



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, August 15, 2016
6:15PM**

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

- A. Bill No. 3105-Chesterfield Parkway Bridge (Second Reading)**
- B. Bill No. 3106-Wilson Road Culvert Replacement (First Reading)**
- C. Bill No. 3107-P.Z 07-2015 Monsanto Chesterfield Campus (First Reading)**
- D. Bill No. 3108-P.Z. 10-2015 Kemp Auto Museum (First Reading)**
- E. Resolution 425- Maintenance and Operations Program**
- E. Next Meeting- August 18, 2016 (5:30pm)**

2. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV

- A. Bill No. 3104 - Conflict of Interest Policy (Second Reading)**
- B. Next Meeting - August 22, 2016 (5:30pm)**

3. Report from the City Administrator – Mike Geisel

- A. Liquor License Request- Edison Operations, LLC**
- B. Bid Results**
 - 1. Sidewalk Project “C”**
 - 2. Public Works HVAC**
 - 3. Villages of Greentrails- Sediment Removal Project**

4. Unfinished Business – Mayor Bob Nation

5. New Business – Mayor Bob Nation

A. TDD Support for Chesterfield Hockey

6. Adjourn –

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; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 15, 2016
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 Hass

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – August 1, 2016
 - B. Executive Session Minutes** - July 27, 2016
 - C. Executive Session Minutes** - August 1, 2016

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

- VII. INTRODUCTORY REMARKS** - Mayor Bob Nation
 - A. Thursday, August 18, 2016** – Planning and Public Works Committee (5:30pm)
 - B. Monday, August 22, 2016** – Planning Commission Meeting (7pm)
 - C. Monday, August 22, 2016** – Finance and Administration Committee (5:30pm)
 - D. Wednesday, September 7, 2016** – Next City Council Meeting (7pm)

VIII. APPOINTMENTS – Mayor Bob Nation

A. Board of Adjustment – Reappointment

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3105-Chesterfield Parkway Bridge (Second Reading)**
- 2. Bill No. 3106-Wilson Road Culvert Replacement (First Reading)**
- 3. Bill No. 3107-P.Z. 07-2015 Monsanto Chesterfield Campus (First Reading)**
- 4. Bill No. 3108-P.Z. 10-2015 Kemp Auto Museum (First Reading)**
- 5. Resolution 425-Maintenance and Operations Program**
- 6. Next Meeting- August 18, 2016 (5:30pm)**

B. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV

- 1. Bill No. 3104 - Conflict of Interest Policy (Second Reading)**
- 2. Next Meeting - August 22, 2016 (5:30pm)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Request- Edison Operations, LLC

B. Bid Results

- 1. Sidewalk Project “C”**
- 2. Public Works HVAC**
- 3. Villages of Greentrails- Sediment Removal Project**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

A. TDD Support for Chesterfield Hockey

XIII. LEGISLATION

- A. BILL NO. 3104** - AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS. **(SECOND READING)**

- B. BILL NO. 3105** – AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH SAINT LOUIS COUNTY FOR CONSTRUCTION OF STREET LIGHTING AND SIDEWALKS ALONG CHESTERFIELD PARKWAY EAST IN CONJUNCTION WITH THE CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE PROJECT. **(SECOND READING)**

- C. BILL NO. 3106**-AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF SECURING A PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF WILSON ROAD. **(FIRST READING)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3107**-AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT TO “UC” URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z 07-2015 MONSANTO CHESTERFIELD CAMPUS[C-8 TO UC]— 17S210094,17S230025, 17S230014,17S230036 & 17S240057) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

- B. BILL NO. 3108** - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT WITH A “MAA” MUSEUM AND ARTS OVERLAY DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 5.104 ACRE TRACT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CHESTERFIELD COMMONS DRIVE (P.Z 10-2015 KEMP AUTO MUSEUM [16955 CHESTERFIELD AIRPORT ROAD.]-17T140211). **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. 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.

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AGENDA REVIEW – Monday, 8/15/2016 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm**, on **Monday, August 15th, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

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

AUGUST 1, 2016

The meeting was called to order at 7:08 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 Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Bridget Nations
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Bruce DeGroot

APPROVAL OF MINUTES

The minutes of the July 18, 2016 City Council meeting were submitted for approval. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the July 18, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to approve the Executive Session minutes.

Councilmember McGuinness made a motion, seconded by Councilmember Hurt, to amend the Executive Session minutes by replacing the words “general consensus” with the words “a plurality” on page 3. A voice vote was taken with an affirmative result (7-0-1 – Councilmember DeGroot abstained) and the motion to amend was declared passed.

A voice vote was taken, to approve the Executive Session minutes as amended, with an affirmative result (7-0-1 – Councilmember DeGroot abstained) and the motion to approve the Executive Session minutes as amended was declared passed.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

INTRODUCTORY REMARKS

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

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3099 (P.Z. 11-2015 Kemp Auto Museum) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 3103 (Boundary Adjustment Plat [Friendship Village of West County]) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

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

Finance and Administration Committee

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Flachsbart, to approve the 2017

Proposed City Council Meeting Schedule. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot explained that rather than following the practice of previous years and scheduling a single Council-of-the-Whole Budget Workshop, this year there will be three workshops. The purpose of the first meeting will be similar to the Budget Workshops of the past and provide a high-level, preliminary budget review. The subsequent meetings will provide the Council an opportunity to get into specific areas of the budget and ask questions with time for staff to present full and comprehensive answers to those questions.

Councilmember DeGroot explained that Finance Director Craig White, at the direction of several Councilmembers, would re-initiate an annual five-year budget process. The intention is to prepare the bulk of the supporting information concurrent with preparation of the annual fiscal budget and deliver a finalized report showing how it ties into the budget process. The next five-year plan is anticipated to be distributed to Council in the spring of 2017.

Councilmember DeGroot made a motion, seconded by Councilmember Flachsbart, to approve a budget allocation of \$1,000 to arrange for a Robert's Rules of Order training session for Elected Officials, Management Team and Planning Commission members. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot reported that Bill No. 3104 (Conflict of Interest Policy) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember DeGroot announced that the next meeting of this Committee has been tentatively scheduled for Monday, August 22, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

Interim Co-City Administrator Mike Geisel reported that Staff had received bids for construction of the Chesterfield Parkway Pedestrian Bridge. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Millstone Weber LLC, in an amount not to exceed \$1,841,800. This project is within budget and fully funded by a combination of grant funds and City funds from the Capital Improvement Sales Tax proceeds. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, DeGroot, Tilman, DeCampi, Flachsbart, Logan and Nations. Nays – McGuinness. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that HRGreen was the design engineering firm for the Chesterfield Parkway Pedestrian Bridge, and has been recommended as the professional firm to provide construction engineering services in conjunction with this project. Based upon

review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization to enter into a contract with HRGreen for construction engineering services in an amount not to exceed \$149,131. This project is within budget. The cumulative project costs, including construction and construction engineering is within the \$1,991,000 budget, which includes \$900,000 of grant funding. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, Hurt, Nations, DeGroot, Tilman, Flachsbart and Logan. Nays – McGuinness. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Bill No. 3105 (Chesterfield Parkway Pedestrian Bridge Right of Way Use Agreement) will be read for the first time under the “Legislation” portion of the agenda.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Councilmember McGuinness requested two items be added to the next City Council agenda for discussion: Sunshine Law Compliance and Policy Re: F&A Committee Approval of Expenditures for contributions and sponsorships.

LEGISLATION

BILL NO. 3103 APPROVES A BOUNDARY ADJUSTMENT PLAT FOR LOT A OF THE FRIENDSHIP VILLAGE BOUNDARY ADJUSTMENT PLAT OF WEST COUNTY, A 36,041 SQUARE FOOT TRACT OF LAND LOCATED IN U.S. SURVEY 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, A 35,441 SQUARE FOOT TRACT OF LAND PART OF LOT 2 OF THE SUBDIVISION OF HUGO ESSEN FARM, AND A 21,418 SQUARE FOOT TRACT OF LAND BEING PART OF LOT 2 OF THE SUBDIVISION OF HUGO ESSEN FARM LOCATED IN THE CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI (17S320445, 18S640272, 18S640326 AND 18S640162) (FIRST & SECOND READING; PUBLIC SERVICES RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3103. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3103 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Nations, for the second reading of Bill No. 3103. A voice vote was taken with a unanimous affirmative

result and the motion was declared passed. Bill No. 3103 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3103 with the following results: Ayes – Logan, Hurt, Nations, Flachsbart, DeCampi, DeGroot, Tilman and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3103 approved, passed it and it became **ORDINANCE NO. 2904.**

BILL NO. 3104 ADOPTS THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS (FIRST READING)

Councilmember DeGroot made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3104. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3104 was read for the first time.

BILL NO. 3105 AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH SAINT LOUIS COUNTY FOR CONSTRUCTION OF STREET LIGHTING AND SIDEWALKS ALONG CHESTERFIELD PARKWAY EAST IN CONJUNCTION WITH THE CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE PROJECT (FIRST READING)

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3105. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3105 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3099 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 2.65 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (P.Z. 11-2015 KEMP AUTO MUSEUM [16861 CHESTERFIELD AIRPORT RD] – 17T230190) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Tilman, for the second reading of Bill No. 3099. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3099 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3099 with the following results: Ayes – DeGroot, Nations, Logan, Tilman, Flachsbart, McGuinness, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3099 approved, passed it and it became **ORDINANCE NO. 2905.**

ADJOURNMENT

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to go into closed session, pursuant to RSMo 610.021(2) for the purpose of discussing the lease, purchase or sale of real estate between the City's representatives and its attorneys and RSMo 610.021(3) for the purpose of discussing hiring, firing, disciplining or promoting employees with employee groups, the City's representatives and its attorneys. A roll call vote was taken with the following results: Ayes – McGuinness, DeCampi, Flachsbart, Tilman, Nations, Hurt, DeGroot and Logan. Nays – None. Whereupon Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:33 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

UPCOMING MEETINGS/EVENTS

Thursday, August 18

Planning and Public Works (5:30 pm)

Monday, August 22

Finance and Administration (5:30 pm)

Monday, August 22

Planning Commission (7:00 pm)

Wednesday, September 7

Next City Council meeting (7:00 pm)



DATE: August 8, 2016
TO: Mike Geisel, Interim Co-City Administrator
FROM: Vickie J. Hass, City Clerk
SUBJECT: Statutory Committee Member Re-Appointment

*for City Council
8/15/2016
m*

Mayor Nation intends to nominate the following individual for re-appointment at the August 15, 2016 City Council meeting:

Board of Adjustment

Barb Whitman (Ward III)
1942 Ridge Lake
Term expires 8/1/16
New four-year term expires **8/1/21**

This re-appointment has the support of the applicable ward Councilmembers. Please list this re-appointment on the August 15 City Council agenda.

PLANNING AND PUBLIC WORKS

The Planning and Public Works Committee met on Thursday August 4th, 2016. At that meeting, the Committee took several actions.

Bill #3106 which authorizes initiation of condemnation procedures to secure easements for the construction of a replacement bridge on Wilson Road. As you are all aware, City Council has previously acted on this item, however, Interim City Attorney Chris Graville requests that the action be affirmed by ordinance. Accordingly, the referenced bill was prepared and is proposed for first reading this Monday evening.

Bill # 3107 P.Z. 07 - 2015 Monsanto, Chesterfield Campus was recommended by PPW and is proposed for first reading under Planning Commission Legislation section of the agenda.

Bill # 3108 P.Z. 10 – 2015 Kemp Auto Museum, was recommended by PPW and is proposed for first reading under the Planning Commission Legislation section of the agenda.

Resolution #425 is proposed to adopt the Operation and Maintenance Program for the Department of Public Works. This O&M manual is required to maintain compliance with the City's MS-4 permit related to the Clean Water Act.

Bill # 3105 authorizes the City Administrator to enter into a Right of Way use agreement with St. Louis County for the construction of the Chesterfield Parkway East Pedestrian Bridge. This bill is proposed for second reading under the legislation section of the agenda.

The next meeting of the PPW Committee is scheduled for August 18th, 2016 at 5:30 pm.

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

MEMORANDUM

TO: Mike Geisel, Co-Interim City Administrator

FROM: Aimee Nassif, Planning and Development Services Director
James Eckrich, Public Works Director/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 4, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 4, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Barbara McGuinness** (Ward I), and **Councilmember Bridget Nations** (Ward II). (Councilmember Bruce DeGroot, Ward IV, was absent.)

Also in attendance were: Mayor Bob Nation; Councilmember Randy Logan (Ward III); Planning Commission Chair Stanley Proctor; Planning Commission Member John Marino; Mike Geisel, Co-Interim City Administrator; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jessica Henry, Project Planner; Cecilia Hernandez, Project Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the June 23, 2016 Committee Meeting Summary

Councilmember McGuinness made a motion to approve the Meeting Summary of June 23, 2016. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS

A. Trash Containers on Residential Properties – Ordinance 1781

At the request of Councilmember McGuinness, it was agreed to discuss this item after the completion of New Business.

III. NEW BUSINESS

A. P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC): A request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive (17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

STAFF REPORT

Jessica Henry, Project Planner, presented the project request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for Monsanto's 200.2 acre campus. The applicant has requested the amendment in order to increase the existing permitted square footage for their ultimate campus build-out of 4.8 million square feet, which represents a F.A.R. of 0.55, the maximum permitted in the Urban Core District. They currently are at 2.41 million square feet of structures and the current ordinance allows them up to 2.66 million square feet.

Public Hearing

Two issues were raised at the Public Hearing held on August 10, 2015. Those issues pertained to the setbacks along West Drive and the building height. Since that time, the Petitioner has addressed these issues by providing a building and parking setback to buffer the homes ranging from 185 to 200 feet along West Drive. Additionally, the largest new building, with a maximum height of eight stories, will be located on the western portion of the site farthest from the neighboring homes. All future buildings in the central portion of the site will range from one to five stories.

Access

There are three proposed entrances: Two along Chesterfield Parkway and one combined entrance off of Swingley Ridge. The final location and design of the entrances will be determined during the Site Development Plan review process.

Additional Provisions

A permanent bus shelter will be provided along Chesterfield Parkway.

Traffic Impact

During the Site Development Plan process, a phased traffic study will be required that depicts the traffic impact during each phase of the gradual increase in square footage up to the 4.8 million. Once the applicant reaches the current ordinance limit of 2.66 million square feet of development, the applicant will be required to construct the connection of Swingley Ridge Drive to North Outer 40 Road, the largest improvement included in the Attachment "A".

At the July 25, 2016 Planning Commission vote meeting, the Planning Commission recommended approval 7-0 with 2 abstentions.

Discussion

In response to Councilmember McGuinness' question, Ms. Henry stated a homeowner on West Drive did attend the Public Hearing and she was supportive and appreciative of both the large setback being granted and the height restriction on future buildings.

Chair Hurt stated that the City's Master Parks Plan includes a trail system that will ultimately connect Chesterfield Parkway to the Levee Trail on the north which would abut a portion of Monsanto's property. Whenever North Outer 40 Road is connected to Swingley Ridge, the trail can run along the roadway. However, in an effort to avoid vehicular traffic, it would be ideal to run the trail along Monsanto's property line. Because Monsanto is not amenable to this idea due to security reasons, he suggested that the Doubletree Hotel may be willing to grant such an easement.

Councilmember McGuinness made a motion to forward P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and **passed** by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the August 15, 2016 City Council Meeting. See Bill # 3107

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC).]

- B. P.Z. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd):** A request for a zoning map amendment from a "PC" Planned Commercial District with a "MAA" Museum and Arts Overlay District to the new "PC" Planned Commercial District for a 5.104 acre tract located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive (17T140211).

STAFF REPORT

Jessica Henry, Project Planner, presented the project request for a zoning map amendment from "PC/MAA" Planned Commercial District with a Museum and Arts Overlay District to a new "PC" Planned Commercial District for a 5.1 acre tract.

There are currently two existing buildings on the property. The Petitioner is proposing to keep the easternmost building and to eliminate the smaller building to the west, which will be replaced with a new building.

The existing access points to the west and east will be maintained. There is also cross access through the Pacific Dental site to the east.

A Public Hearing was held on November 23, 2015 with two issues being raised. The first pertained to hours of operation for retail uses. Subsequently, the Petitioner has agreed to limit the hours of operation from 6 a.m. to 11 p.m. The second issue pertained to permitted uses and the Petitioner has since eliminated several uses from their request. Others were modified to include restrictive language with respect to automobile dealerships and vehicle repair service facility use. A vehicle repair service facility use is only permitted in conjunction with an automobile dealership and is restricted to indoors only. The Automobile Dealership is restricted to electric vehicles only and is limited to parking no more than 75 vehicles at any given time. The Petitioner has indicated that they are working with a proposed tenant to sell pre-ordered electric vehicles only; therefore, these particular restrictions were adopted.

The Petitioner is proposing a 30 foot landscape buffer along Chesterfield Airport Road and along the northern property line.

The Planning Commission approved the request 9-0.

Discussion

In response to Councilmember McGuinness' question, Ms. Henry stated lighting will be regulated under the City's Unified Development Code and will be reviewed during Site Plan review.

There was further discussion regarding the nature of the proposed tenant's business. They will be selling electric cars, however, they will not retain an inventory. Customers will test drive a vehicle and then place an order for pickup at a later date. Deliveries of sold cars are normally made quarterly and the cars will be stored outside until the buyer takes possession. The maximum number of vehicles to be parked on the property at one time is 75. There will be a limited number of vehicles permanently parked on site and these will be used for test drives.

