E |
| L20    | 150.00 | N78°55'20"W |
| L21    | 5.00   | S11°04'40"W |
| L22    | 50.00  | N78°55'20"W |
| L23    | 5.00   | S11°04'40"W |
| L24    | 100.00 | N78°55'20"W |
| L25    | 5.00   | S11°04'40"W |
| L26    | 52.58  | N78°55'20"W |
| L27    | 5.08   | N00°46'25"E |

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

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY
  - PLAT 4 LIMITS
  - PHASE 1 LIMITS

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

DRAWN BY: GFS  
CHECKED BY: JAH  
JOB NO.: 14-06-196

MSD P# - 18MSD-00095  
DATE: FEB. 28, 2019  
FIENUP FARMS PLAT FOUR

**LOCATION MAP** N.T.S.

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION

THE STERLING COMPANY  
MO REG. 15-0010

JAMES A. HENSON  
NUMBER 15-00101701

JAMES A. HENSON, P.L.S., VICE PRESIDENT  
MO REG. 15-002019798

DATE: 2-27-19

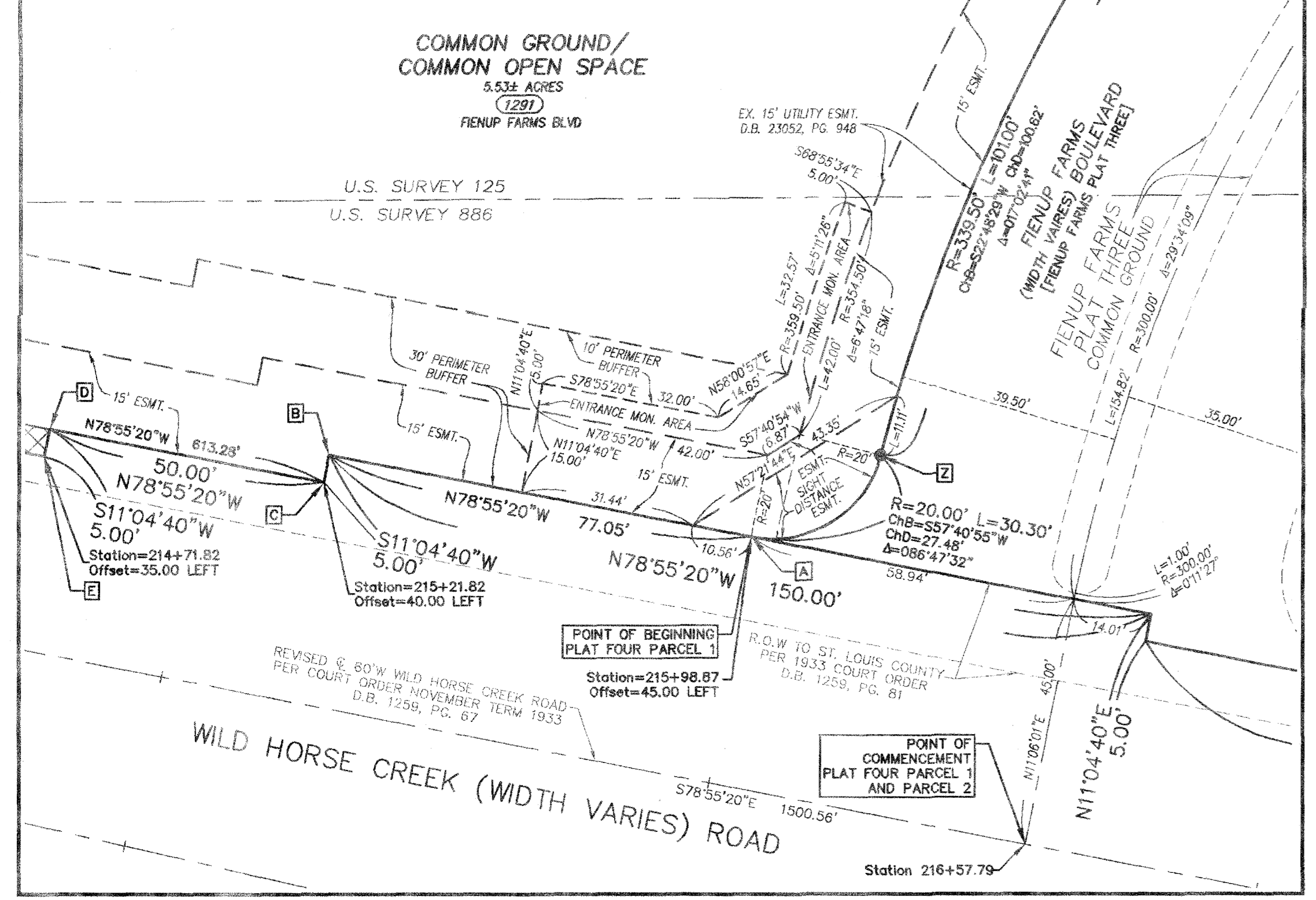
SHEET 2 OF 3

# FIENUP FARMS PLAT FOUR

DETAIL "A"  
SCALE: 1 in = 20 ft

SCALE: 1 in = 50 ft

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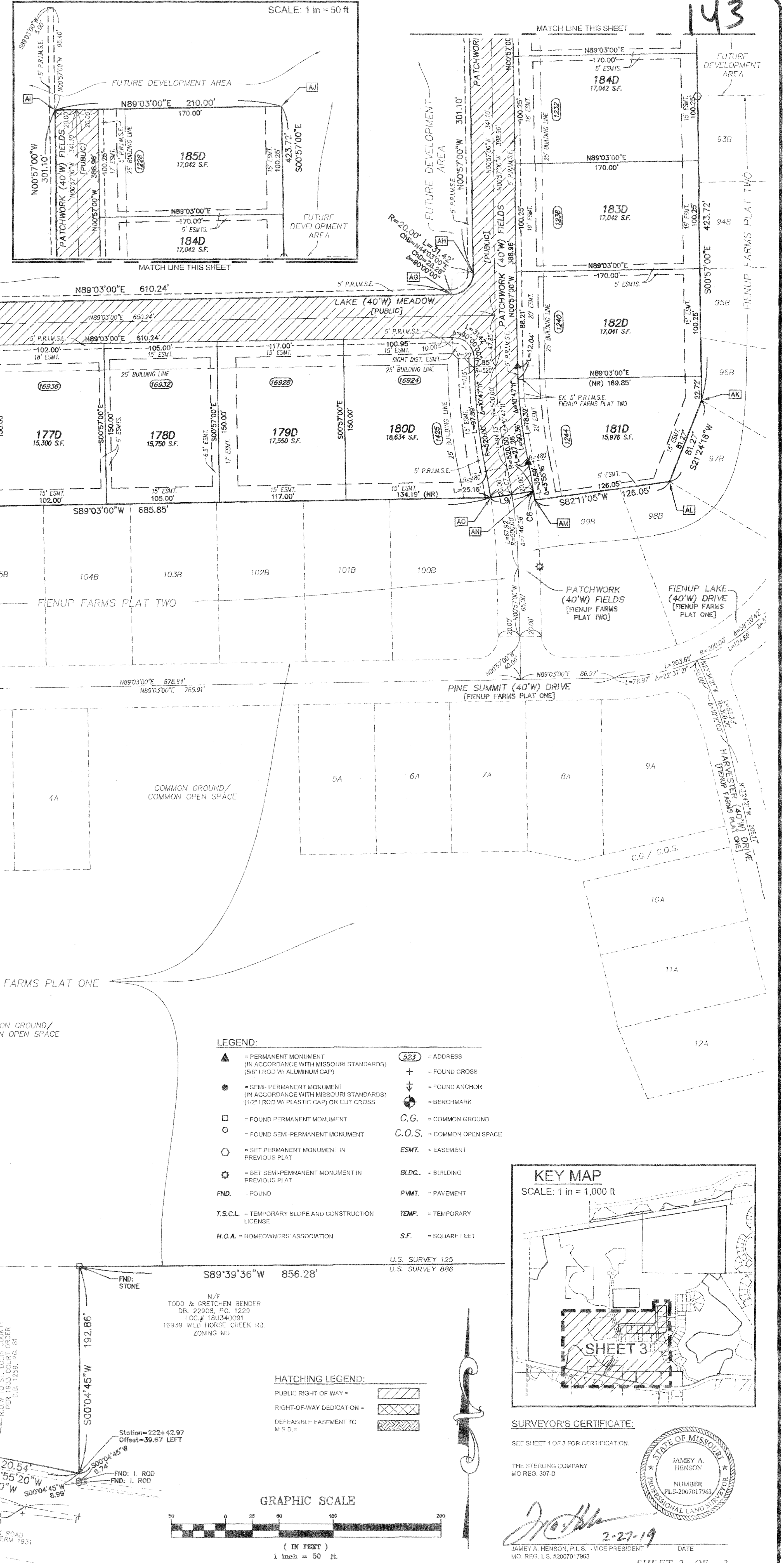


| STATE PLANE COORDINATES |            | STATE PLANE COORDINATES |         | STATE PLANE COORDINATES |            |
|-------------------------|------------|-------------------------|---------|-------------------------|------------|
| NORTHING                | EASTING    | NORTHING                | EASTING | NORTHING                | EASTING    |
| A                       | 313102.487 | 241072.073              | Q       | 313212.762              | 241026.396 |
| B                       | 313107.078 | 241049.042              | P       | 313256.197              | 241037.364 |
| C                       | 313105.583 | 241048.744              | Q       | 313284.625              | 241055.710 |
| D                       | 313108.562 | 241033.799              | R       | 313290.612              | 241087.772 |
| E                       | 313107.068 | 241033.502              | S       | 313279.748              | 241154.990 |
| F                       | 313113.026 | 241003.612              | T       | 313221.108              | 241143.928 |
| G                       | 313111.531 | 241003.314              | U       | 313217.390              | 241135.880 |
| H                       | 313114.664 | 240987.298              | V       | 313206.075              | 241131.343 |
| I                       | 313116.212 | 240987.625              | W       | 313197.826              | 241134.591 |
| J                       | 313140.628 | 240865.140              | X       | 313147.667              | 241102.137 |
| K                       | 313251.219 | 240887.185              | Y       | 313135.189              | 241091.151 |
| L                       | 313274.581 | 240911.226              | Z       | 313106.940              | 241070.166 |
| M                       | 313269.865 | 240932.035              | AA      | 313336.621              | 241172.089 |
| N                       | 313213.934 | 240976.160              | AB      | 313351.951              | 241168.546 |

| LINE TABLE |        |             |  |
|------------|--------|-------------|--|
| LINE #     | LENGTH | BEARING     |  |
| L1         | 40.00  | N13°07'55"W |  |
| L2         | 40.00  | S81°16'02"W |  |

| CURVE TABLE |        |         |               |              |            |
|-------------|--------|---------|---------------|--------------|------------|
| CURVE #     | LENGTH | RADIUS  | CHORD BEARING | CHORD LENGTH | DELTA      |
| C4          | 51.63  | 785.00' | N13°32'30"W   | 51.63'       | 003°46'07" |
| C5          | 31.43  | 20.00'  | N23°55'48"E   | 28.30'       | 090°02'44" |
| C6          | 8.33'  | 520.00' | N08°16'27"W   | 8.33'        | 000°55'02" |
| C7          | 26.21' | 500.00' | N101°4'04"W   | 26.21'       | 003°50'13" |

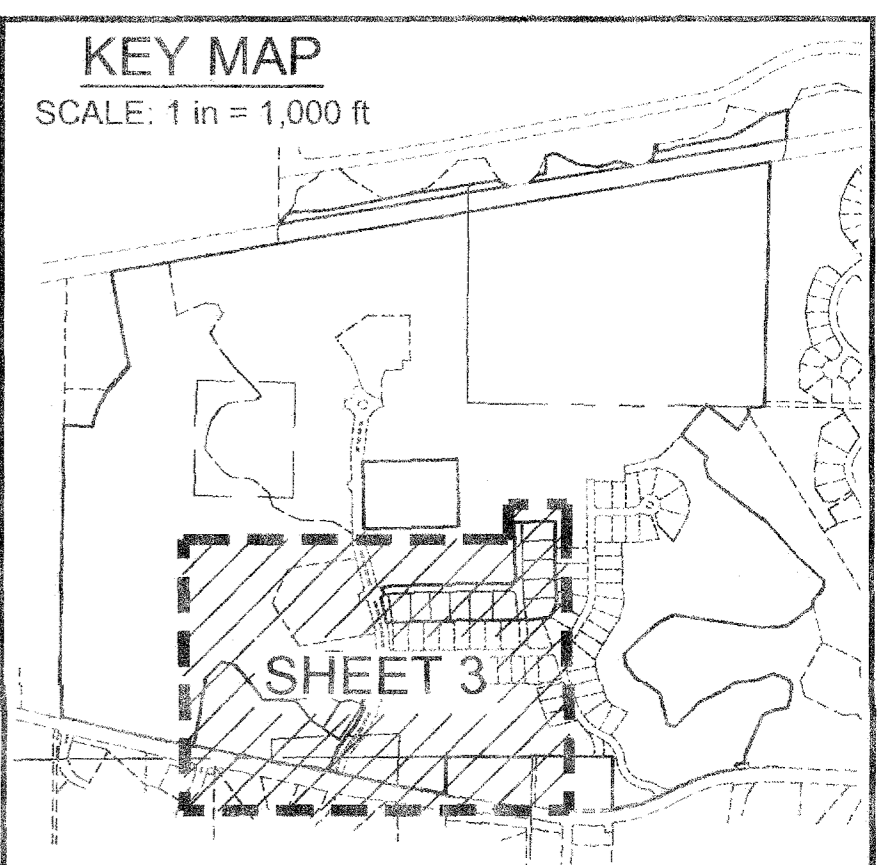


| LINE TABLE |        |             |  |
|------------|--------|-------------|--|
| LINE #     | LENGTH | BEARING     |  |
| L1         | 5.00   | S11°04'40"W |  |
| L2         | 5.00   | N78°55'20"W |  |
| L3         | 5.00   | S11°04'40"W |  |
| L4         | 5.00   | S11°04'40"W |  |
| L5         | 5.00   | N78°55'20"W |  |
| L6         | 5.08   | N00°48'25"E |  |
| L7         | 40.00  | S21°39'25"W |  |

| CURVE TABLE |        |        |               |              |            |
|-------------|--------|--------|---------------|--------------|------------|
| CURVE #     | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA      |
| C1          | 32.57' | 20.00' | S65°00'28"W   | 29.09'       | 093°17'58" |
| C2          | 32.57' | 20.00' | S21°41'36"E   | 29.09'       | 093°17'58" |
| C3          | 30.30' | 20.00' | S57°40'56"W   | 27.48'       | 096°47'32" |

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



**SURVEYOR'S CERTIFICATE:**  
SEE SHEET 1 OF 3 FOR CERTIFICATION.  
THE STERLING COMPANY  
NO. REG. 307-D

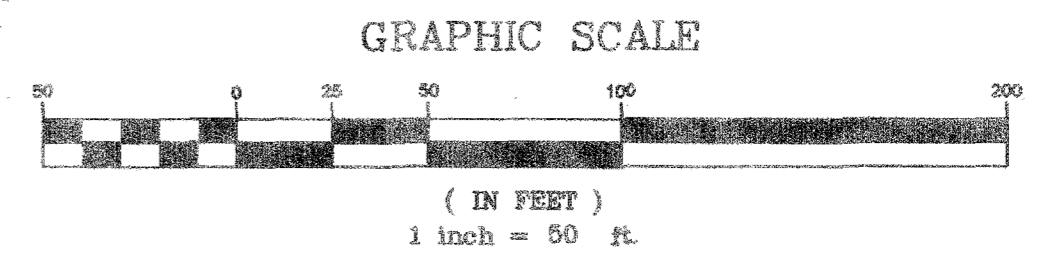
JAMBY A. HENSON  
NUMBER  
PLS-200701760

2-27-19  
DATE  
JAMBY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #2007017603

SHEET 3 OF 3

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ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
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www.sterling-eng-survey.com

|             |           |                        |
|-------------|-----------|------------------------|
| DRAWN BY:   | GFS       | MSD P# - 18MSD-00095   |
| CHECKED BY: | JAH       | DATE: FEB. 28, 2019    |
| JOB NO.:    | 14-06-196 | FIENUP FARMS PLAT FOUR |



Drawing name: V:\1406196\Fienup Farms\Drawings\18MSD00095.dwg Printed on: 02/27/2019 2:28pm. Printed by: jahrenson

2020010200354  
PLAT: BK: 368, PG: 13-15  
FILED FOR RECORD  
Jan 02, 2020 11:33 AM

RECORDER OF DEEDS  
ST. LOUIS COUNTY, MO.  
Witness my hand and official seal  
on the day and year aforesaid.

*Carroll E. Smith*  
Deputy Recorder, FMC

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13

# FIENUP FARMS PLATTEN

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

### RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

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

### OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "FIENUP FARMS PLAT TEN". PATCHWORK FIELDS (40 FEET WIDE) AND WATERSEDE HEIGHTS (40 FEET WIDE) ON THIS PLAT, HAVE BEEN DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE HEREON.

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

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

THE RIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO INSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY, NO PART OF SAID EASEMENTS SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, NOR SHALL GRANTEE OR GRANTEE'S SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF PLANTING OR MAINTAINING ANY TREES, SHRUBS, GRASSES OR WEEDS WITHIN SAID EASEMENTS UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD, MISSOURI, OR STRUCTURES, PLANTS OR GRADING WHICH ARE NOT APPROVED BY THE CITY OF CHESTERFIELD, MISSOURI, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIX FOOT DISTANCE, DRIVEWAYS AND SIDEWALKS SHALL BE ALLOWED IN THE RIGHT DISTANCE EASEMENTS.

