



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 21, 2024
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** – City Clerk Vickie McGownd

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – October 7, 2024
 - B. Public Hearing Minutes** – October 7, 2024
 - C. Executive Session Meeting Minutes** – October 7, 2024
 - D. F&A Committee of the Whole Meeting Minutes** – October 1, 2024

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, November 4, 2024 – City Council (7:00pm)**
 - B. Wednesday, November 6, 2024 – Parks, Recreation & Arts (5:30pm)**
 - C. Thursday, November 7, 2024 – Planning & Public Works (5:30pm)**

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. 3522 – Parking Restriction – Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive:** An ordinance amending Schedule VII of the Traffic Code of the City of Chesterfield by implementing a parking restriction on Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive. **(Second Reading) Planning and Public Works Committee recommends approval.**
- 2. Proposed Bill No. 3523 – P.Z. 05-2024 16624 Old Chesterfield Road:** An ordinance amending City of Chesterfield Ordinance 2646 to establish four new permitted uses and revise the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark and Preservation Area (LPA) overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (17t310083). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Ballwin Acres (The Glen) 2024 PP:** A Preliminary Plat and associated plans for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive (Ward 3). **(Roll Call Vote) Planning & Public Works Committee recommends approval.**
- 4. Purchase of a Walk-Behind Forklift:** Recommendation to City Council for its consideration of approval of the purchase of a new Walk-Behind Forklift from Crown Lift Trucks – St. Louis in an amount not to exceed \$35,559.00, and to authorize the City Administrator to execute the necessary Purchase Order and intra-fund budget transfer. **(Roll Call Vote) Planning & Public Works recommends approval.**
- 5. Next Meeting – November 7, 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 – November 6, 2024

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

1. Next Meeting – not yet scheduled

X. REPORT FROM THE ASSISTANT CITY ADMINISTRATOR – Elliot Brown

A. 2025 Fiscal year budget proposal – Increase in allocation for Sidewalk Repairs – Capital Projects Fund

XI. OTHER LEGISLATION

A. Proposed Bill No. 3525 – Long Road Lipton Parcel, Lots 3-7: An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 3-7 of the Long Road Lipton Parcel subdivision totaling 8.98-acres of land zoned “PI” Planned Industrial District (17U410160, 17U410159, 17U410148, 17U410137, 17U410126). **(First & Second Reading) Department of Planning recommends approval.**

B. Proposed Bill No. 3524 – An ordinance of the City of Chesterfield, Missouri establishing the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(Second Reading held until January 2025)**

XII. NEW BUSINESS

XIII. 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

CITIZEN SURVEY RESULTS

Reminder; ETC is scheduled to present the community satisfaction survey results beginning at 5:30 pm, prior to the regular AGENDA REVIEW Monday evening.

AGENDA REVIEW – MONDAY, OCTOBER 21, 2024 – 5:45 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:45 PM, on Monday, October 21, 2024.**

UPCOMING MEETINGS/EVENTS

APPROVAL OF MINUTES

- A. City Council Meeting Minutes – October 7, 2024**
- B. Public Hearing Minutes – October 7, 2024**
- C. Executive Session Meeting Minutes – October 7, 2024**
- D. F&A Committee of the Whole Meeting Minutes – October 1, 2024**

INTRODUCTORY REMARKS

- A. Monday, November 4, 2024 – City Council (7:00pm)**
- B. Wednesday, November 6, 2024 – Parks, Recreation & Arts (5:30pm)**
- C. Thursday, November 7, 2024 – Planning & Public Works (5:30pm)**

COMMUNICATIONS AND PETITIONS



RECORD OF PROCEEDING

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

OCTOBER 7, 2024

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 September 17, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the September 17, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 17, 2024 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the September 17, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 25, 2024 Special City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve the September 25, 2024 Special City Council minutes. A voice vote was taken with an affirmative result (Councilmember McGuinness abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 21, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Patricia Tocco, 14720 Whitebrook Drive, addressed City Council with comments and questions pertaining to the Downtown Chesterfield Special Business District.

Mr. Robert Preston, 1 N. Brentwood Boulevard, Suite 1200, spoke representing the owners of two buildings, 400 Chesterfield Center and the Midwest Bank building, requesting to be eliminated from the special business district petition.

Mr. Tim Lowe, 2127 Innerbelt Business Circle, representing Downtown Chesterfield Development LLC, spoke in favor of the special business district and explained the rationale for including parcels in the special business district petition.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3522	Amends Schedule VII of the Traffic Code of the City of Chesterfield by implementing a parking restriction on Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive (First Reading) Planning and Public Works Committee recommends approval
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Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No.

3522. A voice vote was taken with an affirmative result (Councilmember Wahl voted “No”) and the motion was declared passed. Bill No. 3522 was read for the first time.

Bill No. 3523 Amends City of Chesterfield Ordinance 2646 to establish four new permitted uses and revise the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark and Preservation Area (LPA) overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (17T310083) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3523. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3523 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, October 10, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Moore, to approve a budget transfer in the amount of \$1.8 million to the Debt Pre-Payment Fund (\$1 million from the Parks Fund – Fund Reserve and \$800,000 from the General Fund – Fund Reserve), as unanimously recommended by the Finance & Administration Committee of the Whole. A roll call vote was taken with the following results: Ayes – Wahl, Budoor, McGuinness, Hurt, Monachella, Mastorakos, Moore and Hansen. Nays – None. Mayor Nation declared the motion passed.

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

City Administrator Mike Geisel reported that Food Service Consultants, Inc., located at 1851 Schoettler Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor, to be consumed on premise and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for

approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve issuance of a new liquor license to Food Service Consultants, Inc. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for the 2024 Crack Seal Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid submitted by Parking Lot Maintenance (PLM) and authorization for the City Administrator to execute an agreement with PLM in an amount not to exceed \$100,000 for the 2024 Crack Seal Project. Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Hurt, McGuinness, Budoor, Wahl, Mastorakos and Moore. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3520 Authorizes the City Administrator to execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission for improvements to Old Baxter Road from Baxter Road to Old Baxter Road and Highcroft Drive from Old Baxter Road to Schoettler Valley Drive **(Second Reading) Department of Public Works recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3520. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3520 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3520 with the following results: Ayes – Hurt, Moore, Budoor, Hansen, Mastorakos, McGuinness, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3520 approved, passed it and it became **ORDINANCE NO. 3311**.

Bill No. 3524 Establishes the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause **(First Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3524. A voice vote was taken with an affirmative result (Councilmember Hurt voted “No”) and the motion was declared passed. Bill No. 3524 was read for the first time.

Councilmember Wahl requested that the record include his explanation for why he voted against Bill No. 3521 (Wildhorse Village Special Business District Tax Rate Ordinance)

on September 25, 2024. Councilmember Wahl expressed that he fully supported the creation of the special business district and that the district would provide the ability to deliver public services within the development without negatively impacting the existing residents of Chesterfield, as the Council had previously committed. However, he voted against the 2024 SBD tax rate because he did not believe it was necessary, due to the City's positive financial condition.

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 7:33 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

PUBLIC HEARING DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

OCTOBER 7, 2024

Mayor Nation called the Public Hearing to order at 6:45 p.m. Councilmembers Monachella, McGuinness, Wahl, Mastorakos, Hurt, Moore, Hansen and Budoor were in attendance, along with approximately fifteen visitors/members of the Press.

Mayor Nation recognized Director of Planning Justin Wyse who gave a brief presentation introducing details of the Downtown Chesterfield Special Business District. The City received an application to establish a special business district for Downtown Chesterfield, which generally covers the area of Chesterfield Mall and several surrounding parcels, totaling just over 100 acres. The special business district proposes to impose an assessment on the properties within the district to provide for qualified expenditures allowed under the Special District Act including, but not limited to:

- maintenance, repair and replacement of streets, street lighting, bike paths and pedestrian pathways;
- maintenance, repair and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- security;
- maintenance, repair and replacement of the public parking garage (subject to available funds, at the discretion of City Council);
- maintenance, repair and replacement of the public park, including programming for marketing and events (subject to available funds, at the discretion of City Council);
- legal, insurance, administration and financial oversight;
- all other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Mr. Wyse further explained that staff has been working with legal counsel to meet all state and local requirements for this request, and this public hearing is part of that process. Another requirement for the City of Chesterfield is completion of a survey and investigation detailing current services provided in the area as well as anticipated costs associated with development of the area. The results of the survey and investigation are included in the City Council packet online, and are on file with the City Clerk, as required by state statute. Once the special business district is created, an election of the property owners and licensed businesses within the area is required to approve any sort of property assessment.

Mayor Nation announced that the public hearing would be continued into the regular City Council meeting so that public comments for both the public hearing and the regular City Council meeting could be heard concurrently.

[The public hearing was suspended at 6:54 p.m.]

PUBLIC COMMENTS

Ms. Patricia Tocco, 14720 Whitebrook Drive, addressed City Council with comments and questions pertaining to the Downtown Chesterfield Special Business District.

Mr. Robert Preston, 1 N. Brentwood Boulevard, Suite 1200, spoke representing the owners of two buildings requesting to be eliminated from the special business district petition.

Mr. Tim Lowe, 2127 Innerbelt Business Circle, representing Downtown Chesterfield Development LLC, spoke in favor of the special business district and explained the rationale for including parcels in the special business district petition.

ADJOURNMENT

There being no further public discussion or comment, Mayor Nation adjourned the public hearing at 7:16 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk



**Finance and Administration Committee of the Whole
Record of Proceeding
October 1, 2024**

The Finance & Administration Committee of the Whole met on October 1, 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 Bob Nation; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Merrell Hansen, Ward IV; Director of Public Works/City Engineer Jim Eckrich; Assistant City Administrator Elliot Brown; Chief Cheryl Funkhouser; Captain Dan Dunn; Captain Teresa Koebbe; Director of Information Technology Matt Haug; Assistant Director of Finance Cathy Pagella; and City Clerk Vickie McGownd. There was 1 other attendee.

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

Approval of Minutes

Chairperson McGuinness asked if there were any comments or changes to the July 23, 2024 F&A Committee of the Whole minutes. Hearing none, Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the July 23, 2024 F&A Committee of the Whole minutes. A voice vote was taken with a unanimous affirmative result (7-0) and the motion was declared passed.

[Councilmember Dan Hurt, Ward III, arrived at 5:02 p.m.]

Budget Presentation

City Administrator Mike Geisel and Director of Finance Jeannette Kelly presented the proposed 2025 Budget to the Committee of the Whole (presentation attached).

Mr. Geisel indicated that this budget shows \$2.09 million net revenues over expenditures in the General Fund and the Parks Fund, which are the only two funds intended to carry a fund balance.

Mr. Geisel and Ms. Kelly indicated that the projections include the Fraternal Order of Police (FOP) compensation step increases (currently contracted at 4%) for officers and sergeants. The projections also include a merit increase for non-FOP employees at the rate of 3.75% (per the Salary Administration Manual). The 3.75% for non-FOP employees is included as a starting point to make the proposed budget more representative of the total cost; however, Mr. Geisel recommended setting the merit pool at 4% to match the FOP agreement for 2025.

Questions were asked and discussion ensued throughout the presentation.

Councilmember Wahl made a motion, seconded by Councilmember McGuinness, to recommend approval of a budget transfer in the amount of \$1.8 million (\$1 million from the Parks Fund – Fund Reserve and \$800,000 from the General Fund – Fund Reserve) to the Debt Pre-Payment Fund. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to set the merit pool for non-FOP employees at 4% for 2025. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

Councilmember Moore made a motion seconded by Councilmember Monachella, to recommend approval of the proposed budget for 2025. A voice vote was taken with a unanimous affirmative result (8-0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:20 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie McGownd
City Clerk

APPROVED: _____

Finance Committee of the Whole
2025 Budget Discussion
Budget Workshop #1
10/1/2024
5:00 pm



2025 Proposed Budget Review

- Review four major funds
 - General
 - Public Safety
 - Capital
 - Parks
- Other Funds
 - Police Forfeiture
 - Sewer Lateral
 - Chesterfield Valley Special Allocation
 - American Rescue Plan Act (ARPA)
- Discuss Merit Pool
- Identify issues & concerns

Magic 8 Ball



The budgetary approach and process is as accurate and precise as the data allows, but it is also inherently conservative.

Our managers attempt to accurately predict revenues and estimate expenditures based upon the accuracy and timing of data, their experience and their ability to control operations.

We start halfway through the year, immediately after the prior year is audited, with data that lags at least two months.

We make projections about what will be earned and spent through the remainder of the year, FOR THE BEGINNING VALUES OF THE 2025 BUDGET YEAR.

So the budget proposal starting point is an estimated number.

Understanding the accuracy of the beginning values, we HAVE to be conservative.

The Budget as a roadmap for operations

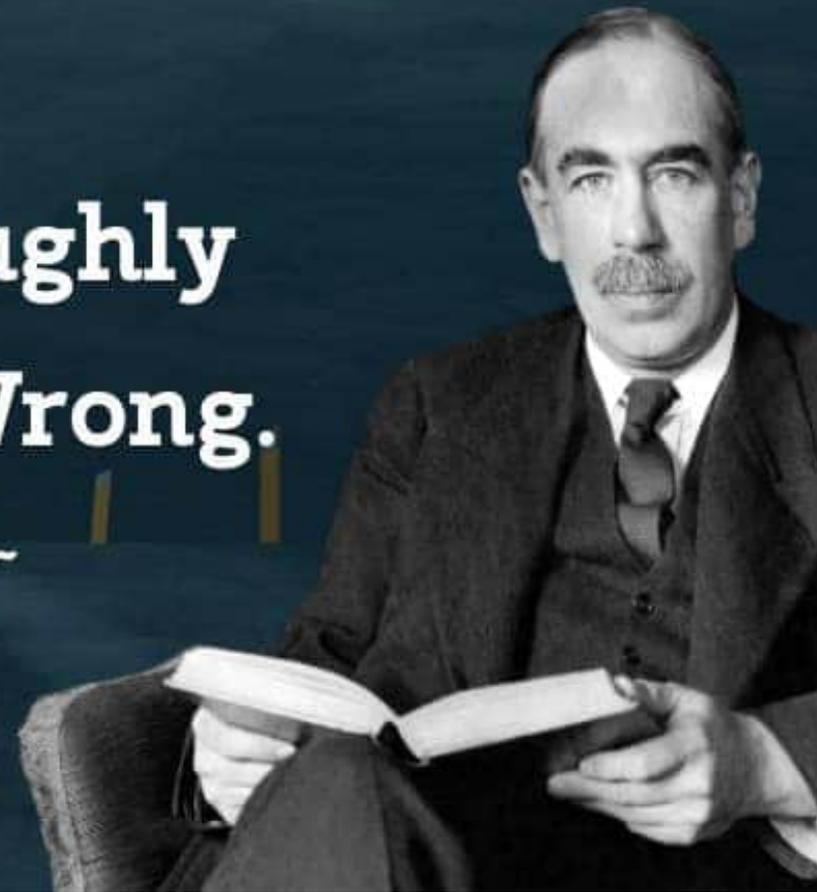
The 2025 Draft budget proposal represents the 37th annual fiscal year for the City of Chesterfield. The annual budget is, in essence, the roadmap for City operations. It reflects the City's priorities, initiatives, and environmental concerns. The 2025 budget reflects these issues. As such, it is important to share with you, the issues/concerns that our department heads have, which shape the 2025 draft budget request. In the narrative that follows, I have provided independent short paragraphs of key projects, efforts, initiatives, problems or issues and strategies that either impact the 2025 draft budget directly, or those that impact/concern our management staff to an extent that it influences their actions. Accordingly, it is not only appropriate, but necessary to share these with the entire council for your awareness.

Retirements
Debt Service
Tech & Cybersecurity
Utility costs
Facilities

Growth & Development
Service needs - Capacity
TIF and SBD
Equipment and tools
Competition

**It Is Better To Be Roughly
Right Than Precisely Wrong.**

- JOHN MAYNARD KEYNES -



2025 Budget Assumptions

Revenues

2% increase above 2024 Estimate

- Sales Tax
- Utility Tax Electric
- Utility Tax Gas
- Utility Tax Water
- Road and Bridge Tax
- Motor Fuel Tax
- Motor Vehicle Sales Tax

- Gas Tax
 - 2.5 cent increase each July through 2025 (this is the final annual increase)

- Franchise Fees
 - 10% decrease due to state legislative reductions

Expenditures

- Health, dental, life and disability insurance increases 7-10%
 - effective 7/1
- Work Comp Rate increase 15%
 - effective 7/1
- General Liability and Property insurance increase 20%
 - effective 7/1
- Add one full-time Project Manager
- *Merit increases (3.75%) are included in this budget for non-FOP employees*
PER POLICY, CA recommends other
- *FOP step increases (4.0% per contract) are included in proposed budget*



FIVE YEAR FORECAST ASSUMPTIONS HIGHLIGHTS

The five-year forecast was created based on several assumptions related to revenues and expenditures including:

Revenues

- Sales Tax revenues projected to increase 2% per year which takes into account the increase in inflation that is offset by the increase in online sales
- Telephone utility revenues expected to be flat
- All other utility revenues projected to increase 1% per year
- Motor Fuel tax revenues scheduled to increase 2.5 cents per year through 2025 per Missouri legislation that went into effect in October 2021.
- County Road and Bridge tax includes an increase for completion of Wildhorse Village in 2025
- Franchise fees projected to decrease 13 to 17% per year due to phase out per legislation (License fee decrease 0.5% each year beginning 8/28/2022 to 8/28/2027 when the license fee will be 2.5%, down from the 5.0% prior to the legislation enacted.
- Matching grant revenues were not forecasted
- Clarkson Valley Court Services based on CPI were estimated at 2.5% increase per year
- Anticipate full closure of the Aquatics facility in 2027 and 2028
- User CVAC license fees and concession revenues forecasted per agreement with Perfect Game
- All other license, permit, courts, and charges for services were forecasted with no increase

Expenditures

- Forecast includes no additional increases in headcount 2026 - 2030 for General Fund.
- Salary merit increases were forecast at 4% per year. FOP step increases were proposed at 4% for 2026 through 2030
- City benefits including medical, dental, life, and long term disability were projected to increase 4% per year
- Workers compensation insurance forecast to increase 10% through 2026 based on significant increases during the past few years. 5% increase projected for 2027-2030.
- Part-time/seasonal staff increases forecast at 5% for 2026 due to changes in minimum wage; 2% increase 2027-2030
- General insurance forecast to increase 5% per year 2026-2030. Increase in deductibles effective August 2024.
- Maintenance and repairs contractual services forecast at 3% annual increase
- Utilities and other contractual services forecast at 3% annual increase
- Gasoline and oil forecast at 5% annual increase
- All other commodities forecast at 3% annual increase
- MSD Impervious charge - \$30,000 per year
- Capital forecast based on the 10 year plan based on estimated life of current assets
- Debt service payments including principal, interest, and trustee / agent fees forecast based on scheduled debt payments and planned usage of pre-paid debt reserves.

The five-year forecast is included on the statement of revenues and expenditures for each fund. On the left is the 2021-2023 actual, 2024 projected, and 2025 proposed budget. On the right is the forecast for 2026 - 2030.



Forecast Assumptions (5 year)							
as of August 29, 2024							
	2026	2027	2028	2029	2030		
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Comments / Explanations	Acct #
Revenues							
Sales Tax	2.0%	2.0%	2.0%	2.0%	2.0%	Projected 2% annual increase	4200
Utility Tax							
Non-Telephone	1.0%	1.0%	1.0%	1.0%	1.0%		4101-4102
Water	1.0%	1.0%	1.0%	1.0%	1.0%	30% increase occurred (Split between July 2023/January 2024), not anticipating any major increase in next five years	4104
Telephone	0.0%	0.0%	0.0%	0.0%	0.0%	Projected flat as a result of the Charter court case	4103
Intergovernmental							
Motor Fuel Tax	2.0%	1.0%	1.0%	1.0%	1.0%	2.5 cent increase for 5 years (2021 - 2025) - fluctuations in gas prices	4300
Vehicle Sales	2.0%	2.0%	2.0%	2.0%	2.0%	increase in vehicle sale prices offset by sluggish sales	4310
Cigarette Tax	-0.5%	-0.5%	-0.5%	-0.5%	-0.5%	declining	4320
County Road and Bridge	1.0%	1.0%	1.0%	1.0%	1.0%	completion of Wildhorse Village in 2024 will increase 2025	4330
Other Intergovernmental (flat)	0.0%	0.0%	0.0%	0.0%	0.0%		4340-4380
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	assume no grants in subsequent years	4381
Licenses and Permits							
Franchise Fees	-13.0%	-14.0%	-17.0%	0.0%	0.0%	8/28/2022 (5% fee); 8/28/2023 (4.5% fee); 8/28/2024 (4% fee); 8/28/2025 (3.5% fee); 8/28/2026 (3% fee); 8/28/2027 (2.5% fee)	4430
Business Licenses	1.0%	1.0%	1.0%	1.0%	1.0%	timing of development WHV/Mall redevelopment is unknown	4400
All other licenses (flat)	0.0%	0.0%	0.0%	0.0%	0.0%		all other 44xx accounts
Charges for Services							
Parkway SRO agreement	0.0%	0.0%	0.0%	0.0%	0.0%		4350
Rockwood SRO agreement	0.0%	0.0%	0.0%	0.0%	0.0%		4354
Clarkson Valley Police Services	0.0%	0.0%	0.0%	0.0%	0.0%		4541
Concession revenues	0.0%	0.0%	0.0%	0.0%	0.0%	PG MOU/agreement shown in User CVAC accounts	4620-4630
Pool revenues	-0.5%	-100.0%	0.0%	100.0%	0.0%	Anticipate full closure in 2027 & 2028; reopen in 2029	4640
Field rentals	0.0%	0.0%	0.0%	0.0%	0.0%	PG MOU/agreement shown in User CVAC accounts	4680
Amphitheater rentals	0.0%	0.0%	0.0%	0.0%	0.0%		4685
Sewer Lateral	0.0%	0.0%	0.0%	0.0%	0.0%		
All other Services (flat)	0.0%	0.0%	0.0%	0.0%	0.0%		all other 45xx-46xx accounts
User CVAC License Fees	\$ 175,000	\$ 225,000	\$ 300,000	\$ 350,000	\$ 400,000	per PG MOU/agreement signed June 2022	4750
User CVAC Concession Revenues	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	no increase from 2024 estimate/2025 proposed budget	4751
User CVAC Contributions	\$ -	\$ -	\$ -	\$ -	\$ -		4752
User CVAC Advertising & Sponsorships	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	Not enough information to increase projections at this time	4753
Court Receipts (other)							
Court Fines & Fees	0.0%	0.0%	0.0%	0.0%	0.0%	Projected 2024 to be approximately the same as 2023 actual	4810-4820
Clarkson Valley Court Services	2.5%	2.5%	2.5%	2.5%	2.5%	based on CPI (estimated at 2.5% on average)	4825
Property Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	no City of Chesterfield property tax at this time	4050-4051
Other Revenues							
Investment income	0.0%	0.0%	0.0%	0.0%	0.0%	although rates changes are anticipated, timing is unknown	4901-4903
Miscellaneous Revenues							
NID Reimbursement	0.0%	0.0%	0.0%	0.0%	0.0%	assumes no one pays off in full during the year	4921
Grant Revenues							
120-079	\$ 1,960,720	\$ 1,661,000	\$ 2,260,400	\$ 45,000	\$ 45,000	per Jim's Capital forecast details (Capital Improvement plan)	4950
Other Miscellaneous (flat)	0.0%	0.0%	0.0%	0.0%	0.0%		all other 49xx accounts
Chesterfield Regional TIF Fund	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
Special Business District-Wildhorse Village Fund	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
Expenditures							
Personnel Services							
Headcount Increases	0.0%	0.0%	0.0%	0.0%	0.0%	Assumes no headcount increase 2025-2029 in General and Parks Funds	
One Project Manager (Capital)						Project manager added in 2025 for Capital Fund; no change 2026-2030	
Salaries							
Full-time/job share	4.0%	4.0%	4.0%	4.0%	4.0%	historically Council has approved 2.5% until 2022; using 4% based on current wage market conditions	5111
FOP salaries	4.0%	4.0%	4.0%	4.0%	4.0%	current FOP contract includes 4.0% step increases annually thru 2027; assume the same for 2028 and 2029	5111

Forecast Assumptions (5 year)							
as of August 29, 2024							
	2026	2027	2028	2029	2030		
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Comments / Explanations	Acct #
Part-time/seasonal	5.0%	2.0%	2.0%	2.0%	2.0%	adjusted for changes in minimum wage (2024-\$12.30; 2025-\$13.75; 2026-\$15.00). Some positions will be affected; others are above \$15 currently, but assumes an increase year over year for all positions	5112
Overtime & Elected Officials	0.0%	0.0%	0.0%	0.0%	0.0%		5113/5114
Benefits							
Health, Dental, Life, LTD	4.0%	4.0%	4.0%	4.0%	4.0%	on average the increase over the past few years	5124-5127
401a, SS/Medicare	4.0%	4.0%	4.0%	4.0%	4.0%	based on the increase to salaries (no other impact)	5130 5120
Workers compensation	10.0%	5.0%	5.0%	5.0%	5.0%	significant increases past few years expect it to continue for 2 years	5122
Retiree Bridge to Medicare	4.0%	4.0%	4.0%	4.0%	4.0%	Change to premiums only; not including additional retirees	5124 5126
Health reimb/Ref. Forfeitures	0.0%	0.0%	0.0%	0.0%	0.0%		
All other personnel related	2.5%	2.5%	2.5%	2.5%	2.5%		all other 51xx accounts
Contractual Services							
Advertising	1.0%	1.0%	1.0%	1.0%	1.0%	based on RFP in 2021; 2026-2029 is estimated; however it is outside contract term; included additional beginning in 2025 due to TIF/SBD creation and additional services to be added	5210
Audit Services	5.0%	5.0%	5.0%	5.0%	5.0%		5211
Education Reimb/Training	0.0%	0.0%	0.0%	0.0%	0.0%	no planned increases at this time	5222
Election Expense	0.0%	0.0%	0.0%	0.0%	0.0%	actual expense based on number of ballot items	5223
Employee recruitment	4.0%	4.0%	4.0%	4.0%	4.0%	significant increase in 2024 due to changing labor market; additional recruitment efforts will continue	5224
Environmental Expenses	0.0%	0.0%	0.0%	0.0%	0.0%		5227
Parks Fund (CC fees)	3.0%	3.0%	3.0%	3.0%	3.0%		5233
General Fund (CC fees)	3.0%	3.0%	3.0%	3.0%	3.0%	increase due to transition to online license, permitting, and zoning processes based on past couple of year increases (anticipate in 2026 it becomes more stable than prior couple of years with 10% increases)	5233
General Insurance	5.0%	5.0%	5.0%	5.0%	5.0%		5240
Residential Street Tree Program	0.0%	0.0%	0.0%	0.0%	0.0%		5242
Memberships & subscriptions	1.5%	1.5%	1.5%	1.5%	1.5%		5249
Contractual							
120-079	\$ 110,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	per Jim's Capital forecast details (Capital Improvement plan)	5251
115-220	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
Printing & binding	1.0%	1.0%	1.0%	1.0%	1.0%		5260
Professional services	1.0%	1.0%	1.0%	1.0%	1.0%		5261
120-079	\$ 379,250	\$ 161,800	\$ 191,800	\$ 125,000	\$ 125,000	per Jim's Capital forecast details (Capital Improvement plan)	5261
115-220	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
150-220	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
Public Relations	1.0%	1.0%	1.0%	1.0%	1.0%		5262
Subdivision beautification	0.0%	0.0%	0.0%	0.0%	0.0%		5263
Legal services	4.0%	4.0%	4.0%	4.0%	4.0%		5264
Rental equipment (Central Services only)	3.0%	3.0%	25.0%	3.0%	3.0%	copiers owned after 2022; anticipate replacements (lease) in 2028	5268
Inmate Security	0.0%	0.0%	0.0%	0.0%	0.0%		5273
Telephone	1.0%	1.0%	1.0%	1.0%	1.0%		5276
Training/continuing ed	2.0%	2.0%	2.0%	2.0%	2.0%		5277
Training Post commission	0.0%	0.0%	0.0%	0.0%	0.0%		5279
Maintenance & repairs	3.0%	3.0%	3.0%	3.0%	3.0%		5245 - 5248
Street lighting	1.0%	1.0%	1.0%	1.0%	1.0%		5274
Taxes	0.0%	0.0%	0.0%	0.0%	0.0%		5275
Utilities	3.0%	3.0%	3.0%	3.0%	3.0%		5285 5286 5288
Utilities - water	3.0%	3.0%	3.0%	3.0%	3.0%	No additional increases anticipated after 30% increase announced in May 2023	5287
Snow removal reimbursement							
001-072 (Non-ARPA funding)	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	private street snow removal reimbursements (annual Council approval)	5254
Data Processing							
001-034	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
Special Projects - Parks	\$ -	\$ -	\$ -	\$ -	\$ -	identify through one-off programs (none estimated)	5299
Turfed Infield Replacement reserve	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	Annual reserve for future replacement of turfed infields (restricted)	5299
Special Projects - Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	identify through one-off programs	5299
Sewer Lateral maint. repairs	0.5%	0.5%	0.5%	0.5%	0.5%	Fund 110	
Allocations	0.0%	0.0%	0.0%	0.0%	0.0%	to ensure allocations balance to zero each year forecasted	5975
Other contractual services	3.0%	3.0%	3.0%	3.0%	3.0%		all other 52xx accounts