Councilmember Nations made a motion to forward P.Z. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd) to City Council with a recommendation to approve. The motion was seconded by Councilmember McGuinness and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the August 15, 2016 City Council Meeting. See Bill # 3108

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd).]

The Committee agreed to discuss Item C (Garage Sales) after Items D (Ladue Road – Easternmost Island) and E (Operation and Maintenance Program).

D. Ladue Road – Easternmost Island

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, stated the City regularly receives complaints regarding the appearance of the easternmost island on Ladue Road located near Cross Trails Drive. This island was created as part of the Route 141 project and was intended to be landscaped in a manner similar to the other islands created as part of that project. However, MoDOT was unable to secure an easement from the nearby Montessori School and, therefore, could not provide irrigation to the island. Without irrigation, there is no ability to beautify the island. The island currently contains mulch.

Staff is recommending installing stamped and colored concrete within the island. The cost of the stamped concrete (material only) would be under \$1,000 and can be constructed by City maintenance personnel. The stamped and colored concrete will match the nearby MoDOT island located to the east.

Discussion

Other alternatives for improving the island were briefly discussed. There was also some discussion about the recent difficulty with Ladue Trails Subdivision regarding maintenance of the four islands near Greentrails Drive South.

Councilmember McGuinness made a motion to authorize Staff to replace the mulch from the easternmost island on Ladue Road with stamped, colored concrete at an estimated material cost of under \$1,000. The motion was seconded by Chair Hurt and **passed by a voice vote of 3-0.**

E. Operation and Maintenance Program

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, stated the Environmental Protection Agency requires the City to maintain an Operation and Maintenance (O&M) Program as part of the City's storm water permit. The City was recently audited by the Missouri Department of Natural Resources (MDNR) to verify compliance with the Missouri Clean Water Law and the City's storm water permit. During the audit, MDNR found that the City was operating in compliance with its Permit and that there were no deficiencies. However, in reviewing the City's documents during the audit, Staff discovered that there were items contained within the O&M Program that were out of date and it did not include Eberwein Park, the CVAC, the Rivers Edge Park or single stream recycling. Hence, the City's O&M Program Manual has been updated and Staff is recommending Council approval.

Discussion

In response to Councilmember Logan's question, Mr. Eckrich stated the original O&M Program was adopted by Council in 2006, therefore the update has to go before Council again.

Councilmember McGuinness made a motion to adopt the revised Operation and Maintenance Program. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the August 15, 2016 City Council Meeting. See Resolution # 425

[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Operation and Maintenance Program revision.]

C. Garage Sales

Councilmember Logan stated that he has received a complaint from a Ward III resident regarding a homeowner who has been holding garage sales every Wednesday and Saturday each week. It is believed that the homeowner is not staging any retail sales, i.e., bringing in unsold retail goods and selling them from their home. It has been reported that there have been as many as 50 cars parking along the street on a Saturday. This appears to be a "real garage sale" but the frequency of the sales has become a nuisance. He has not yet spoken to the homeowner, but believes that this is the next step.

Mayor Nation asked if there were any subdivision indentures regulating garage sales. Councilmember Logan stated that his subdivision has an annual garage sale, but this subdivision has no such annual sale, and he is not aware of any restrictions. Ms. Aimee Nassif, Planning & Development Services Director, stated that the City Code does not restrict garage sales. In order to regulate them, residents would be required to obtain a permit that would have to be tracked and enforced somehow. It may be beneficial for the City to write a definition of what a "garage sale" is; however, that would not alleviate the problem of frequency of sales. In the past, the City has reserved that for the subdivision indentures to determine and regulate.

Councilmember Logan stated that he will speak with the homeowner and discuss it with Staff before presenting it to the Committee again.

II. UNFINISHED BUSINESS

A. Trash Containers on Residential Property – Ordinance 1781

Aimee Nassif, Planning & Development Services Director, stated that several months ago, Councilmember McGuinness brought up a concern about residents who live on corner lots and questioned whether there should be different requirements for them as to where to store their trash containers. At that time, there was a similar case in court and it was decided it would be better to wait until that court case had been resolved before discussing it. The current ordinance has been in place since 1994 and states that “a container shall be stored in a place not visible from the street which the residential structure faces.” When a home is situated on a corner lot, it is considered to have two frontages.

In response to Councilmember McGuinness' inquiry, Ms. Nassif stated the prosecutor decided not to pursue the court case. Chair Hurt stated that since nothing ever came out of the court case, the current ordinance should not be changed. He further stated that there are not that many corner lots and if asked, most of the residents would comply.

The Committee decided not to pursue the matter any further at this time.

IV. OTHER

Mr. Mike Geisel, Co-Interim City Administrator, informed the Committee that at the next City Council meeting there will be an ordinance regarding the Wilson Road culvert. Council has already addressed this by a voice vote under the prior City Attorney; however the current Interim City Attorney prefers that City Council initiate condemnation actions by ordinance.

V. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

DATE: July 26, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Wilson Road Culvert Replacement (2014PW-08)



As you are aware, the one lane culvert on Wilson Road (near 1425 Wilson Road) is deteriorating and in need of replacement. This matter was presented to the Planning and Public Works Committee on February 6, 2014. After debating the matter and speaking to a number of residents, the Committee ultimately voted to authorize Staff to pursue the replacement of the culvert with a new, two lane culvert. During its debate, the Committee expressed concern that area residents have opposed improvements to Wilson Road in the past. However, the Committee understood that if no action is taken the culvert will eventually fail, and the road will have to be closed in the vicinity of the culvert.

See Bill No. 3106

Subsequent to authorization from the Committee, and ultimately City Council, City Staff contracted with Oates Associates for design of the new culvert. The new design provides for approximately 200 feet of roadway containing two ten-foot driving lanes and two six-foot shoulders. The new design necessitates permanent drainage easements and temporary construction easements from three adjacent parcels, one of which (east side of the bridge) is owned by the City of Chesterfield. Easement acquisition commenced on the non-City owned parcels in late 2014, and the easement from 1415 Wilson Avenue was acquired on December 23, 2014. The easement negotiations for 1425 Wilson Avenue have stalled.

City Staff has met and spoken to the property owners at 1425 Wilson Avenue several times, with the most recent meetings occurring on March 17, 2015 and May 26, 2015. During those meetings the property owners expressed concerns that the project does not address the safety of the nearby hill, the project will increase speeds, and that the City is using this project as an impetus to make large scale improvements which will change the character of Wilson Avenue. The property owners would like the culvert relocated to the east in order to avoid their property entirely. This cannot be accomplished without adding significant cost to the project, due to the location of a large gas line. Additionally, if the culvert were moved to the east (with no easement) the City could not address the erosion and scour occurring just downstream from the culvert.

The City Council considered this matter on June 15, 2015, at which time the City Council directed Staff to proceed with the actions necessary to acquire the easement rights through condemnation. Since that time an appraisal report has been completed and a formal offer has been made. The property owner has rejected the City's offer, and City Staff believes there is no reasonable expectation that the easement rights can be acquired via any means other than condemnation. Accordingly, the City Attorney has drafted the attached ordinance authorizing

City Staff to take all necessary actions to acquire the easement interests, including filing a condemnation petition.

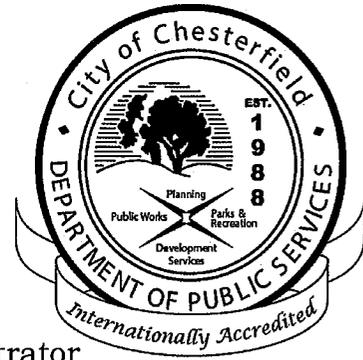
Please be advised that this culvert continues to deteriorate. The most recent inspection on May 24, 2016 shows that the area of delamination has expanded significantly and that a larger area of reinforcing bars are now exposed. The culvert will continue to be inspected quarterly, but if it deteriorates much further action will need to be taken which could include: placing jersey barriers to keep vehicles away from the failing side of the culvert; hiring a consultant to perform a load determination based upon the current condition of the culvert; or closure of the culvert.

Action Recommended

This matter should be forwarded to the City Council for its consideration of the attached ordinance authorizing Staff to take all necessary actions to acquire the easement interests necessary to reconstruct the culvert, including filing a condemnation petition.

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: August 8, 2016
CC Date: August 15, 2016
Re: **P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC):** A request for a zoning map amendment from the “C8” Planned Commercial District to “UC” Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive (17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

Sec Bill NO. 3107

Summary

The Monsanto Company has submitted a request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District. The petitioner wishes to amend the zoning district to allow for an expansion in building area currently limited by the existing ordinance. A total of 4,800,000 square feet of structures are proposed with this request on the 200.2 acre site. The current ordinance limits the site to 2,660,000 square feet of development and a total of 2,107,145 square feet of structures exists onsite or is in the process of being constructed. Two land uses are proposed which will continue to permit current land use activities at the site.

A Public Hearing was held on this item on August 10, 2015. At that time, two issues pertaining to setbacks and building height were raised by the Planning Commission. The petitioner addressed these comments by providing a building and parking setback ranging from 185 to 200 feet along West Drive. Additionally, the tallest building, at eight stories and 760 feet M.S.L, will be located on the western portion of the site. All future buildings in the central portion of the site will range from one to five stories in height which is consistent with the existing buildings in this area, and no new buildings are proposed on the eastern portion of the site which is adjacent to the residential West Drive. Staff has worked with the petitioner, MoDOT and St Louis County for several months to provide necessary language in the Attachment A related to roadway improvements.

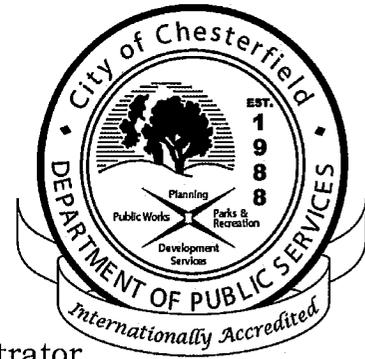
A Planning Commission Vote Meeting was held on July 25th, 2016. At the meeting, the Planning Commission recommended approval by a vote of 7-0 with 2 abstentions.

This petition was reviewed by the Planning and Public Works Committee on August 4, 2016. The Committee voted 3-0 to forward the petition to City Council with a recommendation to approve. Attached to the legislation, please find a copy of the Attachment A and the Preliminary Plan.



Figure 1. Aerial Photograph

City Council Memorandum Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: August 8, 2016
CC Date: August 15, 2016
Re: **P.Z. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd)**: A request for a zoning map amendment from a "PC" Planned Commercial District with a "MAA" Museum and Arts Overlay District to the new "PC" Planned Commercial District for a 5.104 acre tract located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive (17T140211).

Summary

Doster Ullom & Boyle, LLC, on behalf of Caplaco Nineteen, Inc., has submitted a request for a zoning map amendment from "PC/MAA" Planned Commercial District with a Museum and Arts Overlay District to "PC" Planned Commercial District. The proposed Preliminary Plan depicts a total of two (2) structures with the eastern structure planned to remain and be retrofitted. Two lots are proposed, and access will utilize existing access points to the west and east with cross-access between the two lots.

A Public Hearing was held on this item on November 23, 2015 with a subsequent Issues Meeting held on May 23, 2016. The two issues raised at the Public Hearing were the hours of operation for retail uses and the appropriateness of several of the requested uses. Subsequently, the Petitioner submitted a letter containing additional information and discussed this with the Planning Commission during the vote meeting on July 25, 2016. At the Vote Meeting, the Petitioner agreed to limited hours of operation for retail uses, to eliminate the day care use and drive thru pharmacy use, and to conditions related to the automobile dealership and vehicle repair use. The Planning Commission recommended approval with these incorporated changes by a vote of 9-0 and the Attachment A reflects these items.

This petition was reviewed by the Planning and Public Works Committee on August 4, 2016. The Committee voted 3-0 to forward the petition to City Council with a recommendation to approve. Attached to the legislation, please find a copy of the Attachment A and the Preliminary Plan.

See Bill No. 3108

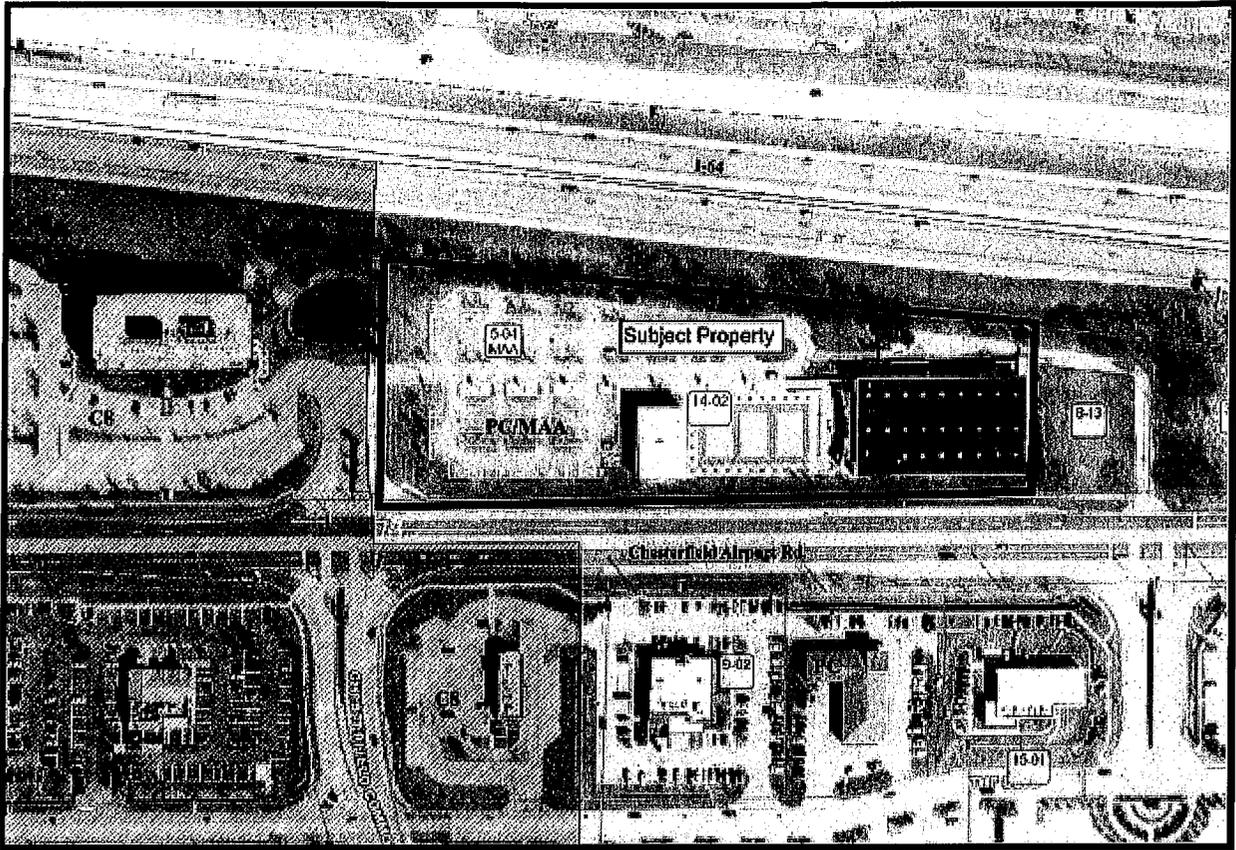


Figure 1. Aerial Photograph

DATE: August 1, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Operation and Maintenance Program



*Forward to PPW
for consideration
me
8/1/2016*

The regulation of water quality in the United States dates back to the adoption of the Federal Water Pollution Control Act of 1972, and its subsequent amendments, including the Clean Water Act of 1977 and the Water Quality Act of 1987. However, clean water requirements began to dramatically impact municipal operations in 1990 when the Environmental Protection Agency (EPA) enacted Phase I Stormwater regulations – which impacted cities in excess of 100,000; and later Phase II Stormwater regulations – which affected cities with populations under 100,000. With the implementation of Phase II, cities in St. Louis County were required to obtain a permit to discharge storm water. The City of Chesterfield satisfied this requirement by partnering with St. Louis County and 59 other municipalities within one general Stormwater Permit (Permit) coordinated by the Metropolitan St. Louis Sewer District (MSD). Since the implementation of the initial Permit in 2003, regulations have grown and the City of Chesterfield has had to increase its efforts to ensure water quality. These efforts include, but are not limited to, adding water quality features to road projects, closely tracking and reporting salt usage, implementing a stream buffer requirement for development near water courses, and ensuring that all municipal operations, including the washing of vehicles and equipment, are conducted in such a manner that any water used is contained or properly directed to a sanitary drain.

When the original Phase II Permit was issued in 2003, one of the requirements was that each co-permittee adopt and implement an Operation and Maintenance Program (O&M Program). At that time a sample O&M Program was created by MSD, acting in its coordinating authority under the above-described Permit. The City of Chesterfield utilized this sample O&M Program to create its own specific O&M Program, which was adopted by City Council, via Resolution, in 2006. The City's O&M Program has served the City well, in that it has improved operations by successfully reducing storm water pollutants and ensured our compliance with the Permit.

On September 30, 2015 the City of Chesterfield was audited by the Missouri Department of Natural Resources (MDNR) to verify compliance with the Missouri Clean Water Law and our Permit. Over a two day period MDNR reviewed City records, regulations, inspection practices, construction sites, and operation facilities. During its audit, MDNR found that the City was operating in compliance with its Permit, and that there were no deficiencies. However, in reviewing our documents during this audit, I did discover that there were items contained within the O&M Program which were out of date. For example, the O&M Program did not contain information on recent improvements made to the City's parks system (Eberwein Park, the CVAC, and the Rivers Edge Park) or the implementation of single stream recycling.