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

THIS PLAT IS SUBJECT TO A MAINTENANCE AGREEMENT EXECUTED THE 12TH DAY OF JUNE, 2019, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS IN BOOK 2304, PAGE 2737 OR AS AMENDED THEREAFTER, FOR THE MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT RESERVE AREAS SERVING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

THIS TRACT IS SUBJECT TO A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER. ADDITIONALLY THIS TRACT IS SUBJECT TO AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A CLUBHOUSE, COMMUNITY OR RECREATION CENTER OR SIMILAR ENCLOSED BUILDING ON THE SUBJECT TRACT. THE FOREGOING SHALL NOT RESTRICT THE CONSTRUCTION OF GAZEBOS, TRAILS, PARK BENCHES OR OTHER SIMILAR PASSIVE RECREATIONAL FEATURES IN THE AFOREMENTIONED AREA. FURTHERMORE, IF GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL SHALL BE IN COMMON GROUND ADJACENT TO THE LAKE AND SHALL BE ALLOWED. THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038, SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO FIENUP FARMS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 2nd DAY OF December 2019, AS DAILY NO. 1-20-0182997, IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FIENUP FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE 12TH DAY OF MARCH, 2019, IN BOOK 2343, PAGE 510 OF THE ST. LOUIS COUNTY RECORDS OR AS AMENDED THEREAFTER.

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

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND THIS 19th DAY OF December 2019.

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

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

ON THIS 19th DAY OF December 2019 BEFORE ME PERSONALLY APPEARED JOHN H. BERGA JR. TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., A MISSOURI CORPORATION AND MANAGING MEMBER OF WLD HORSE RESIDENTIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT INSTRUMENT BEING THE FREE AND DEED OF SAID LIMITED LIABILITY COMPANY, AND SAID JOHN H. BERGA JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES 09/16/21  
MICHAEL TAYLOR STUART  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
COMMISSION #0171 LOUIS COUNTY  
MY COMMISSION EXPIRES 9/18/2021  
COMMISSION # 17304977

### LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED MAY 31, 2018 AND RECORDED IN DEED BOOK 2302, PAGE 970 OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEES THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

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

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 4th DAY OF December 2019.

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

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

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

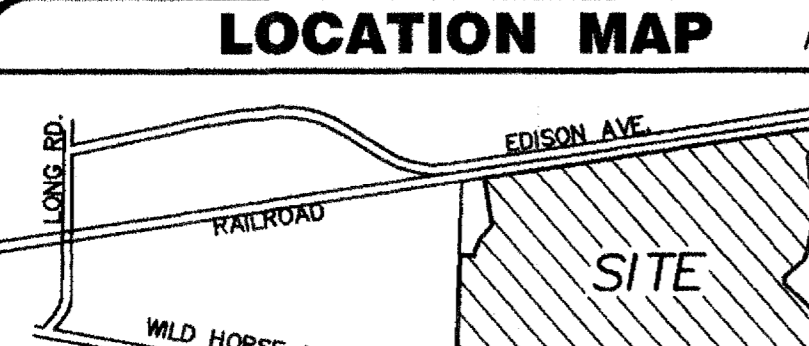
MY COMMISSION EXPIRES 05-11-20  
DEBBIE WEBER  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
My Commission Expires: May 11, 2020  
COMMISSION # 17304977

### CITY OF CHESTERFIELD

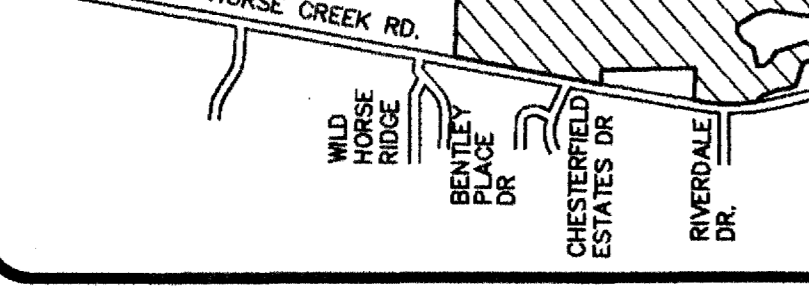
THIS IS TO CERTIFY THAT THE RECORD PLAT OF "FIENUP FARMS PLAT TEN" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 3074 ON THE 2nd DAY OF December 2019, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

*Bob Nelson* BOB NELSON, MAYOR  
*Vickie Haas* VICKIE HAAS, CITY CLERK

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



|             |           |        |                       |
|-------------|-----------|--------|-----------------------|
| DRAWN BY:   | GFS       | MSD #: | MULTIPLE              |
| CHECKED BY: | IAH       | DATE:  | OCT. 28, 2019         |
| JOB NO.:    | 14-06-196 |        | FIENUP FARMS PLAT TEN |



### PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

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

**PARCEL 2:**  
A TRACT OF LAND BEING PART OF U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD LOCATED ON THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO TUDOR & GRETHEN BENDER BY INSTRUMENT RECORDED IN BOOK 2088, PAGE 1228 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), NORTH 07°04'42" EAST, 8.74 FEET TO A POINT BEING LOCATED 36.67 FEET LEFT OF CENTERLINE STATION 222+42.97 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING SAID POINT AND PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN LINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°52'20" WEST, 125.54 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET; THENCE NORTH 78°52'20" WEST, 135.80 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 35.00 FEET LEFT OF CENTERLINE STATION 218+16.13 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°52'20" WEST, 64.31 FEET; THENCE NORTH 1°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 260.00 FEET; THENCE NORTH 1°04'40" EAST, 5.00 FEET; THENCE NORTH 78°52'20" WEST, 150.00 FEET; THENCE SOUTH 1°04'40" WEST, 5.00 FEET; THENCE NORTH 78°52'20" WEST, 52.58 FEET TO A POINT BEING DISTANT 30.00 FEET LEFT OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE BEING DISTANT SOUTH 07°04'22" WEST, 20.36 FEET FROM THE NORTHERN LINE OF U.S. SURVEY 125; THENCE PROCEEDING ALONG AN EASTERN LINE OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS, AND ITS SOUTHWARDLY PROLONGATION, NORTH 09°42'25" EAST, 120.58 FEET TO A POINT LOCATED ON A SOUTHERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID SOUTHERN LINE OF ADJUSTED TRACT "A", NORTH 87°37'47" EAST, 65.65 FEET TO A POINT LOCATED ON THE WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID WESTERN LINE OF ADJUSTED TRACT "A", SOUTH 01°14'40" WEST, 27.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 250.00 ACRES MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

**PARCEL 3A:**  
A TRACT OF LAND BEING PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 60°30'34" EAST, 367.90 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 07°04'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 654-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF SAID BONHOMME CREEK, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 85°40'47" EAST, 299.60 FEET; THENCE NORTH 78°29'28" EAST, 269.97 FEET; THENCE NORTH 59°48'58" EAST, 3.18 FEET; THENCE NORTH 78°10'57" EAST, 37.67 FEET; THENCE NORTH 1°04'22" EAST, 150.25 FEET; THENCE LEAVING THE CENTERLINE OF SAID BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14, THENCE NORTH 12°24'58" EAST, 9.96 FEET AND SOUTH 71°42'42" EAST, 51.10 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 45°00'00" WEST, 43.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.807 SQUARE FEET (1.068 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE 2017 UNDER ORDER NUMBER 14-06-196.

**PARCEL 3B:**  
A TRACT OF LAND BEING PART OF U.S. SURVEY 125 AND U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 60°30'34" EAST, 367.90 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 07°04'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 654-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 07°04'42" EAST, 125.26 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 85°40'47" EAST, 30.25 FEET; THENCE NORTH 78°29'28" EAST, 75.30 FEET; THENCE NORTH 07°04'42" EAST, 1.20 FEET; THENCE SOUTH 10°07'24" WEST, 30.25 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID LOT 14, AND THE CENTERLINE OF BONHOMME CREEK, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°03'31" EAST, 49.14 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 12°24'58" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 654-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE CENTERLINE OF SAID BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14, THENCE NORTH 12°24'58" EAST, 107.72 FEET; THENCE SOUTH 71°42'42" EAST, 65.58 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'38" WEST, 543.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.138 SQUARE FEET (0.623 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE 2017 UNDER ORDER NUMBER 14-06-196.

**PARCEL 3C:**  
A TRACT OF LAND BEING PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 60°30'34" EAST, 367.90 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 07°04'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 654-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 07°04'42" EAST, 125.26 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 85°40'47" EAST, 30.25 FEET; THENCE NORTH 78°29'28" EAST, 75.30 FEET; THENCE NORTH 07°04'42" EAST, 1.20 FEET; THENCE SOUTH 10°07'24" WEST, 30.25 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF SAID LOT 14, AND THE CENTERLINE OF BONHOMME CREEK, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°03'31" EAST, 49.14 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 12°24'58" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 654-564 OF THE ABOVE MENTIONED RECORDS; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND PROCEEDING ALONG THE WESTERN LINE OF SAID ST. LOUIS KANSAS CITY & COLORADO RAILROAD (146.89 FEET WIDE); THENCE ALONG SAID WESTERN LINE OF SAID ST. LOUIS KANSAS CITY & COLORADO RAILROAD (146.89 FEET WIDE), SOUTH 04°42'18" WEST, 8.71 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY, SOUTH 80°30'38" WEST, 718.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 57.376 SQUARE FEET (1.3172 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE 2017 UNDER ORDER NUMBER 14-06-196.

**PARCEL 4:**  
A TRACT OF LAND BEING PART OF TRACT "A" OF A RESUBDIVISION OF PART A OF FIENUP TRACT "A" MINOR SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO FIENUP FARM INC. RECORDED IN BOOK 1340, PAGE 1842 OF THE ABOVE MENTIONED RECORDS; THENCE LEAVING SAID CORNER AND PROCEEDING NORTH 91°30'20" EAST, 269.90 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND; SAID TRACT OF LAND BEING BOUNDED ON THE WEST NORTH AND SOUTH BY ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 89°00'00" WEST, 508.00 FEET; THENCE NORTH 01°00'00" EAST, 650.00 FEET; THENCE SOUTH 89°00'00" WEST, 508.00 FEET; THENCE SOUTH 01°00'00" WEST, 650.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 304.520 SQUARE FEET (7.000 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

### PROPERTY DESCRIPTION (PLAT TEN):

**PARCEL 1:**  
A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, BEING LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERN CORNER OF TRACT "C" OF "RESUBDIVISION OF PART OF FIENUP TRACT", RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE WESTERN PROLONGATION OF THE SOUTHERN LINE OF SAID TRACT "C", SOUTH 89°00'00" WEST, 650.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF FIENUP FARMS BOULEVARD (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF SAID FIENUP FARMS BOULEVARD; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 07°04'42" EAST, 37.38 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT AN ARC LENGTH OF 80.83 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 19°25'58" EAST, 18.89 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 19°25'58" EAST, 161.79 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 07°04'42" EAST, 37.38 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'28" WEST, 17.30 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'28" WEST, 17.30 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS AND THE WESTERN RIGHT-OF-WAY OF THE ABOVE MENTIONED FIENUP FARMS BOULEVARD; AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 80°08'34" EAST, 28.28 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 19°25'58" EAST, 10.48 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 80.83 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 19°25'58" EAST, 161.79 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 07°04'42" EAST, 37.38 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'28" WEST, 17.30 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS AND THE WESTERN RIGHT-OF-WAY OF THE ABOVE MENTIONED FIENUP FARMS BOULEVARD; AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 80°08'34" EAST, 28.28 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 19°25'58" EAST, 10.48 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 80.83 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 19°25'58" EAST, 161.79 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 07°04'42" EAST, 37.38 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'28" WEST, 17.30 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS AND THE WESTERN RIGHT-OF-WAY OF THE ABOVE MENTIONED FIENUP FARMS BOULEVARD; AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 80°08'34" EAST, 28.28 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 19°25'58" EAST, 10.48 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 80.83 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 19°25'58" EAST, 161.79 FEET TO A POINT OF TANGENCY; THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 07°04'42" EAST, 37.38 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'28" WEST, 17.30 FEET; THENCE SOUTH 15°04'22" WEST, 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE WESTERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS AND THE WESTERN RIGHT-OF-WAY OF THE ABOVE MENTIONED FIENUP FARMS BOULEVARD; AN ARC LENGTH OF 31.42 FEET, A RADIUS OF

# FIENUP FARMS PLAT TEN

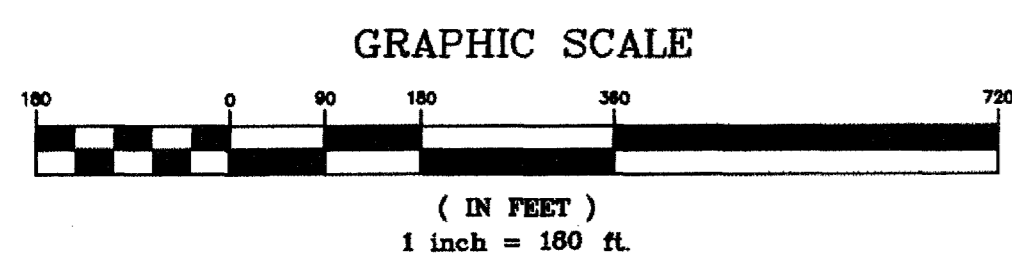
A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT  
 RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.  
 ZONED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

NOTE: SEE SHEET 3 FOR  
 CORRESPONDING STATE PLANE  
 CORNERS AND ASSOCIATED  
 REFERENCED LABELS.

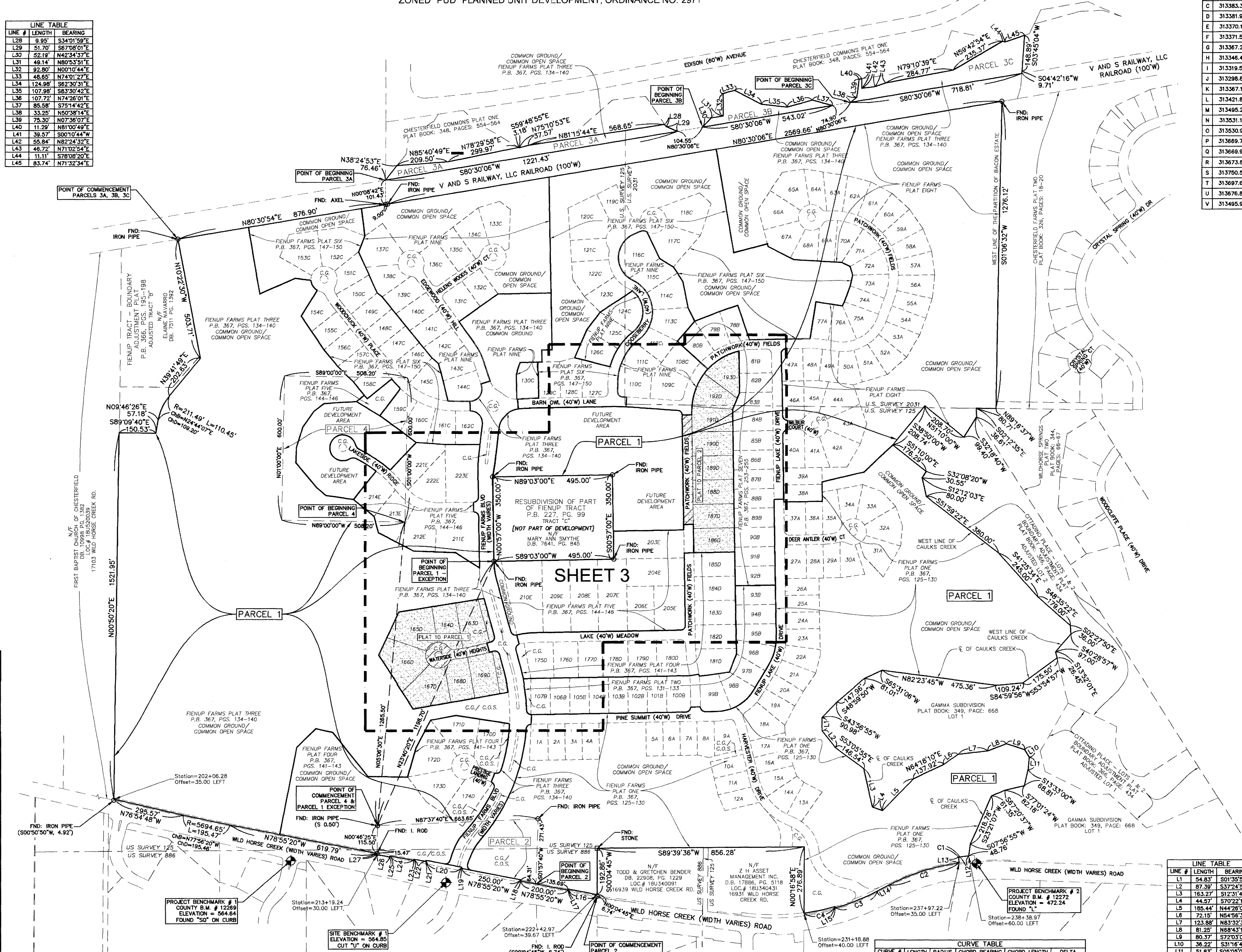
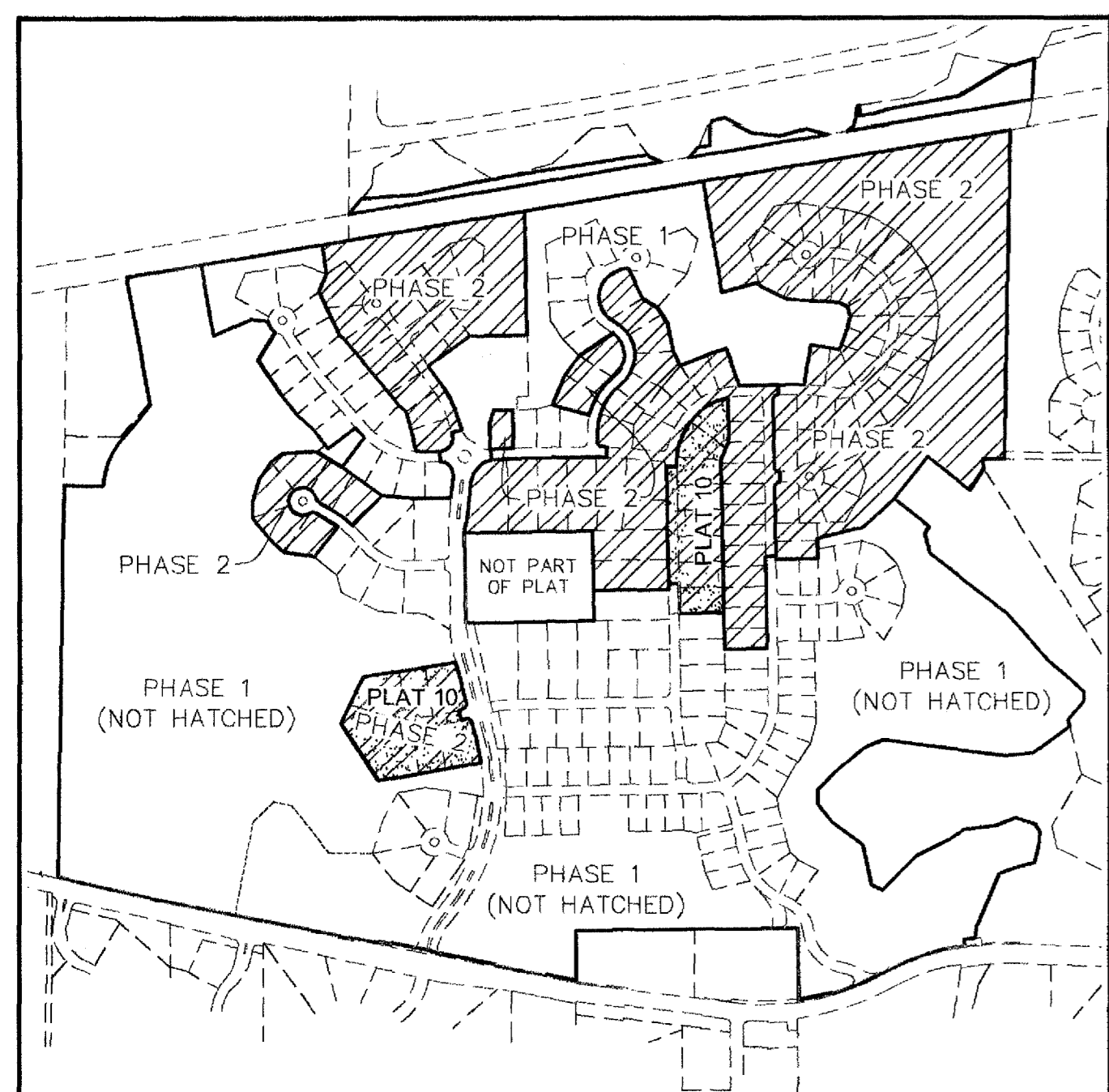
| STATE PLANE COORDINATES | NORTHING   | EASTING    |
|-------------------------|------------|------------|
| A                       | 313438.437 | 241123.462 |
| B                       | 313390.786 | 241136.139 |
| C                       | 313383.329 | 241131.816 |
| D                       | 313381.657 | 241126.681 |
| E                       | 313370.176 | 241128.795 |
| F                       | 313371.547 | 241134.949 |
| G                       | 313367.224 | 241142.407 |
| H                       | 313346.466 | 241147.929 |
| I                       | 313319.583 | 241153.296 |
| J                       | 313298.896 | 241153.659 |
| K                       | 313367.138 | 240990.366 |
| L                       | 313421.839 | 241015.961 |
| M                       | 313495.238 | 241387.201 |
| N                       | 313531.133 | 241386.729 |
| O                       | 313530.973 | 241374.539 |
| P                       | 313669.782 | 241372.711 |
| Q                       | 313669.943 | 241384.901 |
| R                       | 313673.836 | 241384.850 |
| S                       | 313750.520 | 241444.800 |
| T                       | 313697.677 | 241445.496 |
| U                       | 313676.834 | 241436.626 |
| V                       | 313468.920 | 241439.008 |