Forecast Assumptions (5 year)								
as of August 29, 2024								
	2026	2027	2028	2029	2030			
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Comments / Explanations	Acct #	
Commodities								
Gasoline & oil	5.0%	5.0%	5.0%	5.0%	5.0%		5318	
DOJ Forf Expense	\$ 100,000	\$ 33,947	\$ -	\$ -	\$ -		5322	
Treasury Forf Expense	\$ -	\$ -	\$ -	\$ -	\$ -		5323	
Office Supplies	1.0%	1.0%	1.0%	1.0%	1.0%		5330	
Salt & Abrasives	2.0%	2.0%	2.0%	2.0%	2.0%		5340	
Tools	1.0%	1.0%	1.0%	1.0%	1.0%		5342	
Uniforms	1.0%	1.0%	1.0%	1.0%	1.0%		5343	
Computers Under \$5k	1.0%	1.0%	1.0%	1.0%	1.0%		5350	
Department Supplies							5313	
General Fund	1.0%	1.0%	1.0%	1.0%	1.0%			
115-220	0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined		
Miscellaneous supplies							5325	
General Fund	1.0%	1.0%	1.0%	1.0%	1.0%			
Other commodities	3.0%	3.0%	3.0%	3.0%	3.0%		all other 53xx accounts	
Capital								
Computer equipment							5410	
Furniture							5420	
Machinery & equipment							5440	
General Fund								
072 - Streets	\$ 312,600	\$ 380,900	\$ 244,200	\$ 221,000	\$ 245,300	per Jim's Capital forecast details (Capital Improvement plan)		
073 - Fleet	\$ 18,000	\$ 23,000	\$ 13,000	\$ 40,000	\$ 87,500	per Jim's Capital forecast details (Capital Improvement plan)		
076 - Bldg Maint	\$ 127,000	\$ 317,000	\$ 175,000	\$ 355,000	\$ 955,000	per Jim's Capital forecast details (Capital Improvement plan)		
Capital Fund								
079 - Capital	\$ -	\$ -	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)		
Parks Fund								
Parks	\$ 263,834	\$ 207,756	\$ 312,843	\$ 191,085	\$ 170,197	per Park's Capital forecast details (Capital Improvement plan)		
Automobiles & trucks								
General Fund								
072 - Streets	\$ -	\$ -	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)		
073 - Fleet	\$ 86,000	\$ 88,000	\$ 119,000	\$ 92,000	\$ 94,000	per Jim's Capital forecast details (Capital Improvement plan)		
076 - Bldg Maint						per Jim's Capital forecast details (Capital Improvement plan)		
Capital Fund								
079 - Capital	\$ 616,000	\$ 463,000	\$ 421,000	\$ 424,000	\$ 427,000	per Jim's Capital forecast details (Capital Improvement plan)		
Parks Fund								
Parks	\$ 284,871	\$ 251,663	\$ 105,933	\$ 55,000	\$ 178,200	per Park's Capital forecast details (Capital Improvement plan)		
Improvements building & grounds								
079 - Capital	\$ 320,000	\$ 1,200,000	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)	5470	
Parks						per TW's capital forecast		
Land							5475	
Improvements other than building							5480	
NID projects	0.0%	0.0%	0.0%	0.0%	0.0%	none planned at this time	5489	
Capital Fund								
Street Improvements								
079 - Capital	\$ 6,945,100	\$ 6,086,000	\$ 7,421,000	\$ 5,820,000	\$ 5,530,000	per Jim's Capital forecast details (Capital Improvement plan)	5490	
Storm sewer improvements								
079 - Capital	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	per Jim's Capital forecast details (Capital Improvement plan)	5495	
Sidewalks improvements								
079 - Capital	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	per Jim's Capital forecast details (Capital Improvement plan)	5497	
Other capital	3.0%	3.0%	3.0%	3.0%	3.0%	does not include unfunded projects list in Jim's spreadsheet	all other 54xx accounts	
Public Safety Restricted Fund Usage								
Inmate Security	\$ -	\$ 11,287	\$ 11,398			balance of the restricted fund (4815/5273; 3000_006)		
Post Commission Training						balance of the restricted fund (4375/5279; 3000_004)		

Forecast Assumptions (5 year)								
as of August 29, 2024								
		2026	2027	2028	2029	2030		
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Comments / Explanations	Acct #
Commodities								
Gasoline & oil		5.0%	5.0%	5.0%	5.0%	5.0%		5318
DOJ Forf Expense	\$	100,000	\$ 33,947	\$ -	\$ -	\$ -		5322
Treasury Forf Expense	\$	-	\$ -	\$ -	\$ -	\$ -		5323
Office Supplies		1.0%	1.0%	1.0%	1.0%	1.0%		5330
Salt & Abrasives		2.0%	2.0%	2.0%	2.0%	2.0%		5340
Tools		1.0%	1.0%	1.0%	1.0%	1.0%		5342
Uniforms		1.0%	1.0%	1.0%	1.0%	1.0%		5343
Computers Under \$5k		1.0%	1.0%	1.0%	1.0%	1.0%		5350
Department Supplies								5313
General Fund		1.0%	1.0%	1.0%	1.0%	1.0%		
115-220		0.0%	0.0%	0.0%	0.0%	0.0%	conservatively assumes no increase as timing is still being determined	
Miscellaneous supplies								5325
General Fund		1.0%	1.0%	1.0%	1.0%	1.0%		
Other commodities		3.0%	3.0%	3.0%	3.0%	3.0%		all other 53xx accounts
Capital								
Computer equipment								5410
Furniture								5420
Machinery & equipment								5440
General Fund								
072 - Streets	\$	312,600	\$ 380,900	\$ 244,200	\$ 221,000	\$ 245,300	per Jim's Capital forecast details (Capital Improvement plan)	
073 - Fleet	\$	18,000	\$ 23,000	\$ 13,000	\$ 40,000	\$ 87,500	per Jim's Capital forecast details (Capital Improvement plan)	
076 - Bldg Maint	\$	127,000	\$ 317,000	\$ 175,000	\$ 355,000	\$ 955,000	per Jim's Capital forecast details (Capital Improvement plan)	
Capital Fund								
079 - Capital	\$	-	\$ -	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)	
Parks Fund								
Parks	\$	263,834	\$ 207,756	\$ 312,843	\$ 191,085	\$ 170,197	per Park's Capital forecast details (Capital Improvement plan)	
Automobiles & trucks								5460
General Fund								
072 - Streets	\$	-	\$ -	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)	
073 - Fleet	\$	86,000	\$ 88,000	\$ 119,000	\$ 92,000	\$ 94,000	per Jim's Capital forecast details (Capital Improvement plan)	
076 - Bldg Maint							per Jim's Capital forecast details (Capital Improvement plan)	
Capital Fund								
079 - Capital	\$	616,000	\$ 463,000	\$ 421,000	\$ 424,000	\$ 427,000	per Jim's Capital forecast details (Capital Improvement plan)	
Parks Fund								
Parks	\$	284,871	\$ 251,663	\$ 105,933	\$ 55,000	\$ 178,200	per Park's Capital forecast details (Capital Improvement plan)	
Improvements building & grounds								5470
079 - Capital	\$	320,000	\$ 1,200,000	\$ -	\$ -	\$ -	per Jim's Capital forecast details (Capital Improvement plan)	
Parks							per TW's capital forecast	
Land								5475
Improvements other than building								5480
NID projects		0.0%	0.0%	0.0%	0.0%	0.0%	none planned at this time	5489
Capital Fund:								
Street Improvements								5490
079 - Capital	\$	6,945,100	\$ 6,086,000	\$ 7,421,000	\$ 5,820,000	\$ 5,530,000	per Jim's Capital forecast details (Capital Improvement plan)	
Storm sewer improvements								5495
079 - Capital	\$	40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	per Jim's Capital forecast details (Capital Improvement plan)	
Sidewalks improvements								5497
079 - Capital	\$	550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	per Jim's Capital forecast details (Capital Improvement plan)	
Other capital		3.0%	3.0%	3.0%	3.0%	3.0%		all other 54xx accounts
Public Safety Restricted Fund Usage								
Inmate Security	\$	-	\$ 11,287	\$ 11,398			balance of the restricted fund (4815/5273; 3000_006)	
Post Commission Training							balance of the restricted fund (4375/5279; 3000_004)	



Revenue Summary – 4 Major Funds Without Transfers and Grants

CITY OF CHESTERFIELD REVENUE (WITHOUT TRANSFERS AND GRANTS)

Fund	2022 Amended Budget Revenues	2023 Amended Budget Revenues	2024 Adopted Budget Revenues	2024 Amended Budget Revenues	2024 Estimated Revenues	2025 Proposed Budget Revenues
General	20,182,655	21,185,945	23,432,786	23,432,786	23,978,236	24,033,657
Parks	8,870,160	9,278,515	9,476,465	9,476,465	10,074,384	9,995,965
Capital	5,502,900	6,005,000	6,660,000	6,660,000	6,800,000	6,936,000
Public Safety	3,673,206	4,009,878	4,299,300	4,299,300	4,389,392	4,480,700
TOTAL	38,228,921	40,479,338	43,868,551	43,868,551	45,242,012	45,446,322
% Increase YoY		5.9%	8.4%	8.4%	11.8%	0.5%

FUND BALANCES (unrestricted)

	ACTUAL 12/31/2023	PROJECTED 12/31/2024	PROPOSED 12/31/2025	*
General Fund	\$16,549,304	\$16,956,185	\$18,291,399	*
Capital Improvements Fund	\$4,893,814	\$1,869,796	\$1,496,226	*
Parks Sales Tax Fund	\$5,273,523	\$6,218,079	\$6,972,469	*
Public Safety Fund	\$0	\$0	\$0	*
Sewer Lateral Fund	\$397,008	\$392,008	\$392,008	*
Police Forfeiture Fund	\$347,757	\$180,397	\$133,947	*
ARPA Fund	\$195,090	\$0	\$0	*
Chesterfield Regional TIF Fund	\$27,530	\$371,440	\$715,350	
Special Business District - Wildhorse Village	\$0	\$0	\$0	
Chesterfield Valley Special Allocation Fund	\$3,802,550	\$3,829,898	\$2,598,398	*
Parks Construction Fund 2020	\$1,019,460	\$40,129	\$40,129	*
Brandywine NID Funds	\$74,801	\$73,690	\$72,579	
COPS 2013 Debt Service Fund	\$2,099	\$2,099	0	
COPS 2016 Debt Service Fund	\$433	\$433	\$0	
COPS 2020A Debt Service Fund	\$63	\$63	\$0	
COPS 2020B Debt Service Fund	\$2,029	\$2,029	\$0	
Prepaid Debt Service Fund	\$11,165,779	\$8,190,772	\$5,525,795	*

* Included in presentation materials

Table does not reflect trust in agency funds, e.g. escrows



SAMPLE

Budget Workshop #1
Budget Year 2025

Account	Account Description	2023 Actual Amount	2023 Adopted Budget	2024 Adopted Budget	2024 Amended Budget	2025 F and A Director
Fund 001 - General Fund	FUND 001-GENERAL FUND					
	EXPENSE					
	Division 061 - Planning					
	Personnel Services					
	Salaries					
5111	Salaries regular/full-time	622,405.86	661,401.00	736,670.00	736,670.00	730,975.00
5113	Salaries overtime	3,878.65	2,000.00	7,420.00	7,420.00	4,800.00
5199	Personnel Expenditure Budgetary Savings	.00	(6,000.00)	(7,500.00)	(7,500.00)	(7,500.00)
	<i>Salaries Totals</i>	<u>\$626,284.51</u>	<u>\$657,401.00</u>	<u>\$736,590.00</u>	<u>\$736,590.00</u>	<u>\$728,275.00</u>
	Benefits					
5120	Social security	45,556.65	50,751.00	56,930.00	56,930.00	56,290.00
5122	Workers compensation	1,822.00	1,822.00	1,880.00	1,880.00	1,870.00
5124	Insurance health	80,200.86	97,951.00	105,680.00	105,680.00	90,135.00
5125	Insurance life	1,603.40	1,937.00	2,050.00	2,050.00	2,100.00
5126	Insurance-dental	4,325.84	5,210.00	5,740.00	5,740.00	5,515.00
5127	Insurance disability	1,701.57	2,265.00	2,540.00	2,540.00	2,600.00
5130	Retirement program	50,554.19	52,913.00	59,530.00	59,530.00	58,865.00
	<i>Benefits Totals</i>	<u>\$185,764.51</u>	<u>\$212,849.00</u>	<u>\$234,350.00</u>	<u>\$234,350.00</u>	<u>\$217,375.00</u>
	<i>Personnel Services Totals</i>	<u>\$812,049.02</u>	<u>\$870,250.00</u>	<u>\$970,940.00</u>	<u>\$970,940.00</u>	<u>\$945,650.00</u>
	Contractual Services					
5210	Advertising	1,493.37	3,000.00	3,000.00	3,000.00	3,000.00
	Budget Transactions					
	Level Transaction			Number of Units	Cost Per Unit	Total Amount
	F and A Director Public Hearing Notices			1.0000	3,000.00	3,000.00
				F and A Director Totals		<u>\$3,000.00</u>
5247	Maintenance & repair-equipment	.00	250.00	250.00	250.00	250.00
	Budget Transactions					
	Level Transaction			Number of Units	Cost Per Unit	Total Amount
	F and A Director PDS maintenance and repairs			1.0000	250.00	250.00
				F and A Director Totals		<u>\$250.00</u>
5249	Memberships & subscriptions	8,191.40	10,700.00	11,000.00	11,000.00	4,000.00
	Budget Transactions					
	Level Transaction			Number of Units	Cost Per Unit	Total Amount
	F and A Director TEAM			2.0000	50.00	100.00
	F and A Director Institute of Transportation Engineers (Dept)			1.0000	300.00	300.00
	F and A Director APA, Local (Planners & Director)			6.0000	100.00	600.00
	F and A Director AICP			4.0000	325.00	1,300.00
	F and A Director APA, National & State (4 planners, PDS Director)			5.0000	340.00	1,700.00
				F and A Director Totals		<u>\$4,000.00</u>

FUND 001-GENERAL FUND
DIVISION 061-PLANNING

CATEGORY
100 SERIES - PERSONNEL
200 SERIES - CONTRACTUAL
300 SERIES - COMMODITIES
400 SERIES - CAPITAL

TRANSACTIONS



SAMPLE

Budget Workshop #1
Budget Year 2025

Account	Account Description	2023 Actual Amount	2023 Adopted Budget	2024 Adopted Budget	2024 Amended Budget	2025 F and A Director
Fund 001 - General Fund						
	EXPENSE					
	Division 061 - Planning					
	Commodities					
5313	Department supplies	1,879.35	1,750.00	6,000.00	6,000.00	5,500.00
	Budget Transactions					
	Level					
	F and A Director					
	Transaction					
	Planning supplies					
						Number of Units
						Cost Per Unit
						Total Amount
						1.0000
						5,500.00
						5,500.00
						F and A Director Totals
						\$5,500.00
5343	Uniforms	216.88	1,500.00	1,500.00	1,500.00	1,500.00
	Budget Transactions					
	Level					
	F and A Director					
	Transaction					
	Planners/Admin					
						Number of Units
						Cost Per Unit
						Total Amount
						1.0000
						1,500.00
						1,500.00
						F and A Director Totals
						\$1,500.00
	Commodities Totals	\$2,096.23	\$3,250.00	\$7,500.00	\$7,500.00	\$7,000.00
Division 061 - Planning Totals		\$840,202.47	\$921,300.00	\$1,029,840.00	\$1,029,840.00	\$993,350.00

DIVISION TOTAL EXPENSES



SAMPLE
 AT THE END OF EACH FUND, THERE IS
 A CUMULATIVE FUND SUMMARY

Budget Workshop #1
 Budget Year 2025

Account	Account Description	2023 Actual Amount	2023 Adopted Budget	2024 Adopted Budget	2024 Amended Budget	2025 F and A Director
Fund 001 - General Fund						
	EXPENSE					
	Division 076 - Facility Maintenance					
	Contractual Services					
						F and A Director Totals \$67,500.00
5268	Rental equipment	.00	750.00	750.00	750.00	750.00
5277	Training & continuing education	.00	1,000.00	1,000.00	1,000.00	1,000.00
5285	Utilities-electric	167,714.79	149,000.00	157,000.00	157,000.00	169,000.00
5286	Utilities-gas	72,641.54	48,000.00	48,000.00	48,000.00	60,000.00
5287	Utilities-water	43,762.65	28,000.00	32,000.00	32,000.00	40,000.00
5288	Utilities-sewer	5,631.33	8,000.00	8,000.00	8,000.00	8,000.00
	<i>Contractual Services Totals</i>	\$416,218.05	\$367,950.00	\$379,950.00	\$379,950.00	\$420,450.00
	<i>Commodities</i>					
5313	Department supplies	53,617.45	51,000.00	51,000.00	51,000.00	51,000.00
5340	Salt & abrasives	.00	1,000.00	1,000.00	1,000.00	1,000.00
5342	Tools	3,734.29	4,000.00	4,000.00	4,000.00	4,000.00
5343	Uniforms	2,290.85	3,600.00	3,600.00	3,600.00	4,000.00
	<i>Commodities Totals</i>	\$59,642.59	\$59,600.00	\$59,600.00	\$59,600.00	\$60,000.00
	<i>Capital Outlay</i>					
5470	Improvements building & grounds	38,132.58	47,400.00	12,500.00	14,946.00	10,000.00
	<i>Capital Outlay Totals</i>	\$38,132.58	\$47,400.00	\$12,500.00	\$14,946.00	\$10,000.00
	Division 076 - Facility Maintenance Totals	\$1,089,700.39	\$1,061,489.00	\$1,098,660.00	\$1,101,106.00	\$1,161,775.00
	EXPENSE TOTALS	\$23,058,912.28	\$20,626,174.00	\$21,983,218.00	\$24,883,034.00	\$22,698,443.00
	Fund 001 - General Fund Totals					
	REVENUE TOTALS	\$26,211,609.49	\$21,185,945.00	\$23,432,786.00	\$23,432,786.00	\$24,033,657.00
	EXPENSE TOTALS	\$23,058,912.28	\$20,626,174.00	\$21,983,218.00	\$24,883,034.00	\$22,698,443.00
	Fund 001 - General Fund Totals	\$3,152,697.21	\$559,771.00	\$1,449,568.00	(\$1,450,248.00)	\$1,335,214.00

DIVISION TOTAL EXPENSES

FUND TOTAL REVENUES
FUND TOTAL EXPENSES

FUND NET VALUE:
THE GENERAL FUND IS
\$1,335,214 NET REVENUE
OVER EXPENSES



2025 DRAFT Budget Summary

Net Revenue over Expenditures of **\$2,089,604**

- General Fund \$1,335,214 Revenues exceed Expenditures
 - Parks Fund \$ 754,390 Revenues exceed Expenditures
 - Public Safety Fund \$0 Revenues = Expenditures (by Fund definition)

 - Capital Projects **(\$373,570)** Expenditures exceed Revenues *
- * Capital Projects Fund Reserve balance projected to be \$1.9M at 12/31/2024
- 2025 Capital Projects Budget includes:
 - \$303k for Highcroft Drive design (professional services)
 - \$255k Pathway on Parkway design (professional services)
 - \$750k for equipment and truck replacements
 - \$5.1M for street improvements

 - The 2025 budget submission includes currently contracted step increases at 4% for FOP

 - The 2025 budget submission includes 3.75% merit for non-FOP per Salary Administration Plan **THIS IS NOT INTENDED TO BE A FINAL VALUE**

CITY OF CHESTERFIELD
2025 BUDGET - MAJOR FUNDS
(in Thousands (000's) of Dollars)

	General Fund	Public Safety	Capital Improvements	Parks Fund	ARPA Fund	Total
Fund Balance, January 1	\$16,956	(\$0)	\$1,870	\$6,218	\$0	\$25,044
REVENUES						
Sales Tax	9,129	3,341	6,936	8,160	-	27,566
Utility Taxes	7,293	-	-	-	-	7,293
Intergovernmental	4,895	636	-	-	-	5,531
Licenses and Permits	1,181	-	-	-	-	1,181
Other Revenues	601	-	519	125	-	1,244
TOTAL REVENUES	\$ 24,034	\$ 4,481	\$ 7,455	\$ 9,996	\$ -	\$ 45,965
EXPENDITURES						
General Government	5,075	-	-	-	-	5,075
Public Safety	-	13,189	-	-	-	13,189
Public Works	7,775	-	1,359	-	-	9,134
Parks	-	-	-	7,728	-	7,728
Capital	267	440	6,470	383	-	7,559
Debt Service	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 13,117	\$ 13,628	\$ 7,829	\$ 8,111	\$ -	\$ 42,684
TRANSFERS TO/FROM OTHER FUNDS						
Transfers From	-	9,144	-	-	-	9,144
Transfers To	(9,582)	-	-	(1,131)	-	(10,712)
TOTAL TRANSFERS TO/FROM	\$ (9,582)	\$ 9,144	\$ -	\$ (1,131)	\$ -	\$ (1,569)
NET INCREASE / (DECREASE)	\$ 1,335	\$ (4)	\$ (374)	\$ 754	\$ -	\$ 1,712
Contribution Restricted Funds	-	-	-	(400)	-	(400)
Fund Balance, December 31	\$18,291	(\$4)	\$1,496	\$6,572	\$0	\$26,356

Major Funds only

Scheduled & Planned Effective Debt Service

Scheduled Debt Service:

	Principal & Interest		
	General Fund - Land Acquisition	Parks Sales Tax Fund	Total Scheduled Debt Service
2025	768,625	3,525,928	4,294,553
2026	546,312	1,361,591	1,907,903
2027	550,863	1,363,040	1,913,903
2028	551,299	1,365,736	1,917,035
2029	172,038	1,397,337	1,569,375
	2,589,137	9,013,632	
	TOTAL	11,602,769	

Effective Debt Service:

	Principal & Interest		
	General Fund - Land Acquisition	Parks Sales Tax Fund	Total Scheduled Debt Service
2025	438,145	1,131,431	1,569,576
2026	438,145	707,788	1,145,933
2027	-	696,488	696,488
2028	-	-	-
2029	-	-	-
	876,290	2,535,707	
	TOTAL	3,411,997	

- \$8.2 million in Prepaid Debt Reserve as of 12/31/2024
- **FINAL DEBT PAYMENT CURRENTLY SCHEDULED FOR 2029**
- Debt service effectively reduced from \$4.3M to \$1.6M in 2025
- Effective Debt Schedule anticipates exercising first call for all bond issuances

Scheduled & Planned Effective Debt Service

Scheduled Debt Service:

	Principal & Interest		
	General Fund - Land Acquisition	Parks Sales Tax Fund	Total Scheduled Debt Service
2025	768,625	3,525,928	4,294,553
2026	546,312	1,361,591	1,907,903
2027	550,863	1,363,040	1,913,903
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2029	172,038	1,397,337	1,569,375
	2,589,137	9,013,632	
	TOTAL	11,602,769	

Effective Debt Service:

	Principal & Interest		
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2026	438,145	707,788	1,145,933
2027	-	696,488	696,488
2028	-	-	-
2029	-	-	-
	876,290	2,535,707	
	TOTAL	3,411,997	

If Council desires to make such a transfer to the prepaid debt, I suggest that approximately \$1 million be transferred from the Parks Fund – Fund Reserve, approximately \$800,000 be transferred from the General Fund – Fund Reserve, with any remaining debt amount being paid from interest earnings within the pre-paid debt funds, INTEREST AVAILABLE CURRENTLY ESTIMATED TO BE \$42,421. First call in 2027

GENERAL FUND





General Fund FUND RESERVES ESTIMATE (AS SUBMITTED)

12/31/2024 FUND BALANCE (ESTIMATED)	\$16,956,185
2025 NET ACTIVITY	<u>\$ 1,335,214</u>
PROJECTED 12/31/2025 GENERAL FUND – FUND RESERVES (UNRESTRICTED)	\$18,291,399
40% RESERVE REQUIREMENT (\$22,698,443 * .40)	<u>(\$9,079,377)</u>
TOTAL AVAILABLE ABOVE 40% REQUIREMENT	\$ 9,212,022



GENERAL FUND STATEMENT OF REVENUES AND EXPENDITURES

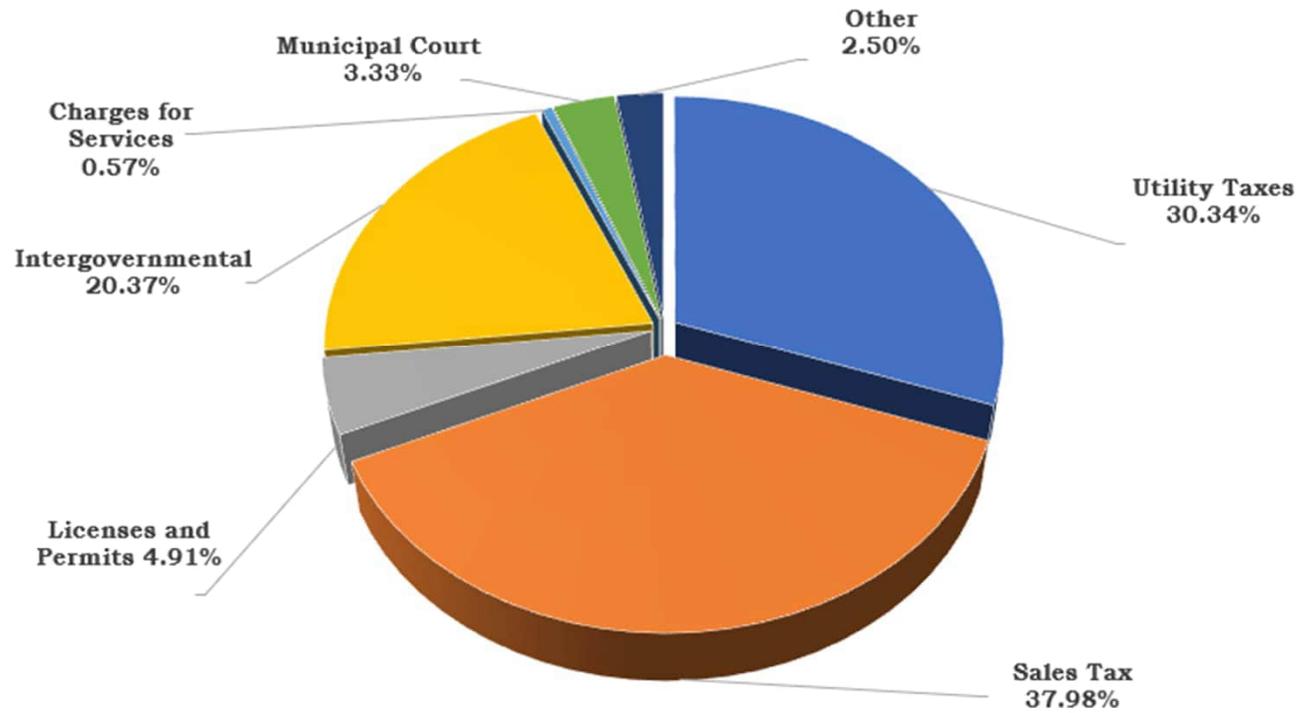
	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	Increase/(Decrease) 2025 Budget vs 2024 Projected	
FUND BALANCE, JANUARY 1	\$ 10,049,646	\$ 11,487,049	\$ 13,896,607	\$ 16,549,304	\$ 16,956,185		
REVENUES:							
Sales Tax	\$7,516,503	\$8,569,905	\$8,566,741	\$8,950,000	\$9,129,000	\$179,000	2.0%
Utility Taxes	6,551,257	7,007,908	9,096,545	7,150,000	7,293,000	\$143,000	2.0%
Intergovernmental	4,279,837	4,575,438	4,658,883	4,800,000	4,894,500	\$94,500	2.0%
Licenses and Permits	1,430,736	1,485,720	1,437,782	1,231,000	1,181,000	(\$50,000)	-4.1%
Charges for Services	143,147	141,431	138,850	132,067	136,318	\$4,251	3.2%
Court Receipts	740,150	846,570	801,453	799,300	799,300	\$0	0.0%
Other Revenues	549,025	270,002	1,511,356	915,869	600,539	(\$315,330)	-34.4%
TOTAL REVENUE	\$ 21,210,654	\$ 22,896,973	\$ 26,211,609	\$ 23,978,236	\$ 24,033,657	\$ 55,421	0.2%
EXPENDITURES:							
Executive & Legislative	\$69,565	\$70,146	\$69,131	\$73,070	\$76,075	\$3,005	4.1%
Department of Administration							
City Administrator	460,817	437,232	532,713	704,072	907,910	\$203,838	29.0%
Finance	591,297	636,293	646,690	709,590	826,160	\$116,570	16.4%
Information Technology	843,546	1,018,547	1,160,554	1,202,440	1,279,268	\$76,828	6.4%
Courts	273,269	276,262	301,759	339,245	347,570	\$8,325	2.5%
Central Services	1,222,295	1,229,227	1,376,081	1,629,720	1,523,557	(\$106,163)	-6.5%
Customer Service	70,385	83,264	94,950	107,905	114,410	\$6,505	6.0%
Public Services							
Planning and Development	743,177	740,790	840,202	939,620	993,350	\$53,730	5.7%
Public Works	5,077,876	5,473,056	5,566,634	6,582,210	6,781,805	\$199,595	3.0%
Capital Items for All Departments	230,496	380,329	230,496	266,833	266,500	(\$333)	-0.1%
TOTAL EXPENDITURES	\$ 9,582,745	\$ 10,345,146	\$ 10,819,211	\$ 12,554,705	\$ 13,116,605	\$ 561,900	4.5%
TRANSFERS TO / (FROM) OTHER FUNDS	10,190,507 [†]	10,142,268 [†]	12,239,702 [†]	11,016,650	9,581,838	(1,434,812)	-13.0%
TOTAL EXPENDITURES AND TRANSFERS	\$ 19,773,252	\$ 20,487,414	\$ 23,058,912	\$ 23,571,355	\$ 22,698,443	\$ (872,912)	-3.7%
Net Change in Fund Balance	1,437,402	2,409,558	3,152,697	406,881	1,335,214		
Contribution to Restricted Fund - Pickleball Construction			(500,000)				
FUND BALANCE, DECEMBER 31 (Unrestricted)	\$ 11,487,049	\$ 13,896,607	\$ 16,549,304	\$ 16,956,185	\$ 18,291,399		
40% GENERAL FUND RESERVE POLICY REQUIREMENT (UNRESTRICTED)				\$ 9,428,542	\$ 9,079,377		
Restricted Fund Balance - Pickleball Construction - \$500,000 as of 12/30/2024							



GENERAL FUND REVENUES BY SOURCE

	Actual 2021	Actual 2022	Actual 2023	Amended Budget 2024	Projected 2024	Adopted 2025	% Change 2024 to 2025	% of Total
Utility Taxes	\$ 6,551,257	\$ 7,007,908	\$ 9,096,545	\$ 6,972,000	\$ 7,150,000	\$ 7,293,000	2.00%	30.34%
Sales Tax	7,516,503	8,569,905	8,566,741	8,740,000	8,950,000	9,129,000	2.00%	37.98%
Licenses and Permits	1,430,736	1,485,720	1,437,782	1,381,000	1,231,000	1,181,000	-4.06%	4.91%
Intergovernmental	4,279,837	4,575,438	4,658,883	4,805,000	4,800,000	4,894,500	1.97%	20.37%
Charges for Services	143,147	141,431	138,850	135,067	132,067	136,318	3.22%	0.57%
Municipal Court	740,150	846,570	801,453	776,750	799,300	799,300	0.00%	3.33%
Other	549,025	270,002	1,511,356	622,969	915,869	600,539	-34.43%	2.50%
TOTAL	\$21,210,654	\$22,896,973	\$26,211,609	\$23,432,786	\$23,978,236	\$24,033,657	0.23%	

General Fund Revenue by Source





GENERAL FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT / ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>INFORMATION TECHNOLOGY</u>			
	Replacement Server Hardware (qty 3)	\$ 75,000	\$ 75,000
<u>PUBLIC WORKS</u>			
Street Maintenance	Skid Steer S-272 (net \$8k trade-in)	\$ 47,000	
	Planer Attachment ML-14 (net \$1k trade-in)	19,000	
	Equipment Trailer S-312	12,500	\$ 78,500
Vehicle Maintenance	1/2 Ton Truck replace E15	\$ 49,000	
	1/2 Ton Truck for new Project Manager (FA2)	49,000	
	Other Vehicle Maintenance equipment	5,000	\$ 103,000
Facility Maintenance	Other improvements building & grounds	\$ 10,000	
			\$ 10,000
TOTAL CAPITAL EXPENDITURES			\$ 266,500

The logo features a large, stylized circular shape composed of multiple overlapping, semi-transparent rings in shades of blue, teal, and light green. The rings are arranged in a way that creates a sense of depth and movement, with the outermost ring being the most prominent. The background is a solid light green color.