Given the importance of the O&M Program, I asked the Street Division, Fleet Division, Facility Division, and Parks Division to perform a thorough review of the O&M Program. Each Division recommended a number of changes and updates, which have been incorporated in the attached document. The result is a current O&M Program which is fully compliant with all permit standards. Accordingly, it is my recommendation that the revised O&M Program be adopted by City Council.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of adoption of the revised O&M Program. If recommended for approval by the Planning and Public Works Committee, the matter should then be forwarded to the full City Council for consideration of the attached resolution.

see RES NO. 425



Resolution Number 425

A RESOLUTION ADOPTING A REVISED OPERATION AND MAINTENANCE PROGRAM FOR THE PREVENTION AND REDUCTION OF POLLUTION IN STORMWATER RUNOFF FROM MUNICIPAL OPERATIONS

WHEREAS, the City of Chesterfield is a co-permittee with the Metropolitan St. Louis Sewer District, St. Louis County and other area municipalities in a joint state operating permit for the Municipal Separate Storm Sewer System (MS4) program issued by the Missouri Department of Natural Resources; and

WHEREAS, said permit, which was originally approved and issued on May 23, 2003, and subsequently re-issued on June 12, 2008, requires that each co-permittee adopt and implement an Operation and Maintenance (O & M) Program for the Prevention and Reduction of Pollution in Stormwater Runoff from Municipal Operations; and

WHEREAS, an O & M Program was adopted by the City Council of the City of Chesterfield on December 4, 2006, in compliance with the terms of the original MS4 permit; and

WHEREAS, said O & M Program must be occasionally updated to ensure compliance with current standards and Best Management Practices (BMPs).

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

Section 1. The City Council hereby approves and adopts an Operation and Maintenance Program for the Prevention and Reduction of Pollution in Stormwater Runoff from Municipal Operations, dated June 14, 2016.

Section 2. The City Council authorizes the City Administrator to delegate the authority to revise this document as necessary to comply with updated standards and Best Management Practices.

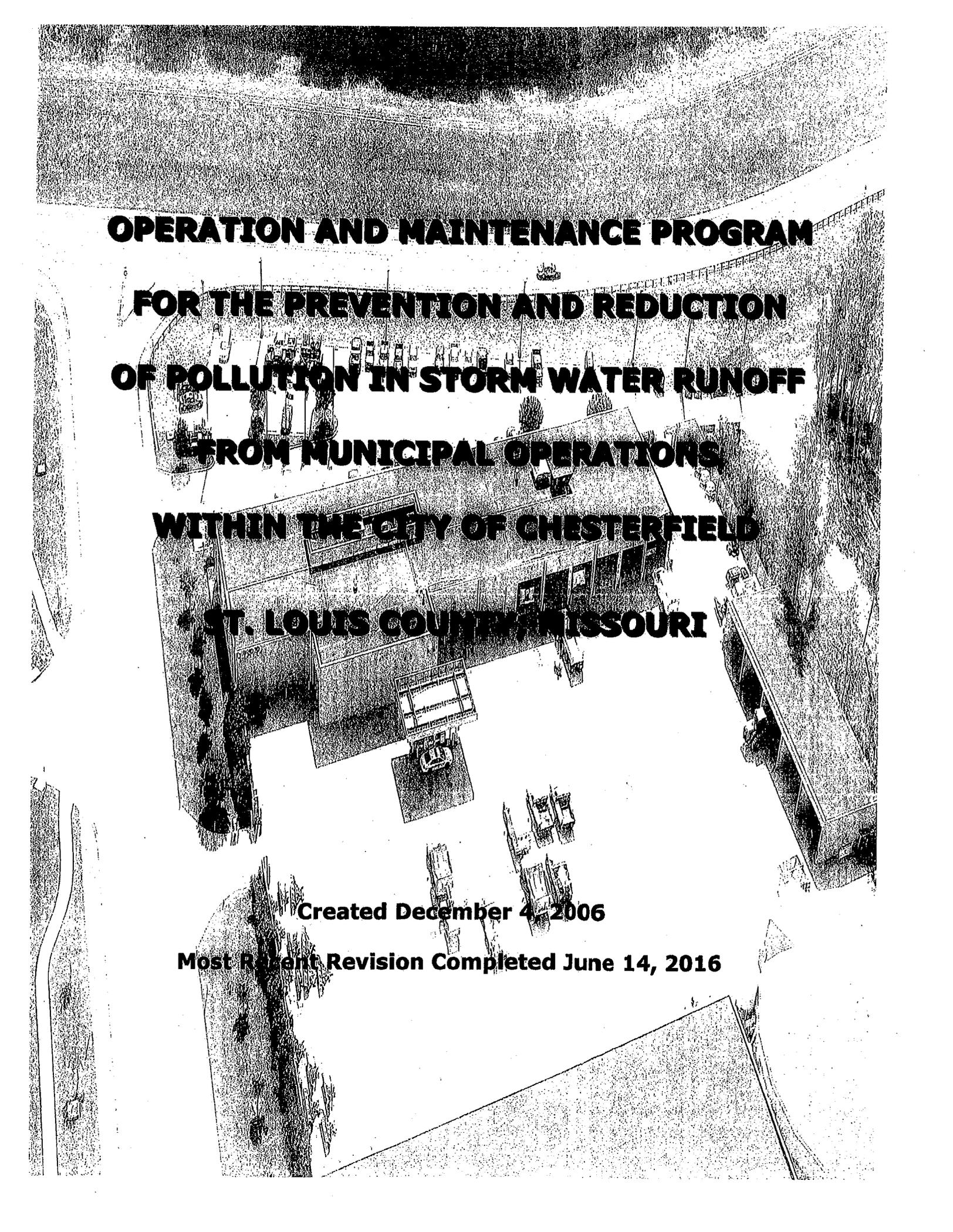
Section 3. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ___ day of _____, 2016.

Mayor

ATTEST:

City Clerk



**OPERATION AND MAINTENANCE PROGRAM
FOR THE PREVENTION AND REDUCTION
OF POLLUTION IN STORM WATER RUNOFF
FROM MUNICIPAL OPERATIONS
WITHIN THE CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI**

Created December 4, 2006

Most Recent Revision Completed June 14, 2016

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Chapter 1 - Program Administration

A. Introduction:

The Missouri Department of Natural Resources (MDNR) issued Phase II Storm Water Permit MO-R040005 to the City of Chesterfield and 60 other co-permittees in St. Louis County, effective March 10, 2003. The area served by the 61 co-permittees is collectively known as the St. Louis Metropolitan Small MS4. One of the minimum control measures in the permit that must be addressed by the co-permittees includes pollution prevention and good housekeeping for municipal operations. Specifically, section 4.2.6.1.1 of the permit (Appendix 1-A2) requires each co-permittee to "develop and implement an operation and maintenance program that includes a training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations."

A Storm Water Management Plan (SWMP) for the St. Louis Metropolitan Small MS4 was developed by the St. Louis Municipalities Phase II Storm Water Planning Committee in the Fall of 2002 and submitted to MDNR as part of the application for the Phase II permit. As a co-permittee under the state permit the City of Chesterfield is bound by the commitments contained in the Plan. Chapter 14 of that Plan provided for organization of a municipal work group to develop a model operation and maintenance program to be adopted by each of the 61 co-permittees.

This document represents the City of Chesterfield's adoption of the work group's model program as applicable and tailored to specifically meet Chesterfield's needs and goals. This program impacts all facets of municipal operations. It is the City of Chesterfield's intent to adhere to the policies and procedures stated herein in order to prevent pollution, to safeguard the environment for the health and benefit of all Chesterfield employees, residents and visitors and to serve as a model for the entire regulated area. Where the municipal operations described in this manual are contracted, rather than performed by municipal employees, the best management practices (BMPs) will be imposed to the maximum extent practicable on the contractor through purchasing or contract mechanisms by including BMPs in the scope of work or job/service specifications. Contractors will be required to obtain all applicable local/state/federal environmental permits. This program has been adopted by Resolution #334 on December 4, 2006, (See appendix 1-A4). The program was first updated on May 11, 2010. The most recent revision was completed on January 4, 2016.

B. Organization of Manual:

The SWMP prepared for St. Louis County by the Planning Committee contains a detailed listing of BMP elements that were to be considered when developing a model operation and maintenance program for the 61 co-permittees. The Planning Committee placed these elements into nine major categories of municipal operations/activities. Based on its size and the nature of its municipal services each co-permittee may have activities in only some or in all nine categories. For consistency within the Plan area, each of the nine categories is addressed in the following Chapters 2 through 10. A statement of non-applicability is

contained in those chapters where the City of Chesterfield is not engaged in the subject activity.

C. Administration:

The responsible party for administration of the operation and maintenance (O&M) program is the Public Works Director. This person is responsible for ensuring the program is kept up to date, and that employees are trained on the procedures implementing the program.

The City of Chesterfield will train all staff associated with activities that can impact pollution in storm water runoff. Each chapter will identify employees who should be subject to training on that particular chapter. Employees will receive general storm water pollution prevention training provided by the Missouri Department of Natural Resources, Environmental Assistance Office or others. Upon implementation of specific procedures, management will review the new procedures that incorporate storm water BMPs, proper waste management and applicable NPDES permit requirements with all employees affected. New employees will be trained on applicable procedures within the first year of employment. To maintain proficiency, a schedule of periodic retraining will be implemented, or provisions made for an employee awareness campaign to ensure employees remain aware of the BMPs and proper waste management.

Records documenting the training of employees must be maintained in file.

Chapter 2 - General Housekeeping, Operation and Maintenance

A. Description of Activities:

Municipal operations include a variety of activities conducted to maintain City owned property and facilities. This chapter will cover those activities that are not specifically covered in the other chapters of this document. This chapter covers custodial and building maintenance activities, materials management and storage, safe material substitutions, spill plans, establishment of general O&M procedures, scheduling, record keeping and housekeeping practices in general.

This chapter also covers general municipal housekeeping issues, which include illegal dumping, littering, pet wastes, trash storage, and recycling.

B. Locations:

1. City Hall – 690 Chesterfield Parkway West. This facility is situated on seven (7) acres, with a building size of approximately 60,000 square feet. City Hall houses the Finance and Administration Department, the Police Department, the City Clerks office, and the Public Services Department, which includes the Building Maintenance, Engineering, and Planning Divisions. A paved parking lot is provided for visitors/employees, and all City vehicles, including police cars, are parked inside an enclosed parking structure. Materials and supplies utilized in performing all building maintenance, including custodial work, are stored within the building. A total of 150 employees report to this facility.
2. Public Works Facility – 165 Public Works Drive. This facility houses the Street Maintenance Division and the Fleet Maintenance Division of the Public Services Department. The facility is situated on approximately three (3) acres. It contains a main building, a covered equipment storage building, and a covered bulk storage bin, with a combined area of approximately 35,000 square feet. The main building has six (6) vehicle work bays, an enclosed vehicle wash bay, a sign shop, shower/locker facilities, lunchroom, administrative offices, and a conference room. A 100-foot diameter salt dome, with a capacity of 6,000 tons, is also located on the site. A paved parking lot is provided for visitors/employees. All equipment associated with street maintenance activities are either stored within the covered equipment storage building, or on the paved yard storage area. Most materials utilized in performing street maintenance activities are either stored within the main building or within the covered bulk storage bins. Material which cannot be stored in the main building or bins is temporarily stored on the paved storage yard area, within devices (BMPs) used to contain sediment. All fleet maintenance activity is done inside the main building, within the vehicle work bays. The Fleet Maintenance Division maintains the entire City fleet, including police cars. The Public Works Facility typically operates from 7 a.m. to 3:30 p.m. The hours vary during emergency operations such as snow removal. A total of 35 employees report to this facility.

3. Chesterfield Valley Athletic Complex – 17925 North Outer 40 Road. This 247-acre facility consists of 18 baseball/softball fields, 9 soccer fields, 4 football fields, 2 multi purpose fields, 9 practice fields, 2 playgrounds, 4 concession buildings, and 6 parking lots. The complex also contains a 2200 square foot building used for storage, and a 12,300 square foot building which houses the Parks, Recreation and Arts Division (referred to throughout the rest of the document as the Parks and Recreation Division). The Parks and Recreation Division is responsible for the maintenance of the athletic complex, the maintenance of all other City parks, and all grounds maintenance activities associated with City Hall and the City's various beautifications areas. Both paved and gravel parking lots are provided for employees and patrons. Equipment is either stored within the building, or on a paved storage area adjacent to the building. All material used in park maintenance activities is stored inside, outside under cover, or on the paved storage area adjacent to the building, within devices (BMPs) used to contain sediment. All stormwater from the paved storage area drains to a concrete flume where sediment is trapped using a BMP. Water leaving the BMP then travels to another BMP, a pretreatment basin and infiltration basin to the west of the building. With the exception of the winter months, this facility operates seven (7) days a week from 7 a.m. to 11 p.m. During the winter the facility operates from 7 a.m. to 3:30 p.m. A total of 40 full time employees report to this facility.
4. Central Park – 16365 Lydia Hill. This 38-acre facility is home to the City's Family Aquatic Park. The park also includes a playground, a lake, hiking trails, pavilion and a paved parking lot.
5. W.F. Dierberg Meditation Park – 13701 Olive Boulevard. This 2-acre facility consists of open space, walking trails, benches, a fountain and a paved parking lot.
6. Railroad Park – 17410 Edison Avenue. This 34-acre facility is currently undeveloped.
7. Eberwein Park – 1627 Old Baxter Road. This 18-acre facility contains a paved parking lot, walking trail, dog park, sculptures, shuffle board courts, a 53 plot community garden, and a historic barn.
8. Rockwood Park – 1410 Wilson Avenue. This 10-acre facility is currently undeveloped.
9. Rivers Edge Park – 17057 North Outer 40, north of the Monarch Chesterfield Levee. This 188 acre facility consists of two miles of trails, a pavilion, a lake, and a dock.

C. Responsible Parties:

1. City Hall - The Public Works Director has authority over City Hall. The building is actively managed by the Building Maintenance Supervisor.

Public Works Director: (636) 537-4764

Building Maintenance Supervisor: (636) 537-4780

- Public Works Facility – The Public Works Director has authority over the Public Works Facility. The facility is actively managed by the Superintendent of Maintenance Operations, with all building maintenance activities managed by the Building Maintenance Supervisor.

Public Works Director: (636) 537-4764

Superintendent of Maintenance Operations: (636) 812-9602

Building Maintenance Supervisor: (636) 537-4780

- Chesterfield Valley Athletic Complex - The Parks & Recreation Director has authority over the athletic complex. All building maintenance activities are managed by the Building Maintenance Supervisor.

Parks & Recreation Director: (636) 812-9503

Building Maintenance Supervisor: (636) 537-4780

- Various City Parks - The Parks & Recreation Director has authority over all city parks.

Parks & Recreation Director: (636) 812-9503

D. Materials/Supplies acquisition, storage and usage:

- City Hall: Material/supply needs are determined by the Building Maintenance Supervisor.

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location
Various Cleaning Supplies	Varies	Three Months	Warehouse (located in basement) and various custodial closets.
Latex Paint	25 Gallons	Six Months	Paint room located in basement.
Various Chemicals for fountain and water feature	10 Gallons	Three Months	Warehouse
Fluorescent Lamps	60 each	Six Months	Warehouse

- Public Works Facility: Material/supply needs are determined by the Superintendent of Maintenance Operations, and the Building Maintenance Supervisor. Material/supplies used in vehicle/equipment maintenance and repair operations are listed in Chapter 3. Materials/supplies used in roadway/bridge maintenance are listed in Chapter 6.

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location
Various Cleaning Supplies	Varies	Three Months	Custodial Closets

3. Athletic Complex: Material/supply needs are determined by the Parks & Recreation Director and the Building Maintenance Supervisor. Materials/supplies used in field maintenance are listed in Chapter 7.

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location
Various Cleaning Supplies	Varies	Three Months	Maintenance Building

4. Central Park: Material/supply needs are determined by the Parks & Recreation Director and the Superintendent of Park Maintenance. Materials/supplies used in parks maintenance operations are listed in Chapter 7:

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location
Various Cleaning Supplies	Varies	Three Months	Custodial Closet
Swimming Pool Chemicals	Varies	One Month	Filter Room
Fertilizers and Pesticides	Varies	3 Months	Parks Storage at Pool Building

E. Waste generation, storage, disposal, recycling:

1. City Hall: Standard office waste is generated, along with waste from custodial operations. A fountain located in the rear of the building is backwashed on a regular basis. Wastes from building and office maintenance activities are also included in this list.