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| LINE # | LENGTH  | BEARING     |
|--------|---------|-------------|
| L28    | 6.95'   | S34°01'59"E |
| L29    | 51.70'  | S67°08'01"E |
| L30    | 62.18'  | N42°34'37"E |
| L31    | 46.14'  | N80°53'51"E |
| L32    | 92.80'  | N09°10'44"E |
| L33    | 48.85'  | N74°31'27"E |
| L34    | 124.98' | S82°30'31"E |
| L35    | 107.98' | S83°30'42"E |
| L36    | 107.72' | N74°38'01"E |
| L37    | 85.58'  | S72°14'42"E |
| L38    | 33.25'  | N50°38'14"E |
| L39    | 75.30'  | N07°36'07"E |
| L40    | 11.29'  | N81°04'49"E |
| L41    | 39.57'  | S00°24'44"W |
| L42    | 55.84'  | N82°24'32"E |
| L43    | 46.72'  | N71°02'54"E |
| L44    | 11.11'  | S78°39'20"E |
| L45    | 83.74'  | N71°22'34"E |



DEVELOPMENT PHASE DETAIL  
 SCALE: 1 in = 600 ft



| LINE # | LENGTH  | BEARING     |
|--------|---------|-------------|
| L16    | 120.34' | N78°55'20"W |
| L17    | 5.00'   | S11°04'40"W |
| L18    | 5.00'   | N11°04'40"E |
| L19    | 5.00'   | N11°04'40"E |
| L20    | 150.00' | N78°55'20"W |
| L21    | 5.00'   | S11°04'40"W |
| L22    | 50.00'  | N78°55'20"W |
| L23    | 5.00'   | S11°04'40"W |
| L24    | 100.00' | N78°55'20"W |
| L25    | 5.00'   | S11°04'40"W |
| L26    | 52.58'  | N78°55'20"W |
| L27    | 5.00'   | N02°46'25"E |

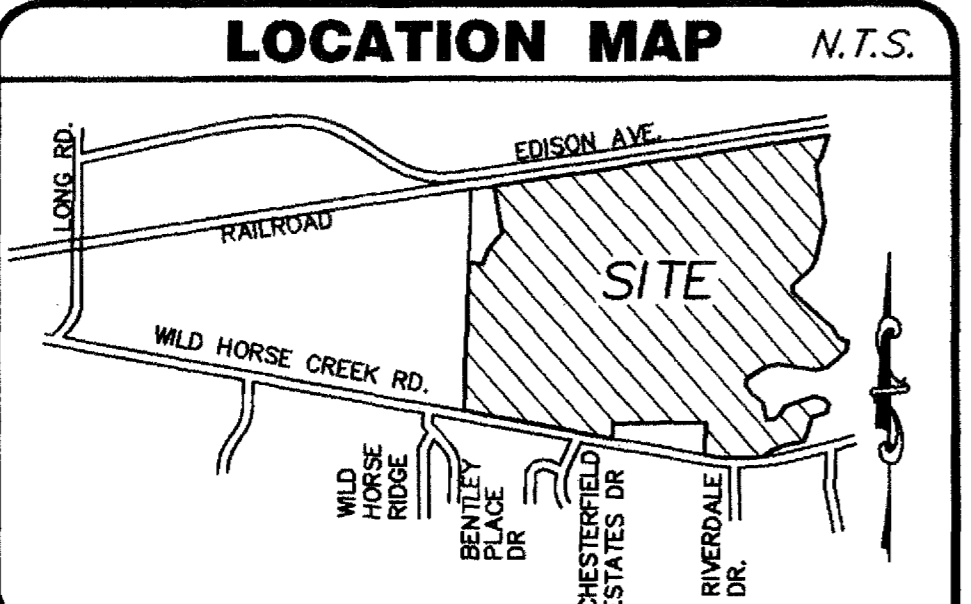
| CURVE # | LENGTH  | RADIUS  | CHORD BEARING | CHORD LENGTH | DELTA     |
|---------|---------|---------|---------------|--------------|-----------|
| C1      | 5.60'   | 879.02' | S82°28'14"W   | 5.80'        | 00°21'54" |
| C2      | 307.37' | 854.02' | S72°28'14"W   | 308.92'      | 00°38'04" |
| C3      | 188.15' | 920.37' | S88°00'33"W   | 187.82'      | 01°14'45" |
| C4      | 131.75' | 915.37' | S77°53'43"W   | 131.63'      | 00°14'48" |

| LINE # | LENGTH  | BEARING     |
|--------|---------|-------------|
| L1     | 54.83'  | S01°35'57"E |
| L2     | 87.39'  | S37°24'53"E |
| L3     | 163.27' | S12°31'43"E |
| L4     | 44.87'  | S70°22'17"E |
| L5     | 185.44' | N44°28'07"E |
| L6     | 72.15'  | N54°58'38"E |
| L7     | 123.88' | N83°32'31"E |
| L8     | 81.25'  | N68°43'16"E |
| L9     | 80.37'  | S72°03'02"E |
| L10    | 36.22'  | S31°18'48"E |
| L11    | 51.83'  | S05°05'09"W |
| L12    | 36.53'  | S83°09'11"W |
| L13    | 32.00'  | S07°12'43"E |
| L14    | 52.12'  | S82°02'11"W |
| L15    | 5.22'   | N00°30'40"E |

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

DRAWN BY: GFS  
 CHECKED BY: JAH  
 JOB NO.: 14-06-196

MSD # - MULTIPLE  
 DATE: OCT. 28, 2019  
 FIENUP FARMS PLAT TEN



- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (SHT IRON ROD W/ ALUMINUM CAP)
  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON ROD W/ PLASTIC CAP) OR CUT CROSS
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - FND. = FOUND
  - P.M.T. = PERMANENT
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS ASSOCIATION
- ②③④ = ADDRESS  
 + = FOUND CROSS  
 ⊕ = FOUND ANCHOR  
 ⊕ = BENCHMARK  
 C.C. = COMMON GROUND  
 C.O. = COMMON OPEN SPACE  
 FND. = FOUND  
 ESM.T. = EASEMENT  
 BLDG. = BUILDING  
 TEMP. = TEMPORARY  
 S.F. = SQUARE FEET

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

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION

THE STERLING COMPANY  
 NO. REG. LS. #23070-7963

*J. Henson* 11-27-19  
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
 DATE: 11-27-19

SHEET 2 OF 3



## **FINANCE AND ADMINISTRATION COMMITTEE**

Chair: Councilmember Barb McGuinness

Vice-Chair: Councilmember Michael Moore

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

### **NEXT MEETING**

The next Finance and Administration Committee Meeting 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.





**Finance and Administration Committee of the Whole  
Record of Proceeding  
July 23, 2024**

---

The Finance & Administration Committee of the Whole met on July 24, 2024. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Aaron Wahl, Ward II; Council Committee Member Michael Moore, Ward III; Council Committee Member Gary Budoor, Ward IV; City Administrator Mike Geisel and Director of Finance Jeannette Kelly. Those also in attendance included: Mayor Nation; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Merrell Hansen, Ward IV; Director of Information Technology Matt Haug; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Director of Parks, Recreation & Arts T.W. Dieckmann; Police Chief Cheryl Funkhouser; Assistant City Administrator Elliot Brown; Assistant Director of Finance Cathy Pagella and City Clerk Vickie McGownd. There were approximately 4 other attendees.

The meeting was called to order at 6:00 p.m.

**Approval of Minutes**

Chairperson Barbara McGuinness asked if there were any comments or changes to the July 1, 2024 Finance & Administration Committee Minutes. Hearing none, Chairperson McGuinness made a motion, seconded by Councilmember Moore, to approve the July 1, 2024 Finance & Administration Committee minutes. A voice vote was taken with a unanimous affirmative result (4-0) and the motion was declared passed.

**Finance 105 – Five Year Projections**

City Administrator Mike Geisel presented materials and information related to historical, current and future financial data. He also presented five year projections for the following funds: American Rescue Plan Act (ARPA), Sewer Lateral, Public Safety, Capital Projects, Parks, Parks Bond Debt Service, General, Chesterfield Valley Special Allocation, Chesterfield Regional Tax Increment Financing (TIF) and Prepaid Debt. The

projections were created based on several assumptions related to revenues and expenditures (presentation attached).

Mr. Geisel indicated that the City is in a good financial position; however, the trend of convergent revenues and expenditures is a long-term concern that will need to be addressed going forward.

[Brief recess at 7:25 p.m. Meeting resumed at 7:33 p.m.]

### **Abstract Thoughts**

Mr. Geisel shared several issues of long-term concern in an attempt to provide a level of awareness to City Council:

- Event security
- Litigation
- Employee health and wellness
- TIF strategy (\$360 million)
- Law enforcement in Chesterfield Valley and parks system
- Monarch/Chesterfield Levee District interior stormwater system maintenance
- Large capital expenses for existing facilities
  - Monarch/Chesterfield Levee Trail overlay
  - Parking lot overlays
  - Central Park playground (grant request pending)
  - City Hall rooftop HVAC equipment
- Chesterfield Valley Athletic Complex
  - Complete drainage channel
  - Complete ring road
  - Update athletic lighting
  - Sanitary sewer rehab
  - Additional parking
  - C Quad restrooms and concessions
  - Turf A & B fields
- Wildhorse Village Special Business District
  - Set tax rate for 2024
  - Acceptance documents
  - Contracts and staffing
- Downtown Chesterfield Special Business District
  - South Outer 40 – Mercy project
  - North Outer 40 extension
  - Long Road interchange
  - Chesterfield/Monarch Levee Trail – Phase V

- Amphitheater improvements
- Pickleball
- Community Center

**Adjournment**

The meeting was adjourned at 8:55 p.m.

Respectfully submitted:

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

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

APPROVED: \_\_\_\_\_

DRAFT

## **PARKS, RECREATION AND ARTS COMMITTEE**

Chair: Councilmember Budoor

Vice Chair: Councilmember Monachella

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

### **NEXT MEETING**

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

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

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

Chair: Councilmember Aaron Wahl

Vice Chair: Councilmember Merrell Hansen

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

### **NEXT MEETING**

The next meeting of the Public Health and Safety Committee is August 26, 2024, at 4 pm.

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

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

- A. Bid Recommendation – Amphitheater Back of House** Recommendation to authorize the City Administrator execute an agreement with Aspire Construction Services LLC in an amount not to exceed \$2,400,000 for construction of back of house improvements at the Chesterfield Amphitheater. **(Roll Call Vote)**  
**Department of Public Works recommends approval.**

**OTHER LEGISLATION**

**UNFINISHED BUSINESS**

There is no unfinished business scheduled for this meeting.

**NEW BUSINESS**

There is no new business scheduled for this meeting

Mike Geisel  
City Administrator



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

TO: Mayor and City Council

Date: August 12, 2024

RE: Bid Recommendation – Amphitheater Back of House

---

Attached hereto is the bid recommendation for the Back of House (BOH) improvements at the Chesterfield Amphitheater. I first want to emphasize that this project is emblematic of Chesterfield's team approach. While this is clearly a Parks Department project, the capital project design and construction management is cooperatively managed with the Public Works Department who has the special expertise and experience to successfully execute construction contracts.

The BOH improvement is a significant addition to the amphitheater, providing facilities to accommodate the quality and technical requirements of the user experience at the facility. The project also includes geometric changes to the road pavement and loading area to facilitate the vehicles and equipment routinely required for traveling artists. In short, this project became essential, due to the overwhelming success of the amphitheater as a performance venue, the ability of our Superintendent of Arts & Entertainment Jason Baucom to secure quality talent, City Council's commitment to provide high quality audio equipment, and most importantly the community's response to a superior "sense of place" experience not provided elsewhere in the region. The Amphitheater, and Central Park, with "The Awakening", stream walks, adjacent riparian trail, lake trail, over the water Gazebo, other art and amenities, is truly a unique destination. All of these features combine to create a "wow worthy" experience as described by the St. Louis Post Dispatch.

City Council and Staff have discussed the Back of House project multiple times recently, specifically as it relates to the project funding. As ARPA funding phased out, the remainder of our ARPA funds were allocated in the 2024 approved budget for this project. In addition, after financing the eight-acre acquisition at Central Park, and the subsequent completion of Main Circle Roadway, the residual proceeds from the Certificates of Participation were budgeted to fund this project as well. Finally, we also abandoned the archery range project earlier this year as a result of increased regulatory and logistical difficulties.

As design progressed, we were aware that the project costs were exceeding the original budget, and we advised council and requested concurrence that we would

Chesterfield Amphitheater – Back of House Bid Recommendation

August 12, 2024

Page 2

postpone the Front of House restroom project to make those funds available in this budget year for the BOH improvements. At this juncture, we anticipate proposing the FOH restrooms in the draft 2025 parks budget.

I concur with the recommendation of Director of Public Works\City Engineer to approve the lowest and best bid as submitted by ASPIRE CONSTRUCTION SERVICES, and to request that City Council authorize me as City Administrator to execute a contract with ASPIRE in an amount not to exceed \$2,400,000. That amount provides for a 15% contingency and funds the “King Span” structural awning on the southwest side of the building. As described below, the funding for this project is allocated from multiple sources, including a requested fund transfer of \$75,000 from the parks fund – fund reserves.

AMPHITHEATER BACK OF HOUSE – Funding Sources

|              |           |  |
|--------------|-----------|--|
| 119-084-5299 | \$200,000 | Parks Operations budget.   |
| 119-084-5299 | \$ 50,000 | Parks Operations budget – archery range                          |
| 137-085-5299 | \$834,629 | ARPA Budget  |
| 210-079-5480 | \$116,331 | COPS   |
| 210-079-5480 | \$900,000 | COPS Previously budgeted for FOH Restroom                        |
|              | \$ 25,000 | COPS interest earned   |
|              | \$164,855 | ARPA interest earned   |
| 137-085-5299 | \$35,000  | Unused Architect funding 2023 budget \$300k,<br>PO for \$265,000 |

Total available \$2,325,815

Transfer from Parks Fund – Fund Reserve \$75,000

Total Project authorization, \$2,400,000.

If you have any questions or require additional information, please advise.