PUBLIC SAFETY FUND



PUBLIC SAFETY FUND

STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	Increase/(Decrease) 2025 Budget vs 2024 Projected	
FUND BALANCE, JANUARY 1	\$ 51,636	\$ 52,767	\$ 39,348	\$ 28,966	\$ 30,466		
REVENUES:							
Sales Tax	2,758,312	3,034,530	3,202,539	3,275,000	3,340,500	\$65,500	2.0%
Intergovernmental	664,606	559,630	598,632	615,802	636,200	\$20,398	3.3%
Charges for Services	520,779	541,171	502,624	474,990	476,500	\$1,510	0.3%
Court Receipts	23,538	27,231	25,635	23,600	27,500	\$3,900	16.5%
TOTAL REVENUE	\$ 3,967,235	\$ 4,162,562	\$ 4,329,430	\$ 4,389,392	\$ 4,480,700	\$ 91,308	2.1%
EXPENDITURES:							
Police Department	10,906,572	11,234,654	12,104,257	12,483,235	13,188,773	\$705,538	5.7%
Capital Items	366,549	356,673	451,614	445,896	439,500	(\$6,396)	-1.4%
TOTAL EXPENDITURES	\$ 11,273,120	\$ 11,591,327	\$ 12,555,871	\$ 12,929,131	\$ 13,628,273	\$ 699,142	5.4%
TRANSFERS TO / (FROM) OTHER FUNDS	(7,307,016)	(7,415,347)	(8,216,059)	(8,541,239)	(9,143,693)	(\$602,454)	7.1%
TOTAL EXPENDITURES AND TRANSFERS	\$ 3,966,105	\$ 4,175,981	\$ 4,339,812	\$ 4,387,892	\$ 4,484,580	\$ 96,688	2.2%
Net Change in Fund Balance	1,130	(13,418)	(10,382)	1,500	(3,880)		
FUND BALANCE, DECEMBER 31	\$ 52,767	\$ 39,348	\$ 28,966	\$ 30,466	\$ 26,586		
<p>Fund Balance includes restricted funds of \$30,466 as of 12/31/2024 for POST Commission and Inmate Security</p> <p>Anticipate restricted balance to be used by 12/31/2028. All future years forecasted to consume restricted funds in year revenues earned</p>							



PUBLIC SAFETY FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>POLICE DEPARTMENT</u>			
	Fleet of 10 Police Vehicles	\$ 439,500	\$ 439,500
TOTAL CAPITAL EXPENDITURES			\$ 439,500

One additional PD vehicle is included in the Police Forfeiture Fund
Forfeiture Fund detail provided later in presentation

CAPITAL PROJECTS FUND



125,058	154,568	95,054	124,500
125,487	56,845	97,511	125,000
124,000	110,000	99,011	154,000
450	150,000	99,216	95,000
	35,000	101,090	154,200
		101,684	110,000
		101,962	89,000
			50,000
			700



CAPITAL IMPROVEMENTS FUND STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	Increase / (Decrease) 2025 Budget vs 2024 Projected
FUND BALANCE, JANUARY 1	\$ 247,996	\$ 2,237,356	\$ 4,483,054	\$ 4,893,814	\$ 1,869,796	
REVENUES:						
Sales Tax	\$5,871,160	\$6,520,217	\$6,609,572	\$6,800,000	\$6,936,000	\$136,000 2.0%
Other Revenues	157,052	1,027,660	62,417	43,000	518,950	\$475,950 1106.9%
TOTAL REVENUE	\$ 6,028,213	\$ 7,547,876	\$ 6,671,988	\$ 6,843,000	\$ 7,454,950	\$ 611,950 8.9%
EXPENDITURES:						
Public Services						
Public Works	865,588	689,069	831,005	3,273,240	1,358,520	(\$1,914,720) -58.5%
Capital Items	4,019,198	4,888,109	5,430,224	8,718,778	6,470,000	(\$2,248,778) -25.8%
TOTAL EXPENDITURES	\$ 4,884,786	\$ 5,577,178	\$ 6,261,229	\$ 11,992,018	\$ 7,828,520	\$ (4,163,498) -34.7%
TRANSFERS TO / (FROM) OTHER FUNDS	(845,934)	(275,000)	-	(2,125,000)	-	\$2,125,000 0.0%
TOTAL EXPENDITURES AND TRANSFERS	\$ 4,038,852	\$ 5,302,178	\$ 6,261,229	\$ 9,867,018	\$ 7,828,520	\$ (2,038,498) -20.7%
Net Change in Fund Balance	1,989,360	2,245,699	410,759	(3,024,018)	(373,570)	
FUND BALANCE, DECEMBER 31	<u>\$ 2,237,356</u>	<u>\$ 4,483,054</u>	<u>\$ 4,893,814</u>	<u>\$ 1,869,796</u>	<u>\$ 1,496,226</u>	

Spending down
Fund Balance by
\$373,570



CAPITAL IMPROVEMENT SALES TAX FUND DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>PUBLIC WORKS</u>			
Capital Expenditures	Concrete Slab Replacement Project	\$ 5,100,000	
	Annual Sidewalk Replacement Program	500,000	
	2.5 ton Flatbed Truck replacement S-115	235,000	
	2.5 Ton Dump Truck replacement S-116	235,000	
	Front End Loader replacement ML-14	185,000	
	CDBG Project (reimbursement of \$84k)	110,000	
	Replace 3 HVAC Units at Amphitheater	60,000	
	HVAC Unit at PWF	35,000	
	Storm sewer improvements	10,000	\$ 6,470,000
Personnel	Salaries / Benefits		\$ 451,520
Contractual	Highcroft Drive Design (\$212.1k grant)	\$ 303,000	
	Pathway on Parkway design (\$204k grant)	255,000	
	Inspection / Testing (Slab, Sidewalk, Asphalt)	110,000	
	Semi-Annual Crack Sealing	100,000	
	RHL Culvert design	75,000	
	Schoettler SW Right of Way (\$18.85k grant)	29,000	
	Grant Applications - Ladue Farm Bridge	15,000	
	Capital Contracts	10,000	
	Capital Project Design	10,000	\$ 907,000
TOTAL EXPENDITURES			\$ 7,828,520



PARKS FUND



Parks Fund FUND RESERVES ESTIMATE (AS SUBMITTED)

12/31/2024 FUND BALANCE (Estimate-Unrestricted)	\$ 6,218,079
2025 NET ACTIVITY	\$ 754,390
Includes \$400k Contribution to Synthetic Fields (restricted)	
PROJECTED 12/31/2025 (Estimate - Unrestricted) PARKS FUND - FUND RESERVES	\$ 6,972,469
RESTRICTED Fund Balance as of 12/31/2025	
FOR SYNTHETIC FIELD REPLACEMENT	\$ 1,300,000
FOR CVAC IMPROVEMENTS	<u>\$ 290,475</u>
TOTAL RESTRICTED	\$ 1,590,475

Note: The proposed budget does not include any contributions to replace the Aquatics Center tentatively planned for closure in 2027 and 2028.

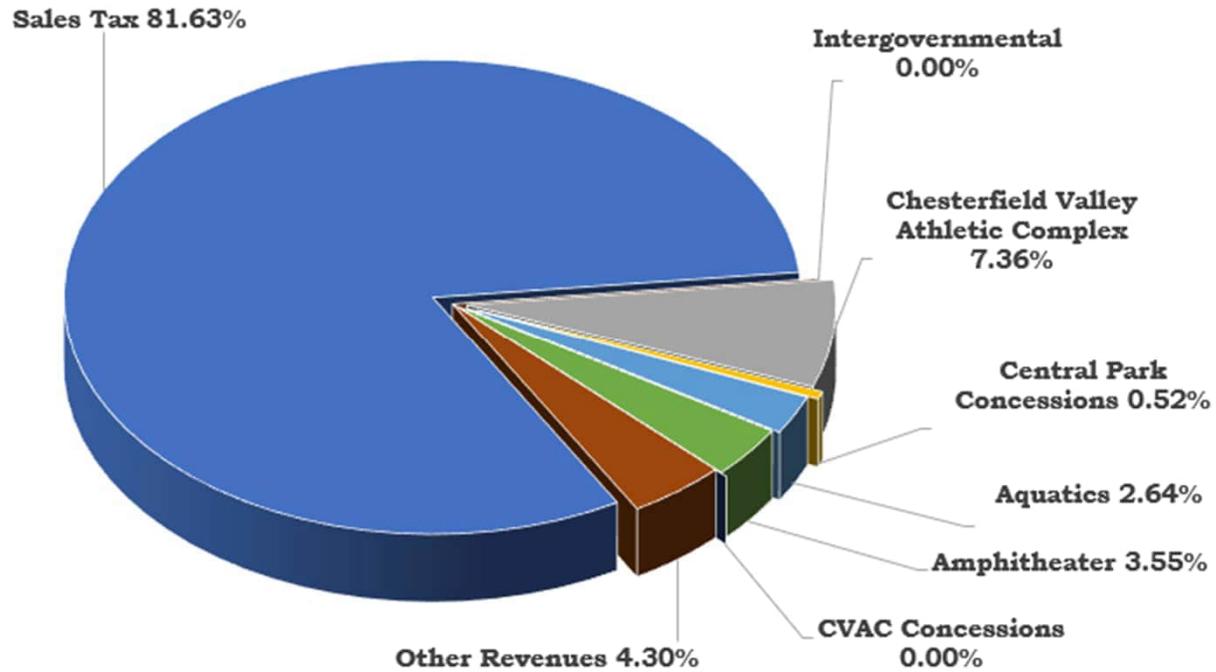


PARKS SALES TAX FUND REVENUES BY SOURCE

	Actual 2021	Actual 2022	Actual 2023	Amended Budget 2024	Projected 2024	Proposed 2025	% Change 2024 to 2025	% of Total
Sales Tax	\$ 6,907,181	\$ 7,670,843	\$ 7,770,378	\$ 7,135,650	\$ 8,000,000	\$ 8,160,000	2.00%	81.63%
Intergovernmental (Grants)	6,400	-	1,050,000	750,000	546,250	-	-100.00%	0.00%
Chesterfield Valley Athletic Complex	465,596	758,054	1,133,149	810,000	745,693	735,500	-1.37%	7.36%
Central Park Concessions	53,568	50,876	61,038	52,000	52,000	52,000	0.00%	0.52%
Aquatics	257,020	244,743	273,698	257,600	267,471	264,000	-1.30%	2.64%
Amphitheater	518,184	321,474	485,992	327,000	348,000	355,000	2.01%	3.55%
CVAC Concessions	426,454	406,650	6,086	5,500	-	-	#DIV/0!	0.00%
Other Revenues	517,904	502,421	918,213	690,765	661,220	429,465	-35.05%	4.30%
TOTAL	\$9,152,308	\$9,955,060	\$11,698,555	\$10,028,515	\$10,620,634	\$9,995,965	-5.88%	

Other revenue includes investment income, dog tags, parks contributions, and other miscellaneous parks revenues

Park Sales Tax Fund Revenue by Source





PARKS FUND

STATEMENT OF REVENUES AND EXPENDITURES

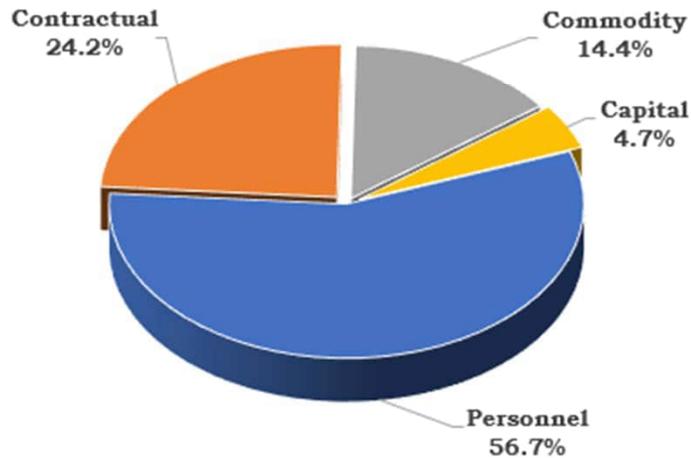
	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	Increase/(Decrease) 2025 Budget vs 2024 Projected
FUND BALANCE, JANUARY 1	\$ 1,545,482	\$ 2,407,472	\$ 2,765,153	\$ 5,273,523	\$ 6,218,079	
REVENUES:						
Sales Tax	\$6,907,181	\$7,670,843	\$7,770,378	\$8,000,000	\$8,160,000	\$160,000 2.0%
Intergovernmental	6,400	-	1,050,000	546,250	-	(\$546,250) -100.0%
Charges for Services	2,210,479	2,139,579	2,244,205	1,720,355	1,710,965	(\$9,390) -0.5%
Other Revenues	28,247	144,638	633,972	354,029	125,000	(\$229,029) -64.7%
TOTAL REVENUE	\$ 9,152,308	\$ 9,955,060	\$ 11,698,555	\$ 10,620,634	\$ 9,995,965	\$ (624,669) -5.9%
EXPENDITURES:						
Parks Department						
Parks and Recreation	\$3,787,596	\$6,270,551	\$5,254,754	\$5,998,773	\$5,564,222	(\$434,551) -7.2%
Arts and Entertainment	540,720	564,923	708,907	760,710	887,986	\$127,276 16.7%
Aquatics	346,659	356,061	376,331	555,446	565,835	\$10,389 1.9%
CVAC Concession	323,582	332,827	3,410	-	-	\$0 #DIV/0!
Central Park Concession	69,493	72,254	76,186	87,167	92,445	\$5,278 6.1%
Sports and Wellness	332,888	369,540	491,248	572,345	617,390	\$45,045 7.9%
Capital Items for All Departments	74,385	371,549	41,023	326,897	383,040	\$56,143 17.2%
TOTAL EXPENDITURES	\$ 5,475,323	\$ 8,337,705	\$ 6,951,860	\$ 8,301,338	\$ 8,110,918	\$ (190,420) -2.3%
TRANSFERS TO / (FROM) OTHER FUNDS	2,714,994	1,159,674	1,797,850	\$374,740	1,130,657	\$155,917 16.0%
TOTAL EXPENDITURES AND TRANSFERS	\$ 8,190,318	\$ 9,497,379	\$ 8,749,710	\$ 9,276,078	\$ 9,241,575	\$ (34,503) -0.4%
Net Change in Fund Balance	961,990	457,681	2,948,845	1,344,556	754,390	
Contribution to Restricted Fund - Synthetic Field Replacement	(100,000)	(100,000)	(150,000)	(400,000)	(400,000)	
Contribution to Restricted Fund - CVAC Improvements			(290,475)			
FUND BALANCE, DECEMBER 31 (Unrestricted)	\$ 2,407,472	\$ 2,765,153	\$ 5,273,523	\$ 6,218,079	\$ 6,972,469	
Restricted Fund Balance - Synthetic Field Replacement - \$900,000 as of 12/30/2024						
Restricted Fund Balance - CVAC Improvements - \$290,475 as of 12/30/2024						



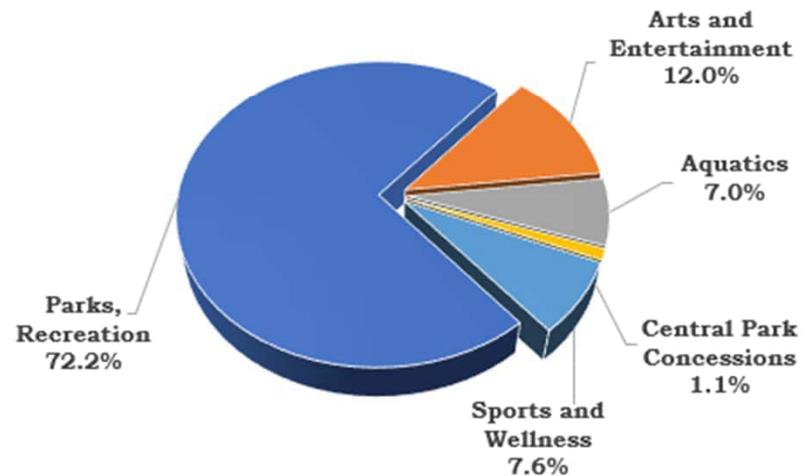
PARKS, RECREATION AND ARTS APPROPRIATIONS

Division	Personnel	Contractual	Commodity	Capital	Division Total
Parks, Recreation	\$3,469,570	\$1,526,717	\$567,935	\$294,040	\$5,858,262
Arts and Entertainment	\$297,290	\$266,445	\$324,251	\$89,000	\$976,986
Aquatics	\$382,160	\$122,305	\$61,370	\$0	\$565,835
Central Park Concessions	\$62,595	\$3,850	\$26,000	\$0	\$92,445
Sports and Wellness	\$383,745	\$45,295	\$188,350	\$0	\$617,390
TOTAL	\$4,595,360	\$1,964,612	\$1,167,906	\$383,040	\$8,110,918
	56.7%	24.2%	14.4%	4.7%	

By Element:



By Division:





PARKS SALES TAX FUND

DETAIL OF CAPITAL EXPENDITURES

DEPARTMENT/ACTIVITY	DESCRIPTION	AMOUNT	ACTIVITY TOTAL
<u>PARKS AND RECREATION</u>			
Parks Maintenance	3/4 Ton Truck King cab (PK-22) replacement	\$ 56,000	
	1/2 Ton Truck Crew cab (PK-17) replacement	48,490	
	Compact Excavator (PK-407) replacement	32,000	
	Compact SUV for Parks Director (PK-21)	31,830	
	Compact SUV (PK-3) replacement	31,830	
	Ride-on Painter (PK-241) replacement	19,900	
	Zero Turn Mower (PK-281) replacement	15,200	
	Utility Cart (PK-260) replacement	9,830	
	Drinking Fountains for CVAC (qty 3)	9,000	
	Utility Cart (PK-288) replacement	8,430	
	ADA stair for Competition Pool required by STL Co.	7,700	
	Walk Behind Mower (PK-266) replacement	6,900	
	Arrow Board (PK-230) replacement	6,000	
	Utility Cart (PK-226) replacement	5,530	
	Equipment Trailer (PK-303) replacement	5,400	\$ 294,040
Arts and Entertainment	Amphitheater perimeter fencing for security	\$ 85,000	
	Amphitheater camera upgrades	4,000	\$ 89,000
TOTAL CAPITAL EXPENDITURES			\$ 383,040

POLICE FORFEITURES FUND





POLICE FORFEITURES FUND STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	FORECAST 2026	FORECAST 2027
FUND BALANCE, JANUARY 1	\$ 26,366	\$ 11,249	\$ 41,781	\$ 347,757	\$ 180,397	\$ 133,947	\$ 33,947
REVENUES:							
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernmental	-	30,533	317,987	-	3,000	-	-
TOTAL REVENUE	\$ -	\$ 30,533	\$ 317,987	\$ -	\$ 3,000	\$ -	\$ -
EXPENDITURES:							
Police Department	15,117	-	12,011	64,742	5,500	100,000	33,947
Capital Items for All Departments	-	-	-	102,618	43,950	-	-
TOTAL EXPENDITURES	\$ 15,117	\$ -	\$ 12,011	\$ 167,360	\$ 49,450	\$ 100,000	\$ 33,947
TRANSFERS TO / (FROM) OTHER FUNDS	-	-	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 15,117	\$ -	\$ 12,011	\$ 167,360	\$ 49,450	\$ 100,000	\$ 33,947
Net Change in Fund Balance	(15,117)	30,533	305,976	(167,360)	(46,450)	(100,000)	(33,947)
FUND BALANCE, DECEMBER 31	<u>\$ 11,249</u>	<u>\$ 41,781</u>	<u>\$ 347,757</u>	<u>\$ 180,397</u>	<u>\$ 133,947</u>	<u>\$ 33,947</u>	<u>\$ 0</u>



SEWER LATERAL FUND



SEWER LATERAL FUND

STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)
FUND BALANCE, JANUARY 1	\$ 373,587	\$ 411,351	\$ 362,097	\$ 397,008	\$ 392,008
REVENUES:					
Sales Tax	\$0	\$0	\$0	\$0	\$0
Charges for Services	437,762	426,636	422,343	425,000	430,000
TOTAL REVENUE	\$ 437,762	\$ 426,636	\$ 422,343	\$ 425,000	\$ 430,000
EXPENDITURES:					
Public Services					
Public Works	\$ 399,998	\$ 475,890	\$ 387,432	\$ 430,000	\$ 430,000
Capital Items for All Departments	-	-	-	-	-
TOTAL EXPENDITURES	\$ 399,998	\$ 475,890	\$ 387,432	\$ 430,000	\$ 430,000
TRANSFERS TO / (FROM) OTHER FUNDS					
TOTAL EXPENDITURES AND TRANSFERS	\$ 399,998	\$ 475,890	\$ 387,432	\$ 430,000	\$ 430,000
Net Change in Fund Balance	37,764	(49,254)	34,911	(5,000)	-
FUND BALANCE, DECEMBER 31	<u>\$ 411,351</u>	<u>\$ 362,097</u>	<u>\$ 397,008</u>	<u>\$ 392,008</u>	<u>\$ 392,008</u>

CHESTERFIELD VALLEY SPECIAL ALLOCATION FUND



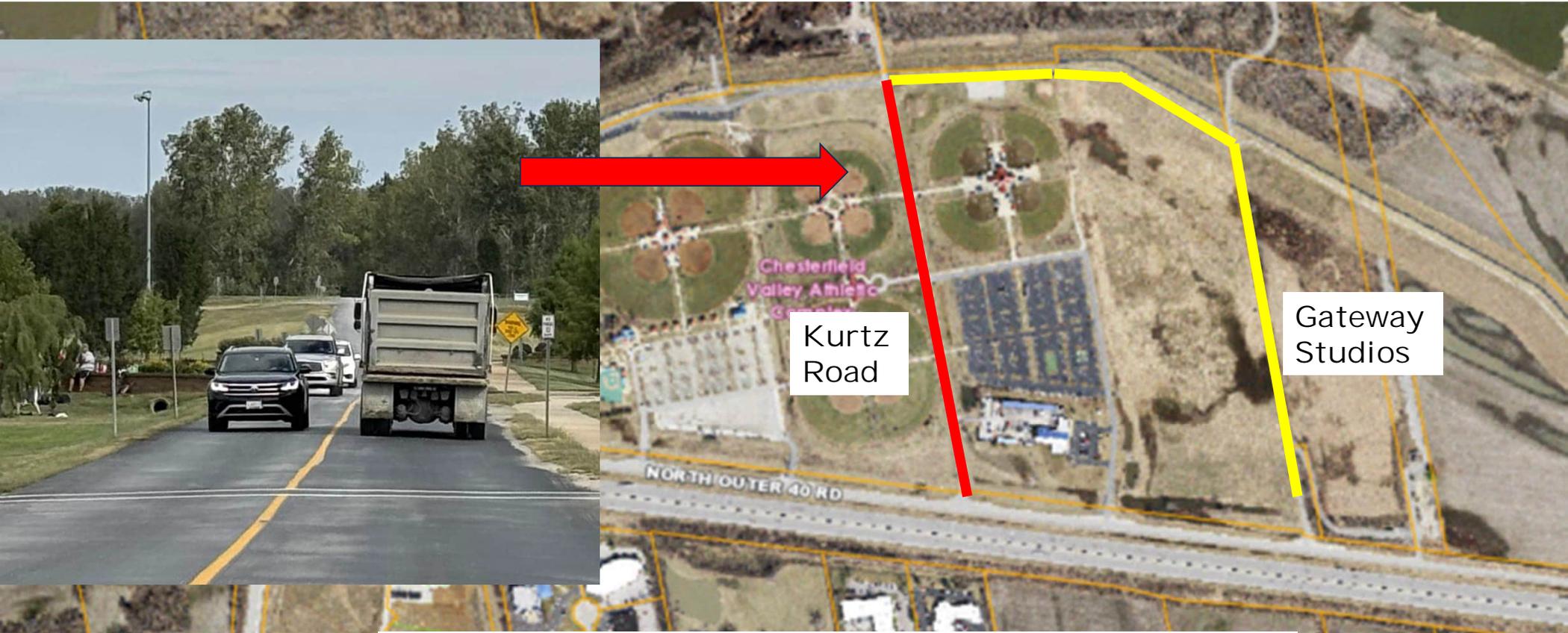
125,058	154,568	95,054	124,500
125,487	56,845	97,511	125,000
124,000	110,000	99,011	154,000
450	150,000	99,216	95,000
	35,000	101,090	154,200
		101,684	110,000
		101,962	89,000
			50,000
			700



CHESTERFIELD VALLEY SPECIAL ALLOCATION FUND
STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)	FORECAST 2026	FORECAST 2027	FORECAST 2028
FUND BALANCE, JANUARY 1	\$ 337,090	\$ 320,886	\$ 831,565	\$ 3,802,550	\$ 3,829,898	\$ 2,598,398	\$ 1,543,398	\$ 488,398
REVENUES:								
Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenues	14,041	523,934	2,982,983	150,000	75,000	75,000	75,000	75,000
TOTAL REVENUE	\$ 14,041	\$ 523,934	\$ 2,982,983	\$ 150,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
EXPENDITURES:								
Public Services								
Public Works	\$30,245	\$13,255	\$11,998	\$122,652	\$130,000	\$130,000	\$130,000	\$130,000
Capital Items for All Departments				\$0	\$1,176,500	\$1,000,000	\$1,000,000	\$0
TOTAL EXPENDITURES	\$ 30,245	\$ 13,255	\$ 11,998	\$ 122,652	\$ 1,306,500	\$ 1,130,000	\$ 1,130,000	\$ 130,000
TRANSFERS TO / (FROM) OTHER FUNDS								
TOTAL EXPENDITURES AND TRANSFERS	\$ 30,245	\$ 13,255	\$ 11,998	\$ 122,652	\$ 1,306,500	\$ 1,130,000	\$ 1,130,000	\$ 130,000
Net Change in Fund Balance	(16,204)	510,679	2,970,985	27,348	(1,231,500)	(1,055,000)	(1,055,000)	(55,000)
FUND BALANCE, DECEMBER 31	<u>\$ 320,886</u>	<u>\$ 831,565</u>	<u>\$ 3,802,550</u>	<u>\$ 3,829,898</u>	<u>\$ 2,598,398</u>	<u>\$ 1,543,398</u>	<u>\$ 488,398</u>	<u>\$ 433,398</u>
Other Revenues includes proceeds from selling land to Monarch-Chesterfield Levee District in July 2023.								