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Contractor	Frequency
Standard Office Waste	1 – 15 yd ³ Dumpsters	Fenced Area Outside of Loading Dock	Landfill	Waste Hauler	Daily
White Paper & Cardboard	1 – 15 yd ³ Dumpsters	Fenced Area Outside of Loading Dock	Recycle	Waste Hauler	Weekly
Aluminum Cans & Plastic Bottles	1 – 15 yd ³ Dumpsters	Fenced Area Outside of Loading Dock	Recycle	Waste Hauler	Weekly
Custodial Waste (mop buckets, auto scrubber, water based cleaners)	N/A	N/A	Dump in Drain to Sanitary Sewer.	N/A	Daily

Emergency Lighting Batteries (lead acid, NiCd)	Various Containers	Maintenance Shop	Recycle	Hazardous Material Recycler	Quarterly
Lamp Ballasts	Various Containers	Maintenance Shop	Recycle	Recycle Vendor	Quarterly
Lamps (fluorescent, mercury vapor, sodium vapor)	Various Containers	Maintenance Shop	Recycle	Hazardous Material Recycler	Annually
Lamp (green tip fluorescent)	Various Containers	Loading Dock	Recycle	Waste Hauler	Annually
Computer Monitors, CPUs	Various Containers	Archive Storage Area	Recycle	Reuse or Hazardous Material Recycler	As Needed as determined by IT Director
Oil Based Paints and Thinners	Gallon Container	Maintenance Shop	Energy Recovery	Hazardous Waste Vendor	Quarterly or As Needed
Organic Solvents	Gallon Container	Maintenance Shop	Energy Recovery	Hazardous Waste Vendor	Quarterly or As Needed
Backwash Water from Fountain	N/A	N/A	Discharged to Sanitary Sewer.	City Personnel	Weekly

2. Public Works Facility: Standard office waste is generated, along with waste from custodial operations. Additional waste generated from vehicle maintenance activities and street maintenance activities is included in Chapters 3 and 6 of this document.

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Contractor	Frequency
Standard Office Waste	15 yd ³ Dumpsters	Parking Lot	Picked up by Waste Hauler.	Waste Hauler	Twice a Week.
White Paper & Cardboard	15 yd ³ recycle dumpster	Parking Lot	Picked up for Recycling.	Waste Hauler	Weekly
Aluminum Cans & Plastic Bottles	15 yd ³ recycle dumpster	Parking Lot	Picked up for Recycling.	Waste Hauler	Weekly
Custodial Waste (mop buckets, auto scrubber)	N/A	N/A	Dump in Drain to Sanitary Sewer.	N/A	Daily

3. Athletic Complex: Standard office waste is generated from the maintenance building. Additional waste generated from parks maintenance activities is included in Chapter 7 of this document.

Waste	Maximum Storage Capacity	Storage Location	Method of Disposal	Contractor	Frequency
Standard Office Waste	6- 15 yd ³ Dumpsters	Maintenance Facility & Parking Lot	Picked up by Waste Hauler.	Waste Hauler	Twice a Week.

4. Central Park: Standard office waste is generated, along with waste from custodial operations. Additional waste generated from parks maintenance activities is included in Chapter 7 of this document.

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Contractor	Frequency
Standard Office Waste	2 – 15 yd ³ Dumpsters	Fenced Area Outside of Loading Dock	Picked up by Waste Hauler.	Waste Hauler	Twice a Week.
Custodial Waste (mop buckets, auto scrubber)	N/A	N/A	Dump in Drain to Sanitary Sewer.	N/A	Daily
Backwash Water from Swimming Pool	N/A	N/A	Discharged to Sanitary Sewer.	Pool Company	Varies

F. Best Management Practices (BMP):

FACILITIES

- Pool drainage and filter backwash water from chlorinated swimming pools, fountains and lined ponds must be discharged into the sanitary sewer system. Other chlorinated water from water line or tank disinfection must also be directed to the sanitary sewer.
- Any discharge to surface water of pool or backwash water from pools and ponds must be dechlorinated prior to discharging into storm sewer system under the conditions of an NPDES permit obtained by the facility. The NPDES permit requires ceasing chlorination 7 days prior to discharge or using chemical dechlorination. These discharges to surface water must be approved under local building code, and not create a nuisance to adjoining property.
- Avoid using copper or silver-containing algaecides in pools, fountains and ponds.
- Ensure grease traps and oil/water separators in kitchens and food service areas are maintained. Avoid sanitary sewer grease-blockage by regularly pumping out traps and separators.
- Maintain site plumbing plans showing sanitary and storm sewer connections. Ensure wastewater is discharged only to the sanitary sewer, and storm water to the storm sewer. Label storm drain inlets to ensure they are used only for storm water drainage.
- Minimize the use of pesticides through an Integrated Pest Management (IPM) Program. An IPM Program uses monitoring of pest populations compared to an action threshold, and then choosing the proper tactics, using nonchemical pest control practices, such as mechanical and biological controls, when possible, or less toxic products when needed. IPM does not rely on routine applications of pesticide based on a calendar date. Reduce the risk of West Nile Virus by reducing stagnant water (mosquito breeding grounds) caused by cans, containers and tires present in litter and junk piles. Keeping storm water drainage gutters and drains clean will also reduce conditions suitable for

mosquito breeding. Refer to MU Extension IPM Guides at: <http://ipm.missouri.edu/ipmresources.htm> (See Chapter 7 for additional BMPs.)

- Minimize the use of herbicides for weed control. With turf grass, prevention of weed infestation begins with practices to promote healthy grass through proper planting, watering, fertilizing, mowing, aerification, and thatch control. Refer to MU Extension Publication IPM1009: <http://muextension.missouri.edu/xplor/agguides/pests/ipm1009.htm> (See Chapter 7 for additional BMPs.)

MATERIAL MANAGEMENT

- Collect and recycle, to the maximum extent practicable, wastes generated by municipal operations.
- Purchase environmentally preferred products whenever practical. For a "Database of Environmental Information for Products and Services," see EPA website: <http://yosemite1.epa.gov/oppt/eppstand2.nsf/>
- Provide for the proper disposal of all wastes generated or collected in the course of municipal operations, in accordance with all applicable local, state and federal laws.
- Inspect facilities for litter on a regular basis, and clean up as needed.
- Keep trash container lids closed to keep rain out. Do not dispose of liquid waste in the trash container.
- Ensure that the collection frequency of trash containers is appropriate to avoid overflows.
- Outdoor material stockpiles at both permanent locations and at job sites should be covered to protect from rainfall and prevent contamination of storm water runoff.
- Material stockpiles which can not feasibly be covered should be surrounded by a berm, BMP, or otherwise contained so that storm water runoff can be captured prior to entering streams or collection facilities.
- Petroleum products, fuels, chemicals, hazardous and toxic materials, and all wastes should be properly labeled to ensure appropriate handling and disposal.
- Petroleum products, fuels, chemicals, hazardous and toxic materials, and all wastes should be stored and handled with appropriate safeguards to prevent contamination of storm water from drips and spillage from the transfer of materials (for example, cover storage containers, use collection trays for drips, maintain spill kits and floor drain plugs to contain spills, etc.). Liquid containers should be stored under roof; or if outdoors, containers should be kept clean and sealed water-tight.
- Prevent spills of hazardous materials by selecting storage areas that avoid traffic to minimize accidental contact, and select areas that are away from storm drain inlets and streams to minimize the impact of a spill. Storage areas should be kept clean and organized.
- Contain and clean up all spills immediately. Ensure employees are familiar with spill response procedures and the location of spill kits to enable them to stop the spills at the source and contain the spilled material. With training on hazards from a material safety data sheet, minor spills can be addressed by employees, however, significant spills will require evacuation and contacting emergency responders.
- Keep material safety data sheets (MSDS) for chemicals onsite for information on reportable spill quantities, proper handling, and health and safety issues. At the Public Works Facility these are kept near the timeclocks, at City Hall these are kept in the

Building Maintenance Office. At the Park Maintenance Facility they are located in the shop. At the Aquatic Center they are located in the pool chemical room.

- Maintain and post a list of emergency contact numbers for spill reporting and spill clean-up contractor response, including: Missouri Department of Natural Resources (MDNR) – 573-634-2436, National Response Center – 800-424-8802, and for releases to the sewer, MSD – 314-768-6260. Reportable quantities (RQ) for chemicals are listed on the MSDS, and petroleum RQs include: any amount released to a storm sewer or waterway causing a sheen, 25 gallons from an underground tank, and 50 gallons from all other sources.
- Prepare for appropriately handling the clean up of the spilled material and disposal of waste. Do not hose down spills to the storm sewer system. Clean up spills with dry methods, using absorbent to pickup fluids.
- Spill response plans are recommended for all areas of municipal operations. Spill Prevention Control and Countermeasure (SPCC) plans are required to meet regulatory criteria in 40 CFR 112 for sites with a storage capacity over 660 gallons oil in one container or 1,320 gallons on site.
- Establish at all municipal facilities materials management and inventory controls to include the proper identification of hazardous and non-hazardous substances, and proper labeling of all containers.
- Regular inspections and inventory of material storage and use areas should be performed to ensure BMPs are being used.

COMMUNITY

- Develop/enforce ordinances for waste containers which regulate size, type, covers and water-tightness for residential, commercial and industrial areas.
- Develop/enforce ordinances against illegal dumping, littering and improper yard waste disposal, providing for corrective action, enforcement and penalties.
- Develop/enforce ordinances requiring pet owners, property owners to clean up wastes from their pets and other animals.
- Provide pet waste scoop dispensers and signage in parks and other public areas frequented by pet walkers to promote the proper disposal of pet waste and notify the public of ordinance requirements.
- Provide recycling and yard waste services for residential waste.
- Provide sufficient numbers of appropriately-sized waste receptacles at municipal facilities and in public areas with regularly scheduled servicing, collection and disposal.
- Educate citizens on trash and pet waste issues to promote compliance with ordinances using available methods such as resident newsletters, brochures, internet sites, storm drain marking projects, etc.
- Promote and assist in neighborhood and stream clean-up activities.
- Develop/enforce municipal ordinances against illegal discharges to storm water from sources such as failing septic tanks, septic tanks discharging to storm water, etc. Ordinances to address illegal connections of sanitary sewers should be at least as stringent as the Missouri Department of Health regulations in 19 CSR 20-3 and County requirements, such as St. Louis County Plumbing Code Section 1103.

O&M PROGRAM

- Establish standard operation and maintenance procedures, maintenance schedules and long term inspection procedures in accordance with this program manual with emphasis on safety, efficiency, and compliance with applicable laws and good environmental stewardship.
- General housekeeping inspections of facilities and storage areas should be performed annually and records kept of the inspections.
- Develop record keeping procedures that effectively track implementation of program elements and that provide the information necessary to meet the reporting requirements of the MS4 permit.

G. NPDES Permit status:

Applicable MDNR general storm water permits must be obtained if the city engages in the following activities described by the following categories:

Swimming pools & fountains (G76) – Discharges of filter backwash and pool drainage from swimming pools and lined ponds.

Vehicle Maintenance (R80C, See also Chapter 3) - Motor freight transportation and warehousing.

If the above categories describe city operations, but the activities and materials stored or handled are not exposed to storm water, a "No Exposure Certification" must be submitted in lieu of obtaining a permit. Further descriptions and a copy of the general permits are available at: www.dnr.mo.gov/wpscd/wpcp/permits/wpcpermits-general.htm

The discharge of process waste water to a storm water inlet from any city facility requires an NPDES Operating Permit from MDNR's Water Pollution Control Program. All permit conditions and limitations must be complied with.

H. Training:

All Public Services Department employees involved in maintenance operations, construction, facility or site design, or building or facility management will be trained on this chapter.

In addition to training on the housekeeping BMPs and proper waste management, employees will be provided general awareness of NPDES discharge requirements.

Chapter 3 - Vehicle/Equipment Repair and Maintenance Operations

A. Description of Activities:

The Fleet Maintenance Division of the Planning & Public Works Department is responsible for the maintenance and repair of equipment and vehicles ranging from chain saws and light vehicles, including Police Department vehicles, to loaders and tandem dump trucks. Preventative maintenance or PM's include oil and filter changes, tune ups and tire rotations. Repairs include brake, suspension, axle repair; and welding work. A fueling station is located at the Public Works Facility. Outside contractors perform services such as glass repair or replacement and all bodywork.

B. Locations:

This Public Works Facility is located at 165 Public Works Drive. The Public Works Facility has six working bays, two of which have vehicle lifts. All floor drains are connected to sediment/oil traps. The bulk oils and fluids, bottled oils and spray chemicals are stored inside the facility. The majority of repair and maintenance work is done inside. However, due to the difficulty in moving certain pieces of equipment, some work is done at the job site.

C. Responsible Parties:

The Superintendent of Maintenance Operations oversees all aspects of fleet administration and operations. The Fleet Maintenance Supervisor is responsible for the day-to-day operations of the Fleet Maintenance Division. The Division has five mechanics.

D. Materials/Supplies acquisition, storage and usage:

Materials /supplies are stored within the Public Work Facility. The following materials and quantities are typically kept on hand:

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Method
Various Motor Oils	250 Gallons	As needed	Tank
Various Engine Fluids	250 Gallons	As needed	Tank
Anti-Freeze	220 Gallons	As needed	55 Gallon Drums
Gasoline	10,000 Gallons	As needed	Underground Tank+
Diesel	10,000 Gallons	As needed	Underground Tank +
Brake Solvent	110 Gallons	As needed	55 Gallon Drums
Penetrating Oil	96 18oz. Aerosol Can	As needed	Fire Proof Cabinet
Brake Clean	96 18oz. Aerosol Can	As needed	Fire Proof Cabinet

Carb Cleaner	96 18oz. Aerosol Can	As needed	Fire Proof Cabinet
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++ Underground fuel tanks meet all 1998 UST standards and are insured by UST Insurance Fund

E. Waste generation, storage, disposal, recycling:

Waste generated at the Public Works Facility are as follows:

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Contractor	Frequency
Used Motor Oil, Hydraulic and Transmission Fluid	1300 Gallons	Tanks	Recycled & used to heat work bays	N/A	As Generated
Used Oil Filters	N/A	Drain 24 Hours/Crush	Dumpster	Waste Hauler	As Generated
Used Antifreeze	N/A	Labeled Container	Recycle or Sewer if Approved by MSD	N/A	As Generated
Worn Brake Pads/Shoes	N/A	Shop	Returned For Recycling	Parts Vendor	As Needed
Equipment Batteries (Lead-acid and NiCd)	20	Shop	Returned For Recycling	Battery Vendor	As Needed
Tires	<25, Unless Meeting Rules in 10 CSR 80	Shop	Tires are cut so they cannot be reused and stored until removal.	Tire Vendor, Permitted Waste Tire Hauler	As Needed
Scrap Metal	N/A	Shop	Recycled	Metal Recycler	As Needed
Shop Towels	N/A	N/A	Trash Can	Trash Hauler	As Generated
Organic Solvent for Parts Cleaning	1300 Gallons	Tanks	Recycled & used to heat work bays	N/A	As Generated
Refrigerant	Tested Container Capacity	Shop	Recover for Reuse	Onsite or EPA Registered Co.	As Needed

F. Best Management Practices (BMP):

OPERATIONS

- Institute a preventive maintenance program to minimize fluid leaks and equipment failures. Inspect vehicles and equipment frequently for leaks, collecting leaks with pans or absorbent, and repairing leaks.

- All routine vehicle maintenance and repairs at City facilities are performed indoors. On occasion and when necessary, outside maintenance work will be performed in a paved area with provisions made to contain and clean up all drips and spills.
- Use non-hazardous, environmentally safe products when possible. Avoid use of chlorinated organic solvents.
- Environmentally safe detergents are used instead of caustic cleaning solutions.
- Flammable liquids are kept in a vented fire-rated cabinet.
- All supply material and waste containers are marked clearly and properly to identify the contents.
- Keep material safety data sheets (MSDS) for chemicals onsite for information on reportable spill quantities, proper handling and health and safety.
- All supply material and waste containers are stored under cover to prevent contact with rainfall; or when uncovered, containers are clean and sealed.
- Tops of containers have absorbent mats and are free of standing liquid, and stored containers are kept closed.
- Waste oils are collected and used in waste oil furnaces to heat the work bays.
- Drain pans are labeled for specific types of fluid. Use pans under vehicles and equipment with fluid leaks. Always use drip pans when making and breaking connections.
- Used oil filters should be gravity drained for 24 hrs with the anti-drain back valve or filter dome punctured to facilitate the draining process. Crushing the oil filter and recycling is preferred.
- Batteries, waste oil, etc. having spill/leak potential are stored indoors and are in secondary containment, when possible.
- Neutralizer and absorbent are kept by both new and used batteries.
- All floors are clean of oil and grease.
- Immediately clean up all spills of chemicals or vehicle fluids using dry methods (absorbents), minimizing the use of water whenever possible.
- Vehicle operators should be instructed to remain with the vehicle during fueling, and not to top-off the fuel tank to avoid overflows and spills.
- For painting or sanding activities outdoors, use a tarp enclosure to contain and capture material. Collect and dispose of paint chips and sand blast waste in the trash for non-lead based paint, or evaluate lead based paint for hazardous waste disposal.
- Keep the facility and surrounding area clear of litter.

SPILL PREVENTION

- Spill control plans should be in place with procedures for proper spill response to minimize environmental impacts. SPCC plans must meet regulatory criteria in 40 CFR 112 for sites with a storage capacity over 660 gallons oil in one container or 1,320 gallons on site.
- Procedures for loading, unloading and transfer operations should be developed to prevent overfilling and spills.
- In areas where spills could occur, such as fueling and loading areas, keep spill kits with absorbent materials nearby and display signage indicating the location of those spill kits.
- Regularly inspect all tanks and containers to ensure physical integrity.

- Maintain equipment to ensure the proper operation of automatic shutoff devices on pumps and, overflow protection and spill buckets on tanks.
- Emergency phone numbers are clearly posted in the shop and near material storage areas.