Attachments



# 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:** August 5, 2024

**RE:** Amphitheater Back of House Improvements

---

On October 24, 2023 the City of Chesterfield City Council authorized architectural and engineering services necessary to design “back of house” improvements at the Chesterfield Amphitheater. Specifically, the project was to include the following:

- A fully furnished habitable lounge space for performance artists and crew.
- The creation of at least two personal dressing rooms.
- The creation of two additional restrooms, each providing shower and toilet facilities.
- A kitchen area with a stove / oven, refrigerator, dish washer, and microwave.
- Laundry space with a washer and dryer.
- The existing storage structure east of the existing brick structure shall be re-faced to match the existing structure. The roof shall be extended to both the north and the south to conceal / protect artists and production equipment.
- Addition of a structure or enclosure of some kind, west of the existing changing room, to provide outside lounging / catering space for the artists, including visual screening from the audience.
- Renovation/remodel of the existing rooms (changing room and storage room / production office) including providing access to one of the existing restrooms from the storage / production side.
- The addition of 60 amp “shore” power at exterior face of existing building for touring bus use.
- Enhancements to the existing circle drive to better accommodate tour bus access and parking.

Bond Architects completed design of the amphitheater project earlier this summer, after which the project was publicly advertised for bid. As detailed in the attached memorandum from Civil Engineer Anjana Kittu, eleven bids were received for this project, with Aspire Construction Services submitting the low bid of \$1,695,300 (see attached Bid Tab). Aspire has positive references for this type of work in the St. Louis area and is the contractor currently working on the Public Works Facility Mezzanine Project, where they are doing an excellent job.

You may recall that this project originally also included a restroom at the south entrance to the Amphitheater, near Veterans Honor Park. While that restroom will

still be designed by Bond Architects as part of their Agreement, that restroom is NOT included in this construction project.

The Bid Form required that two Bid Alternates be submitted by the bidders. These included stamped / colored concrete behind the existing back of house structure (Bid Alternate 1) and footings for a future canopy structure (Bid Alternate 2). Please note that a canopy structure was originally included in the design but was later removed from the project scope due to anticipated cost. After a full review of the bids and bid alternates, the City Staff recommends that we do not pursue either Bid Alternate 1 or Bid Alternate 2 at this time. Instead, it appears that that the full south canopy can be constructed as part of the project, within available funding. This south canopy is an important part of the project because it provides overhead cover / protection between the new building, the existing building, and the amphitheater stage. **Accordingly, it is my recommendation that the City Council approve an Agreement with Aspire Construction Services, LLC in an amount not to exceed \$2,400,000. This figure includes the low bid (\$1,695,300), the estimated cost of the south canopy (\$400,000) which will be negotiated with the contractor, and a fifteen percent contingency to account for additional work and/or change orders which may become necessary as part of the project.**

As mentioned above, the additional restroom will be fully designed by Bond, but is not part of the proposed construction project. The Parks Recreation and Arts Staff will investigate ways to fund this restroom in the future. When such funding becomes available, there will be a complete set of bid documents (including plans, specifications, and estimate) from Bond available to pursue construction.

### **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 Aspire Construction Services LLC in an amount not to exceed \$2,400,000 for construction of back of house improvements at the Chesterfield Amphitheater.

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



## Memorandum

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

**FROM: Anjana Kittu, Civil Engineer** ATK

**DATE: August 2, 2024**

**RE: Amphitheater Back of House Improvements, 2023-PW-15**

---

On October 24, 2023, City Council authorized a contract with Bond Architects in an amount not to exceed \$265,000 for architectural and engineering design services related to construction of a restroom facility and back of house improvements at the Chesterfield Amphitheater. Based on the cost estimate provided by Bond Architects on May 30, the construction project scope was reduced to only include the back-of-house improvements. These improvements will include a new building just south of the amphitheater stage that will have a lounge space, dressing rooms, additional restrooms with shower facilities, a kitchen and laundry space. The project also involves re-facing and extending the roof of the existing storage structure directly behind the stage, renovating the existing back of house facilities, and minor changes to the Main Circle Drive cul-de-sac that will provide better access for tour buses, delivery trucks, and additional room for parking of tour vehicles (buses, trucks, etc.). A site plan exhibit showing the addition is included with this memo.

As you are aware, sealed bids for construction of the back of house improvement project were opened on July 23, 2024, at 10:00 AM. The City received 11 bids for the project. Upon a full review of the submitted bids, Aspire Construction Services, LLC is the lowest, responsive, and responsible bidder with a bid of \$1,695,300 (see attached bid tabulation). Aspire has positive references for this type of work, has successfully completed projects like this in the St. Louis area, and was recently awarded the City's Public Works Facility Mezzanine Project that is progressing on schedule.

There were two bid alternates in the bid documents – one for stamped and colored concrete pavement behind the existing back of house facilities and one for installing footings for a canopy structure on the north and south sides of the amphitheater stage. After careful review of the bids and alternates, staff has decided not to pursue either bid alternate. Instead, it appears that there are sufficient funds available to construct the entire south canopy between the existing back of house and the proposed back of house addition. This canopy which was originally excluded from the project due to cost, will add an estimated \$400,000 to the project cost. The final cost of the canopy will be negotiated with Aspire and provided the cost is acceptable and within the authorized allocation, the addition of the south canopy will be formalized via a contract change order.

**I recommend requesting authorization to enter into an Agreement with Aspire Construction Services, LLC for the Amphitheater Back of House Improvements in an amount not to exceed \$2,400,000.** This amount includes the low bid of \$1,695,300, an allowance of \$400,000 for the canopy and footings, and an approximate 15% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

Attachments:        2023-PW15 Amphitheater BOH Improvements Site Plan Exhibit  
                             2023-PW15 Amphitheater BOH Improvements Site Bid Tabulation  
                             Aspire Construction Services, LLC Bid Form



**bond**  
architects

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Missouri State Certificate of Authority #  
2009027409

**City of Chesterfield**  
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Chesterfield, MO 63017

**CASE Engineering**  
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**SSE, Inc.**  
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**Cole & Associates, Inc.**  
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1520 S. Fifth Street, Suite 307  
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# Chesterfield Amphitheater

631 Veterans Pl. Dr.  
Chesterfield, MO 63017

City of Chesterfield  
890 Chesterfield Pkwy. W.  
Chesterfield, MO 63017

Cole Project No: 23-0106

| Revisions |             |      |
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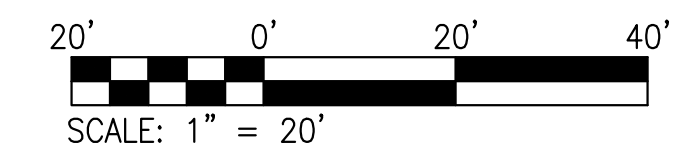
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DATE: 06/25/2024

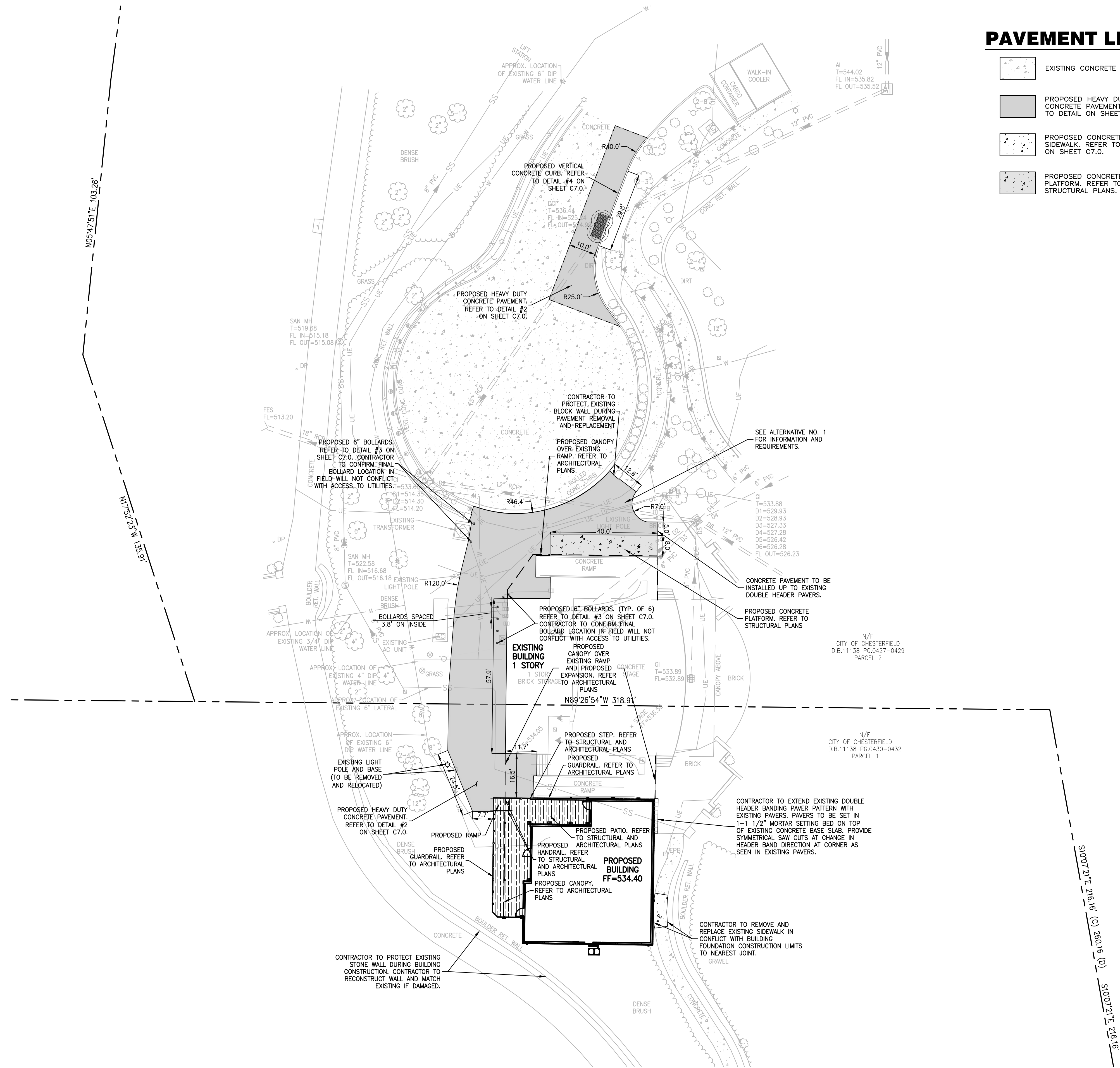
## SITE PLAN

# C4.0



### PAVEMENT LEGEND

- EXISTING CONCRETE TO REMAIN
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C7.0.
- PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET C7.0.
- PROPOSED CONCRETE PLATFORM. REFER TO STRUCTURAL PLANS.



USER: Megan Slevy TAB: C4.0 SITE PLAN  
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| Key Value      | Keynote Text |



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1520 S. Fifth Street, Suite 307  
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# Chesterfield Amphitheater

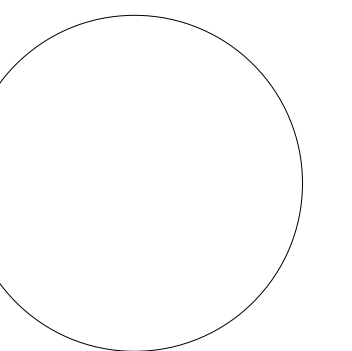
631 Veterans Pl. Dr.  
Chesterfield, MO 63017

City of Chesterfield  
690 Chesterfield Pkwy. W.  
Chesterfield, MO 63017

Project No: 23053

| Revisions |             |      |
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| No.       | Description | Date |
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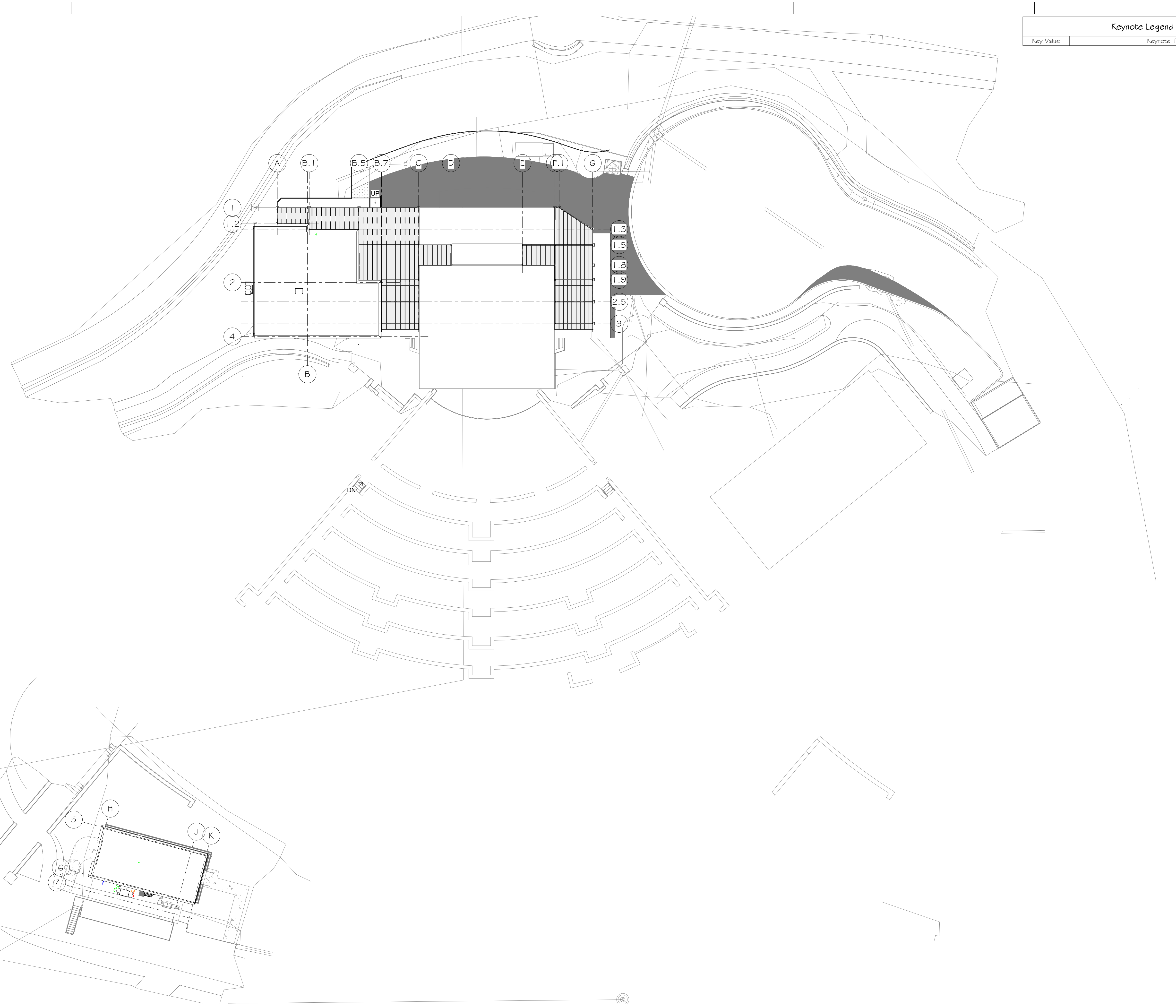


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DATE: 03/29/24

## SITE PLAN

A1.0



N  
1 SITE PLAN  
A1.0 1" = 20'-0"



**bond architects**

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(636) 978.7508 tel

# Chesterfield Amphitheater

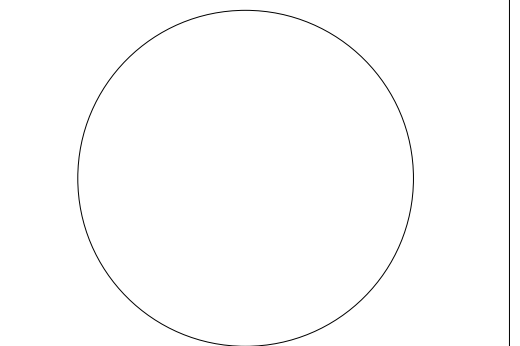
631 Veterans Pl. Dr.  
Chesterfield, MO 63017

City of Chesterfield  
690 Chesterfield Pkwy. W.  
Chesterfield, MO 63017

Project No: 23053

| Revisions |             |      |
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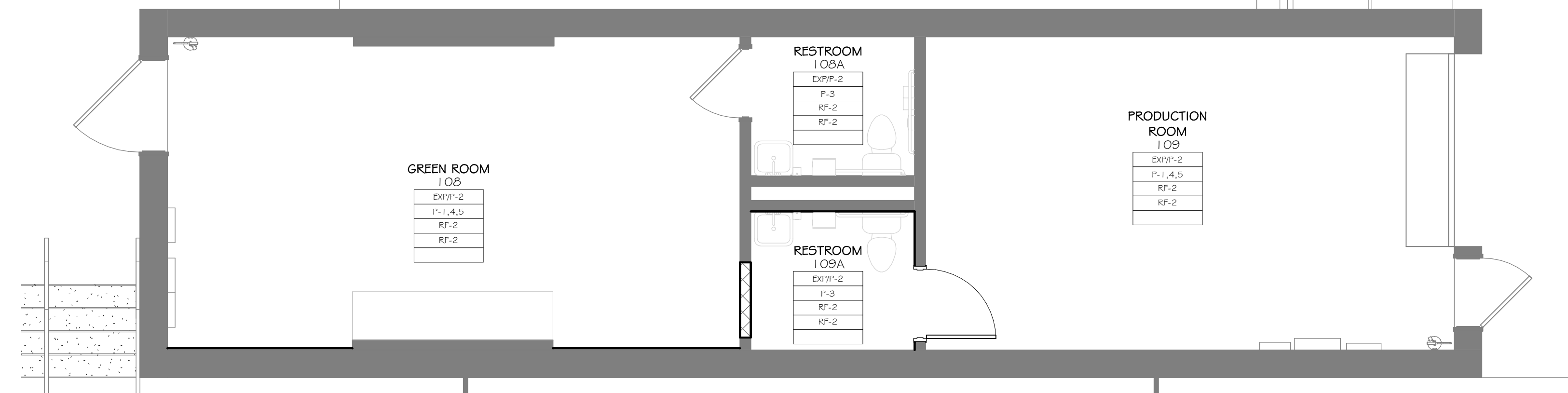