CHESTERFIELD VALLEY ATHLETIC COMPLEX

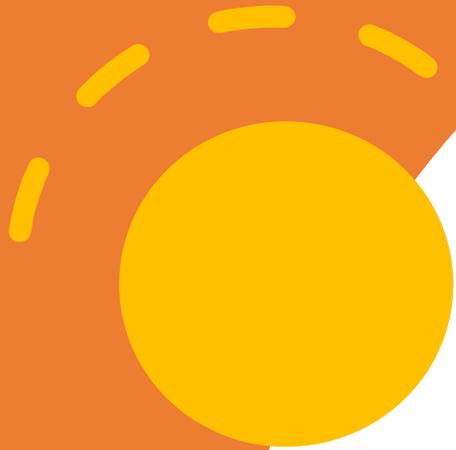


complete Ring Road,
eliminate commercial Kurtz Access



Replace temporary fencing at A1 & A2 CVAC Fields





ARPA FUND



ARPA FUND

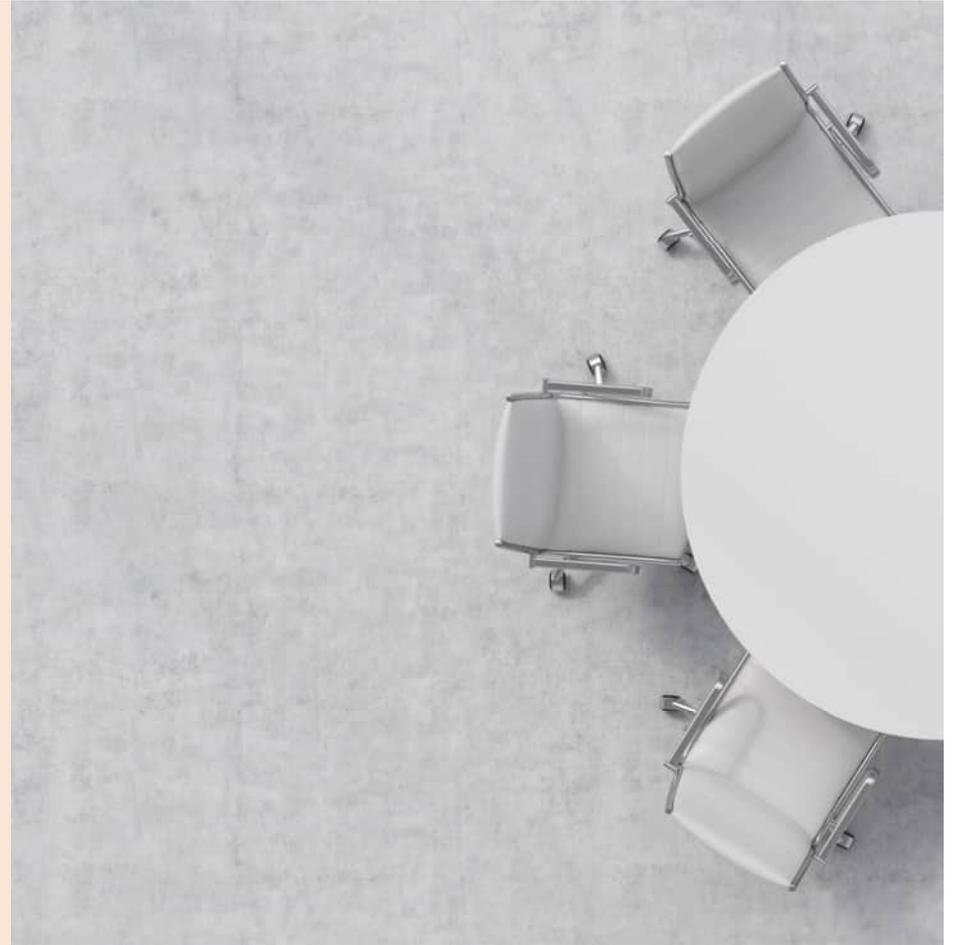
STATEMENT OF REVENUES AND EXPENDITURES

	2021 ACTUAL (AUDITED)	2022 ACTUAL (AUDITED)	2023 ACTUAL (AUDITED)	2024 PROJECTED	2025 BUDGET (PROPOSED)
FUND BALANCE, JANUARY 1	\$ -	\$ 3,416	\$ 47,989	\$ 195,090	\$ 0
REVENUES:					
Intergovernmental	\$2,055,100	\$3,559,069	\$2,368,389	\$1,702,358	\$0
Other Revenues	3,417	44,573	147,101	60,000	-
TOTAL REVENUE	\$ 2,058,517	\$ 3,603,642	\$ 2,515,490	\$ 1,762,358	\$ -
EXPENDITURES:					
Department of Administration					
Information Technology	12,500	-	-	-	-
Police Department	-	110,714	-	-	-
Public Services					
Public Works	-	139,477	98,392	-	-
Capital Improvements	-	-	-	-	-
Parks Department					
Parks and Recreation	20,233	117,417	126,657	14,252	-
Arts and Entertainment	7,798	51,095	98,062	1,284,702	-
Aquatics	-	19,809	1,348	-	-
Sports and Wellness	-	500,000	-	-	-
Capital Items for All Departments	13,913	1,620,541	1,043,825	658,494	-
TOTAL EXPENDITURES	\$ 54,444	\$ 2,559,054	\$ 1,368,284	\$ 1,957,448	\$ -
TRANSFERS TO / (FROM) OTHER FUNDS	2,000,656	1,000,015	1,000,105	-	-
TOTAL EXPENDITURES AND TRANSFERS	\$ 2,055,100	\$ 3,559,069	\$ 2,368,389	\$ 1,957,448	\$ -
Net Change in Fund Balance	3,416	44,573	147,101	(195,090)	-
FUND BALANCE, DECEMBER 31	\$ 3,416	\$ 47,989	\$ 195,090	\$ 0	\$ 0

\$1,702,358.67 deferred revenue as of 12/31/2023.

Per Guidelines we recognize revenue as expenditures are incurred. Investment Interest recognized as received.

MERIT POOL DISCUSSION



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

As part of the initial Annual Budget submittal, the [City Staff will include a merit-based increase of 1.5 times the CPI-U](#) referenced in Chapter IV, Section 2, with a minimum of three percent and a maximum of eight percent. It is understood that this value is included in the initial draft in order to present a more realistic draft budget and that Council will consider the value of the merit compensation increase pool and value and provide direction to staff as to a final value to include in the final budget submission. While it is imperative that the maximum and minimum compensation rates are adjusted to keep the City competitive in the labor markets, it is equally important that the merit pool exceed these adjustments to avoid compression and sufficiently compensate the existing employees.

[The Finance and Administration Committee of Council of the Whole will review the value of the merit pool for compensation increases and provide direction as to what value is to be included in the final budget submission.](#)



Historical CPI-U

CPI - U
June 2024
2.5%

CPI-U, Midwest Region, 12-Month Percent Change

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2015	-0.3	-0.5	-0.9	-1.1	-0.8	-0.7	-0.5	-0.3	-0.8	-0.3	-0.2	0.0
2016	0.8	0.4	0.5	0.8	0.8	0.8	0.4	0.6	1.1	1.0	1.2	1.8
2017	2.2	2.4	1.9	1.8	1.4	0.9	1.3	1.5	1.5	1.5	1.9	1.7
2018	1.6	1.7	1.8	1.8	2.3	2.5	2.4	2.1	1.9	2.2	1.4	1.3
2019	0.8	1.3	1.7	1.5	1.3	1.2	1.5	1.5	1.4	1.5	1.9	2.3
2020	2.5	2.1	1.0	-0.4	-0.4	0.4	0.7	1.1	1.3	1.0	1.0	1.1
2021	1.2	1.7	3.0	4.9	5.6	5.8	5.9	5.7	5.7	6.6	7.3	7.5
2022	7.9	8.0	8.6	8.2	8.8	9.5	8.6	8.1	8.1	7.4	6.8	6.0
2023	6.0	5.6	4.9	4.9	3.7	2.4	2.9	3.4	3.2	2.9	2.9	3.2
2024	2.7	2.8	2.8	2.8	2.7	2.5	2.7					

Merit Pool for 2025 proposed budget submission: $2.5\% \times 1.5 = 3.75\%$

City Administrator recommended Council consider 4%

The impact of 0.25% merit increase (fully loaded) is \$30,063 across all funds



September 4, 2024

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

Dear Michael:

This letter documents our annual recommendations regarding salary structure updates and salary increase budgets. The below table outlines our recommendations. The remaining letter provides the rationale and data behind the updates as well as an exploration of broader trends to consider and keep in mind.

Recommendations	
Structure Update:	3.3%
Salary Increase Budget:	4.7%

Structure Update

Adjusting your salary structure annually will help ensure that your salary range minimums remain competitive to the market and that your salary range maximums remain appropriate. This is an annual best practice but is only a short-term fix as jobs move in the labor market independently from the overall labor market trend. Some jobs might be considered "hot jobs" and see pay escalate quickly while other jobs may stagnate in the labor market. For this reason, it's important to reassess market-competitive pay every three to five years.

Our sources for structure update data include the U.S. Bureau of Labor Statistics *Employment Cost Index (ECI)*, which measures wage growth over the prior 12-months. ECI is a valuable in understanding broad wage movement in the labor market, making it a good metric to consider when evaluating pay structure adjustments should be based. The relevant data in our recommendation comes from the reported wages and salaries data for civilian workers (i.e., all private and state and local government), which is 4.2% from the June 2024 report¹. We also consider the WorldatWork 2024-2025 Salary Budget Survey, which is a historically trusted survey source for structure update forecasts. The current survey reports an overall average structure update of 2.4%.

Please note minimum wage increase changes may exceed your current salary structure minimums. Additional evaluation and structure adjustment may be needed to ensure all employees are paid at or above the new required minimum wage.

Salary Increase Budget

Matching market trends for annual salary adjustments ensures that wages remain competitive to the market. Meritorious employees should be recognized with increases that advance their pay through the pay range, not simply match the market movement.

Data sources considered when determining our salary increase budget recommendation include the WorldatWork 2024-2025 Salary Budget Survey, which reported average planned overall increases of 3.8%. The Atlanta Fed Wage Growth Tracker², which tracks the median percent change in hourly wages of the same U.S.

¹ Employment Cost Index Summary; June. [Employment Cost Index Summary \(bls.gov\)](https://www.bls.gov/news.release/nci.pdf)

² Wage Growth Tracker, June. [Federal Reserve Bank of Atlanta](https://www.federalreservebankofatlanta.com/wage-growth-tracker)

workers year-over-year, reported 4.5% in their report for job stayers. Job stayers is a category in the report that refers to the subset of workers who have remained in the same job over the observed year. By focusing on this group, the tracker provides a more stable and controlled measure of wage growth, as it eliminates the variability introduced by job changes, promotions, or transitions between industries.

FLSA Overtime Changes

The Department of Labor (DOL) issued a final rule on April 23, 2024, that substantially increases the salary thresholds for overtime exemptions under the Fair Labor Standards Act (FLSA). As of July 1, 2024, the salary level required for exempt status rose from \$35,568 per year to \$43,888 per year. A further increase to \$58,656 is set for January 1, 2025. These adjustments aim to expand overtime eligibility to millions of workers. Employers now need to decide whether to increase pay for exempt employees paid below the new salary threshold to maintain the exemption or to reclassify these employees to non-exempt, track hours, and pay overtime to comply.

CBIZ Compensation Bulletin

We are excited to announce the launch of our new quarterly newsletter, designed to provide you with valuable insights and guidance throughout the year. The Compensation Bulletin Newsletter will cover a broad range of topics related to compensation, ensuring you stay informed about the latest trends, strategies, and regulatory updates. We invite you to sign up for the newsletter on our website at [Compensation Bulletin Newsletter Sign-Up \(cbiz.com\)](https://www.cbiz.com/compensation-bulletin-newsletter-sign-up).

Sincerely,

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

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

Recommendations	
Structure Update:	3.3%
Salary Increase Budget:	4.7%

2025 CUMULATIVE COST OF MERIT POOL NON-FOP EMPLOYEES

Fully Loaded Cost Impact of Merit Pool							
	General Fund		Parks Fund		Capital Fund		Total
3.00%	\$248,808		\$127,191		\$8,763		\$384,762
3.25%	\$270,154		\$135,176		\$9,496		\$414,825
3.50%	\$291,499		\$143,160		\$10,229		\$444,889
3.75%	\$312,844		\$151,145		\$10,963		\$474,952
4.00%	\$334,190		\$159,130		\$11,696		\$505,015
4.25%	\$355,535		\$167,114		\$12,429		\$535,078
4.50%	\$376,880		\$175,099		\$13,162		\$565,142
4.75%	\$398,226		\$183,084		\$13,895		\$595,205
5.00%	\$419,571		\$191,068		\$14,629		\$625,268

Public Safety merit increase is included in General Fund due to subsidy

3.75% merit is included in 2025 proposed budget as presented

City Administrator recommended Council consider 4%
The impact of 0.25% merit increase (fully loaded) is \$30,063 across all funds

QUESTIONS



DECISIONS REQUESTED:

- MERIT POOL VALUE
- PRE-PAID DEBT
- **ANY NEW QUESTIONS ?**

Budget Workshop #2
Tuesday, October 29th, 5 pm
IF NEEDED

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Dan Hurt

Vice Chair: Councilmember Mary Monachella

- 1. Proposed Bill No. 3522 – Parking Restriction – Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive:** An ordinance amending Schedule VII of the Traffic Code of the City of Chesterfield by implementing a parking restriction on Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive. **(Second Reading) Planning and Public Works Committee recommends approval.**

- 2. Proposed Bill No. 3523 – P.Z. 05-2024 16624 Old Chesterfield Road:** An ordinance amending City of Chesterfield Ordinance 2646 to establish four new permitted uses and revise the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark and Preservation Area (LPA) overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (17t310083). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

- 3. Ballwin Acres (The Glen) 2024 PP:** A Preliminary Plat and associated plans for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive (Ward 3). **(Roll Call Vote) Planning & Public Works Committee recommends approval.**

- 4. Purchase of a Walk-Behind Forklift:** Recommendation to City Council for its consideration of approval of the purchase of a new Walk-Behind Forklift from Crown Lift Trucks – St. Louis in an amount not to exceed \$35,559.00, and to authorize the City Administrator to execute the necessary Purchase Order and intra-fund budget transfer. **(Roll Call Vote) Planning & Public Works recommends approval.**

- 5. Next Meeting – November 7, 2024**

NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, November 7, 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.

BILL NO. 3522

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VII OF THE TRAFFIC CODE OF THE CITY OF CHESTERFIELD BY IMPLEMENTING A PARKING RESTRICTION ON LONG ROAD CROSSING DRIVE, NORTH CHESTERFIELD INDUSTRIAL BOULEVARD, NORTH TRADE CENTER BOULEVARD, AND NORTH SPIRIT DRIVE.

WHEREAS, the Planning and Public Works Committee of City Council has reviewed and considered parking restrictions on Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive; and,

WHEREAS, the Planning Director and the City Engineer have reviewed the request and have no objection to the implementation of these parking restrictions; and,

WHEREAS, the Planning and Public Works Committee of City Council has unanimously recommended approval of a parking restriction on both sides of Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive.

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

Section 1. Schedule VII of the Traffic Code as it relates to Parking Restrictions is hereby amended by deleting the following:

*Part of Road or Street Where
Parking is Regulated*

Parking Restriction

Long Road Crossing Drive, both sides,
from Chesterfield Airport Road north to
the eastern entrance of the business at
722 Long Road Crossing Drive

No parking anytime

Section 2. Schedule VII of the Traffic Code as it relates to Parking Restrictions is hereby amended by adding the following:

<u>Part of Road or Street Where Parking is Regulated</u>	<u>Parking Restriction</u>
Long Road Crossing Drive, both sides, from Chesterfield Airport Road north to its terminus west of North Spirit Drive	No parking anytime
North Chesterfield Industrial Boulevard, both sides, from Chesterfield Airport Road to Long Road Crossing Drive	No parking anytime
North Trade Center Boulevard, both sides, from Chesterfield Airport Road to Long Road Crossing Drive	No parking anytime
North Spirit Drive, both sides, from Chesterfield Airport Road to to Long Road Crossing Drive	No parking anytime

Section 3. 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

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD:

Memorandum

Department of Planning



To: City Council

From: Justin Wyse, Director of Planning

JW

Date: October 7, 2024

RE: **P.Z. 05-2024 16624 Old Chesterfield Road:** A request for an ordinance amendment to modify the permitted uses and revise the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark Preservation Area (LPA) overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (Ward 4).

Summary

Mr. Edward Struckman is the property owner of 16624 Old Chesterfield Road and has submitted a request for an ordinance amendment to modify the permitted uses and revise the development criteria for Lot 1 of Burkhardt Place Subdivision.

Staff Analysis

The primary goal for this ordinance amendment is to add four permitted uses; “Bakery”, “Grocery-Neighborhood”, “Restaurant-Take Out”, and “Retail Sales Establishment-Neighborhood”. All of which are permitted in the Urban Core District and can be considered by City Council. Subsequently, two existing permitted uses will be removed; “Warehouse, general” and “Plumbing Electrical, Air Conditioning & Heating Equipment Sales, warehousing & Repair Facility”. These two uses are not permitted in the “UC” Urban Core District but were originally incorporated in 2011 as an LPA incentive and removing them from the ordinance would move the site further into compliance. Additionally, the required parking section of the Attachment A was revised to more clearly indicate that the subject site is limited to the ten (10) existing parking spaces regardless of permitted use or square footage.

The Planning and Public Works committee reviewed the request on September 19, 2024 and at that time the committee made a recommendation to approve the request as presented. A full description of the applicants request, narrative, and staff analysis pertaining to the petition may be found in the September 19, 2024 Planning & Public Works Committee report attached [here](#).

Attachments:

1. Narrative Statement
2. Preliminary Development Plan
3. Legislation
4. Attachment A



Figure 1: Subject Site



Narrative Statement

My name is Eddie Struckman. I recently purchased the property located at 16624 Old Chesterfield Road in Historic Chesterfield. My goal / intent is to rezone or expand the usages for the property with the ambition on bringing in more businesses to compliment the Historic District.

I currently own:

1. 16635 Old Chesterfield Road, which is Chesterfield Antique Mall. We have been successfully operational for over 9 years now at this location.
2. 16626 Old Chesterfield Road, which is 89th Key Music Studio and has been my wife's business now for over 15 years. Her and my daughter, Addison, also rezoned the property to operate a small coffee shop out of the front portion, which was approved and is getting very close to opening.
3. 16630 Old Chesterfield Road, which is leased to RIO Creative, a marketing agency.
4. 16636 Old Chesterfield Road, which is leased to Fleur De Chic. I had rezoned this home from residential to commercial approximately 10 years ago. I started Fleur De Chic at that location but then sold the business, which is still up and running as a boutique.

My wife and I fell in love with this area many years ago and it was our vision to make Historic Chesterfield a destination for locals and / or tourists to come and visit and shop. We see the area has the potential to become similar to other city historic districts like Cottleville, St. Charles, Kirkwood, etc..

In order to achieve this goal, we will need other things to happen, such as the addition of sidewalks to gain foot traffic. Better lighting for winter months. A Crosswalk for patrons to safely cross the street to visit other businesses. And better signage allowance to advertise that we are here and that we do exist.

I've asked for the City's assistance for all of the above for the last 10 years but will continue to do so as I truly believe it is needed and could be done with a minimal investment. I also do not mind giving up of my personal road frontage land if it would help to bring these things to fruition.

The growth all around us recently has been tremendous. It is bringing in a lot more residents and creates another reason to develop this historic area to give them another option besides the traditional cookie cutter businesses that are everywhere and not unique.

We are also seeing a large influx in out-of-town visitors at the Antique Mall. This is mainly due to the increase in traveling sports teams that come to the Chesterfield Area. The tourists are actively seeking destinations to offer them a different fun experience.

With that being said, I believe adding some zoning options to 16624 Old Chesterfield Road would better add to this endeavor if other entrepreneurs were allowed to do complimentary businesses, such as a bakery, ice cream shop, other boutique style stores, antiques, etc....

Chesterfield has an over abundance of Big Box Stores and Franchise Restaurants already. Giving better options just makes sense.

BILL NO. 3523

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2646 TO ESTABLISH FOUR NEW PERMITTED USES AND REVISE THE DEVELOPMENT CRITERIA FOR A 0.226-ACRE TRACT OF LAND ZONED “UC” URBAN CORE DISTRICT WITH A LANDMARK AND PRESERVATION AREA (LPA) OVERLAY LOCATED ON THE SOUTH SIDE OF OLD CHESTERFIELD ROAD AND ITS INTERSECTION WITH SANTA MARIA DRIVE (17T310083).

WHEREAS, the petitioner, Mr. Edward Struckman, has requested to amend an existing “UC” Urban Core District with a Landmark and Preservation Area (LPA) Overlay for a .226-acre tract of land located on the south side of Old Chesterfield Road at its intersection with Santa Maria Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 12, 2024; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment and revision to the development criteria; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment and revision to the development criteria; and,

WHEREAS, the City Council, having considered said request, voted to approve the ordinance amendment and revision to the development criteria.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps which are a part thereof, are hereby amended by establishing four new permitted uses and revising the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark Preservation Overlay (LPA) located south of Old Chesterfield Road at its intersection with Santa Maria Drive, as described below:

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE AS RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF

CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF LOT 1 OF THE ABOVE-MENTIONED BURKHARDT PLACE, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD CHESTERFIELD (60'W) ROAD;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SANTA MARIA DRIVE, SOUTH 01 DEGREES 05 MINUTES 00 SECONDS WEST, 133.09 FEET TO A SET SURVEY NAIL AT ANGLE POINT ON THE RIGHT-OF-WAY LINE OF SANTA MARIA DRIVE;

THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SANTA MARIA DRIVE, SOUTH 87 DEGREES 44 MINUTES 00 WEST, 18.14 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD H. JR. AND JANIE A. STRUCKMAN AS RECORDED IN DEED BOOK 14723-PAGE 1402 OF THE ABOVE-MENTIONED RECORDERS OFFICE, WHERE A FOUND REBAR WITH CAP BEARS 0.21 FEET NORTH;

THENCE ALONG THE NORTH LINE OF SAID STRUCKMAN TRACT, NORTH 75 DEGREES 28 MINUTES 00 SECONDS WEST, 75.80 FEET TO A SET IRON PIPE WITH CAP;

THENCE ALONG THE EAST LINE OF SAID STRUCKMAN TRACT, NORTH 19 DEGREES 13 MINUTES 08 SECONDS EAST, 139.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT CONTAINS 9,862 SQUARE FEET AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A" and preliminary plan, which is attached hereto and made a part of.

Section 3. The City Council, pursuant to the petition filed by Mr. Edward Struckman, in P.Z. 05-2024, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearings, held by the Planning Commission on the 12th day of August 2024, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statues of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempted from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2011

ACTING MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 10/7/2024

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “UC” Urban Core District, with a Landmark and Preservation Area (LPA) Overlay shall be:
 - a. Art Gallery
 - b. Art Studio
 - c. Bakery
 - d. Barber shop or Beauty Shop
 - e. Commercial Service Facility
 - f. Dry Cleaning Establishment
 - g. Grocery – Neighborhood
 - h. Office, General
 - i. Reading Room
 - j. Research Laboratory and Facility
 - k. Restaurant – Take-out
 - l. Retail Sales Establishment – Neighborhood
2. Hours of Operation.
 - a. Hours of operation for this “UC” Urban Core District, with (LPA) Overlay shall be 8:00 AM to 8:00 PM.

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

1. Floor Area
 - a. The maximum footprint of the structures shall not exceed 4,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed fourteen (14) feet.
3. Building Requirements
 - a. A minimum of 19% openspace is required for this development.

- b. This development shall have a maximum F.A.R. of .40.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty-Five (35) feet from the right-of-way of Old Chesterfield Road.
- b. Nine (9) feet from the west boundary of the "UC" Urban Core District.
- c. Six (6) feet from the north boundary of the "UC" Urban Core District.
- d. Two (2) feet from the east boundary of the "UC" Urban Core District.

2. Parking Setbacks

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

- a. Zero (0) feet from the right-of-way of Old Chesterfield Road.
- b. Zero (0) feet from the west boundary of the "UC" Urban Core District.
- c. Six (6) feet from the north boundary of the "UC" Urban Core District.
- d. Two (2) feet from the east boundary of the "UC" Urban Core District.

D. PARKING AND LOADING REQUIREMENTS

1. The number of parking spaces required for this development, regardless of use or associated square footage of use, is ten (10).
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Old Chesterfield Road right of way.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to Old Chesterfield Road shall be limited to one street approach. The location of the entrance shall be as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
2. Provide a sidewalk adjacent to Old Chesterfield Road as directed by the City of Chesterfield.

3. Provide additional right of way and improve Old Chesterfield Road in order to provide for one-half a seventy (70) foot right of way and a thirty-nine (39) foot pavement with required tapers and necessary storm drainage facilities as directed by the City of Chesterfield.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

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

M. GEOTECHNICAL REPORT

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

N. MISCELLANEOUS

1. All utilities will be installed underground.

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

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

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

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

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

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **Chesterfield Village Road Trust Fund (No.554)**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

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

<u>Type of Development</u>	<u>Required Contribution</u>
Retirement Community	\$ 382.06/Parking Space
General Office	\$ 583.66/Parking Space

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

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates. Credits for roadway improvements required will be awarded as directed by St. Louis County Department of Transportation. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Transportation.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County of Transportation or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2011 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

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

VI. RECORDING

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

VII. ENFORCEMENT

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

Memorandum

Department of Planning



To: City Council
From: Justin Wyse, Director of Planning
Date: October 21, 2024

RE: **Ballwin Acres (The Glen) 2024 PP:** A Preliminary Plat and associated plans for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive (Ward 3).

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of Hardesty Homes, has submitted a Preliminary Plat and associated plans for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive (Ward 3).

Staff Analysis

The proposed street will be a public-owned, single-access cul-de-sac that would connect to an existing public street, Terrimill Terrace. Staff has reviewed the Preliminary Plat and associated plans and determined the submittal meets all the requirements of the Unified Development Code. Plans included in the submittal: Preliminary Plat, Profiles and Details, Tree Preservation Plan (TPP), Landscape Plan, and Landscape Mitigation Plan. Power of Review was called in accordance to [Section 405.02.200](#) of City Code. Planning and Public Works Committee reviewed the project on October 10, 2024 and at that time, the Committee made a recommendation to approve. The motion passed by a vote of 4-0.