FACILITY

- All floors in work areas are sloped to floor drains that are connected to an MSD-approved sediment /oil trap prior to discharge into the sanitary sewer system. Trap is pumped out as needed.
- A site-plumbing schematic showing all drains, traps, and shut offs for utilities should be posted in shop. Employees should be made aware of sanitary and storm sewers to ensure all wastewater is discharged to the sanitary sewer.
- Storm drains/inlets can be labeled to help protect from improper usage.
- All above ground storage tanks which require secondary containment have secondary containment in accordance with SPCC requirements and are covered with a roof. If containment is not roofed, inspect accumulated rain water for contamination prior to discharge.
- Fueling areas are recommended to be designed with a roof to prevent contact with storm water. The area should be graded and sloped to direct storm water runoff away from the site and to prevent runoff from flowing over the fueling area.
- Storm water treatment devices can be used to treat runoff from fueling areas.
- Verify that fire extinguishers are charged and inspected yearly.

G. NPDES (National Pollutant Discharge Elimination System) Permit status:

Vehicle maintenance facilities of this type are considered "municipal industrial" facilities under the Missouri Storm Water Regulations and are subject to separate NPDES storm water (Phase I) permitting requirements under MDNR general permit R80C. As stated above, all vehicle repairs and maintenance are performed indoors or are otherwise done without exposure to storm water. Therefore, a NPDES Storm Water permit is not required and a no-exposure certification has been filed with the Missouri Department of Natural Resources.

H. Training:

Training on storm water BMPs pertaining to general housekeeping will be provided to all Public Services Department employees who are involved in maintenance and janitorial activities.

Chapter 4 - Vehicle/Equipment Washing

A. Description of Activities:

The City of Chesterfield will wash vehicles and equipment at wash bay facilities designed according to this chapter, whenever possible.

B. Locations:

A wash bay facility is located at the Public Works Facility – 165 Public Works Drive, and at the Parks Maintenance Facility - 17925 North Outer 40 Road.

C. Responsible Parties:

The Superintendent of Maintenance Operations is responsible for ensuring that whenever possible, all vehicles and equipment are washed in the wash bay located at the Public Works Facility, and the Parks & Recreation Director is responsible for ensuring that whenever possible, all vehicles and equipment are washed in the wash bay located at the Parks Maintenance Facility.

D. Materials/Supplies acquisition, storage and usage:

Non-phosphate, bio-degradeable detergent shall be used in the wash bay whenever possible.

E. Wash bay design and waste disposal:

Wash water from vehicle and equipment washing must be disposed in the MSD sanitary sewer, with pretreatment using a sediment/oil trap. The accumulated solids in the sediment/oil trap must be pumped out and properly disposed of, such as at a wastewater treatment plant by an MSD approved waste hauler. If floating oils and grease accumulate in the sediment/oil trap, the contents must be disposed by a permitted waste hauler at a commercial facility able to handle oily waste.

F. Best Management Practices (BMPs):

- Wash bay facilities are designed to collect wash water, pretreat with a sediment/oil trap (interceptor), and discharge to the sanitary sewer system. The trap must be pumped out as needed as determined by the Building Maintenance Supervisor. Records of pumping are maintained in the work order system.
- Job-site mud removal is performed without detergent in a contained, permeable (gravel) area with wash water infiltrating into soil or gravel.
- It is impractical to wash some equipment in the wash bay at the Park Maintenance Facility. Any equipment washed in the lot is washed using water only. Dirt and sediment is collected by the BMP prior to the concrete flume. Remaining water drains to a pretreatment basin. No wash water drains to creeks or streams.

G. NPDES Permit status:

Not applicable.

H. Training:

All Public Services Department employees responsible for operating and maintaining fleet vehicles and equipment will be made aware of BMPs regarding washing, and the proper, designated locations for washing.

Chapter 5 - Facility Repair, Remodeling and Construction

A. Description of Activities:

On an as-needed basis, city personnel perform minor renovations/repairs and small capital improvements on city facilities, such as erecting or removing partitions, replacing a door or window, painting, etc. Major projects are typically contracted out to commercial firms specializing in the type of work required.

B. Locations:

City Hall, 690 Chesterfield Parkway West, contains a shop and material storage areas for facility repair, remodeling and construction; and city employees are involved in these activities. Repair, remodeling, construction and capital improvements are periodically performed on all types of municipal facilities.

C. Responsible Parties:

The Building Maintenance Supervisor is the responsible party that will ensure all repairs, remodeling and construction will be performed without subjecting the storm water system to any new contaminant streams. They are responsible for the construction practices of the contractors that work for them on municipal facilities.

D. Materials/Supplies acquisition, storage and usage:

Varies with nature of job. Materials are purchased on an as-needed basis and in quantities expected to be completely consumed in the process of completing the project. Materials used for every project will vary. The majority of materials are purchased on a project basis and are consumed during that project. Materials should be stored indoors or under cover so they are protected from rainfall and runoff. All unused portions of materials should be properly secured to prevent loss, such as bagged cement. Tarps should be used on the ground to collect fallen debris and other spilled material. Waste should be cleaned up on a daily basis and properly disposed of as noted below in section "E".

E. Waste generation, storage, disposal, recycling:

Waste generation varies with the nature of the job. Typically, wastes consist of small amounts of lumber cut-offs, wallboard scraps, empty paint cans, etc. Order and mix only the amount of materials necessary for the work to be completed. Dispose of all waste properly, recycle whenever possible. Never bury waste material or leave material in the street, gutter, or near a creek or streambed that would allow the material to enter the storm water system. Such materials are disposed in the City Hall dumpster for pick-up by the city contracted waste hauler. Listed below are the disposal methods for various types of materials that are generated from facility repairs and remodeling:

Waste	Storage Requirements	Method Of Disposal	Contractor
Lumber, Drywall, Siding, Roof Shingles, Insulation	Dumpster or Container	Sanitary or Demolition Landfill	Waste Hauler
Fluorescent, Sodium Vapor, Mercury Vapor Lamps	Closed, Labeled Container	Recycling as Universal Waste	Recycling Vendor
Fluorescent Green tip Lamps	Closed, Labeled Container	Recycling as Universal Waste	Recycling Vendor
Fluorescent Light Ballasts	Closed Labeled Container	Recycling or Landfill (if PCBs, with approval)	Recycling Vendor
Latex Paint Waste	Closed Container	Energy Recovery or Sanitary Sewer	Waste Hauler or MSD
Oil-based Paint Waste	Closed Labeled Container	Energy Recovery as Hazardous Waste	Hazardous Material Recycler
General Trash	Dumpster or Container	Sanitary Landfill	Waste Hauler
Carpet	Warehouse	Recycle, or Sanitary Landfill	Green Building Recycling

Leaks, drips, or spills should be cleaned up immediately. Clean up using "dry" methods, absorbent materials or rags, or remove the contaminated soil or material.

Clean up of equipment is to be performed in designated areas. Never clean up concrete equipment or paint brushes and allow the washout into the street, storm drains, drainage ditches, or streams.

F. Best Management Practices (BMP):

FACILITY DESIGN

- Consider designing facilities for "Low Impact Development" to reduce the volume and rate of storm water runoff from impervious areas to improve water quality. Refer to information on Low Impact Development from EPA's web site at: <http://www.epa.gov/owow/wtr1/NPS/lid/lidlit.html> for more information about Low Impact Development methods.
- In designing storm water drainage facilities, use the following BMPs, in accordance with MSD's storm water drainage facility design regulations, to improve the water quality of site drainage: wet detention ponds, wetlands, structural filter systems, grass swales, vegetative filter strips, and riparian buffers along streams. MSD's design regulations are contained in the "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities". Fact sheets on storm water management practices are available from the Storm Water Manager's Resource Center at the following web site: <http://www.stormwatercenter.net>
- Carefully design and install plumbing and storm water systems to code, eliminating cross-connections between sanitary and storm drain systems.
- Design material storage and handling areas to avoid rain and storm water runoff contacting stored material.
- Design landscaping that uses native vegetation to reduce the need for irrigation, fertilizer and pesticide.

LAND DISTURBANCE

- Comply with the City of Chesterfield's Sediment and Erosion Control Manual. For projects less than the land disturbance program thresholds, prevent erosion of soil from bare ground at the site by employing erosion and sediment control BMPs, such as: soil stabilization with mulch or seeding, settling basins, sediment traps, vegetated buffer strips, and silt fencing for perimeter controls. For details concerning these BMPs, see the Sediment and Erosion Control Manual.
- All construction or maintenance activities that excavate in or discharge any dredge or fill material into a "water of the United States" requires a Corps of Engineers 404 permit and a MDNR 401 water quality certification. Waters of the United States include ditches, creeks, rivers, lakes, ponds and wetlands. See Appendix 5-F1 for a summary of permit requirements.

CONSTRUCTION/REMODELING

- In accordance with city purchasing policies, every effort is made to purchase materials that are manufactured with recycled materials.
- Properly store materials as far away from storm inlets and streams as practical, and cover stored materials to avoid storm water impacts.
- Recycle or properly dispose of wastes, as indicated in Section E above.
- Never clean out or wash out paint or concrete mixers in the street or near a gutter, storm drain or stream.
- Small quantities of inert demolition wastes and construction scraps are disposed in the city hall dumpster. If larger quantities are generated, arrangements are made with a city-contracted hauler for a special pick-up.
- Keep work sites clean, pickup trash that can be wind blown daily.
- Utilize certified asbestos inspectors to inspect floor tile, ceiling tile, fire-proof barriers and doors, roofing material and insulating materials for asbestos content prior to demolition. Manage material using certified asbestos personnel.
- Utilize certified inspectors to inspect for lead based paint on structures older than 1978. Use only state certified removal contractors for lead based paint abatement.
- When scraping or washing to remove non-lead based paint, collect paint chips in a tarp for proper disposal. Use water-based paint instead of oil-based paint whenever possible.
- Ensure that facility plumbing connects all sanitary wastewater discharges to the sanitary sewer, and that storm water is sent to the storm sewer system.

G. NPDES Permit status:

Land disturbance projects over 1 acre require a grading permit issued by the Public Services Department. Storm water operating permits will not apply unless process water will be discharged to storm water and not to the sanitary sewers.

H. Training:

All Public Services Department employees involved in facility construction, facility repair and remodeling activities will be trained on the BMPs presented in this chapter. Personnel should be trained in the items noted below:

General housekeeping
Material storage, cleanup, and disposal
Material reuse and recycling
Equipment cleanup
Land disturbance erosion control

Reduction of material for disposal through storage, reuse, or recycling can greatly reduce material and disposal costs, long term liability, preserve environmental quality, improve workplace safety and provide a positive public image.

Chapter 6 - Cleaning and Maintenance of Roadways, Highways, Bridges and Parking Facilities

A. Description of Activities:

The City of Chesterfield is responsible for the cleaning and maintenance of roadways and parking facilities under their maintenance purview. Activities include, but may not be limited to, street sweeping, flushing, applying surface seals, patching, and snow removal.

Street sweeping operations are outsourced, and normally involve self-contained and powered collection devices, utilizing belt conveyors or vacuum systems. This work is performed on a bi-annual basis, or when requested, and is usually conducted on roads with curbs where debris can accumulate in the gutter line.

Flushing operations are performed on sections of pavement where mud or debris accumulates after flooding, creating hazardous conditions.

Parking structures are typically sealed on a five-to-seven year cycle to protect the concrete and steel reinforcement from corrosive elements. Bridges and bridge decks are maintained in accordance with the City's bridge maintenance plan.

Patching operations involve the preparation of potholes and the fill of either hot mix, cold patching material, or concrete.

All roadways under the City's maintenance jurisdiction are plowed and salted during winter snow events. Trucks are calibrated to distribute salt based upon the temperature and type / intensity of the storm. Additional chemicals, such as calcium chloride, are used when prevailing temperatures fall below 20° Fahrenheit.

B. Locations:

The Planning & Public Works Department, Street Maintenance Division, is responsible for the maintenance of all roads and bridges located on public right of way dedicated to the City of Chesterfield. All parking lots located at various City facilities are also maintained by the Street Maintenance Division.

C. Responsible Parties:

The responsible parties involved in the cleaning and maintenance of streets and parking lots include:

Public Works Director – (636) 537-4764

Superintendent of Maintenance Operations– (636) 812-9602

D. Materials/Supplies Acquisition, Storage and Usage:

Large quantities of materials are expended in the performance of work. Some material is purchased and used immediately, while other material is stockpiled. The City of Chesterfield works within the constraints of our budget while weighing fiscal responsibility against the immediate and long-range needs for such materials, and adjust purchasing habits accordingly.

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location
Salt (Sodium Chloride, Calcium Chloride)	Up to 6,000 tons	As needed	Public Works Facility
Aggregate (various sizes)	Up to 1000 Tons	As needed	Public Works Facility
Cold-Patching Material	Up to 50 Tons	As needed	Public Works Facility
Hot Mix Asphalt	Purchased When Needed.	As needed	N/A
Deck Sealing Materials	Up to 100 Gallons	As needed	Public Works Facility
Topsoil	Up to 5000 Tons	As needed	Public Works Facility
Concrete Ready-Mix	Purchased When Needed.	As needed	N/A
Concrete Bag Mix	Purchased When Needed.	As needed	Public Works Facility

E. Waste Generation, Storage, Disposal, Recycling:

A certain amount of construction spoil and waste is generated during the performance of maintenance operations on our road network. Recycling methods are employed if they are determined to be cost-effective; however, in many instances, waste material must be removed from the work site by various disposal methods.

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Frequency
Asphalt Millings from Co-Planing Operation	Unlimited Storage Options	Landfill or Other Locations	First preference is to recycle the material, using it for road base, parts, earth fill (if laws permit), or in asphaltic concrete, etc. If material can't be economically recycled, it will be disposed of in a landfill.	As Generated
Concrete Rubble	Unlimited Storage Options	Earth Fill or Landfill	First preference is to place concrete waste in earth fill; If this cannot be economically accomplished, the spoil material is taken to a landfill. At times the material is held at the storage yard temporarily until transportation to the landfill can be arranged.	As Generated

Trash, Grit and Debris from Street Sweeping and Road Clean Up	Dumpster	City owned parking lot	Sanitary Landfill	Spring & Fall
Water Based Paint	Various Containers	PW Facility	Sanitary Sewer, as Approved by MSD.	As Generated

F. Best Management Practices (BMP):

MAINTENANCE

- If certain road maintenance activities are prone to produce pollutants that can be carried off with storm water runoff, schedule these maintenance activities during times of dry weather if possible.
- Capture scrapings/rust/dirt/sandblasting grit/over spray/drips, etc., from preparation and painting of bridges/structures/traffic control devices.
- For steel girders on bridges, utilize certified inspectors to inspect for lead based paint on structures older than 1978. Use only state certified removal contractors for lead based paint abatement.
- Used asphalt is recycled when it is cost-beneficial.
- Block scuppers and drains when sealing bridge decks.
- On asphalt overlays, ensure storm water drainage capacity of curbs and inlets is maintained as much as possible.
- Comply with City of Chesterfield Sediment and Erosion Control Manual. For projects less than the land disturbance threshold, employ BMPs for erosion and sediment control.
- All construction or maintenance activities that excavate in or discharge any dredge or fill material into a "water of the United States", which includes ditches, creeks, rivers, lakes, ponds and wetlands, requires a Corps of Engineers 404 permit and a MDNR 401 water quality certification. Examples of construction or repair activities requiring a permit include: bridge work, culverts under road crossings, dredging or placing rip rap in creeks. See Appendix 5-F1 for a summary of permit requirements.

DE-ICING

- Use calibrated chemical applicators for salt and brine applications.
- Minimize the use of salt without compromising public safety.
- Stop salt feed on trucks at stop signs, where equipped.
- Store salt on a covered, impervious surface.
- As available, use road weather information such as weather forecasts, meteorological data, and pavement sensors to maximize the efficiency and effectiveness of resources.

CLEANING

- Remove as much mud, grit, salt and debris as possible (by scraping, brooming, etc.) prior to roadway flushing on bridges.
- Evaluate the need for street sweeping to remove grit and trash at facility parking lots and roadways within jurisdiction. Implement street sweeping, when feasible, focusing on heavy traffic patterns, seasonal variations (spring/fall), and problem areas. Record the volume of trash/debris removed to identify the priority of areas being cleaned and

the effectiveness of resources used. Investigate to determine sources of litter in areas of excessive accumulation.

- The environmentally preferred sweepers are those with an integral collection device and fugitive dust control. Properly dispose of trash/debris as indicated in Section E above.

G. NPDES Permit status:

Not Applicable

H. Training:

All Street Maintenance Division employees, and all Parks & Recreation Division employees involved in street maintenance and repair will be trained on the BMPs in this chapter.

Chapter 7 - Maintenance of Parks, Green Spaces, Trails and Landscaping

A. Description of Activities:

The City of Chesterfield has seven parks totaling 489 acres of land.

The City of Chesterfield has responsibility for the development and maintenance of recreational areas and green space within the city.

The creation and design of parks and open space can assist in management of storm water by providing green infrastructure and a means of absorbing rainwater, slowing its release in to streams, storing, filtering and slowing storm water runoff down and thus preventing or reducing flash flooding downstream. Local governments have an opportunity to use their park lands to benefit the environment and to demonstrate best practices for storm water management.

Maintenance activities include mowing of grassy areas, pruning trees, removing fallen limbs, mulching, emptying trash receptacles, trail maintenance, routine cleaning of park restrooms, and athletic field maintenance.