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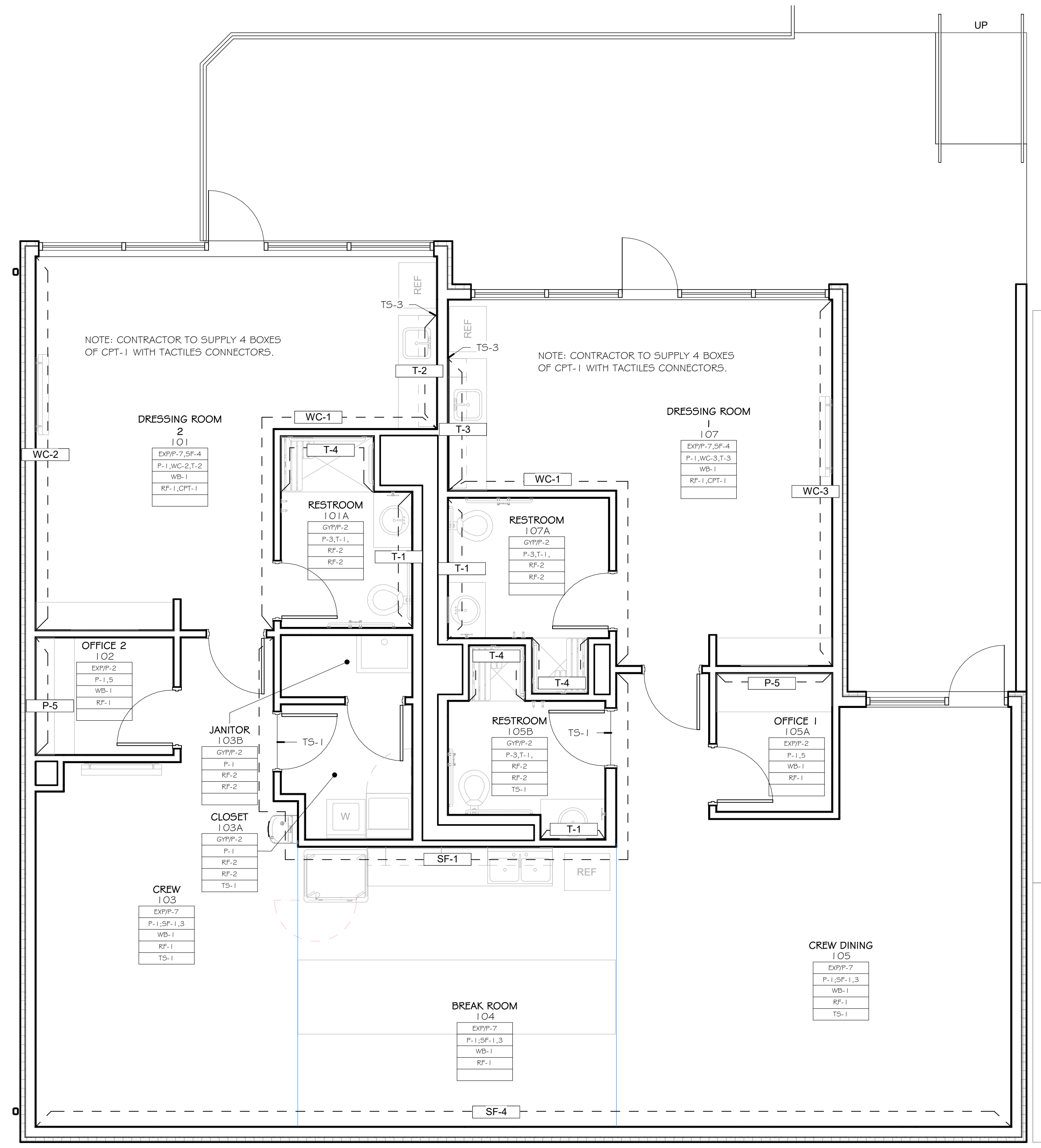
DATE: 03/29/24

## FINISH FLOOR PLAN

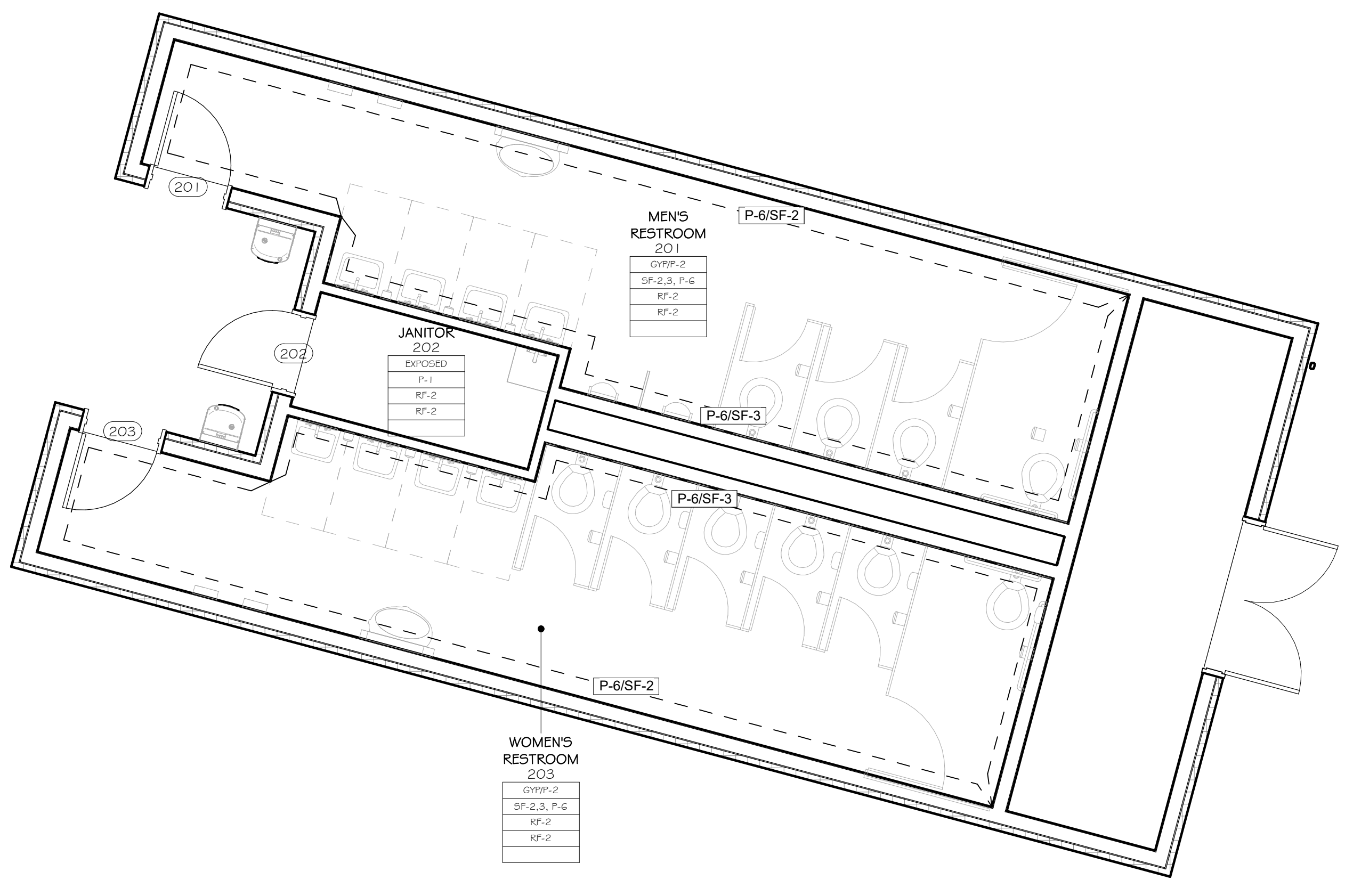
# A14.1



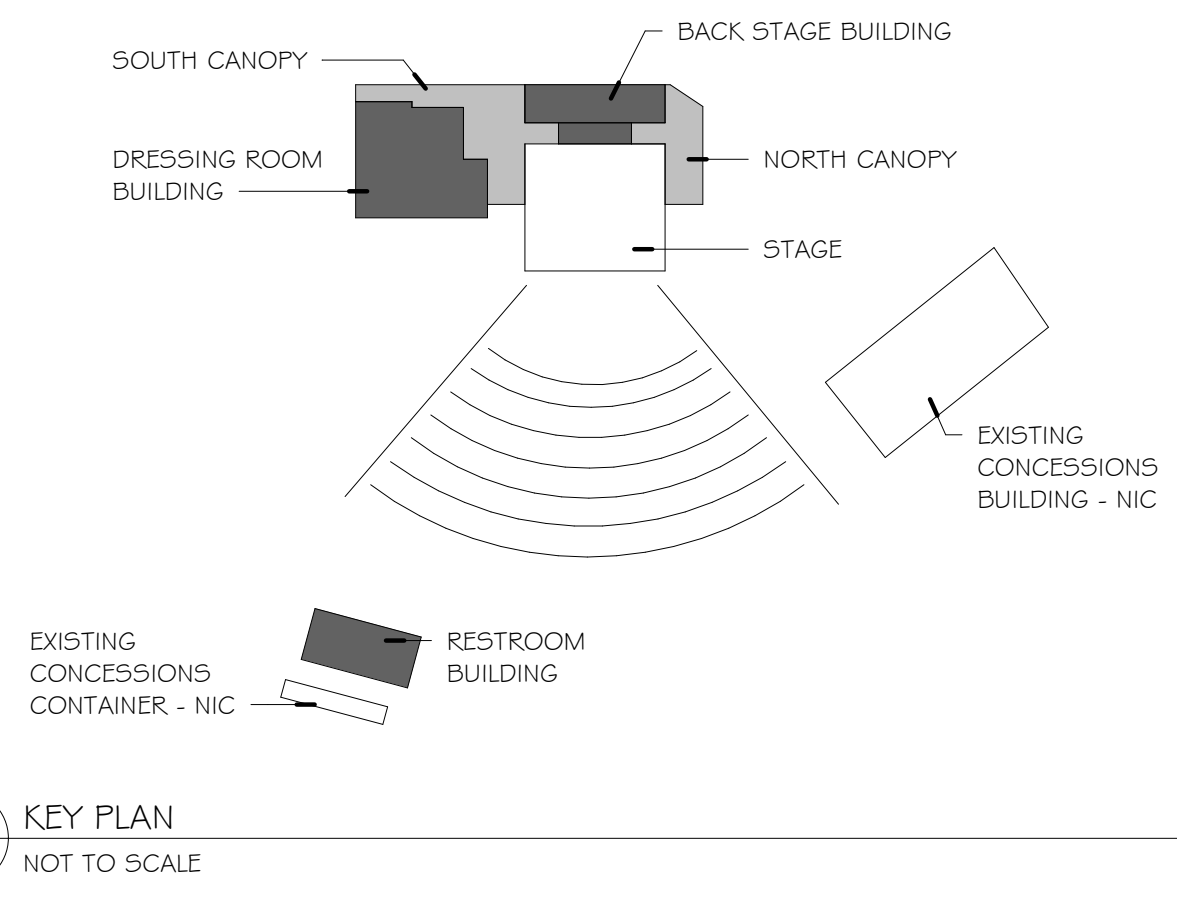
**3 BACK STAGE FINISH PLAN**  
A14.1 1/4" = 1'-0" REF: 1/AG.1



**1 DRESSING ROOM FINISH FLOOR-FINISH**  
A14.1 1/4" = 1'-0" REF: 1/A5.1



**2 RESTROOM BUILDING FINISH PLAN**  
A14.1 1/4" = 1'-0" REF: /



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**bond**  
architects

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MO Certificate of Authority #001498  
796 Merus Court  
St. Louis, MO 63026  
(636) 349.1600 tel

**SSE, Inc.**  
Structural Engineer  
MO Certificate of Authority #000090  
138 West Clinton Pl  
St. Louis, MO  
(314) 956.2233 tel

**Cole & Associates, Inc.**  
Civil Engineer  
MO Certificate of Authority #001165  
1520 S. Fifth Street, Suite 307  
St. Charles, MO 63303  
(636) 978.7508 tel

# Chesterfield Amphitheater

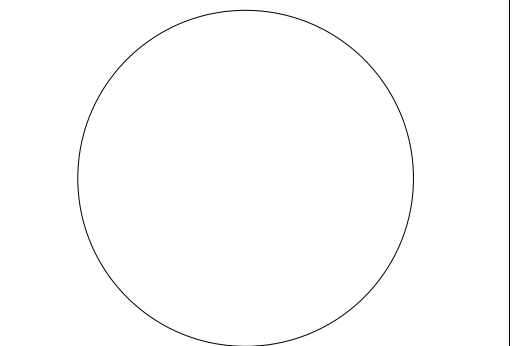
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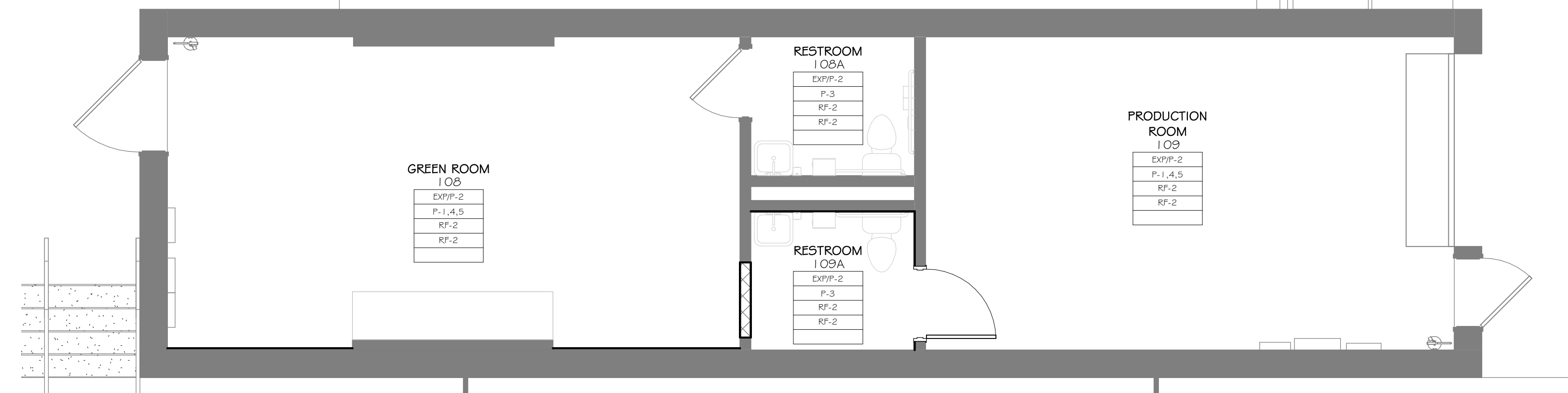


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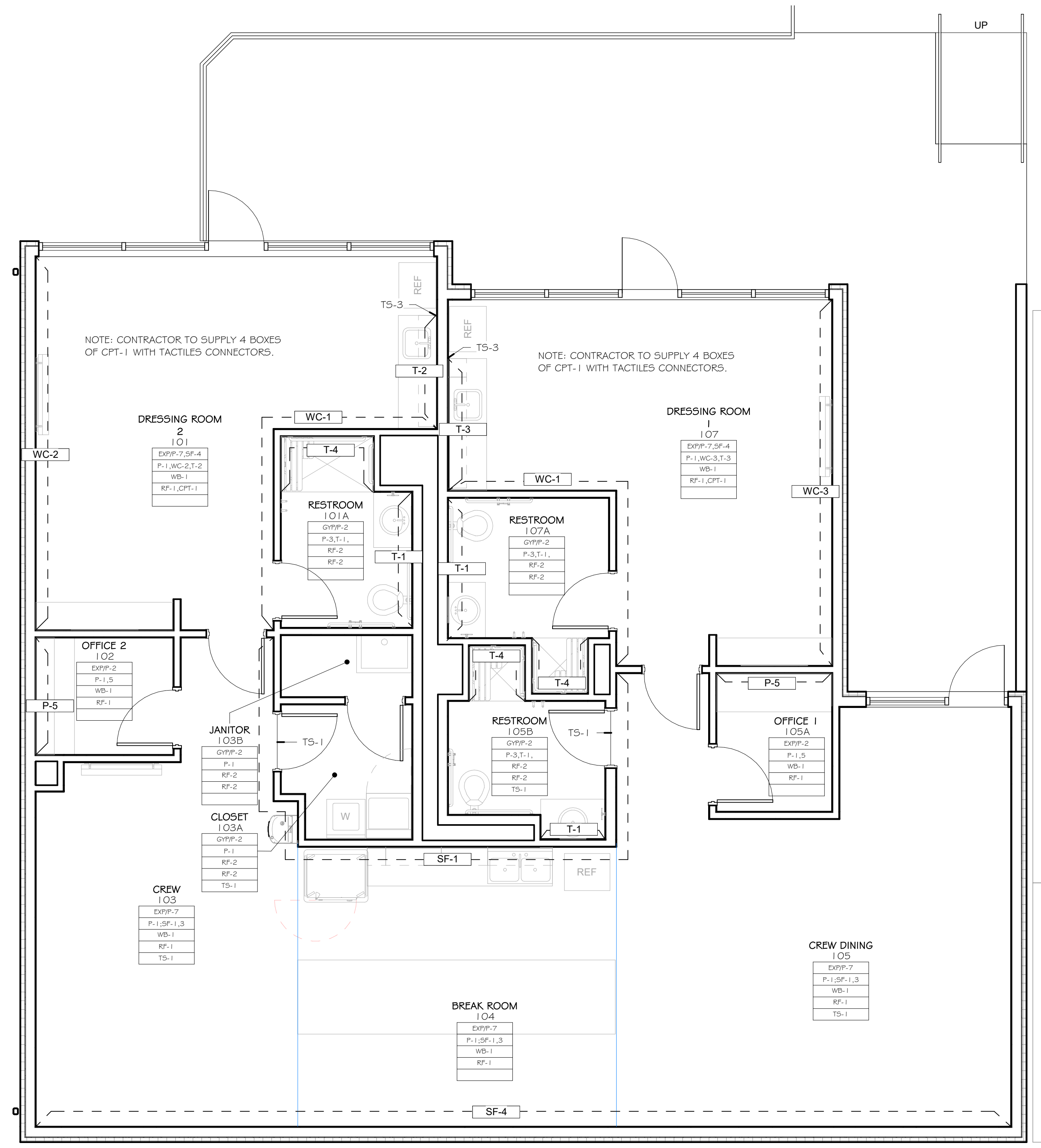
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## FINISH FLOOR PLAN