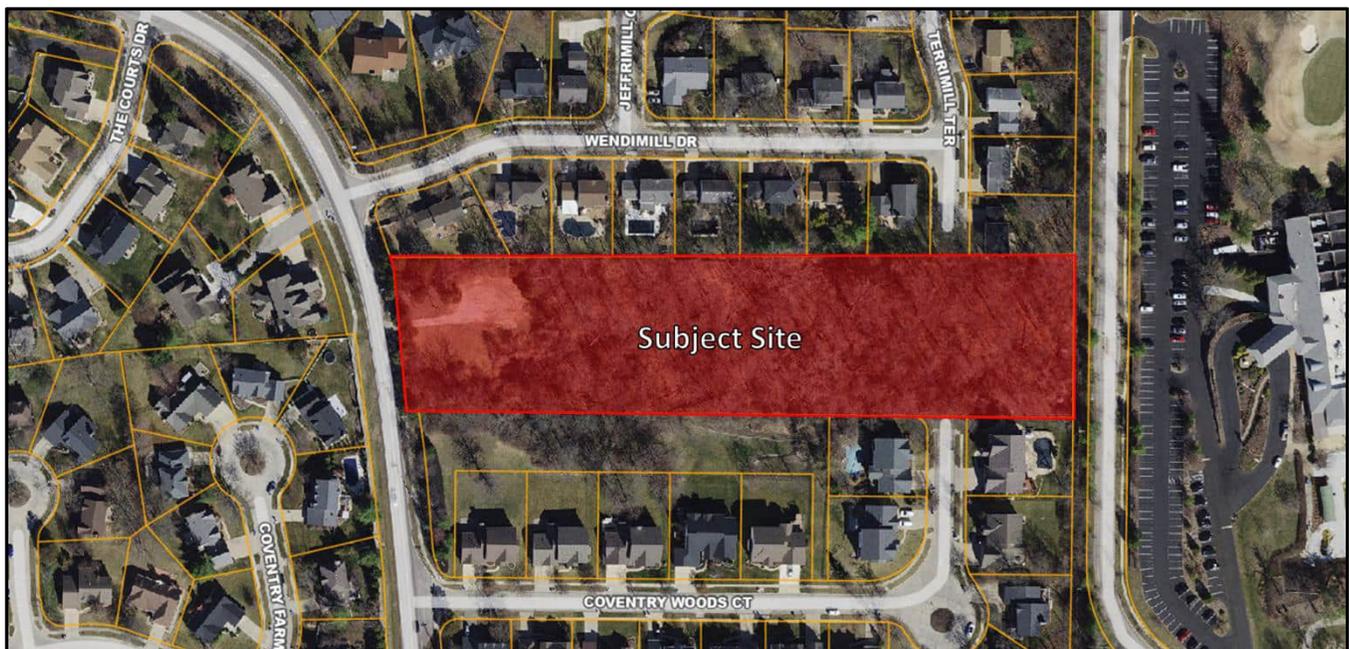


Figure 1: Subject Site

ABBREVIATIONS		LEGEND	
ATG	- ADJUST TO GRADE	EXISTING SANITARY SEWER	
B.C.	- BACK OF CURB	EXISTING STORM SEWER	
C.O.	- CLEANOUT	EXISTING TREE	
DB.	- DEED BOOK	EXISTING BUILDING	
ELEV.	- ELEVATION	EXISTING CONTOUR	
EX.	- EXISTING	SPOT ELEVATION	
F.C.	- FACE OF CURB	EXISTING UTILITIES	
FL.	- FLOWLINE	FOUND 1/2" IRON PIPE	
FT.	- FEET	SET IRON PIPE	
FND.	- FOUND	FOUND CROSS	
H.N.	- HIGH WATER	FOUND STONE	
LFB.	- LOW FLOW BLOCKED	FIRE HYDRANT	
M.H.	- MANHOLE	LIGHT STANDARD	
N/F.	- NOW OR FORMERLY	BUSH	
PB.	- PLAT BOOK	SON	
PG.	- PAGE	NOTES PARKING SPACES	
PR.	- PROPOSED	QUY WIRE	
P.V.C.	- POLYVINYL CHLORIDE PIPE	POWER POLE	
R.C.P.	- REINFORCED CONCRETE PIPE	WATER VALVE	
R/W.	- RIGHT-OF-WAY	TELEPHONE CABLE	
SG.	- SQUARE	TO BE ABANDONED	
T.	- TO BE ABANDONED	TO BE REMOVED	
T.B.R.	- TO BE REMOVED AND REPLACED	TYPICALLY	
T.P.P.	- TREE PRESERVATION PLAN	PROPOSED SPOT	
U.C.N.	- UNLESS OTHERWISE NOTED	PROPOSED STORM	
V.C.P.	- VITRIFIED CLAY PIPE	WATER	
W.	- WATER	PROPOSED SANITARY	
(86'W)	- RIGHT-OF-WAY WIDTH		

- ### ST. LOUIS COUNTY STANDARD NOTES
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES SHALL EXCEED 3:1 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
 - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 - ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL, "ROADSIDE DESIGN REQUIREMENTS".
 - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
 - PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - PRIOR TO IMPROVEMENT/CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A SIGNED AND SEALED NOTE ON THE PLANS FOR BOTH RESIDENTIAL AND COMMERCIAL PROJECTS, STATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
 - PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS (SIDEWALK IS TO BE SHOWN ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ADJACENT TO COUNTY ROADWAY. ANY VARIATION TO THIS WILL BE DETERMINED DURING CONSTRUCTION PLAN REVIEW).
 - THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

THE GLEN - PRELIMINARY PLAT

A TRACT OF LAND BEING LOT 15 OF BALLWIN ACRES AS RECORDED IN PLAT BOOK 20, PAGE 51 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 15 OF BALLWIN ACRES A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 51 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8 OF COVENTRY FARM 2ND ADDITION A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 351, PAGE 399 OF ABOVE SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 15, NORTH 89 DEGREES 15 MINUTES 38 SECONDS WEST, 847.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF KEHRMILL ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 2 DEGREES 41 MINUTES 5 SECONDS WEST, 204.39 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 15; THENCE ALONG THE NORTH LINE OF SAID LOT 15, SOUTH 89 DEGREES 15 MINUTES 38 SECONDS EAST, 889.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00 DEGREES 55 MINUTES 01 SECONDS WEST, 199.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,434.03 SQUARE FEET OR 3.9815 ACRES, MORE OR LESS.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #1234
NAVD8 Elev = 725.01
Cut "1" in the centerline east end of island with Claybrook Drive 3/2 west of the centerline of Kehrs Mill Road.

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion of these plans and revisions, which are based on the data given below, comply with the *Geotechnical Report* for the project, dated July 2024, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.
Shari A. Cunningham, P.E.
Missouri No. 2001018829

Date: 7/19/2024

PERTINENT DATA

OWNER UNDER CONTRACT	= HARDESTY DEVELOPMENT, LLC
SITE ADDRESS	= 2758 KEHRMILL ROAD, CHESTERFIELD, MO 63017
LOCATOR NUMBER	= 215410088
WATERSHED	= CREVE COEUR CREEK
ZONING	= R-3" RESIDENCE DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER DISTRICT	= MISSOURI AMERICAN WATER COMPANY
FIRE DISTRICT	= METRO WEST
GS COMPANY	= SPIRE INC.
ELECTRIC COMPANY	= AMEREN UE
FEMA FIRM PANEL	= 2198C027K DATED FEBRUARY 4, 2015

GRAPHIC SCALE

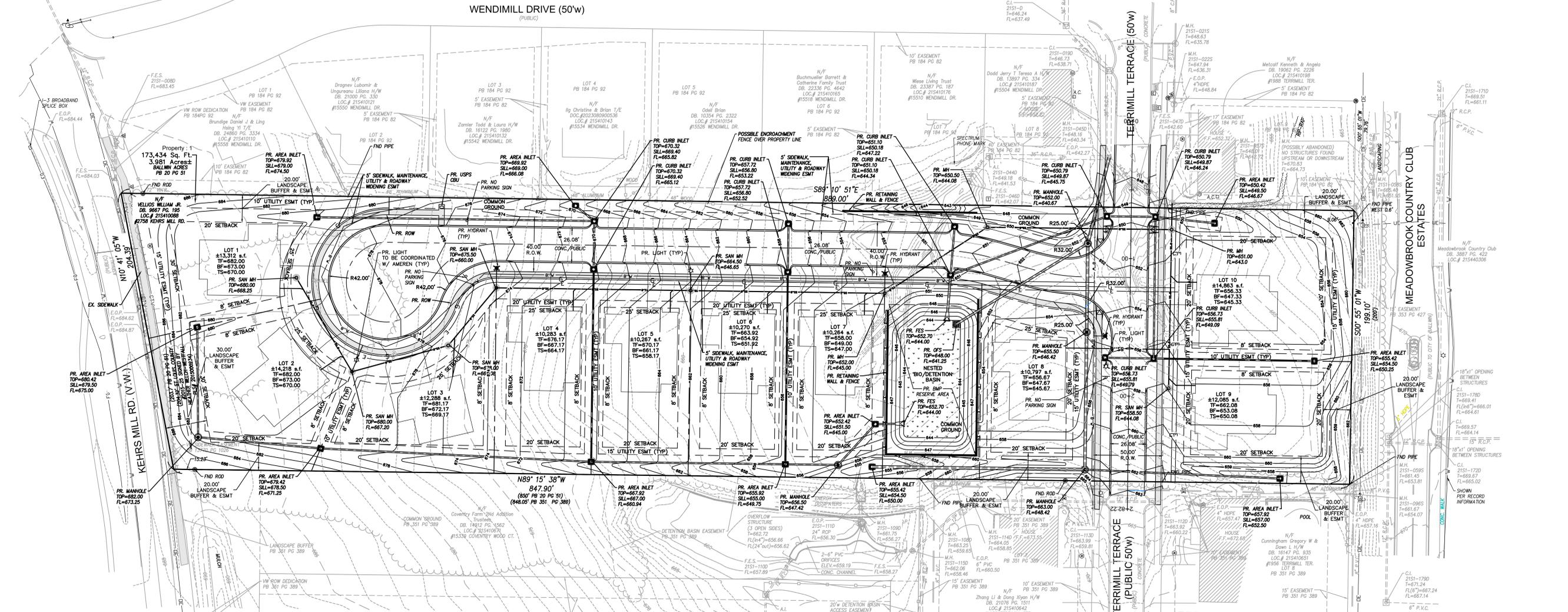
(IN FEET)
1 inch = 30 ft.

LOCATION MAP

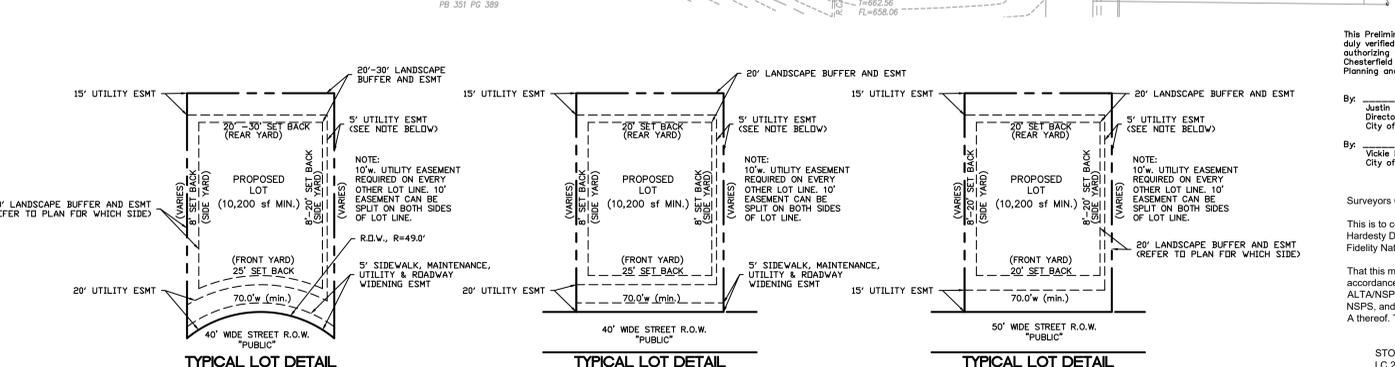
(NOT TO SCALE)

SHEET INDEX

C1.0	PRELIMINARY PLAT
C2.0	PRELIMINARY PLAT PROFILES & DETAILS
TPP	TREE PRESERVATION PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE MITIGATION PLAN



- ### GENERAL NOTES
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
 - NO GRADE SHALL EXCEED 3:1 SLOPE.
 - GRADING AND STORM WATER PER M.S.D., MODOOT, ST. LOUIS COUNTY, & THE CITY OF CHESTERFIELD.
 - STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
 - SIGNAGE APPROVAL IS A SEPARATE PROCESS
 - TOTAL SITE AREA = 173,434 S.F. (3.98 Ac.)
 - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY DEPT. STANDARDS.
 - SITE AREA CALCULATIONS:
GROSS OVERALL SITE = 173,434 S.F. (3.98 Ac.±)
TOTAL LOTS = 118,658 S.F.
TOTAL ROW = 37,043 S.F.
TOTAL COMMON GROUND = 17,733 S.F.
 - MAXIMUM STRUCTURE HEIGHT PER UDC "R-3" RESIDENCE DISTRICT = 45' (3-STORIES).
 - ALL IMPROVEMENT SHOWN ARE SUBJECT OF CHANGE PENDING FINAL ENGINEERING & APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES



This Preliminary Plat was approved by the City of Chesterfield and duly verified on the _____ day of _____, 2024, authorizing the recording of this Preliminary Plat pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wynn, AICP
Director of Planning
City of Chesterfield, Missouri

By: Vickie McDowd, City Clerk
City of Chesterfield, Missouri

Surveyors Certification

This is to certify to: Hardesty Development Co. L.L.C. Fidelity National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during February, 2024.

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

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

My commission expires: _____

Notary Public

Print Name

PREPARED FOR:
HARDESTY HOMES
232 CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MO. 63005
C/O MR. BRETT HARDESTY

REVISIONS:

1.	2024-06-10 AGENCY COMMENTS
2.	2024-07-19 AGENCY COMMENTS
3.	2024-08-05 RED LINE 6X PEOPLE EXHIBIT
4.	2024-08-12 REV ADA RANGES
5.	2024-08-16 AGENCY COMMENTS
6.	2024-08-16 AGENCY COMMENTS
7.	2024-09-24 AGENCY COMMENTS

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2024, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 05/02/2024
JOB NO: 223-7539
K.S.P. #
SCALE: 1" = 30'
S.L.C. HAT # 215
HAT SUP. #

SHEET TITLE: PRELIMINARY PLAT

SHEET NO.: C1.0

PREPARED BY: **Stock & Associates** Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH: (636) 500-9000
500-9000 FAX: (636) 530-9000
e-mail: general@stockassocs.com
Web: www.stockassocs.com

PRELIMINARY PLAT FOR: **THE GLEN**
2758 KEHRMILL ROAD
CITY OF CHESTERFIELD, MISSOURI, 63017

DATE: 09/24/2024
GEORGE MICHAEL STOCK
CERTIFICATE OF AUTHORITY NUMBER: P2-25146

REVISIONS:

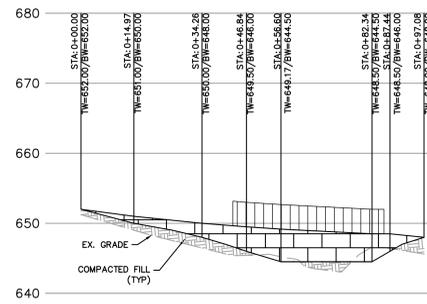
1.	2024-06-10 AGENCY COMMENTS
2.	2024-07-19 AGENCY COMMENTS
3.	2024-08-05 RED LINE 6X PEOPLE EXHIBIT
4.	2024-08-12 REV ADA RANGES
5.	2024-08-16 AGENCY COMMENTS
6.	2024-08-16 AGENCY COMMENTS
7.	2024-09-24 AGENCY COMMENTS

DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 05/02/2024
JOB NO: 223-7539
K.S.P. #
SCALE: 1" = 30'
S.L.C. HAT # 215
HAT SUP. #

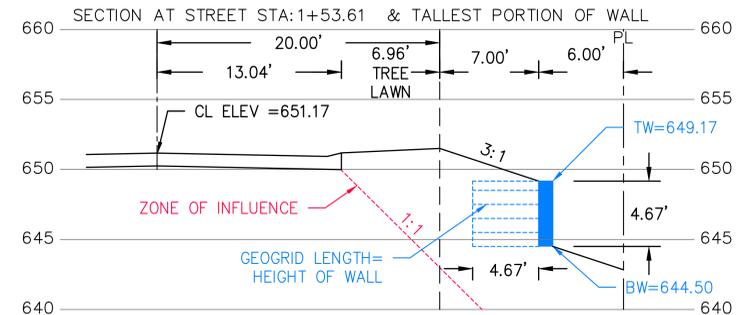
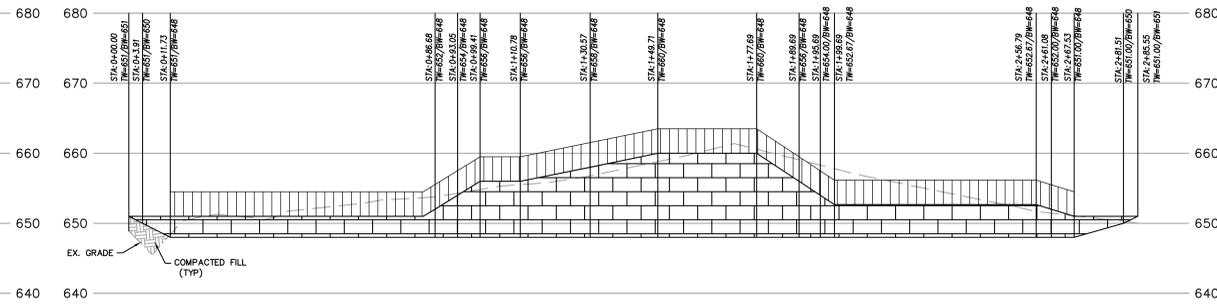
SHEET TITLE: PRELIMINARY PLAT

SHEET NO.: C1.0

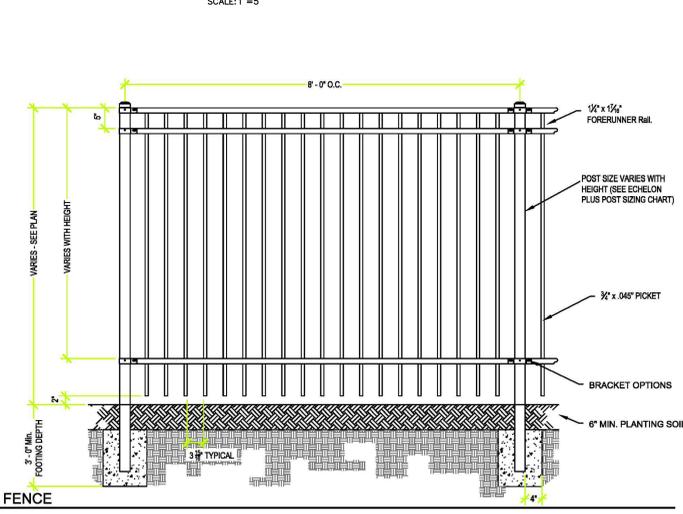
WALL 1 PROFILE



STORMWATER BASIN WALL PROFILE



WALL CROSS SECTION



PRODUCT INFORMATION:
 1. AMERSTAR ECHOLON PLUS ORNAMENTAL ALUMINUM FENCE, MAJESTIC STYLE
 2. ECHOLON PLUS MAJESTIC RAIL PANEL
 3. STANDARD BOTTOM
 4. BLACK IN COLOR
 5. 3'-6" HEIGHT

NOTES:
 1. SEE ECHOLON PLUS POST SIZING CHART.

MANUFACTURER:
 Amerstar Fence Products
 979 Portwest Drive, Suite 101
 St. Charles, MO 63033
 regio2@amerstarfence.com
 888-333-3422

Ameren Missouri LED Dusk-To-Dawn Outdoor Lighting

LED Area Lighting

Type of Fixture	Lamp Rating**	Monthly Rate*
Bracket Mount	100 LED (Light Emitting Diode)	\$ 9.83
Bracket Mount	250 LED	\$ 15.86
Bracket Mount	400 LED	\$ 29.15
Directional	Small	\$ 20.66
Directional	Medium	\$ 33.12
Directional	Large	\$ 66.02

* Plus FAC, RESRAM and all applicable sales and municipal taxes
 ** Lamp Rating for Bracket Mount LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown.
 For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire span or pole is required, installation charges will apply.



LED Post Top Lantern

All Styles	Lamp Rating**	Monthly Rate*
	100 LED	\$21.83

Overall height is approximately 16 feet on a tapered pole.
 * Plus FAC, RESRAM and all applicable sales and municipal taxes
 ** Lamp Rating for Post Top Lantern LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown.
 For more information please go to AmerenMissouri.com/Streetlights.

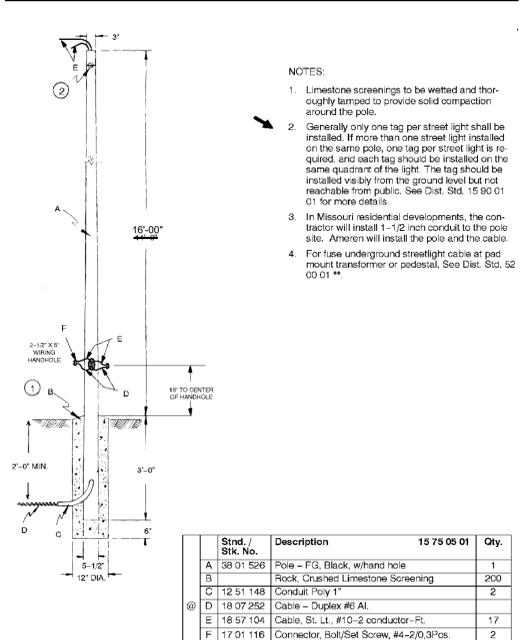
All post top fixtures require underground wiring (cost of which is not included in the above).
 Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.



**Additional initial charge applies Rates effective April 1, 2020

- WALL PROFILES**
 SCALE: HORIZ: 1"=20'
 VERT: 1"=10'
- ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS. GLOBAL AND FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO DESIGN OF WALL & BID SUBMITTAL. FOOTING AND COMPACTION TESTING SHALL BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BEAR THE SIGN AND SEAL OF A MISSOURI REGISTERED PROFESSIONAL ENGINEER SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO THIS ENGINEER AND THE GOVERNING AUTHORITY ISSUING WALL PERMIT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).
 - VERIFY WALL SYSTEMS, MATERIALS, AND COLOR WITH OWNER AND ARCHITECT PRIOR TO DESIGN AND CONSTRUCTION.
 - WALLS SHALL BE DESIGNED TO HAVE NO VERTICAL BATTER.
 - WALL DESIGN FOR ALL WALLS SHALL ACCOUNT FOR SURFACE DRAINAGE OVER WALL.

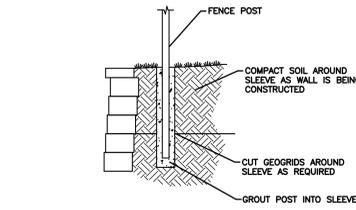
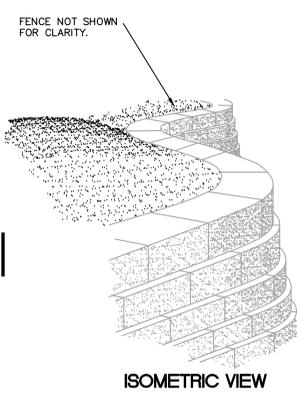
OUTDOOR LIGHTING
 Post Top Installation Fiberglass Pole
 16 Foot Mounting Height
 15 75 05 01
 Sheet 1 of 1



DISTRIBUTION CONSTRUCTION STANDARDS
 ENG-W/W
 REV. NO. 8
 REV. DATE: 01/21/10
 Page 15 - 31

PROPOSED LIGHT STANDARD DETAIL

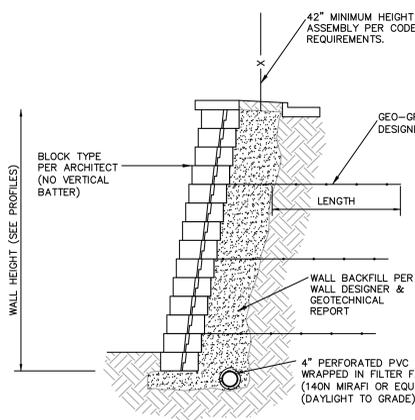
NOTE: PROPOSED LIGHT STANDARDS SHALL BE AMEREN MISSOURI'S "COLONIAL" STYLE AND THE LIGHT SHOULD NOT BE LESS THAN 16' ABOVE GRADE.



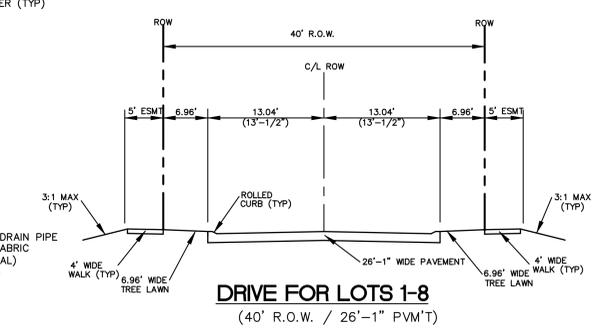
PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
 THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

ORNAMENTAL ALUMINUM FENCE
 3/4" x 1/4"

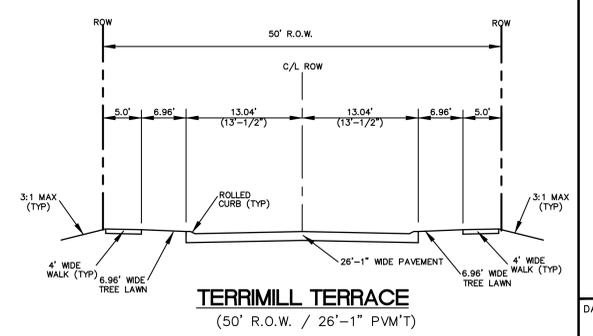
DETAIL COURTESY OF "ASPEN CONSULTANTS, 12/05/2003, 636-349-2225".



TYPICAL RETAINING WALL SECTION
 (N.T.S.)
 (NOT FOR USE IN ST. LOUIS COUNTY R/W)

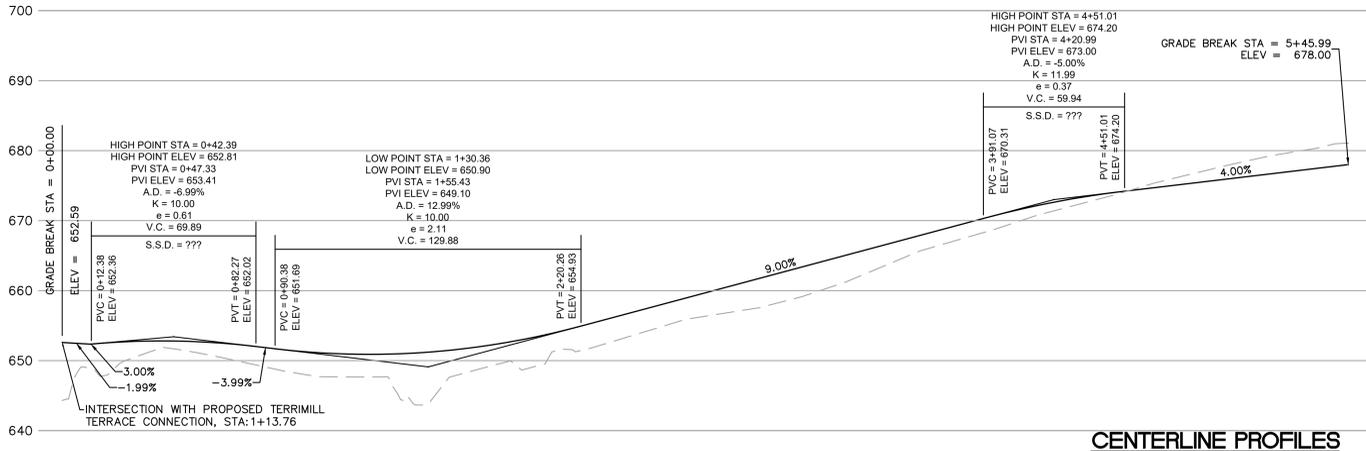


DRIVE FOR LOTS 1-8
 (40' R.O.W. / 26'-1" PVM'T)

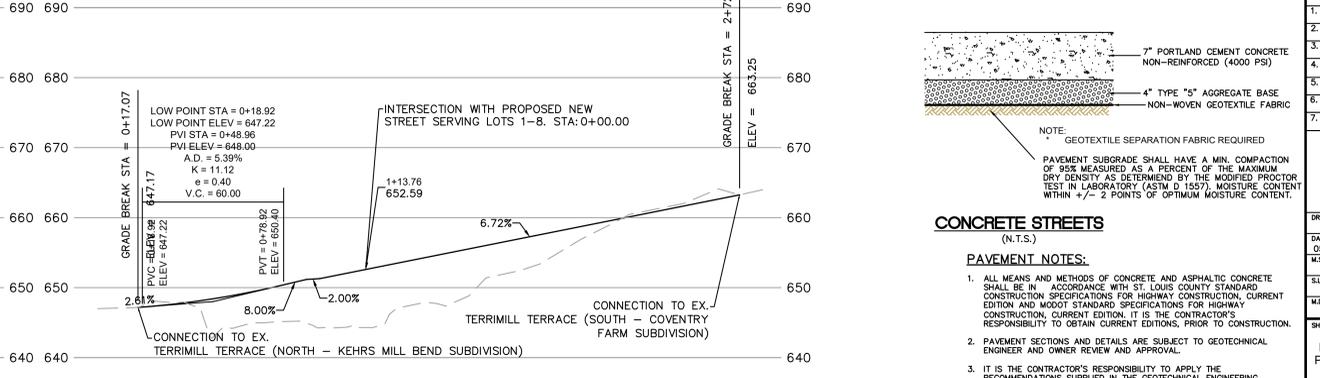


TERRIMILL TERRACE
 (50' R.O.W. / 26'-1" PVM'T)

NEW STREET CL PROFILE



TERRIMILL TERRACE PROFILE



CONCRETE STREETS
 (N.T.S.)

PAVEMENT NOTES:

- ALL MEANS AND METHODS OF CONCRETE AND ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION AND MOST STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CURRENT EDITIONS, PRIOR TO CONSTRUCTION.
- PAVEMENT SECTIONS AND DETAILS ARE SUBJECT TO GEOTECHNICAL ENGINEER AND OWNER REVIEW AND APPROVAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY THE RECOMMENDATIONS SUPPLIED IN THE GEOTECHNICAL ENGINEERING REPORT AND ALL SUBSEQUENT ADDENDUMS.
- ALL EXPOSED CONCRETE EDGES TO BE CHAMFERED.