B. Locations:

- Chesterfield Valley Athletic Complex – 17925 North Outer 40 Road.
- Central Park – 16365 Lydia Hill.
- W.F. Dierberg Meditation Park – 13701 Olive Boulevard.
- Railroad Park – 17410 Edison Avenue.
- Eberwein Park – 1627 Old Baxter Road.
- Rockwood Park – 1410 Wilson Avenue.
- Rivers Edge Park – 17057 North Outer 40

C. Responsible Parties:

The Parks & Recreation Director has authority over all parks.

D. Materials/Supplies acquisition, storage and usage:

The following materials and quantities are typically kept on hand for landscaping and park maintenance operations.

Material	Maximum Quantity Kept On Hand	For Use Within	Storage Location	Comments
Mulch Pile	Varies	As needed	CVAC	Keep Covered
Fertilizer	Varies	As needed	Maintenance Building	Keep Covered
Herbicide	Varies	As needed	Maintenance Building	Keep Covered

Soil	Varies	As needed	CVAC	Keep Covered
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E. Waste generation, storage, disposal, recycling:

Wastes generated by landscaping and park maintenance operations are as follows.

Waste	Maximum Storage Capacity	Storage Location	Method Of Disposal	Contractor	Frequency
Wood, brush	Unlimited	Various	Chip into Mulch	City Staff	As needed.

F. Best Management Practices (BMP):

PARK DESIGN AND SITING

- Creating undeveloped, natural open space and preserving established trees and other natural vegetation, particularly around natural drainage areas, such as creeks, is recommended. Tree buffers and tall grass filters around streams improve water quality, slow runoff and prevent erosion. A minimum buffer width of 50 feet is recommended.
- Design park sites to preserve natural resources such as wetlands and existing natural draining areas, minimizing their loss and maintaining existing trees and a riparian corridor next to creeks to the degree possible. Minimize creek crossings, and place them only after consideration of the stream features to enable natural flow.
- Design landscaping that uses native vegetation to reduce the need for irrigation, fertilizer and pesticide. Select plants appropriate for site conditions for sun, moisture, and soil type.
- Utilize low impact development to minimize impervious surfaces, See Chapter 5.
- In designing storm water drainage facilities, use the following BMPs, to the maximum extent possible to improve the water quality of site drainage and slow the release of water to streams: wet detention ponds, micro detention basins, wetlands, rain gardens, vegetative filter strips and riparian buffers along streams, structural filter systems, pervious pavement and green (vegetated) roofs. The use of swales instead of curbs along roads and parking lots is beneficial to filter pollutants and reduce the volume and rate of storm water flow. Fact Sheets on storm water management practices are available from the Stormwater Manager's Resource Center at the following web site: <http://www.stormwatercenter.net>

COMMUNITY PROGRAMS

- Sponsor activities and annual events that involve the general public, schools, watershed groups, stream teams, etc., providing hands-on activities that promote water quality in their adopted parks and greenways. Typical activities include: field trips, cleanups, educational programs, restoration projects, stream monitoring, storm drain marking, and trail projects.
- Organize or participate in reforestation programs, planting native trees to buffer streams, create shade, and beautify parks. Support community volunteer group efforts in these programs.
- Require pet owners to pickup and properly dispose of pet waste in parks. Provide pet waste scoop dispensers and signage in parks to notify visitors of the requirement.

- Control wild geese populations near lakes with “no feeding the geese” signs and ordinances. Other techniques to control populations include habitat modification by increasing shoreline vegetation height, scare tactics or relocation.

PARK/LANDSCAPE MAINTENANCE

- Remove litter and debris regularly.
- Properly dispose of yard waste, for example, by composting. Do not dump yard waste into creeks.
- Minimize mowing of open space sites, depending on site objectives.
- Mow grass higher and leave grass clippings on the lawn to retain moisture and provide nutrients.
- Remove exotic invasive vegetation and replace with native plantings as resources are available.
- Perform soil tests to determine the optimum fertilizer application rate.
- Apply most fertilizer only in cool weather, preferably fall. Avoid application before a rain, and do not apply fertilizer at rates higher than indicated in on label instructions. Apply slow release fertilizers such as methylene urea, IDBU or resin coated fertilizer.
- When disturbing land, such as clearing vegetation and destroying the root zone, employ BMPs for erosion and sediment control. For details concerning these BMPs, see the Sediment and Erosion Control Manual.
- All construction or maintenance activities that excavate in or discharge any dredge or fill material into a “water of the United States”, which includes ditches, creeks, rivers, lakes, ponds and wetlands, requires a Corps of Engineers 404 permit and a MDNR 401 water quality certification. Examples of activities that require a permit include: placing culverts in creeks, constructing outfalls, and stream restoration activities. See Appendix 5-F1 for a summary of permit requirements.

INTEGRATED PEST MANAGEMENT

- Use Integrated Pest Management (IPM) techniques to minimize the use of pesticides. Pesticide application should be timed carefully and combined with other pest management practices. Pests and their development stage should be identified accurately and pesticide applications made only when necessary, using the least amount needed and the least toxic product for adequate pest control.
- Use mechanical controls to keep pests in check, such as species specific, pheromone based traps. Remove pests by hand. Eliminate conditions favorable to pests and place barriers to control pests and weeds.
- Use natural, biological controls, when feasible, including natural enemies of pests, such as: predators, parasites, pathogens, pheromones, and juvenile hormones.
- Reduce the risk of West Nile Virus by reducing stagnant water (mosquito breeding grounds) caused by cans, containers and tires present in litter and junk piles. Keeping storm water drainage gutters and drains clean will also reduce conditions suitable for mosquito breeding. Refer to MU Extension IPM Guides at: <http://ipm.missouri.edu/ipmresources.htm>
- Minimize the use of herbicides to the maximum extent possible. This includes practices that keep plants healthy, such as selecting disease and pest resistant varieties and maintaining good growing conditions. For turf grass, prevention of weed infestation begins with practices to promote healthy grass through proper planting, watering, fertilizing,

mowing, aerification, and thatch control. Refer to MU Extension Publication IPM1009: <http://muextension.missouri.edu/xplor/agguides/pests/ipm1009.htm>

PESTICIDE/HERBICIDE USE

- When pesticide or herbicide use is required, select pesticides carefully, avoiding highly water soluble and very environmentally stable products to minimize potential for leaching from soils into waterways. Environmentally friendly products readily degrade in the environment and/or bind to soil particles.
- Consider the vulnerability of the area in which pesticides are applied, avoiding areas with streams, ponds, sinkholes or wells. Sinkholes are an environmentally sensitive area because they allow surface water to reach groundwater quickly with little natural soil filtering.
- Apply pesticides when the target pest is at its most vulnerable life stage, and use site specific rather than wholesale application.
- Read pesticide labels carefully for information and restrictions about the rate, timing, and placement of the pesticide in that container. Calibrate equipment to apply at the proper rate. Apply when the threat of rain is low to avoid wasting material and washing pesticide into the waterways. Carefully calculate how much pesticide concentrate is needed to treat the specific site with the equipment being used, to eliminate disposal of excess spray mix.
- Store pesticides in their original containers in a cool, well-ventilated building with a concrete floor. Handle pesticides carefully to avoid spills.
- Dispose of pesticide waste properly, following label instructions.

G. NPDES Permit status:

Not applicable

H. Training:

All Parks & Recreation Department employees directly involved in the design, construction and maintenance of landscaping, trails, green spaces and parks will be trained on the BMPs in this chapter.

Chapter 8 - Cleaning and Maintenance of Drainage Channels, Storm Sewers and Inlet Structures

A. Description of Activities:

The storm drainage system functions to collect and convey surface runoff to receiving waters during storms in order to prevent flooding. The system consists of improved and unimproved drainage channels, culverts, bridges, trench drains, gutters, ditches, swales, storm sewers and storm inlet structures. Maintenance of the system is necessary to ensure it functions hydraulically as intended. MSD has the major responsibility for the cleaning and maintenance of improved channels and storm sewers in the Plan Area. Maintenance responsibilities are defined in MSD's "Statement of Policy for Maintenance of Stormwater Sewer Systems and Facilities". Many of the co-permittees are responsible for maintaining the storm sewer systems on their property, and on systems not dedicated to the MSD system. In addition, municipalities are responsible for maintaining bridges, storm culverts, ditches and gutters along the streets in their city. MSD does maintain road inlets and culverts on systems dedicated to MSD. MSD does not maintain detention and retention basins or yard swales. Maintenance of basins and yard swales is the responsibility of property owners, as addressed in MSD's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities".

B. Locations:

The City of Chesterfield maintains all non-MSD storm sewer systems located on City right of way and on City owned property. The storm sewer system is contained in the City's GIS.

C. Responsible Parties:

Metropolitan St. Louis Sewer District
Telephone: (314) 768-6200

City of Chesterfield
Public Services Department, Public Works Director
Telephone: (636) 537-4764

D. Equipment/Materials/Supplies acquisition, storage and usage:

Standard maintenance equipment is utilized for cleaning storm sewers, performing maintenance in channels, and clearing brush blockages.

E. Waste generation, storage, disposal, recycling:

Wastes generated from maintenance of the storm drainage system must be disposed of properly, as indicated in the table. All waste being disposed of in a landfill must not contain free liquid. Water draining from waste destined for a sanitary landfill is considered wastewater and must be disposed of in a sanitary sewer system.

Waste	Storage Requirements	Method Of Disposal	Contractor
Catch Basin Grit & Trash	Dewater and Place in Dumpster with Wastewater to Sanitary Sewer	Sanitary Landfill under Special Waste Permit	Waste Hauler
Sediment from Channel or Basin	Dewater Controlling Soil Released	Demolition/Construction Landfill or Evaluate for Clean Fill Status; or Wet to MSD Hauled Waste Receiving Station	City Staff
Solid Waste from Storm Sewer Flushing	Dewater and Place in Dumpster with Wastewater to Sanitary Sewer	Sanitary Landfill	Waste Hauler
Trash and Debris from Channel Cleaning	Dumpster	Sanitary Landfill	Waste Hauler
Wastewater	N/A	Sanitary Sewer	MSD
Yard Waste and Trees from Channel Cleaning	N/A	Compost Brush; Wood to Demolition Landfill or Firewood to Residences	City Staff/Tree Service

F. Best Management Practices (BMP):

GENERAL

- Within budgetary constraints and responsibilities, perform preventative maintenance of the storm drainage system to remove flow obstructions to reduce flooding and erosion problems and improve water quality.
- Utilize care in cleaning catch basins, storm sewers and drainage channels, to properly collect and dispose of waste as indicated in Section E to minimize contaminants discharged into storm water. Note in the work order the volume of waste collected and disposed of. Investigate the source of increased maintenance needs, if excessive. When possible, focus cleaning efforts before rainy seasons.
- If storm inlets/catch basins, storm sewers and drainage channels are impacted by non-storm water discharges or illegal dumping of waste, contact MSD, Division of Environmental Compliance at 314-436-8710 for investigation and enforcement.
- Implement Phase II public education efforts; public participation efforts to mark inlets with "No Dumping, Drains to Stream"; or organize or participate in public stream clean-up events.
- Identify failing detention or retention basins and report them to MSD Customer Service at 314-768-6260.
- Comply with the City's Sediment and Erosion Control Manual. For projects less than the land disturbance threshold, employ BMPs for erosion and sediment control.

CATCH BASINS

- Prioritize catch basins for routine maintenance on a specified frequency based on need. Identify areas for additional maintenance to coincide with litter from major public

events, and based on work orders generated by customer complaints and/or flooding. Increase maintenance of inlets that are fully blocked or 75% full of trash or debris when maintained. Reduce maintenance of catch basins that do not result in waste generation.

- Consider installation of catch basin inlets in areas where storm sewers will be known to receive excessive amounts of litter or sediment.

STORM SEWERS

- Prioritize storm sewers for routine maintenance on a specified frequency based on flat grades, low flow, or review of work orders. Identify areas for additional maintenance based on work orders generated by customer complaints and/or flooding.
- Utilize care in cleaning storm sewers by flushing, to properly collect waste using debris/sediment traps.
- Seal/repair joints in structures to prevent root intrusion and soil wash-out.
- Minimize or avoid the use of chemical root/vegetation killers, and use the least toxic alternatives when necessary.

DRAINAGE CHANNELS

- All construction or maintenance activities that excavate in or discharge any dredge or fill material into a "water of the United States", which includes ditches, creeks, rivers, lakes, ponds, and wetlands, requires a Corps of Engineers 404 permit and a MDNR 401 water quality certification. Examples of construction or repair activities requiring a permit include: sewer creek crossings, outfall structures, stream bank stabilization, and all channel modifications. See Appendix 5-F1 for a summary of permit requirements.
- Consider downstream conditions prior to spot channel stabilization efforts to avoid simply moving problems downstream. Revegetate stabilized areas with native plants whenever possible, and as soon as possible.
- MSD's Division of Environmental Compliance will inspect all open drainage channels under its Illicit Discharge Detection Program, and will notify MSD's Operations Department, St. Louis County, the municipality or MoDOT, as applicable, regarding maintenance needs concerning damaged structures or blockages requiring removal.

MUNICIPAL DETENTION BASINS

- Existing control structures undergoing renovation are modified to the maximum extent practicable to meet new construction criteria in MSD's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities".
- Inspect facilities to insure proper operation and maintain as needed, including: trash and debris removal, vegetation control, vector control, structural and erosion repair, and sediment removal to restore capacity.

G. NPDES Permit status:

Not applicable

H. Training:

All Street Maintenance Division employees involved in maintenance of drainage systems will be trained on the BMPs in this chapter.

Chapter 9 - Operation and Maintenance of Recycling and Composting Facilities

A. Description of Activities:

The City of Chesterfield does not own, nor operate a recycling/composting facility.

Chapter 10 - Water Quality Impact Assessment of Flood Management Projects

A. Description of Activities:

Storm water management projects in both development and re-development will be assessed for water quality impact, according to MSD's "Rules and Regulations and Engineering Design Requirements for Stormwater Drainage Facilities", which address the Storm Water Management Plan water quality requirements under MCM 5. Projects within the Monarch-Chesterfield Levee District will be based on the Chesterfield Valley Storm Water Master Plan. All flood management projects involving channel modification will also be assessed for aquatic and water quality impacts through the Corps of Engineers 404 permit and MDNR 401 water quality certification process.

B. Locations:

Existing projects located within the Plan Area include:

- Monarch Chesterfield Levee System
- Chesterfield Valley Master Storm Water System
- Storm Water retention lakes located at City Hall.
- Lake 2 located at Central Park
- Water Quality BMPs located at the CVAC

C. Responsible Parties:

MSD has general responsibility for storm water drainage facilities in the Plan Area. St. Louis County, the City of Chesterfield, and property owners have responsibility for the drainage facilities not dedicated to, and maintained by MSD. The City of Chesterfield maintains control over planning and zoning, land use regulations, and flood plain management.

D. Materials/Supplies acquisition, storage and usage:

Not applicable. For construction phase of work, land disturbance requirements will apply. See Chapter 2 and 8 for construction and maintenance.

E. Waste generation, storage, disposal, recycling:

Not applicable. See Chapter 2 and 8 for maintenance.

F. Best Management Practices (BMP):

- Implement and enforce ordinances and/or procedures requiring that water quality factors be incorporated into the design and operation of storm water/flood control structures.
- Inspect existing flood management facilities on a specified frequency to determine water quality impacts and exploit opportunities for improvement.

- Existing control structures undergoing renovation are modified to the maximum extent practicable to meet new construction criteria in MSD's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities".
- Design new flood management projects to prevent or minimize adverse water quality impacts, exploring alternative programs utilizing non-structural flood damage reduction and stream bank stabilization measures to the maximum extent practicable, such as flood proofing houses, and buy outs.
- Use models based on fully developed conditions, and adopt a free board above base flood elevation for development.
- Survey watersheds downstream from proposed projects to determine potential water quality impacts. Design proposed projects to minimize downstream impact.
- Use non-structural flood management practices to the maximum extent practicable, utilizing acquisition of flood-prone property where possible.
- Open storm water conveyance systems are used to the maximum extent practicable.
- Channel improvement projects are to use natural approaches rather than concrete, riprap or other "hard" techniques to the maximum extent practicable.
- Inlets and outlets from closed portions of conveyance systems are designed to minimize scour and erosion.
- Trash racks are provided at outlet structures of detention ponds and other flood control structures to capture trash and floatables.
- Employ natural solutions and use controls that preserve the hydrology of a site as a first line of flood control to the maximum extent practicable.

G. NPDES Permit status:

Not applicable

H. Training:

All Public Services Department employees responsible for the planning and design of the flood management projects identified in Section A will be trained on the BMPs in this chapter. In addition, employees performing this work will be familiar with MSD's rules and regulations and engineering design requirements for storm water drainage facilities.