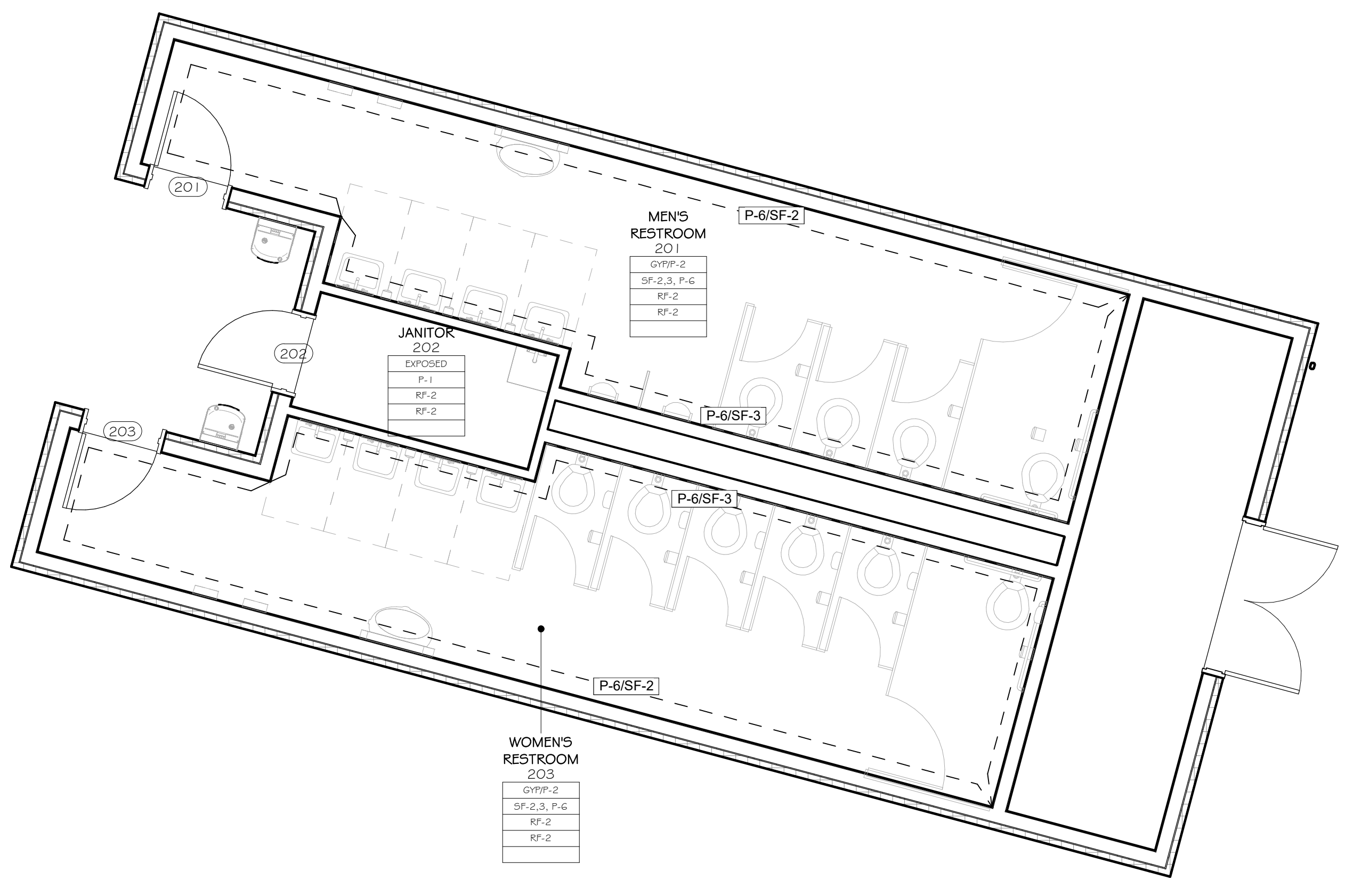
# A14.1



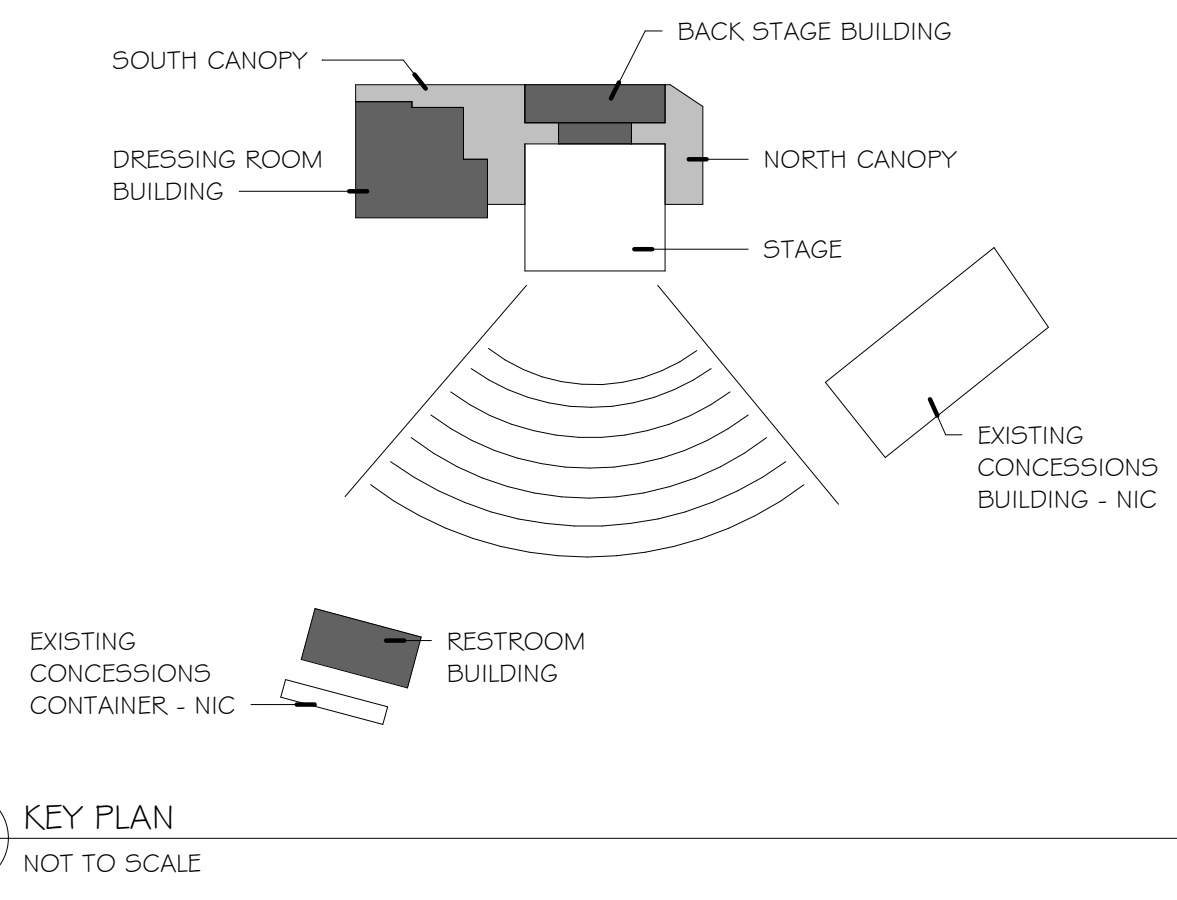
3 BACK STAGE FINISH PLAN  
1/4" = 1'-0" REF: 1/AG.1



1 DRESSING ROOM FINISH FLOOR-FINISH  
1/4" = 1'-0" REF: 1/A5.1



2 RESTROOM BUILDING FINISH PLAN  
1/4" = 1'-0" REF: /



KEY PLAN  
NOT TO SCALE

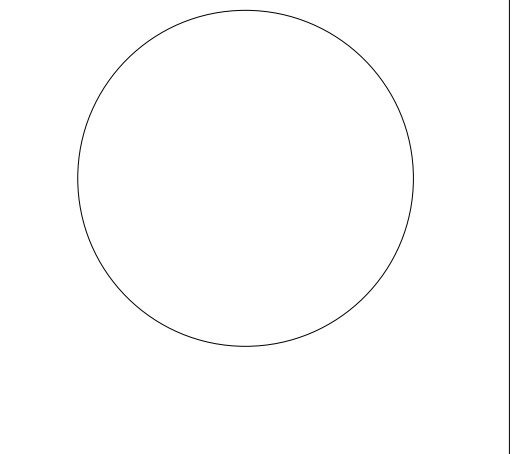
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Project No: 23053

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DATE: 03/29/24

**EXTERIOR ELEVATIONS**

**A5.1**

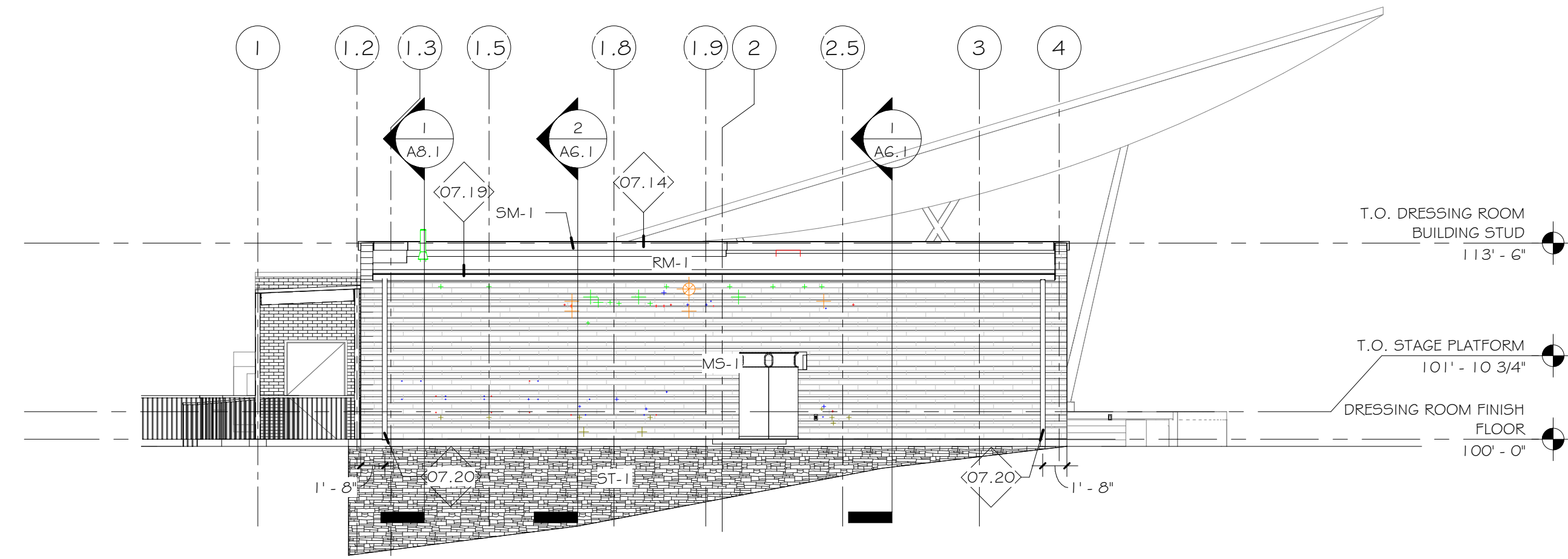
**ELEVATION GENERAL NOTES**

1. REPORT AS INDICATED ON DRAWINGS.
2. REMOVE ALL ABANDONED DEVICES. PATCH AND REPAIR AS REQUIRED TO MATCH RESTORED FINISH MATERIAL.
3. ALL NEW BRICK SHALL MATCH EXISTING IN COLOR, TEXTURE, FINISH, SIZE AND PROFILE UNLESS OTHERWISE NOTED. ALL NEW MASONRY JOINTS SHALL MATCH ORIGINAL IN COLOR, STRENGTH, COMPOSITION AND TOOLING PROFILE.
4. SALVAGE EXISTING, NON-DEFECTIVE BRICK MATERIALS REMOVED DURING DEMOLITION FOR REUSE AT AREAS TO BE INFILLED.
5. CLEAN MASONRY TO REMOVE EFFLORESCENCE AND STAINING.
6. REPLACE ALL EXTERIOR CAULK JOINTS, TYPICAL.
7. REMOVE RUST AND RE-COAT EXISTING ANGLE AS REQUIRED. DO NOT "SPOT" CLEAN. IF EFF OR STAINING IS EVIDENT, CLEAN ENTIRE PLANE OF WALL. CONTRACTOR TO VERIFY EXISTING CONDITION.
8. EXTERIOR STOREFRONT FINISH TO MATCH EXISTING FINISH, UNO.
9. VERTICAL MULLIONS IN EXTERIOR STOREFRONT TO BE SPACED EQUALLY, U.N.O.
10. EXTERIOR STOREFRONT GLASS TYPE TO BE G2 U.N.O., SEE SPECS.
11. MINIMUM GLASS THICKNESSES TO MEET GANA PUBLICATION: "LAMINATED GLAZING REFERENCE MANUAL" AND "GLAZING MANUAL" AND IGMA PUBLICATION FOR INSULATING GLASS: SIGMA TM-3000, "NORTH AMERICAN GLAZING GUIDELINES FOR SEALED INSULATING GLASS UNITS FOR COMMERCIAL AND RESIDENTIAL USE."

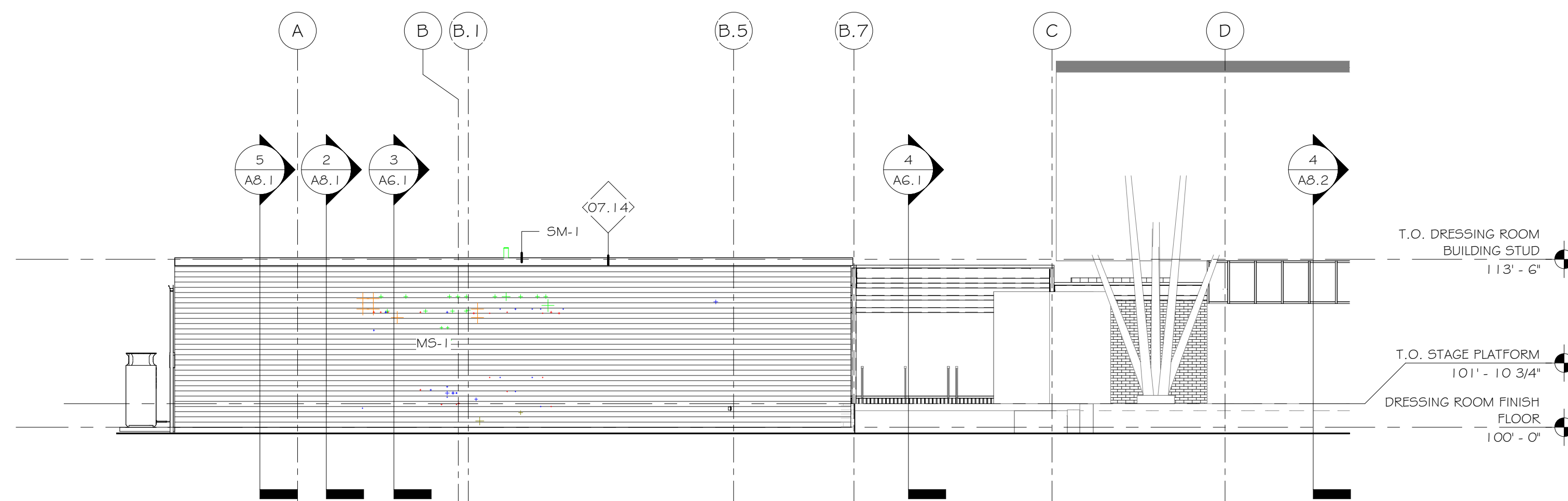
**ELEVATION MATERIALS: SEE SHEET AO.2 FOR MORE INFORMATION**

|        |                                 |
|--------|---------------------------------|
| MS-1   | METAL SIDING 1 (IRONSTONE)      |
| MS-2   | METAL SIDING 2 (AUTUMN THISTLE) |
| CONC-1 | EXPOSED CONCRETE                |
| ST-1   | STONE VENEER                    |
| SM-1   | SHEET METAL                     |
| RM-1   | ROOF MEMBRANE                   |