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 500-9300 FAX: (636) 530-9300
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

PRELIMINARY PLAT FOR:
THE GLEN
 2756 KEHRMILL ROAD
 CITY OF CHESTERFIELD, MISSOURI, 63017



DATE: 09/24/2024

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2024-06-10	AGENCY COMMENTS
2.	2024-07-19	AGENCY COMMENTS
3.	2024-08-05	RED LINE 6X PROFILE EXHIBIT
4.	2024-08-12	REV ADA RAMP
5.	2024-09-06	AGENCY COMMENTS
6.	2024-09-18	AGENCY COMMENTS
7.	2024-09-24	AGENCY COMMENTS

DATE	JOB NO.	DATE	JOB NO.
05/02/2024	223-7539	05/02/2024	223-7539

SHEET NO: C2.0

WENDIMILL DRIVE (50'w)

TERRIMILL TERRACE (50'w)

Tree Preservation Plan Summary:

Site area	=	173,434 s.f. (3.98 acres)
Existing tree canopy area	=	148,912 s.f. (99.45 %)
Existing tree canopy area to remove	=	148,095 s.f. (99.45 %)
Existing tree canopy area to preserve	=	817 s.f. (0.55 %)
Existing tree canopy area to mitigate	=	43,857 s.f. (29.45 %)

Jerold Saunders - Landscape Architect
MO License # LA-007
Consultants:

Property: 1
3,434 Sq. Ft.
3,981 s.f. (0.091 ac)

Existing trees to preserve

Tree protection fence

Easement

Tree protection fence

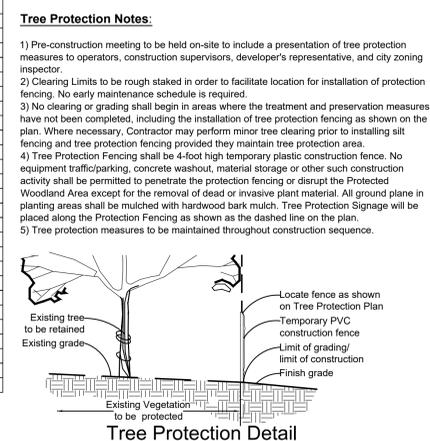
Existing trees to preserve



Tree Preservation Plan
SCALE 1"=30'

Tree inventory for Bill Velios
2758 Kehrs Mill
Prepared by Kevin Seger MW-3105A
Cary Semsar OH-51308

ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve	ID	Tree Name	DBH	Condition	To Remove	To Preserve
1	Cherry (Black)	17		X		50	Elm (American)	8		X		100	Elm (American)	6		X		200	Ash	16		X		300	Maple	10		X		400	Eastern Redcedar	8		X													
2	Persimmon	17		X		51	Tree	12		X		101	Ash	0		X		251	Boxelder	7		X		301	Maple	7		X		401	Eastern Redcedar	8		X													
3	Eastern Redcedar	11		X		52	Elm (American)	7		X		102	Persimmon	11		X		252	Boxelder	11		X		302	Elm	8		X		402	Eastern Redcedar	16		X													
4	Eastern Redcedar	10.5		X		53	Maple (Silver)	23		X		103	Black Locust	16		X		253	Hickory	6		X		303	Cottonwood	40		X		403	Boxelder	8		X													
5	Eastern Redcedar	14		X		54	Tree	8		X		104	Sassafras	7		X		254	Elm (American)	17		X		304	Boxelder	10		X		404	Hackberry	7		X													
6	Persimmon	12		X		55	Elm (American)	11		X		105	Black Locust	17		X		255	Maple (Silver)	10		X		305	Oak	14		X		405	Walnut (Black)	25		X													
7	Persimmon	13		X		56	Maple (Silver)	19		X		106	Black Locust	12		X		256	Oak	31		X		306	Elm (American)	9		X		406	Boxelder	7		X													
8	Eastern Redcedar	8		X		57	Tree	7		X		107	Elm (American)	7		X		257	Oak	17	Dead	X		307	Elm (American)	9		X		407	Boxelder	9		X													
9	Eastern Redcedar	16		X		58	Elm (American)	8		X		108	Tree	15	Dead	X		258	Red Oak	21		X		308	Maple (Silver)	19		X		408	Elm	6		X													
10	Eastern Redcedar	14		X		59	Cherry (Black)	8		X		109	Persimmon	12		X		259	Boxelder	5		X		309	Elm (American)	11		X		409	Hackberry	14		X													
11	Eastern Redcedar	11		X		60	Tree	12		X		110	Black Locust	14		X		260	Hickory	5		X		310	Elm (American)	12		X		410	Elm (American)	9		X													
12	Eastern Redcedar	16		X		61	Elm (American)	7		X		111	Sassafras	5		X		261	Hickory	5		X		311	Elm (American)	6		X		411	Elm (American)	11		X													
13	Walnut (Black)	15		X		62	Elm (American)	5.5		X		112	Black Locust	16		X		262	Boxelder	10		X		312	Cottonwood	41		X		412	Boxelder	6		X													
14	Tree	7		X		63	Elm (American)	9		X		113	Cherry (Black)	16		X		263	Red Oak	18		X		313	Elm (American)	8		X		413	Elm (American)	7		X													
15	Walnut (Black)	14		X		64	Elm (American)	8		X		114	Elm (American)	7		X		264	Hackberry	17		X		314	Elm (American)	7		X		414	Elm (American)	8		X													
16	Walnut (Black)	15		X		65	Cottonwood	43		X		115	Persimmon	6		X		265	Boxelder	17		X		315	Maple (Silver)	23		X		415	Tree	23		Dead	X												
17	Walnut (Black)	15		X		66	Cottonwood	32		X		116	Maple (Silver)	9		X		266	Hickory	10		X		316	Elm (American)	11		X		416	Elm (American)	11		X													
18	Black Locust	7		X		67	Elm (American)	6		X		117	Eastern Redcedar	10		X		267	Hickory	11		X		317	Maple (Silver)	22		X		417	Elm (American)	8		X													
19	Elm (American)	8		X		68	Boxelder	7		X		118	Persimmon	8		X		268	Elm	8		X		318	Elm (American)	5		X		418	Elm	15		X													
20	Elm (American)	14		X		69	Tree	19		X		119	Elm (American)	8		X		269	Hickory	11		X		319	Elm (American)	8	Dead	X		419	Elm	12		X													
21	Hackberry	29		X		70	Elm (American)	12		X		120	Persimmon	5		X		270	Oak	21		X		320	Elm (American)	5		X		420	Walnut (Black)	9		X													
22	Elm (American)	7		X		71	Maple (Silver)	34		X		121	Tree	18	Dead	X		271	Oak	17		X		321	Elm (American)	8		X		421	Walnut (Black)	6		X													
23	Tree	7		X		72	Elm (American)	6		X		122	Green Ash	19		X		272	Hickory	10		X		322	Maple (Silver)	35		X		422	Hackberry	7		X													
24	Boxelder	13		X		73	Ash	7		X		123	Black Locust	14		X		273	Oak	13		X		323	Elm (American)	6	Dead	X																			
25	Black Locust	11		X		74	Cherry (Black)	14		X		124	Elm (American)	12		X		274	Oak	15		X		324	Elm (American)	6	Dead	X																			
26	Tree	11		X		75	Elm (American)	7		X		125	Black Locust	9		X		275	Oak	14		X		325	Elm (American)	6	Dead	X																			
27	Elm (American)	14		X		76	Ash	16		X		126	Boxelder	12		X		276	Elm (American)	7		X		326	Elm (American)	7		X																			
28	Tree	12		X		77	Eastern Redcedar	8		X		127	Ash	13		X		277	Boxelder	5		X		327	Maple	10		X																			
29	Hackberry	14		X		78	Sassafras	7		X		128	Persimmon	11		X		278	Oak	7	Dead	X		328	Elm (American)	9		X																			
30	Elm (American)	23		X		79	Boxelder	6		X		129	Cherry (Black)	6		X		279	Elm (American)	9		X		329	Ash	16		X																			
31	Elm (American)	5		X		80	Tree	27		X		130	Maple (Silver)	8		X		280	White Oak	20		X		330	Ash	16		X																			
32	Elm (American)	9		X		81	Boxelder	10		X		131	Elm (American)	8		X		281	Hickory	11		X		331	Ash	7		X																			
33	Elm (American)	7		X		82	Pin Oak	17		X		132	Elm	8		X		282	Oak	10		X		332	Ash	13		X																			
34	Ash	10		X		83	Oak	13		X		133	Ash	6		X		283	Maple	22		X		333	Hickory	5		X																			
35	Black Locust	11		X		84	Boxelder	10		X		134	Maple (Silver)	9		X		284	Oak	21	Dead	X		334	Cherry (Black)	16		X																			
36	Maple (Silver)	9		X		85	Boxelder	10		X		135	Sassafras	9		X		285	Elm (American)	8		X		335	Eastern Redcedar	11		X																			
37	Maple (Silver)	8		X		86	Boxelder	7		X		136	Honeylocust	22		X		286	Elm	6		X		336	Elm (American)	11		X																			
38	Elm (Black)	8		X		87	Boxelder	10		X		137	Elm (American)	6		X		287	Elm (American)	11		X		337	Elm (American)	7		X																			
39	Cherry (Black)	21		X		88	Elm (American)	14		X		138	Elm (American)	8		X		288	Elm (American)	6		X		338	Elm (American)	8		X																			
40	Ash	6		X		89	Persimmon	7		X		139	Elm (American)	8		X		289	Elm (American)	6		X		339	Elm (American)	8		X																			
41	Elm (American)	0		X		90	Ash	9		X		140	Maple (Silver)	9		X		290	Hackberry	13		X		340	Eastern Redcedar	9		X																			
42	Tree	7		X		91	Tree	25	Dead	X		141	Boxelder	9		X		291	Elm	8	Dead	X		341	Ash	11		X																			
43	Tree	9		X		92	Ash	6		X		142	Mulberry	14		X		292	Hickory	7		X		342	Boxelder	13		X																			
44	Maple (Silver)	18		X		93	Shingle Oak	14		X		143	Tree	10	Dead	X		293	Boxelder	8		X		343	Boxelder	7		X																			
45	Cherry (Black)	7		X		94	Boxelder	6		X		144	Hackberry	6		X		294	Elm (American)	26		X		344	Sweetgum	13		X																			
46	Elm (American)	7		X		95	Ash	6		X		145	Hackberry	11		X		295	Cherry (Black)	7		X		345	Elm (American)	22		X																			
47	Elm (American)	8		X		96	Elm (American)	11		X		146	Elm (American)	14		X		296	Sassafras	6		X		346	Eastern Redcedar	13		X																			
48	Elm (American)	7		X		97	Honeylocust	20		X		147	Hackberry	12		X		297	Cherry (Black)	21		X		347	Walnut (Black)	18		X																			
49	Black Locust	14		X		98	Elm (American)	6		X		148	Cherry (Black)	8		X		298	Persimmon	0		X		348	Walnut	9		X																			
						99	Boxelder	17		X		149	Tree	23	Dead	X		299	Tree	20	Dead	X		349	Elm (American)	14		X																			



Revisions:

Date	Description	No.
6/7/24	City Comments	1
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9/5/24	City Comments	4

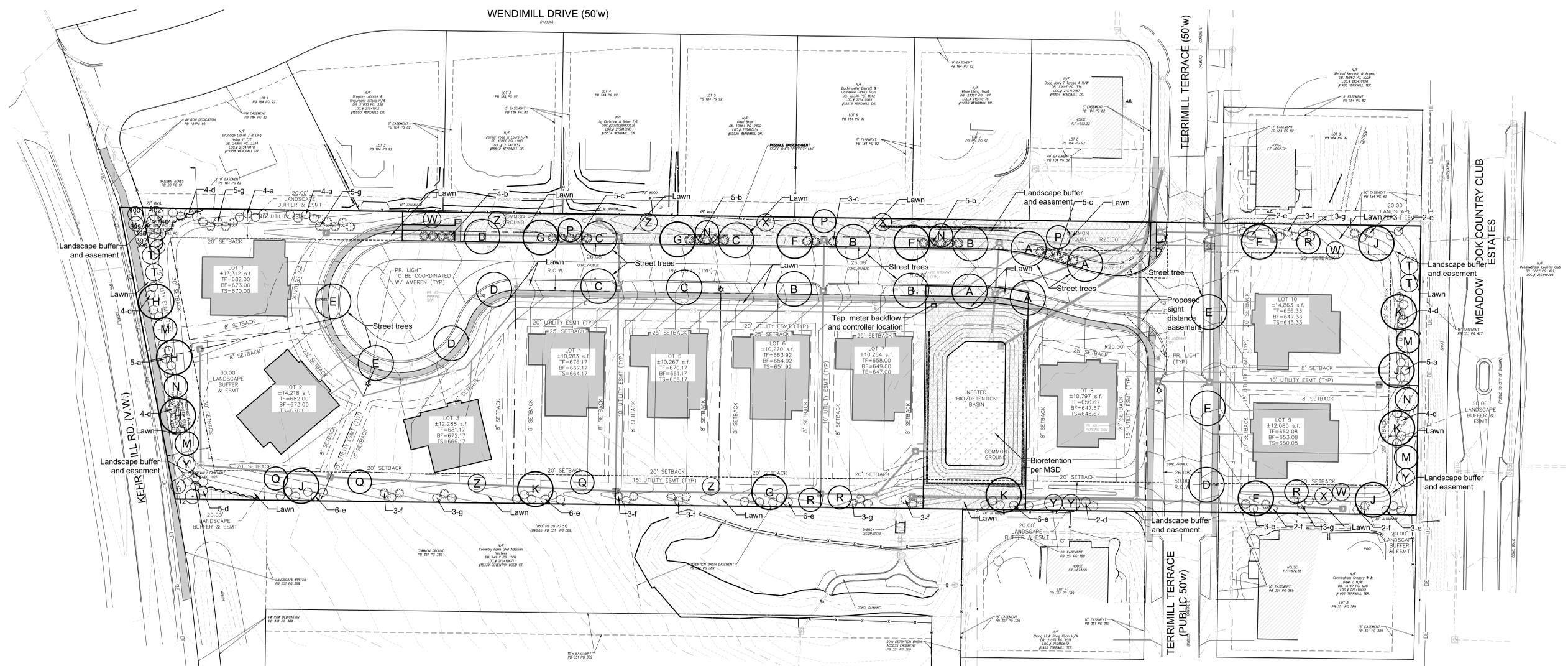
Drawn: KP
Checked: RS

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landscape architects + planners
7890 South 40th Drive, Chesterfield, Missouri 63005
t. 636.519.8668
www.loomis-associates.com

Sheet Title: Tree Preservation Plan

Sheet No: TPP

Date: 5/



Landscape Plan

 SCALE 1"=30'

 0 30 60 120

PLANTING SCHEDULE						
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE
CANOPY-SHADE (STREET) TREE						
A	4	Quercus rubra	Northern Red Oak	2.5" caliper	B & B	Lg / M-Fast
B	4	Quercus shumardii	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast
C	4	Acer rubrum	Red Maple	2.5" caliper	B & B	Lg / Fast
D	4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast
E	4	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B	Lg / M-Fast
CANOPY-SHADE (BUFFER) TREE						
F	4	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med 5.4 %
G	3	Acer saccharum	Sugar Maple	2.5" caliper	B & B	Lg/Slow-M 4 %
H	3	Gleditsia triacanthos inermis	Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast
J	4	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M 5.4 %
K	4	Taxodium distichum	Baldcypress	2.5" caliper	B & B	Lg / Med 5.4 %
UNDERSTORY-ORNAMENTAL (BUFFER) TREE						
M	4	Magnolia x soulangiana	Saucer Magnolia	2.5" caliper	B & B	M / Slow-M 5.4 %
N	4	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M 5.4 %
P	3	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2.5" caliper	B & B	Sm / Med 4 %
Q	3	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast
R	4	Carpinus caroliniana	American Hornbeam	2.5" caliper	B & B	Sm / Med 5.4 %
EVERGREEN (BUFFER) TREE						
T	4	Pinus strobus	White Pine	6" tall	B & B	Lg / Fast
W	3	Picea pungens	Colorado Blue Spruce	6" tall	B & B	Med / Med 4 %
X	3	Picea glauca	White Spruce	6" tall	B & B	Med / Med 4 %
Y	4	Ilex opaca	American Holly	6" tall	B & B	Lg / Slow 5.4 %
Z	4	Juniperus virginiana	Juniper	6" tall	B & B	Med / Med 5.4 %
				Total %	59.2 %	

PLANTING SCHEDULE					
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	18	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berri-Magic Royalty Holly Combination	18"	72" o.c.
b	14	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18"	72" o.c.
c	13	Hydrangea paniculata 'SMNHPPH'	Limelight Prime Panicle Hydrangea	18"	72" o.c.
d	27	Viburnum dentatum	Arrowwood Viburnum	18"	72" o.c.
e	34	Lindera benzoin	Spicebush	18"	72" o.c.
f	22	Cephalanthus occidentalis	Buttonbush	18"	72" o.c.
g	22	Physocarpus opulifolius	Ninebark	18"	72" o.c.

General Notes (Per City of Chesterfield Tree Preservation and Landscape Requirements):

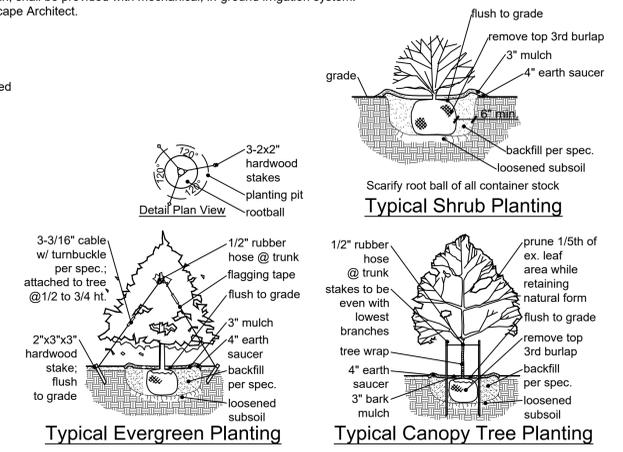
- 1) Street trees shall be located within a street right-of-way unless so approved by variance.
- 2) Street trees shall not be planted closer than three (3) feet to any curb.
- 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 4) No trees shall be planted within ten (10) feet of street inlets or manholes.

Landscape Notes:

- 1) All existing trees and vegetation to be removed at proposed grading locations. Preserve trees as listed in the tree inventory.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) Topsoil in all disturbed lawn areas at 6" depth.
- 4) Soil mix in all shrub beds at 8" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All common ground landscaped areas, as indicated on this plan, shall be provided with mechanical, in-ground irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.

Irrigation Notes:

Common ground to be irrigated by developer and to be maintained by the HOA. All other areas are the responsibility of others.

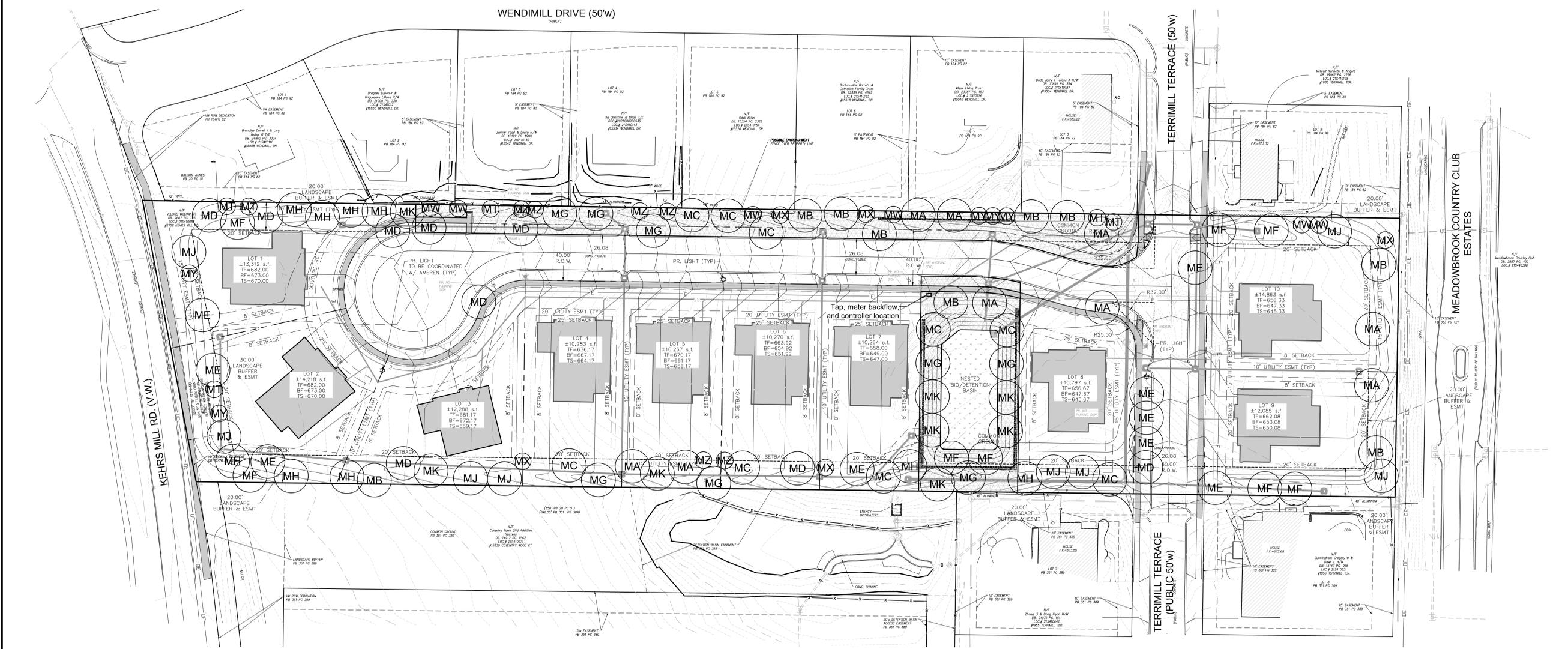


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9/5/24	City Comments	4
9/27/24	Irrigation	5

Drawn: KP
 Checked: RS

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Landscape Mitigation Plan

 SCALE 1"=30'

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %	TREE VALUE	TOTAL VALUE
CANOPY-SHADE TREE									
MA	9	Quercus rubra	Northern Red Oak	2.5" caliper	B & B	Lg / M-Fast		400	3,600
MB	9	Quercus shumardii	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast		400	3,600
MC	9	Acer rubrum	Red Maple	2.5" caliper	B & B	Lg / Fast		400	3,600
MD	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast		400	3,600
ME	9	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B	Lg / M-Fast		400	3,600
MF	8	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	7 %	400	3,200
MG	8	Acer saccharum	Sugar Maple	2.5" caliper	B & B	Lg/Slow-M	7 %	400	3,200
MH	9	Gleditsia triacanthos inermis	Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast		400	3,600
MJ	8	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M	7 %	400	3,200
MK	8	Taxodium distichum	Baldcypress	2.5" caliper	B & B	Lg / Med	7 %	400	3,200
EVERGREEN TREE									
MT	6	Pinus strobus	White Pine	6' tall	B & B	Lg / Fast		400	2,400
MW	6	Picea pungens	Colorado Blue Spruce	6' tall	B & B	Med / Med	5.2 %	300	1,800
MX	5	Picea glauca	White Spruce	6' tall	B & B	Med / Med	4.3 %	300	1,500
MY	5	Ilex opaca	American Holly	6' tall	B & B	Lg / Slow	4.3 %	400	2,000
MZ	6	Juniperus virginiana	Juniper	6' tall	B & B	Med / Med	5.2 %	300	1,800
								Total %	47 %
								Total value	43,900

Mitigation Summary:

 30 % total existing tree canopy area required to be preserved = 44,674 s.f.

 Total tree canopy area required for mitigation = 44,674 s.f. - 817 s.f. preserved tree canopy

 = 43,857 s.f. tree canopy required for mitigation

 Ultimate tree canopy area values for planted trees per City of Chesterfield Tree Preservation and Landscape Requirements (P.Z. 25-2008):

 a. Large tree — 400 s.f.

 b. Medium tree — 300 s.f.

 c. Small tree — 200 s.f.

General Notes (Per City of Chesterfield Tree Preservation and Landscape Requirements):

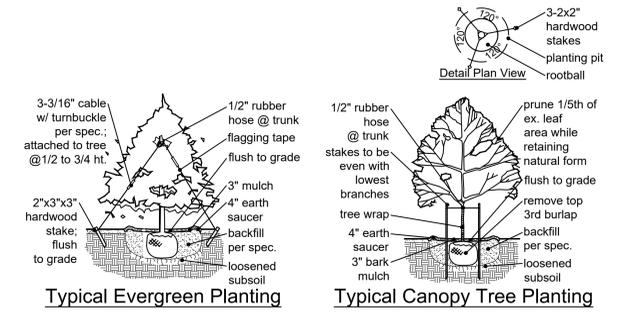
- 1) Street trees shall be located within a street right-of-way unless so approved by variance.
- 2) Street trees shall not be planted closer than three (3) feet to any curb.
- 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 4) No trees shall be planted within ten (10) feet of street inlets or manholes.

Landscape Notes:

- 1) All mulch to be double ground bark mulch.
- 2) Bed edges to be spade cut.
- 3) All common ground landscaped areas, as indicated on this plan, shall be provided with mechanical, in-ground irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.


Irrigation Notes:

 Common ground to be irrigated by developer and to be maintained by the HOA. All other areas are the responsibility of others.



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9/27/24	Irrigation	5

Drawn: KP

 Checked: RS


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Sheet Title:	Landscape Plan
Sheet No.:	L1.02
Date:	5/1/24 697.008

Memorandum

Department of Public Works



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

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

DATE: October 7, 2024

RE: Purchase of Walk-Behind Forklift

As you know, we recently completed construction of a new mezzanine structure at the Public Works Facility. The mezzanine will provide additional storage for equipment and parts and is a significant improvement to the Public Works Facility. Its construction will allow fleet maintenance staff additional space to work on the floor, resulting in a safer and more efficient operation.

We originally planned to use the existing Front-End Loader to move items from the floor to the second level of the mezzanine and vice-versa. Unfortunately, that is not practical given the tight space constraints. Accordingly, after reviewing this matter at length, **I recommend that the City purchase a new Walk-Behind Forklift from Crown Lift Trucks – St. Louis at a cost of \$35,559.** This piece of equipment is specifically designed for applications similar to ours. Its use will minimize the potential of accidents caused by the use of the Front-End Loader or injuries caused by employees attempting to carry items up and down steps. The attached memorandum from Superintendent of Maintenance David Barley further delineates the need and use of a Walk-Behind Forklift. Please note that, if approved, this purchase will be made through the Sourcewell Cooperative Procurement Program, ensuring the lowest possible price.

As previously reported to City Council, the combination of a full salt dome and an existing purchase order balance with Compass Minerals will allow the City to avoid a 2024 salt purchase. Accordingly, I am forecasting an end-of-year balance in Account 001-072-5340 (Salt and Abrasives) of approximately \$240,000. Accordingly, the recommended purchase can be accommodated within the existing Street Maintenance Division Budget (072) via an intra-fund Budget Amendment from Account 001-072-5340 (Salt and Abrasives) to Account 001-072-5440 (Machinery and Equipment) in the amount of \$35,559. No additional financial allocation is required.

Action Recommended

This matter should be forwarded to Planning and Public Works Committee of City Council for consideration. Should PPW concur, it should recommend approval of the purchase of a new Walk-Behind Forklift from Crown Lift Trucks – St. Louis in an amount not to exceed \$35,559, and authorize the City Administrator to execute the necessary Purchase Order and intra-fund budget transfer. The matter should then be forwarded to the full City Council for approval.

Concurrence:  _____
Jeannette Kelly, Director of Finance

Please forward to the PPW Committee for their review and concurrence.

 2024-10-7

Memorandum

Department of Public Works



TO: James A. Eckrich, P.E.
Public Works Director / City Engineer

FROM: David Barley, CPWP-M 
Superintendent of Maintenance Operations

DATE: 10/02/2024

RE: Recommendation to purchase a Walk-Behind Forklift

With the completion of the mezzanine at the Public Works Facility, it significantly enhances both storage capacity and functionality of the fleet maintenance area. The addition of a mezzanine allows for vertical utilization of space, providing extra storage for parts, tools, and equipment without expanding the footprint of the facility. This optimized storage solution helps in organizing inventory more effectively, reducing clutter, and improving accessibility. The completion of the mezzanine in the fleet maintenance area optimizes the use of space, enhances operational efficiency, and contributes to a safer, more organized work environment, ultimately supporting better maintenance practices and service delivery.

Without a piece of equipment to lift heavy or awkward items onto the mezzanine, employees would be required to carry them up and down the stairs of the mezzanine. The employees would risk physical injury, such as strains, sprains, or even fractures, when lifting and maneuvering bulky items. Additionally, navigating stairs while carrying loads can lead to slips or falls, posing serious hazards not only to the individual but also to those nearby. Fatigue from repetitive lifting can further diminish focus and increase the likelihood of accidents. Moreover, awkwardly shaped items can obstruct vision, making it difficult for employees to see the stairs and their surroundings, which heightens the risk of accidents. Overall, these concerns underscore the need for safe material handling

practices and equipment to mitigate risks associated with transporting heavy loads in a mezzanine setting.

When designing the mezzanine at the Public Works Facility, we planned to use the front-end loader to lift pallets of material to the second level. However, we have found that the area is too tight for the front-end loader to effectively operate. Using our front-end loader to lift material to the second floor is not advisable due to several safety and logistical concerns. The limited maneuverability in such a confined area makes it challenging to position the loader effectively, increasing the risk of accidents or collisions with surrounding structures. Additionally, the loader's size and turning radius hinder its ability to reach the desired height, potentially resulting in unstable loads and tipping hazards. These factors compromise both the safety of the operator and the integrity of the materials being transported.