Appendicies

Appendix 1-A1: Sixty One Co-Permittees, St. Louis Metropolitan Small MS4 Phase II Permit #MO-R040005

Ballwin, City of	Lakeshire, City of
Bellefontaine Neighbors, City of	Manchester, City of
Bel-Nor, Village of	Marlborough, Village of
Bel-Ridge, Village of	Maryland Heights, City of
Berkeley, City of	Moline Acres, City of
Black Jack, City of	Normandy, City of
Breckenridge Hills, City of	Northwoods, City of
Brentwood, City of	Norwood Court, Town of
Bridgeton, City of	Oakland, City of
Calverton Park, Village of	Olivette, City of
Charlack, City of	Overland, City of
Chesterfield, City of	Pagedale, City of
Clarkson Valley, City of	Richmond Heights, City of
Clayton, City of	Riverview, Village of
Cool Valley, City of	Rock Hill, City of
Crestwood, City of	St. Ann, City of
Creve Coeur, City of	St. George, City of
Dellwood, City of	St. John, City of
Des Peres, City of	Shrewsbury, City of
Ellisville, City of	Sunset Hills, City of
Fenton, City of	Town and Country, City of
Ferguson, City of	Valley Park, City of
Florissant, City of	Vinita Park, City of
Frontenac, City of	Warson Woods, City of
Glendale, City of	Webster Groves, City of
Green Park, City of	Wildwood, City of
Hanley Hills, Village of	Winchester, City of
Hazelwood, City of	Woodson Terrace, City of
Jennings, City of	St. Louis County
Kirkwood, City of	Metropolitan St. Louis Sewer District
Ladue, City of	

**Appendix 1-A2: Excerpts from the St. Louis Metropolitan Small MS4
Phase II Permit MO-R040005
Pertinent to Minimum Control Measure #6
(Pollution Prevention/Good Housekeeping from Municipal Operations)**

Permit Section 4.2 lists the six Minimum Control Measures (MCMs) to be addressed by each co-permittee. Section 4.2.6 specifically addresses the requirements for MCM #6. In addition, portions of Section 4.1.1 as well as other permit provisions are applicable in addressing the requirements of MCM #6.

- 4.2.6 **Pollution Prevention/Good Housekeeping for Municipal Operations**
- 4.2.6.1 *Permit requirement.* The permittee shall:
- 4.2.6.1.1 Develop and implement an operation and maintenance program that includes a training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations; and
- 4.2.6.1.2 Using training materials that are available from EPA, State, or other organizations, the permittee shall develop training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, new construction and land disturbance, and storm water system maintenance.
- 4.2.6.2 *Decision process.* The permittee shall document the permittee's decision process for the development of a pollution prevention/good housekeeping program for municipal operations. The permittee's rationale statement shall address both the permittee's overall pollution prevention/good housekeeping program and the individual BMPs, measurable goals, and responsible persons for the program. The rationale statement shall include the following information, at a minimum:
- 4.2.6.2.1 The permittee's operation and maintenance program to prevent or reduce pollutant runoff from their municipal operations. The permittee shall specifically list the municipal operations that are impacted by this operation and maintenance program. The permittee shall also include a list of industrial facilities the permittee owns or operates that are subject to EPA's Multi-Sector General permit (MSGP) or individual NPDES permits for discharges of storm water associated with industrial activity that ultimately discharge to the permittee's MS4. The permittee shall include the permit number or a copy of the industrial application form for each facility.
- 4.2.6.2.2 Any government employee training program the permittee uses to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, new construction and land

disturbances, and storm water system maintenance. The permittee shall describe how this training program will be coordinated with the outreach programs developed for the public information minimum measure and the illicit discharge minimum measure.

- 4.2.6.2.3 The permittee's program description shall specifically address the following areas:
 - 4.2.6.2.3.1 Maintenance activities, maintenance schedules, and long term inspection procedures for controls to reduce floatables and other pollutants to the permittee's regulated small MS4.
 - 4.2.6.2.3.2 Controls for reducing or eliminating the discharge of pollutants from streets, roads, highways, municipal parking lots, maintenance and storage yards, waste transfer stations, fleet or maintenance shops with outdoor storage areas, and salt/sand storage locations and snow disposal areas the permittee operates.
 - 4.2.6.2.3.3 Procedures for the proper disposal of waste removed from the permittee's MS4 and area of jurisdiction, including dredged material, accumulated sediments, floatables, and other debris.
 - 4.2.6.2.3.4 Procedures to ensure that new flood management projects are assessed for impacts on water quality and existing projects are assessed for incorporation of additional water quality protection devices or practices.
- 4.2.6.2.4 Identification of the person(s) responsible for overall management and implementation of their pollution prevention/good housekeeping program and if different, the person responsible for each of the BMPs identified for this program.
- 4.2.6.2.5 How the permittee will evaluate the success of this minimum measure, including how the permittee selected the measurable goals for each of the BMPs.

Other Permit Sections Pertinent to MCM #6

The following four sections contain pollution control requirements specifically for municipally owned facilities and were, therefore considered when drafting the O&M Program under MCM #6.

- 4.1.1.2 For facilities under the control of the permittee good housekeeping practices shall be maintained to keep solid waste from entry into waters of the state to the maximum extent practicable.
- 4.1.1.3 All fueling facilities under the control of the permittee shall adhere to applicable federal and state regulations concerning underground storage, above ground storage, and dispensers, including spill prevention, control and counter measures.

4.1.1.4 Substances regulated by federal law under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) that are transported, stored, or used for maintenance, cleaning or repair by the permittee shall be managed according to the provisions of RCRA and CERCLA.

4.1.1.5 All paint, solvents, petroleum products and petroleum waste products (except fuels) under the control of the permittee shall be stored so that these materials are not exposed to storm water. Sufficient practices of spill prevention, control, and/or management shall be provided to prevent any spills of these pollutants from entering a water of the state. Any containment system used to implement this requirement shall be constructed of materials compatible with the substances contained and shall also prevent the contamination of groundwater.

Other provisions of the permit also were considered in developing the municipal O&M program. MCMs #3 (Illicit Discharge Detection and Elimination), #4 (Construction Site Storm Water Runoff Control) and #5 (Post-Construction Storm Water Management in New Development and Redevelopment) all can apply to activities conducted by the municipal co-permittee at municipally owned projects. While the permit requirements for these MCMs are primarily geared toward the municipal co-permittee exerting control over these activities by the people living and working within the municipality, logically similar controls must be applied to municipal activities of the same nature. The municipal co-permittees must ensure that there are no illicit discharges from municipal facilities, that there are runoff controls in place for municipal land disturbance projects and that storm water management provisions have been considered for new or redeveloped municipal properties.

Appendix 1-A3: Model Operation & Maintenance and Training Program Work Group

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Deputy Director of Public Works/Assistant City
Engineer
City of Chesterfield

Rebecca Edwards
Project Manager
City of Fenton

Mike Moehlenkamp
Fleet Services Supervisor
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Steve Nagle
Director of Planning
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Patrick G. Palmer, P.E.
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Tim P. Fischesser
Executive Director
St. Louis County Municipal League

Carl Brown
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Missouri Department of Natural Resources
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Nancy Morgan, P.E.
Environmental Engineer
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Mark Koester, P.E.
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Metropolitan St. Louis Sewer District

Ruth Wallace
Environmental Specialist
Missouri Department of Natural Resources
Environmental Assistance Office

James Gillam
Operations Division Manager
Metropolitan St. Louis Sewer District

Bruce Litzsinger, P.E.
Manager of Environmental Compliance
Metropolitan St. Louis Sewer District

Appendix 1- A4: Resolution Adopting O&M Program

Appendix 5-F1: Corps of Engineers 404 Permit & MDNR 401 Certification

All construction or maintenance activities that excavate in or discharge any dredge or fill material into a "water of the United States" requires a Corps of Engineers 404 permit and a MDNR 401 water quality certification. The permitting and certification process is shared between the Corps and the MDNR.

If you are considering a project that may involve placing materials in a lake, river, stream, ditch or wetland (including dry streams, ditches or wetlands) contact the Corps to find out if the project you are planning is in jurisdictional waters and is a regulated activity. The Corps has the sole authority to determine whether the activity is regulated; whether a site specific, individual 404 permit is required, or whether a Nationwide Permit (NWP) applies for projects with minor impacts. If a NWP does apply, contacting the Corps of Engineers is recommended to determine thresholds for notification under the NWP, and to obtain additional regional requirements imposed by the Corps' St. Louis Office.

The MDNR requires any project that needs a 404 Permit from the Corps (individual or NWP) to also obtain a 401 Water Quality Certification (401 Certification) from MDNR. The 401 Certification is verification by the state that the project will not violate water quality standards. The department may require actions on projects to protect water quality in the form of certification conditions. For some of the NWPs, the MDNR has published their conditions that must be met in addition to the NWP conditions.

After you contact the Corps about your project and, if applicable, submit an application, they will send you a letter authorizing your project under a particular permit. If the Corp's letter to you indicates that you must obtain an individual 401 certification, you must send an application to MDNR also. If they state that MDNR has 'conditionally certified' your activity, and have enclosed certification conditions, then nothing further is needed.

Questions about permit applicability and procedures for obtaining individual permits can be found by calling the Corps of Engineers at 314-331-8575 or 314-331-8186. Permit application forms and procedures for applying to the Corps and the MDNR can be found on the following web pages:

<http://www.mvs.usace.army.mil/permits/permitap.htm>.

<http://www.dnr.mo.gov/wpscd/wpcp/401/wpcp-401.htm#general>.

The following is a list of NWPs commonly applicable to municipal operations. For most of these NWPs, the MDNR has conditionally certified these activities. The NWPs will list numerous thresholds for applicability and notification in terms of linear feet and acreage of the project.

- NWP 3 Maintenance – repair or replacement of an existing structure, and removal of accumulated sediment or placement of riprap to protect a structure.
- NWP 7 Outfall Structures – construction of new outfall and intake structures, and removal of accumulated sediment blocking these structures.
- NWP 12 Utility Lines – construction, maintenance, and repair of utility lines (sewer, water, electric or communication), including outfalls and excavations for the utility line.
- NWP 13 Bank Stabilization – stabilization projects for erosion protection.

- NWP 14 Linear Transportation – construction or modification of linear transportation crossings, such as bridges and culverts for roads and trails.
- NWP 27 Stream and Wetland Restoration Activities – activities associated with the restoration of former waters, or the enhancement or creation of wetlands and riparian areas, or the restoration and enhancement of streams, including activities associated with flow modification, habitat and vegetation.
- NWP 31 Maintenance of Existing Flood Control Facilities – dredge or fill activities associated with maintaining existing flood control facilities such as retention/detention basins and channels.
- NWP 41 Reshaping Existing Drainage Ditches – dredge or fill activities to modify the cross-sectional configuration of drainage ditches, not modifying capacity beyond the original design.
- NWP 43 Storm Water Management – construction, maintenance, and dredging of storm water management facilities, such as ponds, detention/retention basins, outfalls, and emergency spillways.

Glossary: Definitions of Terms Used In This Document

The following definitions are specific to the St. Louis Metropolitan Small MS4 and to the (municipality).

Best Management Practice (BMP) means: Schedules of activities, prohibitions of practices, maintenance procedures and other management practices to prevent or reduce the pollution of streams within St. Louis County from urban runoff. BMPs also include treatment requirements, operating procedures and practices to control site runoff, spillage or leaks, sludge or waste disposal or drainage from raw material storage. BMPs may be structural or non-structural. *(This definition adapted from Section (1)(C)1 of Missouri Storm Water Regulation 10 CSR 20-6.200)*

Coordinating Authority means: The municipal entity, which is one of the co-permittees to a state issued Phase II storm water permit, that is recognized by the Missouri Department of Natural Resources (MDNR) as the party which will coordinate the activities of all of the co-permittees in meeting the requirements of the permit. For the St. Louis County Plan Area, the Metropolitan St. Louis Sewer District (MSD) has been identified in the permit as the coordinating authority for the 61 co-permittees. One of the coordinating authority's responsibilities is to prepare and submit an annual report to the MDNR on the status of compliance of all 61 co-permittees with the permit and approved SWMP.

Co-permittee means: An individual permittee named in a Phase II permit that is issued to multiple entities within a single urbanized area such as St. Louis County. Within the St. Louis County Plan Area, each of the 61 co-permittees, is responsible only for the permit conditions relating to the discharges for which it is the owner or operator and for carrying out the responsibilities for which it has been designated within the SWMP. The co-permittees share in the financial and administrative responsibilities under the permit and cooperate with each other and with the coordinating authority in complying with the terms of the permit and with meeting the commitments in the SWMP. The co-permittees are listed in Appendix 1-A1.

Green Procurement - the procurement of products and services that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose.

Green Product – a product that is less harmful than the next best alternative, having characteristics such as:

- Being recyclable.
- Being biodegradable.
- Containing recycled material (post-consumer recycled content).
- Having minimal packaging and/or for which there will be take-back by the manufacturer/supplier of packaging.
- Being reusable or contain reusable parts.
- Having minimal content and use of toxic substances in production.
- Producing fewer and/or less polluting by-products during manufacture, distribution, use and/or disposal.

- Producing the minimal amount of toxic substances during use or at disposal.
- Making efficient use of resources - a product that uses energy, fuel or water more efficiently or that uses less paper, ink or other resources.
- Being durable or having a long economically useful life and/or can be economically repaired or upgraded.

Green Space - planned and preserved open land; an interconnected system of open land, determined to have cultural, ecological, developmental, agricultural, and/or recreational value.

Maximum Extent Practicable (MEP) – the technology-based discharge standard for Municipal Separate Storm Sewer Systems to reduce pollutants in storm water discharges that was established by CWA §402 (p). A discussion of MEP as it applies to regulated small MS4s is found at 40 CFR 122.34.

MCMs means: Minimum Control Measures. The six MCMs are: Public education and outreach; Public participation/involvement; Illicit discharge, detection and elimination; Construction site runoff control; Post-construction site runoff control; and Pollution prevention/good housekeeping.

Municipal Industrial Facility means: An industrial facility, as defined in the federal and state storm water regulations, which is owned or operated by a municipality. The regulations define covered industrial facilities by their Standard Industrial Classification (SIC) codes as published by the U.S. Office of Management and Budget. From this extensive list of covered SIC codes, the following operations have been identified as those most likely to be owned or operated by a municipality: Transportation Operations, Landfills, Hazardous Waste Treatment/Storage/Disposal facilities, Vehicle Maintenance or Fueling facilities, Vehicle Washing facilities, Solid Waste Transfer facilities, Wastewater Treatment facilities, Recycling facilities, Yard Waste/Composting facilities and certain types of Warehousing & Storage facilities.

Municipal Separate Storm Sewer System (MS4) means: A conveyance or system of conveyances including roads and highways with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, paved or unpaved channels or storm drains designated and utilized for routing of storm water which is contained within the municipal corporate limits or is owned and operated by the state, city, town, village, county, district, association or other public body created by or pursuant to the laws of Missouri having jurisdiction over disposal of sewage, industrial waste, storm water or other liquid wastes and is not a part or portion of a combined sewer system. *(This definition adapted from Section (1)(C)16 of Missouri Storm Water Regulation 10 CSR 20-6.200).* Each of the 61 co-permittees operates its own MS4. In addition, the term is used to refer to the entire St. Louis County Plan Area which is identified in the Phase II permit as the St. Louis Metropolitan Small MS4.

Municipal Work Group means: A group of municipal representatives organized under the provisions of Chapter 14 of the St. Louis County SWMP to develop a model Operation and Maintenance Program and a Training Program for the 61 co-permittees in order to comply with the provisions of Section 4.2.6.1.1 of the Plan Area Phase II storm water permit. The work group members are listed in Appendix 1-A3.

Municipality means: Any public entity as described in the definition of Municipal Separate Storm Sewer System. St. Louis County and the Metropolitan St. Louis Sewer District are considered "municipalities" for the purposes of the Phase II storm water permit along with the 59 cities, towns and villages who are co-permittees. The Missouri Department of Transportation (MoDOT) is also a "municipality" and operates an MS4 within the Plan Area. However, MoDOT is covered by a separate state permit and is not a co-permittee under the St. Louis Metropolitan Small MS4 permit.

NPDES means: National Pollutant Discharge Elimination System. This term was introduced in Section 402 of the federal Water Pollution Control Act of 1972 (last amended in 1987 and now known as the Clean Water Act). Section 402 provides for the issuance of NPDES permits for the discharge of pollutants to waters of the United States and specifies the conditions under which permits may be issued. The 1987 amendments established the phased permitting requirements for municipal storm water discharges. In Missouri, the Missouri Department of Natural Resources has been delegated the authority to issue NPDES permits.

Phase I means: The first phase of the federal storm water regulations. These took effect December 17, 1990. Phase I regulations provide for storm water permitting for industrial facilities, for land disturbance sites 5 acres or greater in size and for MS4s having populations greater than 100,000 (medium and large MS4s). Industrial facilities operated by municipalities, regardless of size, are included under Phase I. See definition of "Municipal Industrial Facility."

Phase II means: The second phase of the federal storm water regulations. These took effect February 7, 2000. Phase II regulations provide for storm water permitting for MS4s, in urbanized areas as defined by the Bureau of the Census, with populations below 100,000 (Small MS4s) and for land disturbance sites between 1 acre and 5 acres in size. Each of the individual municipal entities within the St. Louis County Plan Area has a population below 100,000 and is, therefore, a Small MS4 subject to Phase II requirements.

Phase II Permit means: Storm water permit # MO-R040005 with effective date of March 10, 2003, issued by the Missouri Department of Natural Resources to the 61 St. Louis County co-permittees. This permit was issued pursuant to the provisions of Missouri Storm Water Regulation 10 CSR 20-6.200.

Plan Area means: The portion of St. Louis County served by separate storm sewers and within the corporate boundaries of the Metropolitan St. Louis Sewer District. The Plan Area includes the 59 cities, towns and villages who are co-permittees as well as unincorporated St. Louis County. While there are a total of 77 municipalities in the Plan Area, 18 have populations of less than 1000 and are therefore, exempt from the Phase II permitting requirements, per Section (1)(C)22 of Missouri storm water regulation 10 CSR 20-6.200. The City of St. Louis and twelve county municipalities adjoining the City of St. Louis are served by combined sewers and are not part of the Plan Area. The Plan Area is identified in the Phase II permit as the St. Louis Metropolitan Small MS4.