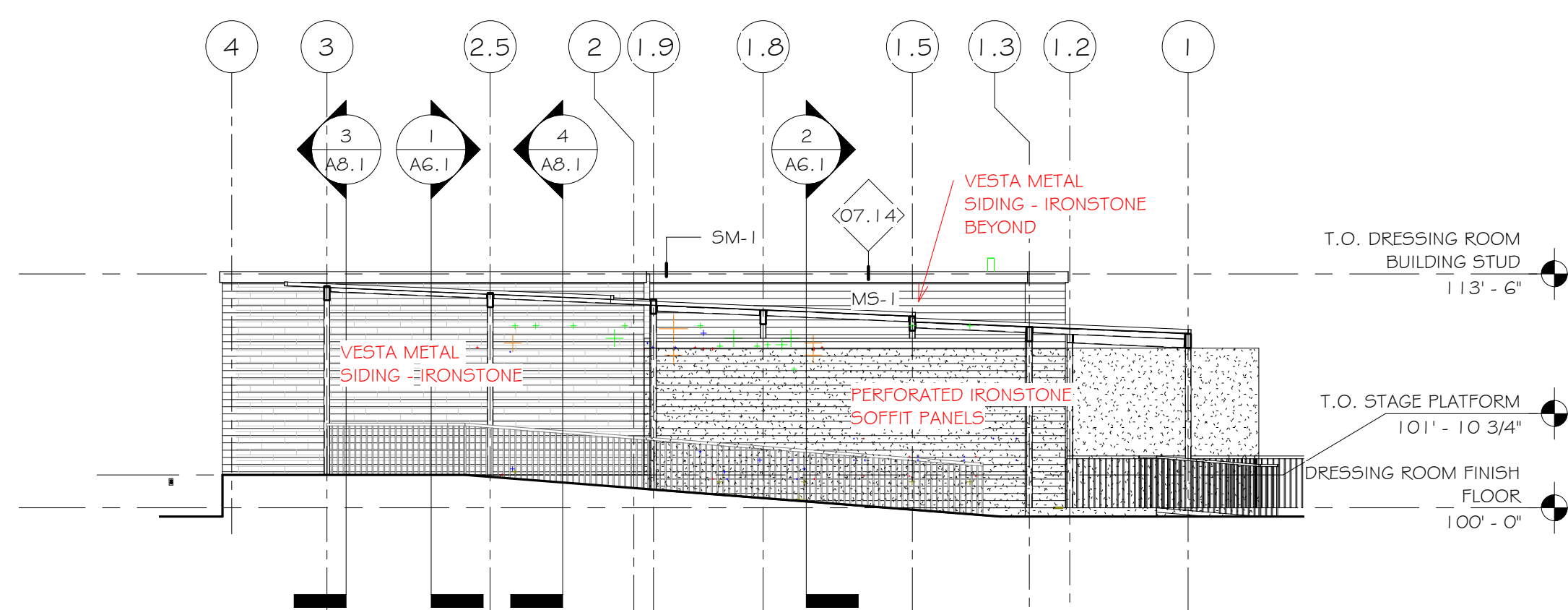
| Keynote Legend |                             |
|----------------|-----------------------------|
| Key Value      | Keynote Text                |
| 07.14          | ALUMINUM COPING             |
| 07.19          | PREFINISHED METAL GUTTER    |
| 07.20          | PREFINISHED METAL DOWNSPOUT |



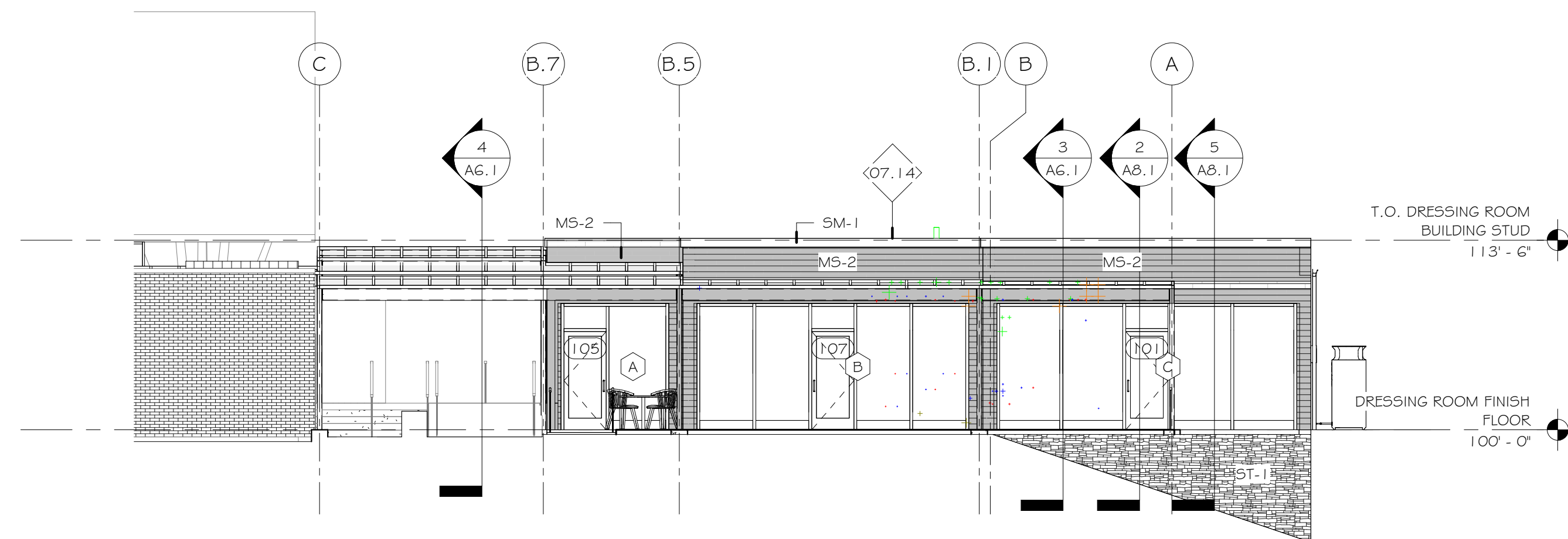
**4 DRESSING ROOM BUILDING SOUTH ELEVATION**  
A5.1 1/8" = 1'-0" REF: 2/A2.1



**3 DRESSING ROOM BUILDING EAST ELEVATION**  
A5.1 1/8" = 1'-0" REF: 2/A2.1



**2 DRESSING ROOM BUILDING NORTH ELEVATION**  
A5.1 1/8" = 1'-0" REF: 2/A2.1



**1 DRESSING ROOM BUILDING WEST ELEVATION**  
A5.1 1/8" = 1'-0" REF: 2/A2.1



**BID TABULATION**  
**Chesterfield Amphitheater Back-of-House Improvements**  
**2023-PW-15**  
**July 23, 2024**

|    | <u>Company Name</u>                                  | <u>Base Bid</u> | <u>Alternate 1</u> | <u>Alternate 2</u> | <u>Construction time<br/>(Calendar Days)</u> |
|----|--|-----------------|--------------------|--------------------|--|
| 1  | Aspire Construction Services, LLC                    | \$1,695,300.00  | \$24,900.00        | \$56,800.00        | 252  |
| 2  | G.S.& S. Construction                                | \$1,760,000.00  | \$28,000.00        | \$188,000.00       | 224  |
| 3  | Bingman Construction                                 | \$1,874,000.00  | \$24,000.00        | \$47,000.00        | 252  |
| 4  | Hankins Construction Co.                             | \$1,886,000.00  | \$27,000.00        | \$2,227.00         | 252  |
| 5  | C. Rallo Contracting Co., Inc.                       | \$1,919,000.00  | \$38,000.00        | \$70,000.00        | 252  |
| 6  | Kadean Construction Co., Inc.                        | \$1,988,035.00  | \$42,800.00        | \$76,700.00        | 252  |
| 7  | Integra, Inc.  | \$1,998,986.00  | \$31,867.00        | \$80,445.00        | 320  |
| 8  | Bombshell Construction Services                      | \$2,000,000.00  | \$40,000.00        | \$85,000.00        | 235  |
| 9  | Jackson Building Group Inc.                          | \$2,050,000.00  | \$40,000.00        | \$75,000.00        | 252  |
| 10 | Wright Construction Services                         | \$2,052,000.00  | \$30,000.00        | \$74,000.00        | 252  |
| 11 | AME Construction, LLC d/b/a A.Eilers<br>Construction | \$2,172,000.00  | \$40,000.00        | \$265,000.00       | 252  |

**EXHIBIT A**

**BID FORM**

BID TIME: 10:00 a.m.

BID DATE: Tuesday, July 23, 2024

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 01 through 02, for the

Chesterfield Amphitheater Back of House Improvements  
2023-PW-15

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

The City is requesting proposals for this work, consisting of construction of a new building consisting of a habitable lounge space, dressing rooms, restrooms with shower facilities, a kitchen and laundry space and renovation of existing various back of house facilities at the Chesterfield Amphitheater.

The Contract contains an alternative dispute resolution provision which may be enforced by the parties.

**Bid submitted by:**

Company Name: Aspire Construction Services, LLC

Address: 305 Parkway Industrial Ct

City, State Lake St. Louis, MO

Phone number: 636-493-1600 Fax: N/A

E-mail address: gkrueger@aspire-stl.com

Type of Firm: Sole Partnership \_\_\_\_\_ Partnership \_\_\_\_\_  
Corporation X Other \_\_\_\_\_

Officer Grant Krueger

Title President

Signature 

Date 07/23/2024

**1.01 OFFER**

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Architect and Owner for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Base Bid Sum of:

- B. One Million Six Hundred Ninety Five thousand Three Hundred Dollars

(\$ 1,695,300.00), in lawful money of the United States of America.

- C. We offer the following amounts as optional alternates to be selected at the discretion of the City.

1. ALTERNATE # 1: Stamp and Color heavy duty concrete pavement (design and color per City of Chesterfield approval) in lieu of standard broom finish for +/- 3,400 SF. See sheet C-4 for information.

ADD \$ 24,900.00

2. ALTERNATE # 2: Install footings, to support the future translucent panel canopy. See sheet S2.3 for information.

ADD \$ 56,800.00

- D. **We have included** necessary security Bid Security (Bid Bond) within Bid Amount, as required by Section 4.2, Bid Security, in the Instructions to Bidders.
- E. **We have included** the required Performance Bond and Payment Bond in the Bid Amount as required by Section 12.6, Bonds, in the General Conditions.

The cost of both required bonds is 5% Dollars

(\$ \_\_\_\_\_), in lawful money of the United States of America.

- F. **We have included** Builders Risk Insurance within Bid Amount, in accordance with Job Special Provision, JSP-2.
- G. **All applicable** State and Federal Taxes have been excluded from the Bid Sum.

**1.02 CONTRACT TIME**

- A. If Bid is accepted, we understand the project work area availability is in accordance with JSP-4, that the area will be partially available starting September 23, 2024, fully available starting October 28, 2024, and that the project must be completed by June 2, 2025 which is 252 calendar days from September 23, 2024.
- B. We expect to complete work within 252 **Calendar** days. (Bidder to enter number of **Calendar** days.)

**1.03 BID FORM SUPPLEMENTS**

- A. We agree to submit the following Supplement to Bid Forms within twenty-four (24) hours after submission of this Bid, as required for additional bid information:
1. Section 4.3.1 Instructions to Bidders, Exhibit C - Proposed Subcontractors Form: Include the names of all Subcontractors and those portions of Work they will perform.

**END OF BID FORM**

**Y**ou know Forest Park, of course, and all of its many wonders: the nature playscape, the golf courses, the cricket field, the Victorian bridge and all the unexpected hidden delights.

And you probably know Tower Grove Park, with its collection of brightly colored Victorian pavilions, its beloved Clydesdale, Moonshine and the fake ruins that should be tacky, but somehow aren't.

You may also be familiar with Carondelet Park with its stately lake, its impressive boathouse and its beloved rec center.

Pere Marquette State Park has its mighty lodge, along with the famous fried chicken served there. Lone Elk Park has its elk and its bison and its deer that look at you like you're the one who doesn't belong there.

But the St. Louis area has much more than these. The region is home to more than 200 city and county-owned parks, from tiny Hotz Park in Edwardsville (870 feet, the size of a one-bedroom apartment) to, of course, Forest Park (1,326 acres, somewhat smaller than the city of Clayton).

---

## **People are also reading...**

- 1 Third bear sighting reported in southern Illinois, sheriff says**
- 2 Creve Coeur-based nursing home operator files for bankruptcy**
- 3 MSD's recently retired CEO was paid more than \$100,000 for unused vacation, sick time**
- 4 Ankle injury interrupts Tommy Edman's rehab games, delays his return: Cardinals Extra**

---

Each park has its share of amenities or pleasant views. Each is lovely in its own way.

But we're not interested in the ordinary. We set out to find local parks that are wow-worthy.

And we're not talking about nature's awesome glory, or anything boring like that. Every park features glorious vistas and beautiful nature in one respect or another. We're talking about spectacular amenities that were made by man.

The biggest parks are obvious. We searched for the extraordinary at some of the lesser-known parks in the area.

And what we found? All we can say is: Wow.



An aerial view of Brentwood Park on June 2, 2023, after a ribbon-cutting ceremony.

Arthur Trickett-Wile

## **Brentwood Park**

*2924 Brazeau Avenue, Brentwood*

The new three-acre playground at Brentwood Park has just about everything you could want in a playground, including a concrete diorama of the nearby confluence of Black and Deer creeks, complete with dams to regulate the flow of water.

The playground also boasts a fairly short, non-scary zipline and a somewhat scarier steep and curvy slide.

A merry-go-round is built at ground level so no one gets hurt falling off, and the ground surface is made from an ultra-soft and bouncy substance. A rock-climbing wall is built over the same substance for safety and a pair of short slides are fashioned from rollers, so the slider can slide faster.

On one platform is a music section, with a steel drum, bongo drums and a xylophone that comes with color-coded sheet music for such songs as "Row, Row, Row Your Boat" and "Swing Low, Sweet Chariot."

Two extensive jungle gyms offer climbing fun for different levels of ability. And a playground kit mostly made of wood is a nicely compact structure with all the bridges and towers and things to climb that kids have come to expect.

Also, there is a silo. It's actually a water storage tank, but it looks like a silo. Either way, it seems like an odd thing to place in a playground.



The Awakening II in Chesterfield Central Park.

Laurie Skrivan, Post-Dispatch

## Chesterfield Central Park

*16365 Lydia Trail, Chesterfield*

The big draw at the Chesterfield Central Park, other than the manmade (or man-enhanced) creek, the amphitheater and the aquatic center, is the art.

The park grounds are adorned with any number of pieces of statuary. Most are similar to what you would find in the fountain of one of the better shopping malls. But one piece is genuinely notable.

The Awakening II, by John Seward Johnson, is a copy of a 1980 sculpture also made by Johnson. On a massive scale, it depicts a giant struggling to free himself from the earth.



The giant's face emerges from the ground, and above it an arm. On the other side of the seemingly submerged body is part of a hand. Below is the knee, with a section of the thigh and calf, and below that is the tip of a foot.

It's just five pieces of a body, but it a dynamic and even moving work of art.



Groups of kids play on the upper levels of Monsoon Mountain on July 19 at Collinsville Aqua Park in Collinsville. The sprawling structure has five waterslides, water guns, and a 500-gallon bucket that dumps water on people below every five minutes.

Zachary Linhares, Post-Dispatch

## Collinsville Aqua Park

*10 Gateway Drive, Collinsville*

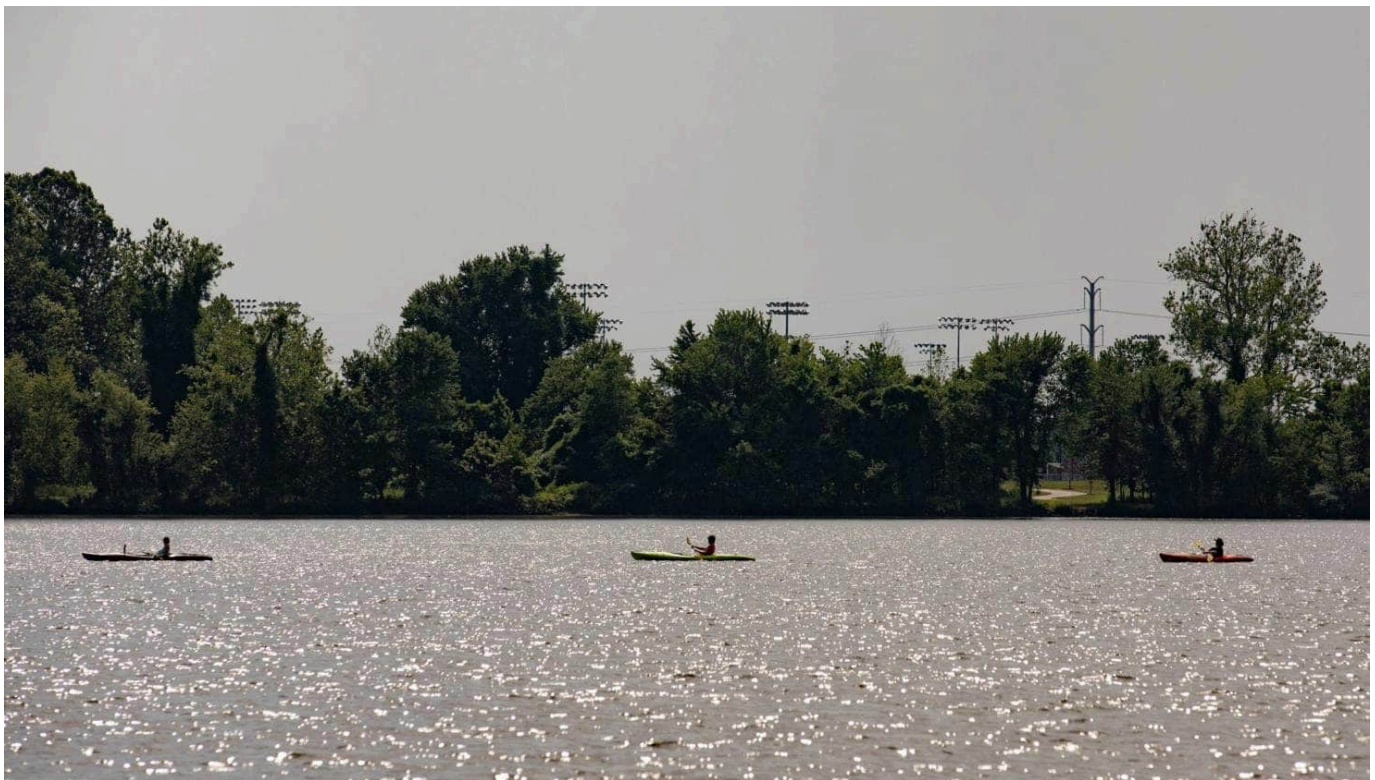
The most amazing part of the amazing Collinsville Aqua Park is located in the water park's rear corner.