Given the tight space constraints that make a front-end loader impractical for lifting materials to the second floor, I recommend the purchase of a walk-behind forklift from Crown Lift Trucks – St. Louis. This piece of equipment is specifically designed for navigating confined areas, offering necessary maneuverability and precision. With a walk-behind forklift, operators can easily position the unit to safely elevate materials without the risk of collisions or tipping. Additionally, its compact size allows for efficient operation in narrow corridors or tight corners, ensuring a smoother and safer workflow. Investing in a walk-behind lift will enhance productivity while prioritizing safety.

Sourcewell is a cooperative purchasing agency that provides a streamlined procurement process for public agencies, non-profits, and educational institutions. It establishes competitively bid contracts with various vendors, allowing organizations to purchase goods and services without having to conduct their own lengthy bidding processes. Sourcewell is an approved cooperative procurement program for the City of Chesterfield. Sourcewell contains a forklift for \$35,559.00 from Crown Lift Trucks-St. louis, as detailed in the attached bid. This forklift will operate safely and effectively accommodate our needs.

Accordingly, I recommend the purchase of the walk-behind forklift from Crown Lift Trucks–St. louis for the total price of \$35,559.00



Crown Lift Trucks - St. Louis
9388 Dielman Ind Drive
Olivette, MO 63132
3145692100
crown.com

Quotation
09/26/2024
Quote No. 764570
City of chesterfield

City of chesterfield
165 Public Works Dr.
Chesterfield, MO 63005

Dear David,

Crown is pleased to present this proposal for a material handling solution designed to help you meet your company's operational goals. Our dedicated team of professionals is committed to providing integrated solutions that deliver a low total cost of ownership and exceptional long-term value.

Crown's award-winning line of lift trucks demonstrates its reputation for advanced product design, engineering, and integrated manufacturing processes. Offering a broad range of forklifts, as well as automation and fleet management technologies, Crown seeks to provide customers with innovative, forward-thinking solutions designed to improve performance and reduce operating cost.

Many top ranked companies choose Crown due to the extraordinary trust they place in the company and its products, as well as the support they receive from the most comprehensive customer support and service network in the industry. Our goal is to be one of your best business decisions.

Thank you for the opportunity to present this proposal and the prospect of supporting your business success.

Sincerely,

Edward Russo
Account Manager
edward.russo@crown.com

SHR SERIES

APPLICATION FLEXIBILITY WITHIN REACH

Crown's walkie reach stacker offers the flexibility and versatility to meet a number of application challenges. The SHR provides an efficient solution for working in tight areas and handling random pallet sizes.

The SHR 5500 is engineered and designed for superior performance and long-lasting value in the toughest applications.

Discover how the SHR 5500 Series improves load handling in tight spaces:



Built Tough



Built to outlast and outperform other brands, the SHR Series features a powerful AC traction motor, heavy-duty frame and mast, steel power unit doors, and a die-cast aluminum handle.

Clear View



Industry-leading visibility is the result of a low-profile power unit, exclusive reach-carriage design, high-visibility mast and a center-mounted control handle.

Take Control



Crown's innovative X10[®] handle simplifies the operation of controls and reduces fatigue. The operator can quickly switch between two pre-programmed performance levels.

Maneuver With Ease



Electronic power steering minimizes steering effort and reduces fatigue, while the brake override feature facilitates operation with the handle in a nearly vertical position.

Performance Advantage



Crown's intelligent Access 1 2 3[®] Comprehensive System Control enables safe, optimized truck performance and advanced diagnostics.

Choose Crown's SHR 5500 Series for intelligent performance and long-term value.

Contact your local Crown dealer today.



A WINNING POWER COMBINATION

A time-proven, affordable power source, lead-acid batteries – matched with the right Crown lift trucks and V-Force high-frequency chargers – keep all light- and heavy-duty cycle applications running with dependable productivity. Crown service provides an extra boost of power to help keep fleets on the go.



Discover how V-Force Lead-Acid Batteries provide reliable, power across a range of duty cycles:

Proven Technology



Lead-acid batteries continue to be a tried and true, cost-effective source of lift truck power for a wide range of material handling applications, from single to multi-shift.

Multiple Solutions



Crown offers a choice of traditional flat plate lead-acid or tubular lead-acid batteries, along with a selection of chargers, to fit specific duty cycles, maintenance requirements and material handling needs.

Total Solutions Provider



Work with a Crown representative to find the right integrated solution – lift truck, battery and charger – to deliver the performance and efficiency needed for your material handling application and fleet.

Accessories & Supplies



Crown also offers a wide range of battery and charger accessories, including battery connectors, watering accessories, battery acid indicators, monitoring devices, service tools, and charger stands and cords.

Long-Term Crown Support



You can count on the Crown network of trained technicians to service your forklifts and V-Force batteries and chargers to avoid unplanned downtime and increase productivity.

Choose **Crown's V-Force Lead-Acid Batteries** for dependable power and productivity in your forklift fleet.

Contact your local Crown dealer or visit crown.com.





Crown Lift Trucks - St. Louis
9388 Dielman Ind Drive
Olivette, MO 63132
3145692100
crown.com

Quotation
09/26/2024
Quote No. 764570
City of chesterfield

Features and Options

SHR5520-25 2,500 lb. Capacity, Heavy-Duty Walkie Reach Stacker

Manufacturing Standard	ANSI - US and Others
Mast Type	TT
Lift Height	156"/3960mm
Power Source Type	Standard Lead Acid Battery
Mast Guard	Wire Mesh
Outrigger Option	Standard
Outrigger Inside Dimension	34"/865mm
Fork Type	Standard - Partial Taper
Fork Length	42"/1065mm
Load Backrest Width	32"/815mm
Load Backrest Height	48"/1220mm
Battery Connector Type	SB175
Battery Connector Color	Gray
On Board Charger	Yes
Drive Tire	Poly Heavy-Duty Smooth
Load Wheel Diameter	5"/125mm
Paint Color	Crown Beige/Gray
Label & Decal Language	US English

Warranties:

Warranty	Standard - One Year/Unlimited Hours
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Crown Lift Trucks - St. Louis
 9388 Dielman Ind Drive
 Olivette, MO 63132
 3145692100
 crown.com

Quotation
 09/26/2024
 Quote No. 764570
 City of chesterfield

Battery and Charger Specifications

Battery Information

Manufacturer	Crown
Model Number	SHR5520
Type	VForce TubularLM
Order Code	12-90VTA-07
Model Number	SHR5520 VForce TubularLM (12-90VTA-07)
Amp Hour Capacity	270
KWH Rating	6.29
Weight	530
Compartment Size	34" X 6.55" X 23.12"
Battery Cover	Yes
Battery Connector Type	SB175
Battery Connector Color	Gray
Battery Cable Position	B
Battery Cable Length	18"/457mm
Watering Kit Type	V-Force
V-Force Watering Kit	24V BCI - US
International Shipment	No
Quantity	1

Pricing Information

Quantity	Products	Price Each	Extended
1	SHR5520-25	\$35,559.00	\$35,559.00
1	Battery and charger	included	
	Total Package Price:		\$35,559.00
	(Tax not included in price)		

#053024-CRO
 Maturity Date: 7/23/2028



Crown Lift Trucks - St. Louis
 9388 Dielman Ind Drive
 Olivette, MO 63132
 3145692100
 crown.com

Quotation
 09/26/2024
 Quote No. 764570
 City of chesterfield

CUSTOMER AGREES: (1) PRICES ARE FIRM FOR FIFTEEN (15) DAYS FROM THE DATE OF THIS QUOTATION; (2) THIS QUOTATION INCORPORATES CROWN'S TERMS AND CONDITIONS OF SALE AVAILABLE AT crown.com/en-us/terms-and-conditions ("TERMS") AS IF FULLY RESTATED IN THIS QUOTATION (THIS QUOTATION AND THE TERMS ARE COLLECTIVELY THE "AGREEMENT"); (3) IT HAS READ, OR HAS HAD THE OPPORTUNITY TO READ, THE AGREEMENT; AND (4) UNDERSIGNED HAS THE AUTHORITY TO BIND CUSTOMER AND ENTER INTO THE AGREEMENT.

Prices quoted are based upon quantities specified above.
 If **City of chesterfield** cannot accept merchandise at the time of shipment from our supplier, **City of chesterfield** will be invoiced and normal terms will apply.

Above prices are subject to all state and local taxes
FOB: Delivered
Terms: Net 10 DAYS

Crown Lift Trucks

Edward Russo

Edward Russo
 Account Manager

City of chesterfield

By _____

Title _____

Date _____

Crown Equipment

Forklifts

#053024-CRO

Maturity Date: 7/23/2028

Products & Services 

Products & Services

Sourcewell contract 053024-CRO gives access to the following types of goods and services:

- Lift truck, pallet jack
- Reach truck, order picker
- Walkie stacker, turret truck
- Pneumatic and cushion tire
- Propane LPG, diesel, electric
- Forklift rentals
- Forklift operator training
- Racking and warehouse solutions
- Customized service plans
- Fleet management, InfoLink
- Lithium and lead acid batteries, chargers

Buy Sourcewell

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. The Finance and Administration Committee of the Whole had unanimously recommended approval of the 2025 budget and the public hearing is scheduled for the second meeting in November.

NEXT MEETING

The next Finance and Administration Committee is not yet scheduled.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember 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 is scheduled for November 6, 2024 at 5:30 pm, in conference room 101.

If you have any questions or require additional information, please contact 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 not yet scheduled.

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. 2025 Fiscal year budget proposal – Increase in allocation for Sidewalk Repairs – Capital Projects Fund:** As discussed during budget workshop #1, Director of Public Works Jim Eckrich prepared a report addressing the efficacy of allocating additional funding for sidewalk projects in the 2025 budget. Mr. Eckrich’s report recommends that the sidewalk repair budget amount of \$500,000 in the draft 2025 budget proposal, be increased by \$300,000 for fiscal year 2025, and such allocation would be distributed between sidewalk leveling, replacement, and accessible curb ramp improvements. Such funding is projected to address an additional 500 sidewalk faults/trip hazards and address a number of locations which are not ADA compliant. **I join with Director of Public Works\City Engineer Jim Eckrich in requesting the 2025 sidewalk project allocation be increased by \$300,000 from the Capital Projects Fund Reserve. (Roll Call vote requested)**

OTHER LEGISLATION

- A. Proposed Bill No. 3525 – Long Road Lipton Parcel, Lots 3-7:** An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 3-7 of the Long Road Lipton Parcel subdivision totaling 8.98-acres of land zoned “PI” Planned Industrial District (17U410160, 17U410159, 17U410148, 17U410137, 17U410126). **(First & Second Reading) Department of Planning recommends approval.**
- B. Proposed Bill No. 3524 –** An ordinance of the City of Chesterfield, Missouri establishing the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(NO ACTION REQUIRED at this meeting, Second Reading held until January 2025)**

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

There is no new business scheduled for this meeting

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: October 9, 2024

RE: 2025 Budget - Sidewalk

As detailed in your budget presentation, I remain concerned about the number of sidewalk faults (trip hazards) and the associated injury claims and impacts to our compliance with the Americans with Disabilities Act (ADA). The City of Chesterfield maintains over 260 miles of public sidewalk. A sidewalk system comprised of five-foot concrete panels we will always have some number of sidewalk deficiencies due to the impacts of ground swell, street trees, and freeze thaw. Our current ADA transition plans delineates a total of 16,900 known sidewalk faults. While that is not an unreasonable number given the magnitude of our sidewalk infrastructure, it would be prudent to reduce our sidewalk faults to the lowest number practical. This would minimize our liability exposure related to sidewalk injuries and ADA related discrimination claims. Additionally, we have had positive feedback from residents in areas where the sidewalk faults have been removed.

The attached memorandum from Civil Engineer Steve Merk delineates our planned sidewalk projects for 2025. Work will include a Sidewalk Mudjacking Project, Sidewalk Project A, Sidewalk Project B, and in-house sidewalk improvements. These are briefly described as follows:

- Mudjacking Project – Mudjack as many faults as possible in the Coventry Farm Second Addition, Oak (Justus Post), Hunters Point, Wellington Estates, and Chesterfield Trails subdivisions.
- Sidewalk Project A – Replace deficient sidewalk slabs in the subdivisions above which cannot be addressed via mudjacking.
- Sidewalk Project B – Replace sidewalk slabs which have been overlaid with asphalt, contain significant grinding, or other high priority areas which cannot be properly addressed with grinding or mudjacking.
- In-house Sidewalk Improvements – Poly-jack or grind as many faults as possible in Greystone, Sycamore Cover, the Village at Old Baxer Square

(Old Baxter Road), Fairfield Farm, and Royalwood. Slabs which cannot be poly-jacked or grinded will be added to Project B.

I am comfortable with the plan delineated (included in the Budget) as we work toward addressing our sidewalk faults. That said, additional funding would certainly allow us to address problems quicker and reduce our liability exposure. **If City Council is willing to allocate \$200,000 in additional funding, I would recommend that we increase both Project A and Project B by \$100,000. Doing so would allow us address approximately 500 additional sidewalk faults / trip hazards.**

Another factor to consider regarding sidewalks is curb ramps and compliance with ADA. We have recently performed a city-wide inspection of curb ramps and there are 104 intersections where curb ramps are non-existent. We have established an internal goal of addressing these intersections in the next ten years. **If City Council would entertain an allocation of an additional \$100,000 (\$300,000 instead of \$200,000) my recommendation would be that we use the additional \$100,000 allocation to begin to construct these missing curb ramps.**

Regardless of which additional allocation is chosen, the funding would come from the Capital Projects Fund – Fund Reserves which is projected to have an end-of-year balance of \$1.9 million.

I would like to thank both you and the City Council for listening to my concern and considering an additional sidewalk / curb ramp allocation. Should you have questions or require additional information, please contact me.



Memorandum

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

FROM: Steve Merk, PE – Civil Engineer *Sm*

DATE: October 9, 2024

RE: 2025 Sidewalks and Curb Ramps
Planning and Budgeting

As you are aware, staff has begun planning the sidewalk, curb ramp replacement, and maintenance projects for 2025. We are currently planning for a Mudjacking Project (\$100,000 budget), Sidewalk Project A (\$200,000 budget), and Sidewalk Project B (\$200,000 budget). The sidewalk ratings database was used as reference to preliminarily schedule the Mudjacking Project and Sidewalk Project A for the following subdivisions: Coventry Farm 2nd Addition, Oak (i.e. Justice Post Road), Hunters Point, Wellington Estates, and Chesterfield Trails.

There are several subdivisions toward the top of the sidewalk ratings database list that will be referred to the Streets Division for polylifting, grinding, or asphalt patching where necessary. Those subdivisions are: Greystone, Sycamore Cove, The Village at Old Baxter Square (i.e. Old Baxter Road), Fairfield Farm, and Royalwood. Engineering will also provide Streets Division with the annual list of approximately 150 trip hazards (1”+) to be addressed during the year. Any hazards in the subdivisions above which Streets Division cannot remove by grinding or polylifting will be marked and added to the Capital replacement list.

The City has scheduled locations for the 2025 CDBG curb ramp project which were included in the previous grant application. Next year, approximately 20 curb ramps will be replaced in Schoettler Village, West Ridge Estates, and Schoettler Valley Estates with CDBG funds for 2024-2025 combined, budgeted at \$110,000. In 2026 and following years, curb ramp scheduling and CDBG funds will be concentrated on the “Missing” curb ramps identified in the City curb ramp inspection database.

The 2025 list for the in-house polyjack crew will begin with Greystone subdivision. It will also include the subdivisions referenced above and the annual trip hazard list. The annual list will include approximately 150 trip hazards greater than one-inch (1”) that were identified during the 2024 sidewalk inspections for Snow Maps D, E, and F.

There are approximately 450 trip hazards that could be addressed by Capital with the Sidewalk Project A and Mudjacking projects for the planned subdivisions. The number of trip hazards to be addressed by Streets Division in the subdivisions referenced above is approximately 270, plus an additional 150 trip hazards from the annual list. Sidewalk Project B includes slab removal and replacement for work orders and annual list locations which have already been addressed by Streets Division with asphalt patches, as well as ponding areas, cracked slabs, and any other large trip hazards. There are currently 50 open work orders remaining to be addressed by slab replacement in the 2025 contract, and other locations will be added as additional resident concerns are received.

If City Council allocated an additional \$200,000 in capital funding for sidewalks in 2025, I would recommend that \$100,000 be added to Project A and \$100,000 be added to Project B. Together, those funds would be used to address approximately 500 additional trip hazards. The additional funding for Project A would allow for subdivision sidewalks to be addressed in approximately two more of the worst rated subdivisions on the subdivision ratings list. The additional funding for Project B would allow us to address future resident sidewalk concerns in a timely manner and avoid a “backlog” which would roll over into 2026. It is not unusual for some work orders to remain open for multiple years due to limited funding. The additional funds would mitigate those issues and improve resident satisfaction. There will be additional hazard locations added to the Capital replacement list from the Streets Division during the polyjack projects mentioned above. The additional funds would allow more of those locations to be addressed with Project B as well.

As you are aware, there are 104 “Missing” intersection curb ramp locations identified throughout the City. Since the City will install new curb ramps in accordance with the 2023 Public Right-of-Way Accessibility Guidelines (PROWAG), each Missing location will require two new “directional” curb ramps to be constructed at each location, for a total of 208 curb ramps. Given the Department of Public Works’ goal to install all 208 missing curb ramps within the next ten years, supplemental funding beyond the CDBG grant will be required to meet this goal.

If City Council allocated an additional \$300,000 in capital funding, I would recommend that \$200,000 be used with Sidewalk Project A and B as described above, and the additional \$100,000 be used for construction of Missing curb ramps. The additional funding would help to expedite compliance with ADA requirements by removing those barriers to accessibility. An additional \$100,000 in additional funding for curb ramp construction each year, plus the anticipated \$335,000 CDBG reimbursement over the next eight (8) years, would allow the City to construct all Missing curb ramps within eight (8) years, thus meeting the 10-year goal.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning **JW**

Date: October 21, 2024

RE: Long Road Lipton Parcel, Lots 3-7: A Boundary Adjustment Plat for the consolidation of five (5) lots into one (1) lot in the Long Road Lipton Parcel subdivision.

Summary

Clayton Engineering Company, on behalf of Cronin Valley Real Estate LLC., has submitted a Boundary Adjustment Plat for the consolidation of five (5) lots in the Long Road Lipton Parcel subdivision. The five (5) lots would be consolidated into one (1) single lot totaling 8.98-acres to facilitate the development of a car dealership. *Figure 1* below depicts the existing lot configuration. *Figure 2* depicts the proposed lot configuration. Staff has reviewed the proposal and has no further comments.



Figure 1: Existing lot configurations



Figure 2: Proposed lot configuration

Attachment:

- 1) Boundary Adjustment Plat

BILL NO. 3525

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 3-7 OF THE LONG ROAD LIPTON PARCEL SUBDIVISION TOTALING 8.98-ACRES OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT (17U410160, 17U410159, 17U410148, 17U410137, 17U410126).

WHEREAS, Clayton Engineering Company, on behalf of Cronin Valley Real Estate LLC., has submitted for review and approval a Boundary Adjustment Plat for Lots 3-7 of the Long Road Lipton Parcel subdivision located north of Long Road Crossing Drive and south of Interstate 64; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate five (5) lots into one (1) 8.98-acre lot; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for Lots 3-7 of the Long Road Lipton Parcel subdivision which is attached hereto as "Exhibit 1", is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2024.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

FIRST READING HELD: 10/21/2024

Vickie McGownd, CITY CLERK

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: October 7, 2024

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



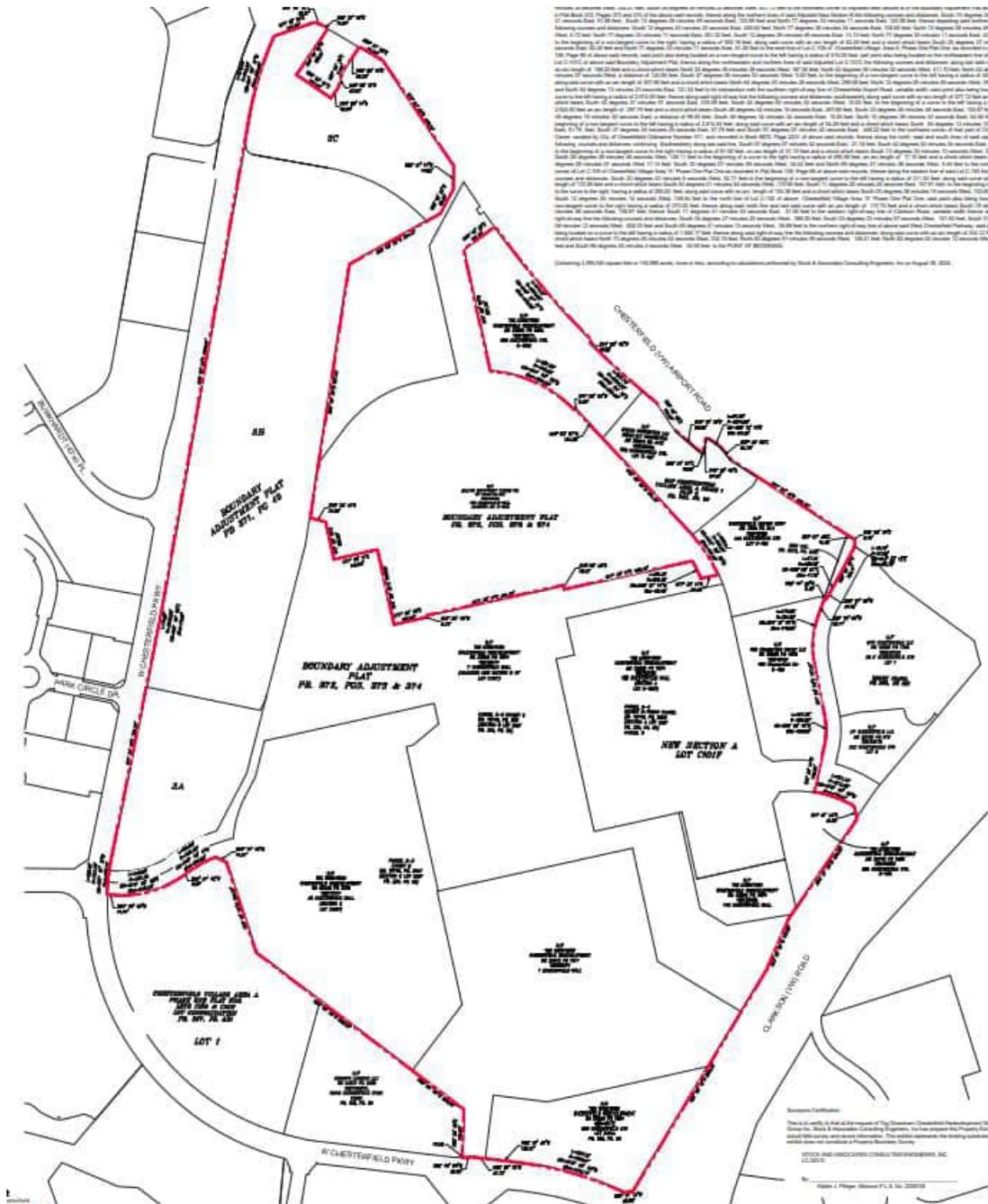
Summary

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

- A. Maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
- B. Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- C. Security;
- D. Maintenance, repair and replacement of the public parking garage;
- E. Maintenance, repair and replacement of the public park including programming for marketing and events;
- F. Legal, insurance, administration, and financial oversight; and
- G. All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Additionally, a Survey and Investigation Report is required and provided. This report summarizes the services currently provided by the City of Chesterfield as well as the

future costs anticipated with the development of the site. As the report demonstrates, significant impacts are anticipated to current City services and the SBD provides a method to fund these improvements without diverting funds from existing obligation of services.



Attachments:

- 1) SBD Ordinance
- 2) Survey and Investigation Report

BILL NO. _____

ORDINANCE NO. _____

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

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

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

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

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on September 3, 2024, the City’s City Council (the “Council”) adopted Resolution No. 501, as the resolution of intention to establish the District, in accordance with the SBD Act (the “Original Intent Resolution”); then, on September 17, 2024 the Council adopted an amended Resolution No. 501, which amended the Original Intent Resolution by changing the date and time of the public hearing resolved in the Original Intent Resolution, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the establishment of the District on Monday, October 7, 2024 at 6:45 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the “Public Hearing”), and

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

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

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

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

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

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

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

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

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

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the District in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District for the purpose of providing revenue to the District (the “Proposition”). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by March 4, 2025, with the election on the Proposition to occur on April 15, 2025. The procedures for the application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

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

Section 4. The Downtown Chesterfield Special Business District Advisory Board (the “Board”) is hereby created by this Ordinance, and as set forth below.

- (a) The Mayor of the City, with the consent of the Council, will appoint the seven-member Board, which Board will make recommendations as to the uses of the District to the Council. Appointments to the Board will be made via a resolution of the Council, except for the initial appointments to the Board, which are set forth in this Ordinance.
- (b) Members of the Board must be at least 18 years of age.
- (c) Two of the seven members of the Board will be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will be designees of the City.
- (d) Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later. The initial members will be appointed for the terms set forth as follows:
 - (a) one member will be appointed for a term expiring

December 31, 2025; (b) two members will be appointed for a term expiring December 31, 2026; (c) two members will be appointed for a term expiring December 31, 2027; and (d) two members will be appointed for a term expiring December 31, 2028.

- (e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- (f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.
- (g) The Council hereby authorizes and approves the Board to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall exercise all administrative functions of the Board.
- (h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall adopt and then file with the Council a proposed annual budget for the District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the District is only a recommendation to the Council, and is not the final budget of the District unless approved by the Council.

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

<u>Name</u>	<u>Initial Term Expiration Date</u>
City's Chief of Police, currently, Cheryl Funkhouser	December 31, 2025
City's Finance Director, currently, Jeannette Kelly	December 31, 2026
City's Director of Planning, currently, Justin Wyse	December 31, 2026
City's Director of Public Works, currently, James Eckrich	December 31, 2027
City's Director of Parks, currently, Mike Geisel	December 31, 2027

Michael H. Staenberg

December 31, 2028

Timothy S. Lowe

December 31, 2028

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

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

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

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

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

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

Passed and approved this _____ day of _____, 202__.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

FIRST READING HELD: 10/7/2024

Vickie McGownd, CITY CLERK

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

EXHIBIT 1

Petition

(Attached hereto.)

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

Submitted July 22, 2024

**PETITION TO ESTABLISH THE DOWNTOWN
CHESTERFIELD SPECIAL BUSINESS DISTRICT**

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

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

1. Description of the SBD

A. Map of SBD Boundaries

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

B. Name of SBD

The name of the proposed special business district, to be established pursuant to the Act, will be the "Downtown Chesterfield Special Business District".

2. Purposes of the SBD

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

- A. maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
- B. maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- C. security;
- D. maintenance, repair and replacement of the public parking garage;
- E. maintenance, repair and replacement of the public park including programming for marketing and events;
- F. legal, insurance, administration, and financial oversight; and
- G. all other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

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

Also, the SBD may:

- A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of projects within the SBD.

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

3. Type of SBD

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

4. The SBD's Advisory Board

- A. In accordance with the Act, the Council will have sole discretion as to how the revenue derived from any tax to be imposed within the SBD, or any revenue derived from disposition of assets of the SBD, will be used within the scope of the purposes of the SBD, as described in this Petition to Establish the Downtown Chesterfield Special Business District (this "**Petition**") and the Act.
- B. In accordance with the Act, the Mayor of the City, with consent of the Council, will appoint a seven-member advisory board (the "**Board**"), in accordance with the qualifications as established by law and as set forth herein, to make recommendations as to the use of the SBD.
- C. *Qualifications*
 - i. Members of the Board must be at least 18 years of age.
 - ii. All seven members of the Board will be selected by the City, appointed by the Mayor, and consented to by the Council. Two of the seven members of the Board will be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest (under that certain Redevelopment Agreement for RPA-1 by and between the City and TSG Downtown Chesterfield Redevelopment, LLC dated as of March 1, 2024). The Mayor shall appoint, and the Council shall approve, the designees selected by TSG Downtown Chesterfield Redevelopment LLC, unless such designee shall have previously been properly removed from the Board in accordance with the process described in Section 4.F. below. Five of the seven members of the Board will be designees of the City.
- D. *Term of Office:* Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.
- E. *Initial Members and Terms:* The initial members will be appointed for the terms set forth as follows: (a) one member will be appointed for a term expiring December 31, 2025; (b) two members will be appointed for a term expiring December 31, 2026; (c) two members

will be appointed for a term expiring December 31, 2027; and (d) two members will be appointed for a term expiring December 31, 2028.