It's called Monsoon Mountain, and it is a water-based playground that looks like it was designed by Rube Goldberg.

A structure three-stories high is a vertical labyrinth of stairs, bridges, water slides, turning wheels and water, water everywhere. On one side, a small bucket fills with water and dumps it out on your head. On another side, a MUCH bigger bucket fills with water and dumps it onto a slanted surface (which lessens the force of the water), which then dumps it onto your head.

Other amenities include a large, shallow pool with fountains and a gentle slope, plus a rope course crossing the pool on covered inner tubes. A lap pool features a rock-climbing wall. Two twisting water slides nearly 20 feet high splash down into one pool, and inner tubers float down a lazy river in another pool.

Collinsville residents pay \$17, \$15 for seniors and children. Non-residents pay \$25, \$20 for seniors and children.



Kayakers paddle across Creve Coeur Lake in Maryland Heights in 2021.

Post-Dispatch

## Creve Coeur Lake Park

*13236 Streetcar Drive, Maryland Heights*

The Go Ape! treetop adventure park in the midst of a county park is strictly for people with acrophilia — a love of heights.

From platforms high up in the trees, as high as 25 feet, thrill seekers cross wobbly wooden bridges with slats missing to get from one tree to the next. Or they test their balance on swaying wooden poles no more than a few inches wide. Or they walk from one tree to another on a single cable, like a tightrope.

Of course, there are other cables or ropes to hold onto, and the participants are always firmly tethered to another cable above them to keep them from falling.

And at the end of each of the five courses is the main event, a zipline to bring you safely back down to earth. These are of different heights, lengths and speeds, with the last one maxing out at 200 feet long, through the trees.

Considering all the wildlife in the park, there is a good chance you'll land on a family of deer at the end.

The Go Ape! company that runs the adventure park, and others throughout the United States and the United Kingdom, is a for-profit venture and not part of the St. Louis County Parks system. Admission is \$59.95 for people 16 and older, \$49.95 for people ages 10-15. No one under 10 is admitted to the Go Ape feature at the park.

Once you get done with dancing from treetop to treetop, the rest of the park offers nature hikes and opportunities to paddleboard or row a boat on a sylvan lake, or to enjoy the lake's sandy beach.



The Russell and Ruth Goetz Kraus House, known locally as the Frank Lloyd Wright House in Ebsworth Park in Kirkwood.

Robert Cohen, Post-Dispatch

## Ebsworth Park

*120 North Ballas Road, Kirkwood*

Ebsworth Park is technically 10 acres, but the only part anyone is interested in is a compact 1,900 square feet.

That's the footprint of the Kraus House, which was designed in the late 1940s and early 1950s by America's preeminent architect, Frank Lloyd Wright.

It couldn't be designed by anyone else. The style is unmistakable: the long, low, horizontal silhouette, the blending of brick and wood (in this case, Tidewater cypress), the obsessive attention to detail that brings together every aspect of the home.

The house is only open for tours given by knowledgeable docents. Admission is \$20, \$10 for children 7-12, and the tours are only given at certain times on certain days. The schedule and ticket information is at [ebsworthpark.org](http://ebsworthpark.org).

Because it is a St. Louis County Park, the grounds are officially open from dawn until dusk, even when the driveway gate is locked. You can park in front of the gate and walk up the hill to see the house's exterior, which is impressive by itself.



The old bear pit towers stand out at the southeast corner of Fairground Park on July 17 in St. Louis. The structure is the last remnant of St. Louis' first zoo and once housed the bears.

Zachary Linhares, Post-Dispatch

## Fairground Park

*Natural Bridge and Vandeventer avenues*

What grabs you the most about Fairground Park are the imposing, castle-like bear pits. Because what park doesn't need bear pits?

There are no bears in the bear pits. All that is left is a building facade and a story.

Here's the story: The park was originally the site of the St. Louis Exposition, an agricultural and technological fair held annually from 1856-1902, except during the Civil War. It had the largest amphitheater in America, with 12,000 seats, and also a racetrack for horses.

A zoo was added to the site beginning in 1876, including the bear pits. But the exposition stopped being held in 1902 as the city and the world turned its attention to what became the World's Fair of 1904.

The racetrack closed in 1905 when horse racing was made illegal in Missouri, and the new St. Louis Zoo took over the animals and some of the structures when it was founded in 1910.

After the park's swimming pool was integrated in 1949, a riot resulted in 12 injuries, six of them serious. Four people were arrested. The pool, originally the largest in the world, was closed. A new, smaller pool was opened in 1958.



A fairy garden founded by Amy Kidwell is situated along the sidewalk in Francis Park on March 28, 2020, in St. Louis. Kidwell, who began creating fairy gardens nearly two decades ago, said the gardens have brought "joy" and "an escape" to others in her neighborhood.

Post-Dispatch

## Francis Park

*Eichelberger Street and Donovan Avenue*

In a pine grove on the west side of Francis Park is a charming fairy garden, with tiny houses and little figures of fairies and trolls. A sign reads "Everybunny welcome." It can't possibly be an official part of the park, but somehow it fits in just fine.

The park forms a long rectangle, centered around a long and rectangular lily pond. In and around the pond, along with the lilies, are fanciful statues of a mermaid reading a book and a dragon, along with other mosaic artworks.

Next to the park's six pickleball courts and six tennis courts, and near the playground and the well-maintained baseball diamond, is a handsome stone building that is clearly the best-looking concession stand in town. It doubles as a beer garden, with beer, cocktails and eight types of pizza on the menu.

Two handball courts are in good condition and apparently see some use; a racquetball court nearby could use a little work.

A small, native-plant garden has its own peaceful gazebo, and a terraced spot called Emil's Garden offers another place for quiet contemplation.



A tour group looks around the Daniel Boone home in Boonesfield Village, 1868 Highway F, Defiance, in 2000.  
Post-Dispatch

## The Historic Daniel Boone Home

*1868 Highway F, Defiance*

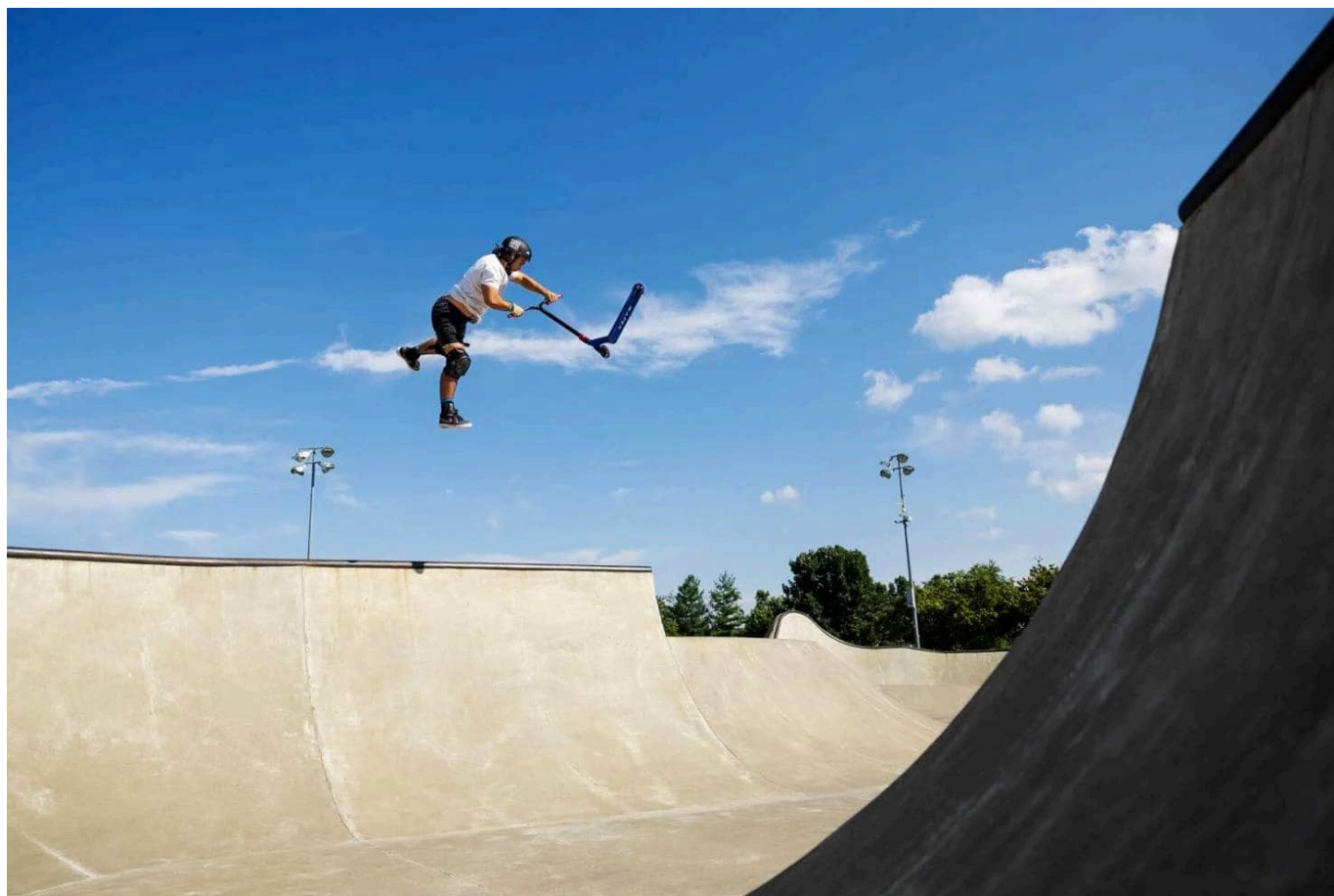
Even if it were not for the Daniel Boone connection (the pioneer and folk hero lived there, off and on, for the last 16 years of his life), this park featuring 19th century buildings would be worth a visit.

More than a dozen structures, built in the early 1800s and later moved to the site form a sort of village: You can see a small house, a lovely chapel, a general store, a carpenter's shop, a grist mill and more.

But the highlight is the house Boone lived and died in; it was built by and for his youngest son, Nathan. A handful of the furnishings belonged to the Boone family; the rest are of the period. The home itself is large for the time and circumstances, and



rustically comfortable. The historic interpreters call it a "frontier mansion." And if an interpreter asks you the name of Boone's dog, the answer is Cuff.



Professional scooter rider, Sam Morris, from Wentzville, whips his scooter in the air on Wednesday, July 17, 2024, at Kinetic Park in Dardenne Prairie. "This has been my local skatepark and the only one I've ridden when I'm here for 10 years," Morris said. "It's home base."

Zachary Linhares, Post-Dispatch

## Kinetic Park

*7801 Town Square Avenue, Dardenne Prairie*

Think of it: An entire park devoted to skateboards, bicycles, roller skates and scooters.

It's big, too. At 33,000 square feet, the concrete bike-and-skateboard course is the largest in Missouri, filled with hills and hillocks, and railings for the skateboarders. Different sections are designed for riders of all abilities.

But that's just part of the park. Bleachers overlook a pump track, one of the largest asphalt pump tracks in the state. With a pump track, you generate momentum by moving your body up and down, rather than peddling, and this version offers sharp and rounded turns, and a couple of places to put a little air between you and the ground.

There is also a somewhat easier, more traditional road course. It offers smaller hills and moguls, plus a couple of interesting twists such as riding through hoops and a steep, wood-plank, sharply banked turn.

Admission is free.



A mute swan floats on the Lafayette Park pond in 2019.

Post-Dispatch

## Lafayette Park

*2023 Lafayette Avenue*

Lafayette Park is a particularly serene urban oasis. And perhaps the serenest spot is a little stone grotto with a little stone-lined pond. Turtles live in the pond, and swans glide elegantly on top of it.

Above the pond is a graceful iron bridge built, according to a sign, to replace a more rustic wooden bridge that was "destroyed by the Great Cyclone of 1896."

Across from the pond is a gazebo surrounded by plush plantings of uncommon beauty.

Another setting of serenity is nearby. A placid lake featuring a towering fountain, like Old Faithful, attracts dozens of Canada geese and at least an equal number of ducks.

They like an urban oasis, too.

## **Gordon F. Moore Park**

*4550 College Avenue, Alton*

On paper, the Gordon F. Moore Park is one of the most amazing parks in the region.

It's not big on nature, but look at what it offers: eight tennis courts, 10 baseball diamonds, 27 holes of golf designed by Arnold Palmer, six play areas (including one inclusive area), 19 soccer-or-football fields, a 13-acre fishing lake, an Oriental garden, a rose garden, a hosta garden, a freedom shrine, a short nature trail and a waterfall.

Unfortunately, as of June 26 it also has a massive sinkhole, 200 feet wide and growing, right between two of the soccer fields and caused by a mine collapse under the grounds.

So the park is closed now. Officials with the Alton Parks and Recreation Department do not know when it will be reopened.



Remi Land, left, 1, from Wentzville, arrives to the park as Ethan Pikey, 3, and his sister Ellie, 9, from Wentzville, climb on the playground on July 17 at Oglesby Park in Foristell. The popular park features shelters, a playground and hiking trails.

Zachary Linhares, Post-Dispatch

## Oglesby Park

*2801 West Meyer Road, Foristell*

The walking trails are lovely, the pond is serene, but what really makes Oglesby Park stand out is its spectacular playground. Or playgrounds.

The first one you come to from the parking lot is a rope-climbing jungle gym, and it is enormous. It's the size of a helicopter landing pad. It's so big, it has its own slide, as if a colossal jungle gym were not enough fun on its own.

The next section is officially designed for children 2-12, but it's really for kids 2-5. This playground set consists of platforms with bridges and slides. It even has rock climbing, which is to say there is a plastic rock, and you can climb on it. Kids can also

play with a modern version of the classic Fisher Price Farmer Says See 'n Say toy ("the cow goes moo").

The final section, for children 5-12, is the biggest playground set you've ever seen; it's the size of a Harrier jet. It is so extensive and complex that some of its bells and whistles have their own bells and whistles. Literally, it has two bells. And bongo drums. And a xylophone.

When we were there, every parent said, "It's time to go." And every child said, "Just one more time. Pleeaase?"



Mariasol Figueroa Johannes leads the pack of cycles as she races into the second turn at the Penrose Park Velodrome in 2013 in St. Louis.

Laurie Skrivan, Post-Dispatch

## Penrose Park

*4700 North Kingshighway Boulevard*

There are only 27 velodromes in the United States, or 18, or 16, depending on whom you ask. One of them is tucked away in the northern reaches of Penrose Park.

A velodrome is a tightly banked, 1/5 mile concrete track for bicycle races. The Penrose Park track is open to anyone who wants to use it, and hosts races on Thursday nights.

You can see the velodrome from northbound North Kingshighway Boulevard, and it looks to be in good shape (it was resurfaced in 2019). But for the life of us, we can't figure out how to actually get to it.

Use of the velodrome is free.



Members of the Staunton Storm U9 baseball team run sprints for fun during warm-ups prior to a game at Plummer Family Park in Edwardsville on May 6, 2023.

David Carson, Post-Dispatch

## Plummer Family Park

*3501 Sports Drive, Edwardsville*

Seemingly carved out of the Plains, this park is a sports-lover's dream come to life. It has everything you could want in team sports, except NILs and illegal gambling. And more is still to come.

At the moment, the park boasts four little league and softball-sized fields, each with soft artificial turf, spiffy dugouts and scoreboards. Three synthetic multi-purpose fields and three natural grass fields are lighted for day or night soccer, football, rugby or other games that need wide, open spaces. And the 12 pickleball courts probably see the most use.

Construction is underway to make it even bigger. Four more baseball fields are being added, but these will be larger, for high school and college ball. Fourteen more pickleball courts are coming, including one with bleachers for championship play. Everything will be lighted.

The concession stand prices are reasonable, too: \$4 for an all-beef hot dog, \$4 for a beer, \$3 for a 20-ounce soft drink and \$1 for a bag of chips.



Kathleen Niemczyk and Don Young of Maryland Heights visit the horse and cattle stables Aug. 18, 2020, at Suson Animal Farm at Suson Park.

Post-Dispatch

## Suson Park

*6073 Wells Road, unincorporated St. Louis County north of Arnold*

The farm animals at Suson Farm in Suson Park are so adorable and endearing that we know one woman became a vegetarian after seeing them.

It only lasted for one day, but still. Those are some powerfully cute animals.

Suson Farm gives city and suburban kids who have never seen a cow or a horse or a sheep the chance to see cows and horses and sheep.

And goats and chickens and turkeys and pigs and diminutive exotic breeds such as miniature donkeys and horses, dwarf goats and the like.

While some of the animals are not to be fed, others can be. You can buy small handfuls of feed for a quarter — one is for goats and sheep, the other feeds chickens, turkey, ducks and geese.





Pool-goers enjoy Memorial Day at Wapelhorst Aquatic Facility in St. Charles on May 29, 2023.

Post-Dispatch

## Wapelhorst Park

*1875 Muegge Road, St. Charles*

The Wappelhorst Aquatic Facility in Wapelhorst Park has enough room for 800 people. And it is large enough, with enough things to do, for them to all have fun at the same time.

Perhaps the most striking feature are the two speed slides, five stories high, that hurtle you down at a wonderfully frightening rate of speed. But that's just one small (but tall) part of the park.

An extensive lazy river feature allows you to enjoy a leisurely inner-tube float before, perhaps, taking on the Boomerango slide (a long, enclosed and curvy slide opens up to a quarter-pipe where you seem to defy gravity by going up a slide before coming back down).

There are also two body flume water slides, a children's pool with one of those Rube Goldbergesque structures similar to the Monsoon Mountain at Collinsville Aqua Park and also a regular pool for, you know, regular swimming.

St. Charles residents generally pay \$11.50, \$10.50 for seniors and children.

Nonresidents pay \$16, \$14 for seniors and children. Prices are lower for children 2 and under and for everyone after 4 p.m.

**By Daniel Neman**

Features writer

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