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

5. Life of the SBD

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

6. Maximum Rates and the Method of Assessment

The ballot question will be in substantially the following form:

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

7. Limitations on Revenue Generations

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

8. Reports and Meetings

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

9. Severability

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

TSG Downtown Chesterfield Redevelopment, LLC,
a Missouri limited liability company

By: _____
Michael H. Staenberg
Manager

EXHIBIT A

Map of SBD Boundaries

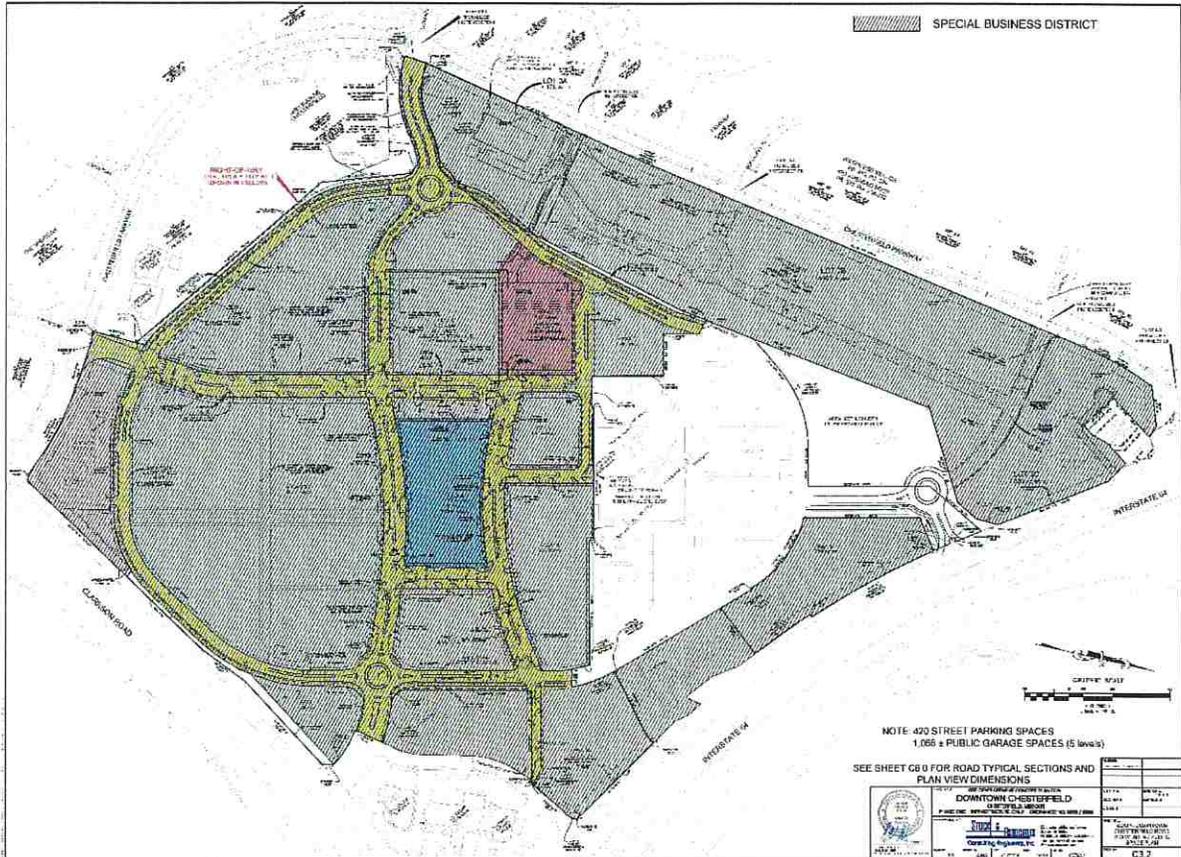


EXHIBIT 2

Report

(Attached hereto.)

Mike Geisel
City Administrator



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

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: September 19, 2024

RE: Special Business District Petition – Downtown Chesterfield
SURVEY AND INVESTIGATION REPORT

The City of Chesterfield has received a petition to establish a Special Business District (SBD) which generally encompasses the proposed Downtown Chesterfield Development, with the notable exception of the Dillard's parcel. The creation of a Special Business District was included and described in the approved Redevelopment Plan for the Chesterfield Regional Tax Increment Financing District as well as the approved development agreement with TSG Downtown Chesterfield Redevelopment LLC. As you are also aware, the City previously established the Wildhorse Village Special Business District after receiving a petition and an affirmative vote of the District property owners within the proposed district. The Wildhorse Village Special Business District is the companion district within the southwest quadrant. Consistent with the purpose of the Wildhorse Village Special Business District, the intent of the Downtown Chesterfield Special Business District is to provide funding to meet the public obligations created by the new development.

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

As has been discussed publicly and with City Council over the last three years, the Downtown Chesterfield property owners are desirous of transferring the obligations for maintenance of "PUBLIC" improvements to the City of Chesterfield. Acceptance of those obligations would, of course, create both financial and resource deficits within the City. In submitting the petition to establish the Special Business

District, the landowners are, in effect, funding the operation, maintenance, and capital replacement of the improvements with self-generated SBD revenues. This structure also benefits the City, in that it funds the increased municipal obligations associated with the development and the subsequent residences and businesses which reside therein. Please note, that once created, the SBD is a perpetual special district which funds the provision of municipal services. Funds generated by the SBD are only those necessary to provide for the expenses within the district and cannot otherwise offset any existing municipal obligations or expenses.

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

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

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

Also, the SBD may;

- A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of any projects within the SBD.
- B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in the Act.
- C. Contract and be contracted with, and to sue and be sued.
- D. Accept gifts, grants, loans, or contributions from the City, the United States of America, the State of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.

- E. Employ such managerial, engineering, legal, technical, clerical, accounting, and other assistance as it may deem advisable. The SBD may also contract with independent contractors for any such instance.

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

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

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

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

Geographic Description of the proposed Special Business District

The current land parcel of the proposed Special Business District consists of approximately 100 acres which is dominated by the 1976 planned development of Chesterfield Mall, including surrounding ancillary offices and/or restaurant sites.

A graphic legal description has been created and attached hereto for your reference and convenience.

A metes and bounds survey has also been provided, attached immediately following the graphic legal referenced previously,

Description of Planned Improvements

The proposed special business district includes ~100 acres of which is to be developed as a dense, mixed-use development, including:

- 2,538 residential units300 room hotel
- 3,136,886 sq. ft. of non-residential (retail or office)
 - Includes ~200,000 sq. ft. of distinctive retail
- Public Streets, landscaped islands, streetlighting, sidewalks, on-street parking, irrigation
- Public parking garage ~ 1,068 spaces
- On-Street parking ~ 424 spaces
- ~3 acre park

Development of Downtown Chesterfield is anticipated to include 2,538 residential units, a 300-room hotel, and more than 3 million square feet of commercial uses (office, retail, restaurant). As such, this analysis provides an assessment based on the planned densities at the time of analysis. A development of this size is typically constructed in phases, over an extended period of time. While demolition is scheduled to begin in October of 2024, core infrastructure construction is anticipated to begin in late 2025, and vertical development would likely occur over the subsequent ten-year period.

Existing Levels of Service

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

History of Chesterfield Mall

In 1974, Louis Sachs, a local real estate investor, sold the 60-acre area that would eventually become the 1.3 million square foot Chesterfield Mall (the "Mall") to Richard Jacobs of the Cleveland-based retail developer Richard E. Jacobs Group. The Mall was built and eventually opened in 1976 as the sister mall to Jamestown Mall, located in north St. Louis. The Mall had two original anchor stores: (1) Sears; and (2) Stix, Baer, and Fuller. In 1978, a four-screen cinema opened on an outparcel adjacent to the Mall. In 1981, a Famous-Barr store opened at the Mall. In 1984, Dillard's replaced Stix, Baer, and Fuller. In 1995, a new Famous-Barr store was built adjacent to that store's former space, which JCPenney would later take over. The Mall was renovated in 1996 with upgraded facades, interiors, and amenities. Dillard's remained in operation until 2016 when flood damages caused the temporary closure of the anchor. The temporary closure became permanent in 2017 due to dwindling Mall sales and changes in consumer behavior. Famous-Barr remained a tenant until 2006 when it was replaced by Macy's, which has remained in operation until this year. Other notable former tenants include Houlihan's (97'-14'), California Pizza Kitchen (97'-18'), and Ann Taylor Loft (06'-20').

Ownership

Between 1976 and 2018, the Mall was owned by several groups. The Richard E Jacobs Group sold the Mall to Westfield Group in 2002. In 2008, the Mall was acquired by CBL & Associates Properties. The Mall was placed in receivership in the third quarter of 2016, pending foreclosure. Management was transferred to Madison Marquette while a new owner was sought for the property. The foreclosure was finalized in June 2017, making C-III Capital Partners the temporary owner. In 2018, the Mall was acquired by Hull Property Group. In February 2020, The Staenberg Group closed on a deal to acquire the Mall, most of the Mall's anchor stores, and the Mall's outparcel properties for an undisclosed price. The Dillard's building remains the property of Dillard Department Stores, Inc.

Decline

The Mall's decline can be traced back to 2000 when anchor tenants began to vacate their locations. The four-screen cinema went through an ownership change in the mid-90s which eventually led to the theater's closure on November 5, 2000. Approximately five years later, the Mall's JCPenney store closed, and the space was demolished, which made way for many smaller shops and restaurants, including Borders Books¹. The Cheesecake Factory, an American Girl store, a food court, and a 14- screen AMC Megaplex opened between 2007 and 2018. The AMC Megaplex takes up a third floor that was constructed in 2016. Border's Books closed in 2011 and was replaced with Books-A-Million and, later, V-Stock. In March 2018, American Girl shuttered its location within the Mall. On May 31, 2018, Sears announced it would be closing as part of a plan to close 72 stores nationwide, including the location at the nearby South County Center. The Sears store closed in September 2018, leaving Macy's as the last remaining anchor store.

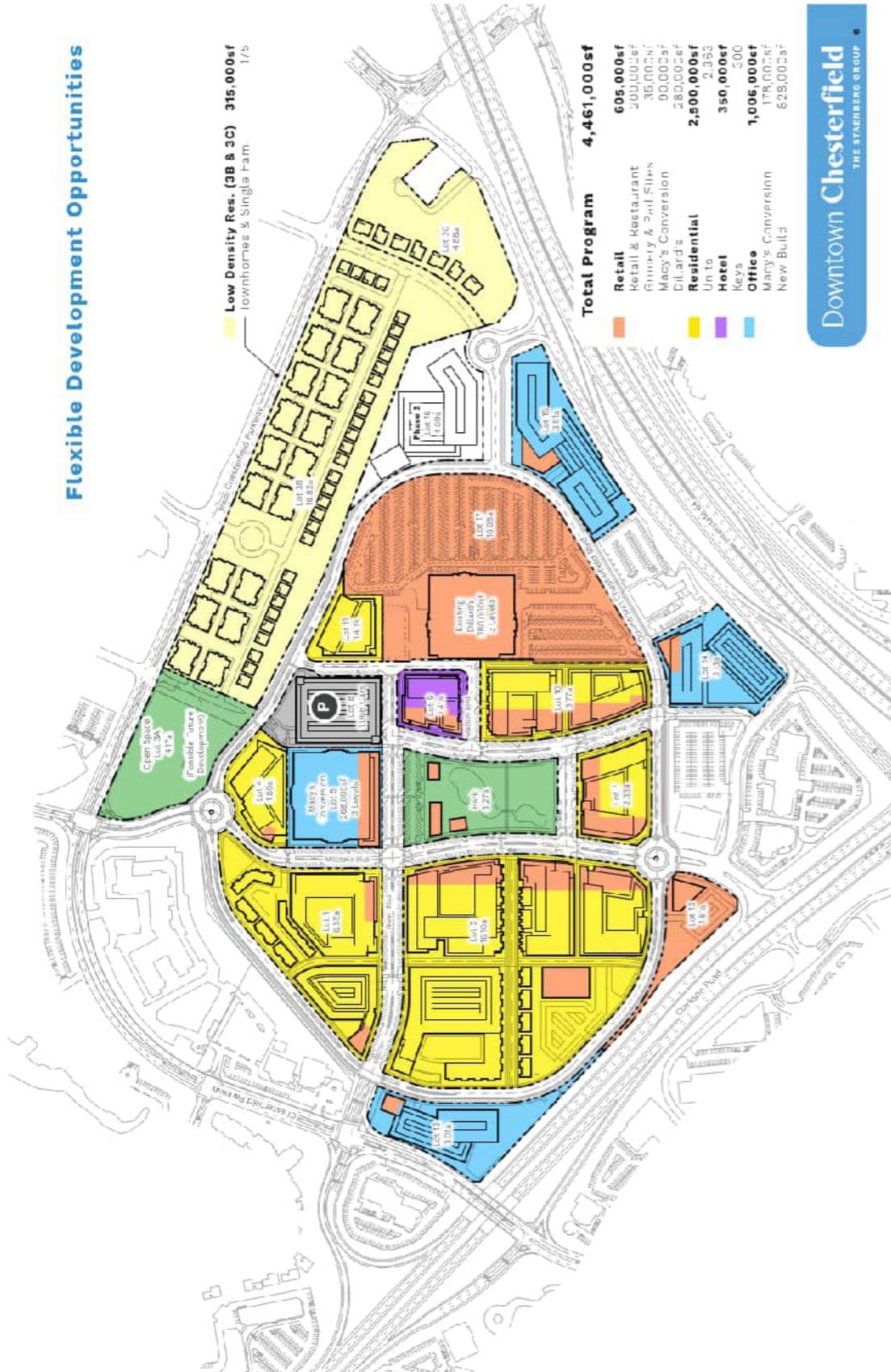
The existing site consists of an obsolete, blighted, enclosed retail mall which originally opened in 1976. There are no existing residential housing, no public recreational facilities. Other than the perimeter patrols by law enforcement, or perhaps an occasional inquiry for code enforcement, there are no municipal services dedicated to this area. Budget analysis has been developed to reflect the additional level of service and the new resources required to provide the necessary capacity to provide a high level of municipal services and oversight

The demolition of Chesterfield Mall is imminent, currently scheduled for demolition to occur in October of 2024. There are a few restaurants and offices which continue to operate outside of the circumferential\perimeter roadway within the boundaries of the special business district. These properties are uniquely and solely served and benefited by the proposed circumferential\perimeter roadway. There are currently no public roadways, amenities, or community facilities located within the proposed Special Business District.

Concept plan for Special Business District



Flexible Development Opportunities





Description of obligations to be funded by the Downtown Chesterfield SBD

- Maintenance, repair, and replacements of streets, street lighting, bike paths, and pedestrian pathways;
- Maintenance, repair, and replacement of landscaped center medians within city accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- Security;
- Legal, insurance, administration, and financial oversight; and
- All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.
- And, to the extent that generated revenues are available, and as may be recommended by the SBD advisory board:
 - Maintenance, repair, and replacement of the public parking garage;
 - Maintenance, repair and replacement of the public park including programming for marketing and events;

In completing this survey and investigation, it is recognized that each public asset, those physical constructed on-site (e.g. roads, signs, lights, pedestrian ways, seating), and those which are required to provide service (e.g. vehicles and equipment), have an expected service life. As such, the estimates include approximations of the average annual uniform cost for replacement. These values are to be reflected as annual capital replacement expenses. They do not reflect an annual expense, but refer to the annual life cycle expense.

Special Business District Revenues

While the property owner has initiated this petition to establish the Special Business District, it is understood that the tax rate is to be established annually by the Chesterfield City Council, not to exceed the statutory maximum rate of \$.85 per \$100 of assessed valuation. It is explicitly stated that the SBD will have no obligation to fund maintenance, repair, or replacement of any facilities until such time as the infrastructure has been constructed, inspected, and approved by the appropriate agencies, and maintenance obligations will not be incurred until the City of Chesterfield accepts those improvements proposed to be dedicated and accepted by the City. As such, the District anticipates that SBD tax revenues will be implemented in a tax year preceding acceptance of the improvements to ensure that the SBD has accumulated funds in the year prior to incurring maintenance obligations. It is also understood that per Missouri's Hancock amendment, the tax rate may not be increased concurrent with an assessment year, which occurs in odd numbered years. As such, the Council will likely establishment of the initial tax rate in an even numbered year (non-assessment year), proceeding acceptance of any municipal obligations to ensure that funds are accrued prior to incurring any obligation.

When developing this analysis for revenue generation for the proposed business district based, we based our estimates on the petitioners approved concept plan. Throughout this analysis, we have utilized the Developer’s concept development plan to project the composition of development within the SBD.

- 2,538 residential units
 - 300 room hotel
 - 3,136,886 sq. ft. of non-residential (retail or office)

These values were then used to estimate the full built-out composition and an associated market rate, assessment rate, assessed value and finally property tax revenue which could be projected based in 2024 dollars. That revenue can then be compared to the fully built-out projected obligations of the district. Please note, that we’ve estimated the mix of residential and commercial of varying typologies. We have also conservatively applied the market value of \$225/sq. ft. for both office and retail. This intends to underestimate the potential revenue generation from new office development, which would typically be valued at significantly higher rates. However, since the mix of Commercial\retail is unknown, we applied the lesser, more conservative value to the cumulative total. Likewise, the residential mix is also uncertain, so for analysis purposes we weighted the mix heavily towards the lowest cost, rental market values. It should be understood that this composition is not intended to represent the proposed development mix, but to represent a conservative revenue generating mix for forecasting purposes.

Fully built Out Revenue Estimate

	Units	Count	Market Value	Rate	Assessed Value	0.85 per \$100 valuation
Residential						
single family	Count	27	\$1,000,000	0.19	\$5,130,000	\$43,605
condominium	Count	300	\$700,000	0.19	\$39,900,000	\$339,150
rentals	Count	2,211	\$275,000	0.19	\$115,524,750	\$981,960
Hotel						
	Rooms	300	\$70,000	0.32	\$6,720,000	\$57,120
Commercial						
office or retail	Sq. Ft.	3,136,886	\$225	0.32	\$225,855,792	\$1,919,774
TOTAL						\$3,341,610

Estimated future expenditures

For the purpose of this survey and investigation report, each municipal department was tasked with estimating the cost of providing services and maintaining the facilities as proposed by the SBD petition. It should be noted and understood that acceptance of these maintenance responsibilities is not expected to occur immediately and will likely occur in phases over the next decade. Full development is expected to occur over a 10 to 15 year period. The expense to provide the services requested has been estimated for full build-out, in 2024 dollar values (e.g. those estimates will be inflated due to the time interval between 2024 and when the obligation occurs). It is also understood that while the anticipated capacity is estimated for full buildout, the capacity will be developed over time, in phases, based on need and revenue generation. Obviously, that assumption ensures that expenses parallel and do not exceed the revenue generation of the SBD.

Downtown Chesterfield Special Business District
 expense forecast

	Law Enforcement	Public Works	Parks, Rec & Arts	Planning	Info Tech	Fin Admin
PERSONNEL	\$1,015,664	\$135,000	\$175,000	\$94,000	\$0	\$94,000
CONTRACTUAL	\$25,000	\$675,000	\$3,600	\$2,851	\$25,000	\$23,500
COMMODITIES	\$30,000	\$0	\$75,000	\$2,851	\$15,000	\$23,500
CAPITAL	\$6,250	\$18,000	\$13,659	\$0	\$5,000	\$0
ANNUALIZED CAPITAL REPL.	\$131,250	\$375,000	\$15,000	\$0	\$0	\$0
TOTAL	\$1,208,164	\$1,203,000	\$282,259	\$99,703	\$45,000	\$141,000

Total forecasted SBD Expenses \$2,979,126

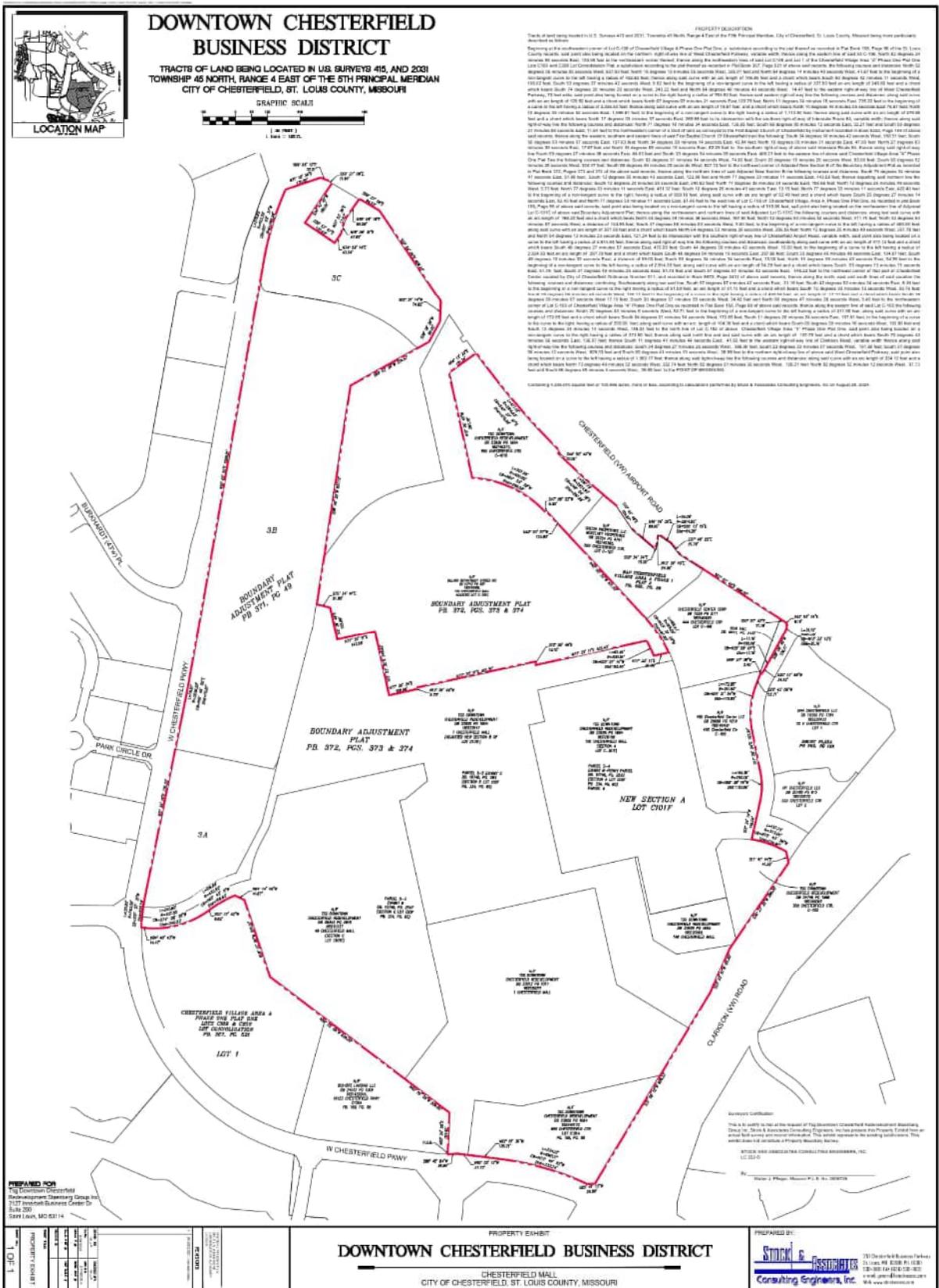
The costs described in each department’s analysis is not intended to reflect a future annual budget request, but a current representation of those departmental expenditures that would be expected. The individual breakdown of expenditures between personnel, contractual, commodities, and capital will certainly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

The departmental estimates also reflect that the expenditures are not expanded linearly, that a portion of the overall expenditures are fixed over-head and embedded expenditures that would not increase proportionally with the addition of the SBD.

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

Conclusion:

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



PREPARED FOR:
 City of Chesterfield
 Planning & Development Department
 1177 Woodloch Business Center Dr.
 Suite 200
 Chesterfield, MO 63017

NO. OF SHEETS	1 OF 1
DATE	SEP 19 2024
PROJECT	DOWNTOWN CHESTERFIELD BUSINESS DISTRICT
SCALE	AS SHOWN
BY	J. W. STUCK
CHECKED	J. W. STUCK
DATE	SEP 19 2024

DOWNTOWN CHESTERFIELD BUSINESS DISTRICT
 CHESTERFIELD HALL
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:
STUCK & ASSOCIATES
 Consulting Engineers, Inc.
 1177 Woodloch Business Center Dr.
 Suite 200
 Chesterfield, MO 63017
 Phone: 636.865.1100
 Fax: 636.865.1101
 www.stuckandassociates.com

PROPERTY DESCRIPTION

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

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the left having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; thence along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following: South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet and South 33 degrees 54 minutes 09 seconds East, 408.23 feet to the eastern line of above said Chesterfield Village Area "A" Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 14 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 26 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 827.12 feet to the

northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 15 seconds East, 51.79 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet and South 57 degrees 07 minutes 42 seconds East, 446.22 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along last said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non-tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 495.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 09 minutes 07 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds

West, 5.45 feet to the northeastern corner of Lot C-105 of Chesterfield Village Area "A" Phase One Plat One as recorded in Plat Book 158, Page 69 of above said records; thence along the eastern line of said Lot C-105 the following courses and distances: South 20 degrees 43 minutes 6 seconds West, 52.71 feet to the beginning of a non-tangent curve to the left having a radius of 311.50 feet; along said curve with an arc length of 172.85 feet and a chord which bears South 04 degrees 21 minutes 54 seconds West, 170.65 feet; South 11 degrees 20 minutes 24 seconds East, 157.91 feet; to the beginning of a curve to the curve to the right, having a radius of 250.00 feet; along said curve with an arc length of 104.36 feet and a chord which bears South 00 degrees 38 minutes 16 seconds West, 103.60 feet and South 12 degrees 34 minutes 14 seconds West, 149.04 feet to the north line of Lot C-102 of above Chesterfield Village Area "A" Phase One Plat One, said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of 137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.56 feet to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 4 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,395,040 square feet or 100.896 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc on August 29, 2024.

Map of SBD Boundaries

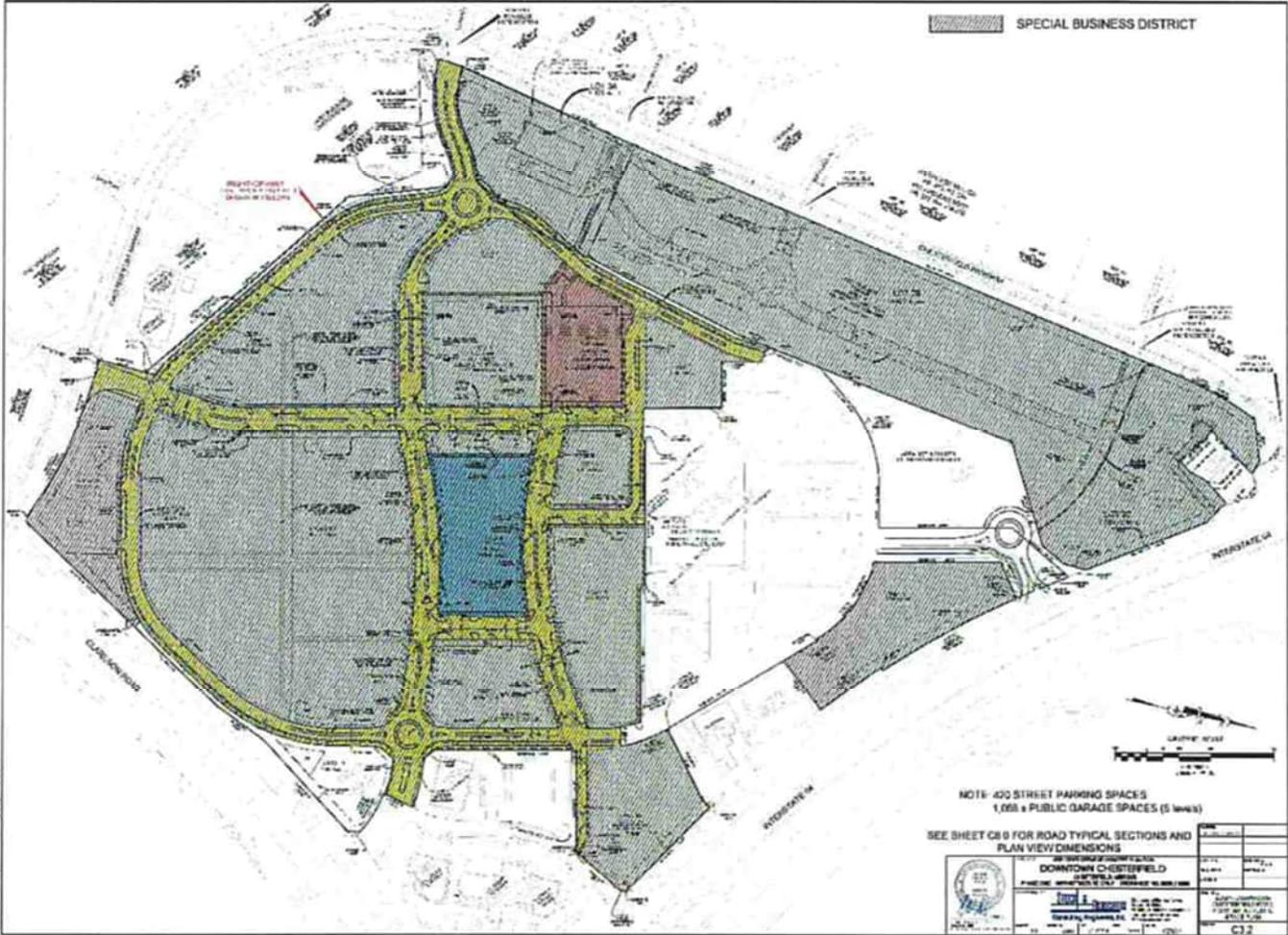


EXHIBIT 3

District's Legal Description

(Attached hereto.)

PROPERTY DESCRIPTION

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

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the left having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; thence along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following: South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet and South 33 degrees 54 minutes 09 seconds East, 408.23 feet to the eastern line of above said Chesterfield Village Area "A" Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 14 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 26 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 827.12 feet to the

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