Plan Area Training Committee means: The Municipal Work Group defined above.

Recycling Facility means any co-permittee-owned or operated facility which collects, for recycling, common household recyclables such as paper, plastic, glass, cardboard, etc. or which collects and processes yard wastes for use as mulch or compost.

St. Louis Municipalities Phase II Storm Water Planning Committee means: The group of 22 representatives from municipal governments, St. Louis County, MSD and various state and regional agencies which developed the Storm Water Management Plan for St. Louis County.

Separate Storm Sewer means: A pipe, conduit, conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels or storm drains) designed and intended to receive and convey storm water and which discharges to waters of the state and which is not part of a combined sewer system.

Storm Water means: rainfall runoff, snow melt runoff and surface runoff and drainage.

Storm Water Management Plan (SWMP) or Plan means: The Plan developed for the St. Louis County Plan Area by the St. Louis Municipalities Phase II Storm Water Planning Committee and approved by the Missouri Department of Natural Resources through the issuance of NPDES permit MO-R040005.

Sustainable (green) Service - A service acquired from a supplier who has a green operational policy and whose internal practices promote sustainability.

Threshold - the dollar value of contracts, above which a formal record is kept on file showing that environmental criteria were considered when requirements were defined.

Urban Runoff means: Storm water and other runoff from streets, parking lots, rooftops, residential, commercial and industrial areas and any areas that have been rendered impervious through development activities. Such runoff becomes contaminated with fertilizers, pesticides, vehicle drippings and emissions, animal wastes, street litter, yard wastes, silt, chemical spills and other urban wastes. These contaminants are carried through the separate storm sewers and discharged into area streams where they degrade the water quality, harm aquatic life and other wildlife, reduce aesthetic and recreational values and make the waters unsafe for human use.

For More Information...

- **Corps of Engineers- 404 Permits and MDNR 401 certification.**
<http://www.dnr.mo.gov/wpscd/wpcp/401/wpcp-401.htm#general>
<http://www.mvs.usace.army.mil/permits/permitap.htm>
- **Erosion and Sediment Control BMPs** – St. Louis County BMPs are available under the SWPPP link on the following web site:
www.stlouisco.com/plan/land_disturbance.html.
- **General Overview** - For a general overview of storm water runoff issues, see EPA's website: <http://www.epa.gov/weatherchannel/stormwater.html>
- **Green Procurement** – Many resources are available from the EPA *WasteWise Helpline*: 800 EPA-WISE. Website: <http://www.epa.gov/epaoswer/non-w/reduce/wstewise/wrr/buyq&a.htm>

"Database of Environmental Information for Products and Services" see EPA website: <http://yosemite1.epa.gov/oppt/epstand2.nsf/Pages/PickStore.html?Open>

Sample Green Procurement Policy –
<http://www.pwgsc.gc.ca/sd-env/sds2003/green-procurement-e.html>
- **Low Impact Development Methods / Facility Design** - to reduce storm water runoff from impervious areas - see EPA's web site at:
<http://www.epa.gov/owowwtr1/NPS/lid/lidlit.html>
- **Model Municipal Ordinances** –
 - Animal Waste - <http://www.mrsc.org/Subjects/Legal/nuisances/nu-poop.aspx>
 - Debris and Yard Waste Nuisance -
<http://www.stlmuni.org/scripts/stlmuni/ordinance/index.cfm?ViewMe=1012>
 - Container size - <http://www.southernshores.org/chap8.htm>
 - Litter Control - <http://www.northgeorgiawater.com/pdfs/modordfin-task10/tab6.pdf>
 - Septic Tank Maintenance: <http://www.anjec.org/html/ord-modelseptic.htm>
 - Riparian Buffer -
http://www.stormwatercenter.net/Model%20Ordinances/buffer_model_ordinance.htm
- **NPDES- Permits from MDNR-**
www.dnr.mo.gov/wpscd/wpcp/permits/wpcpermits-general.htm
- **Nonpoint Source Control, EPA Grants** – Information on EPA Grants can be found at:
www.epa.gov/owow/nps/funding.html

- **Pesticide Management** – For more information on Pesticide BMPs, see:
<http://muextension.missouri.edu/xplor/agguides/pests/g07520.htm>

For a summary of Missouri pesticide regulations, see:
<http://muextension.missouri.edu/explore/agguides/agecon/g00855.htm>

For more information on Integrated Pest Management Programs, see:
<http://ipm.missouri.edu/ipmresources.htm>
<http://muextension.missouri.edu/explore/agguides/pests/ipm1004.htm>
<http://muextension.missouri.edu/explore/agguides/pests/ipm1009.htm>

- **Pet Waste** – For more information, see: <http://www.marc.org/water/summer.htm>
- **Spill Response and Reporting** – For EPA contacts and reporting instructions:
<http://www.epa.gov/superfund/programs/er/triggers/index.htm>
MDNR contact and reporting instructions:
http://www.dnr.state.mo.us/alpd/esp/esp_eer.htm
- **Storm Drain Marking Projects** – For more information, call MSD's Division of Environmental Compliance at 314-436-8710.
- **Storm Water Best Management Practices (BMPs)** - EPA Fact Sheets on the web at:
<http://cfpub.epa.gov/npdes/stormwater/menuofbmps/poll.cfm>.
- **Storm Water Management Practices** – Fact Sheets are available from the Storm water Manager's Resource Center at the following web site:
<http://www.stormwatercenter.net>
- **Storm Water Permits** -- Missouri Department of Natural Resources (MDNR)
<http://www.dnr.state.mo.us/wpscd/wpcp/permits/wpcpermits-stormwater.htm>
- **Waste Disposal Guidance** – MDNR Pollution Prevention Guidance publications:
<http://www.dnr.state.mo.us/oac/pubs.htm#PollutionPrevention>
- **Waste Reduction and Recycling Policy** – For the sample policy, see:
<http://www.legal.uncc.edu/policies/ps-110.html>

BID RESULTS – CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE

RIGHT-OF-WAY USE AGREEMENT

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – The Chesterfield Parkway Pedestrian Bridge is to be partially constructed within County right-of-way. As such, County requires execution of their use agreement. This agreement has been reviewed and approved by Interim City Attorney Chris Graville.

Based upon a review of the information contained within said memo, **I join with Mr. Eckrich in recommending that City Council approve Bill #3105 authorizing the City Administrator to enter into the use agreement with St. Louis County.**

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Wednesday's meeting.

FIRST READING
8/1/2016
me

FINANCE AND ADMINISTRATION COMMITTEE

The Finance and Administration Committee met on Monday July 25, 2016. At that meeting, the Committee took several actions.

Bill #3104 which re-adopts the City's conflict of interest policy appears on your agenda and is proposed for second reading this Monday evening. The City has traditionally taken this action annually to increase awareness and to assure statutory compliance.

The next meeting of the F&A Committee is tentatively scheduled for August 22, 2016.

If you have any questions, please contact me prior to Monday's meeting

LIQUOR LICENSE – EDISON EXPRESS

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, the following Liquor License Request has been reviewed by both the Police Department and the Planning/Development Services Division of the Department of Public Services. It is recommended for your approval:

Edison Operations, LLC dba Edison Express, 158 Long Road 1– Requesting a new liquor license to sell all kinds of intoxicating liquor in the original package and Sunday sales.

At Monday's meeting, I will recommend approval, which can then be approved by a voice vote.

Please let me know if you have any questions, prior to Monday's meeting.



MEMORANDUM

DATE: August 1, 2016

TO: Interim City Administrators
Mike Geisel
Chief Ray Johnson

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: LIQUOR LICENSE REQUEST – EDISON EXPRESS

EDISON OPERATIONS, LLC dba EDISON EXPRESS, 158 LONG RD, has requested a new liquor license to sell all kinds of intoxicating liquor in the original package and Sunday sales.

Mr. Mace Nosovitch is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, August 15, City Council meeting, I will immediately issue this license.

BID RESULTS – 2016 SIDEWALK CONSTRUCTION CONTRACT “C”

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for sidewalk replacements on an as-needed basis throughout the City.

Based upon a review of the information contained within said memo, **I join with Mr. Eckrich in recommending acceptance of the lowest and best bid as submitted by AMCON, and to authorize a contract for this work in an amount not to exceed \$179,000.** This project is within budget and fully funded by a combination of grant funds and City funds from the Capital Improvement Sales Tax proceeds.

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Wednesday’s meeting.

DATE: August 2, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: 2016 Sidewalk Replacement Project C



As you know, due to the impacts of the Emerald Ash Borer (EAB) the Public Services Department has directed street maintenance personnel to begin removing the 6,700+ Ash Trees located within the public right of way, as detailed in the EAB Action Plan approved by City Council in late 2015. Because the maintenance division will be concentrating its efforts on tree removal, the funding for 2016 contractual sidewalk repair was increased from \$200,000 to \$500,000. The Public Services Department will address sidewalk deficiencies through three separate projects / contracts in 2016. The first of these projects, known as the 2016 Sidewalk Replacement Project A, is in progress and will correct sidewalk deficiencies along Schoettler Valley Drive and Country Ridge Drive. The second project, 2016 Sidewalk Replacement Project B, is also in progress and is addressing miscellaneous sidewalk deficiencies throughout the City. The third and final project, 2016 Sidewalk Replacement Project C, is intended to address sidewalk deficiencies in the Country Place Subdivision.

The Department of Public Services publicly opened bids for the 2016 Sidewalk Replacement Project C on August 2, 2016. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Amcon Municipal Concrete, in an amount not to exceed \$179,000. This includes the low bid (\$131,050) and the remaining budgeted funding within the sidewalk replacement budget (Account 120-079-5497).

You will note that Amcon's bid is substantially below both the next low bidder and the Engineer's Estimate. City Staff has reviewed this with Amcon, who indicated they were very desirous of working in the area at this time, which resulted in the low bid. Amcon has successfully performed numerous concrete street and sidewalk projects for the City of Chesterfield in the past and is positively recommended by City Staff. Accordingly, my concerns with the low bid have been alleviated, and I recommend that the City contract with Amcon Municipal Concrete for the 2016 Sidewalk Replacement Project C.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the Acting City Administrator to enter into an Agreement with Amcon Municipal Concrete in the amount of \$179,000.

Concurrence:

Craig White

Craig White, Finance Director

MEMORANDUM



DATE: August 2, 2016
TO: Jim Eckrich, Public Works Director
FROM: Matt Dooley, Project Manager 
SUBJECT: 2016 Sidewalk Replacement Project, 2016-PW-04C

As you are aware, we opened bids for the above referenced project on August 2, 2016. Six bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Amcon Municipal Concrete	\$131,050.00
Raineri Construction	\$202,100.00
L. Keeley Construction	\$206,500.00
K.J. Unnerstall Construction	\$221,100.00
R.V. Wagner	\$222,740.00
Lamke Trenching & Excavating	\$225,000.00
Concrete Design	\$229,500.00

The low bidder, Amcon Municipal Concrete has successfully performed sidewalk work in the past for other municipalities as well as the City of Chesterfield. **Accordingly, I recommend acceptance of the bid of \$131,050.00 submitted by Amcon Municipal Concrete, with the cost of the project not to exceed \$179,000.00.** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 120-079-5497, to fund this project.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.



**BID TABULATION
2016 SIDEWALK REPLACEMENT PROJECT
2016-PW-04 C
August 2, 2016**

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		AMCON MUNICIPAL CONCRETE		RAINERI CONSTRUCTION		L. KEELEY CONSTRUCTION		K.J. UNNERSTALL CONSTRUCTION		R.V. WAGNER		LAMKE TRENCHING & EXCAVATING		CONCRETE DESIGN	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. FL	20,000	\$7.50	\$150,000.00	\$5.55	\$111,000.00	\$8.65	\$173,000.00	\$8.50	\$170,000.00	\$9.50	\$190,000.00	\$9.47	\$189,400.00	\$9.50	\$190,000.00	\$9.61	\$192,200.00
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. FL	2,000	\$8.50	\$17,000.00	\$8.30	\$12,600.00	\$9.45	\$18,900.00	\$10.00	\$20,000.00	\$10.30	\$20,600.00	\$10.67	\$21,340.00	\$10.25	\$20,500.00	\$9.61	\$19,220.00
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	3	#####	\$4,500.00	\$1,550.00	\$4,650.00	\$1,900.00	\$5,700.00	\$2,500.00	\$7,500.00	\$1,700.00	\$5,100.00	\$3,000.00	\$9,000.00	\$3,000.00	\$9,000.00	\$3,980.00	\$11,880.00
4.1	Removal and Replacement of Drive Approach	L.S.	2	#####	\$3,000.00	\$1,400.00	\$2,800.00	\$2,250.00	\$4,500.00	\$4,500.00	\$9,000.00	\$2,700.00	\$5,400.00	\$1,500.00	\$3,000.00	\$2,750.00	\$5,500.00	\$3,100.00	\$8,200.00
TOTAL BID					\$174,500.00		\$131,050.00		\$202,100.00		\$206,500.00		\$221,100.00		\$222,740.00		\$225,000.00		\$229,500.00

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, August 2, 2016

TO: THE CITY OF CHESTERFIELD

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

Sidewalk Replacement Project
2016-PW-04 C

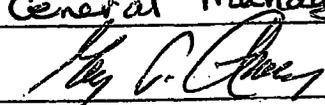
being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The project consists of all work necessary to remove and reconstruct 4" thick, 6" thick existing sidewalk, handicap ramps, and concrete aprons, including all necessary property restoration in various locations, as designated by the City.

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

Bid submitted by:Company Name: Amcon Municipal Concrete, LLCAddress: 850 Lone Star Dr.City, State: O'Fallon, MO 63366Phone number: 636-379-9396 Fax: 636-240-3699E-mail address: amcon concrete@yahoo.com

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

Officer: Gary T. AmelungTitle: General ManagerSignature: Date: 8/2/2016

**ITEMIZED BID
CITY OF CHESTERFIELD
2016 SIDEWALK REPLACEMENT PROJECT
2016-PW-04 C**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	20,000	<u>5.55</u>	<u>111,000⁰⁰</u>
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	2,000	<u>6.30</u>	<u>12,600⁰⁰</u>
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	3	<u>1550⁰⁰</u>	<u>4,650⁰⁰</u>
4.1	Removal and Replacement of Drive Approach	L.S.	2	<u>1400⁰⁰</u>	<u>2,800⁰⁰</u>
				TOTAL BID	<u>131,050⁰⁰</u>

BID RESULTS – HVAC UNIT FOR PUBLIC WORKS FACILITY

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer. The City sought competitive pricing for the replacement of the HVAC unit at the Public Works Facility. The unit being replaced is the original equipment installed with the construction of the facility and is well past its service life.

Based upon a review of the information contained within said memo, **I join with Mr. Eckrich in recommending that City Council approve a contract with Murphy Mechanical for the replacement of the Public Works HVAC unit at a cost not to exceed \$32,000. The full amount of this project is budgeted within the Capital Projects fund.**

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Wednesday's meeting.

DATE: August 2, 2016
TO: Michael O. Geisel, P.E.
Director of Public Services
FROM: James A. Eckrich, P.E. *JAE*
Public Works Director / City Engineer
RE: HVAC Unit at the Public Works Facility



One of the capital replacement items planned within the Facility Maintenance Division (076) portion of the General Fund Budget is the replacement of the rooftop HVAC unit at the Public Works Facility. This unit is twenty years old, with an expected life of approximately 15 years. The Building Maintenance Supervisor solicited written quotations from five area vendors for replacement of the existing unit with a Greenheck Model DGX-120-H32, including all permits, parts, and labor. Three of those vendors submitted quotations, which are summarized below:

Murphy Mechanical	\$29,989
IFS / Air Masters	\$37,212
Albert Arno Incorporated	\$41,500

City Staff has had positive experience with Murphy Mechanical, and recommends entering into a contract with the low bidder, Murphy Mechanical, in an amount not to exceed \$32,000. This will allow for any necessary change orders. This expenditure is within the budgeted amount allocated for this purchase in account 001-076-5470. *

Please be advised that five written quotations were solicited for the purchase of this HVAC unit, in accordance with the City's purchasing policy for an item with an anticipated cost of over \$10,000. At the time bids were solicited, City Staff was uncertain as to whether the low bid would be above or below the \$25,000 threshold requiring advertisement and a public bid opening. In this case, it is the City Staff's opinion that there would be no financial benefit to a public advertisement, due the limited number of area vendors, and that a public advertisement would only add to the cost of the project. City Council has the full authority to accept the written quote provided in accordance with Chapter V, Section 9 of the City's Purchasing Policy.

Concurrence: *Craig White*
Craig White, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should enact the attached ordinance authorizing the Interim City Administrator to execute the attached Contract with St. Louis County.

QUOTATION

Department Public Works/ PWF Item PWF Make Up Air unit replace

Description of item (s): Provide and install all the necessary equipment, material, hardware, power and control wiring, to remove existing 1 each Rooftop Make up Air Unit and install 1 each Greenheck Model DG 118-H30 Gas Heat with Evaporative Cooler.

<u>Vendor</u>	<u>Company Representative</u>	<u>Date Delivery Promised</u>	<u>Unit Price</u>	<u>Terms</u>	<u>Total Price</u>
1. Murphy Mechanical	Al Shields	4-6 weeks		NET 30	\$29,989.00
2. Albert Arno Inc.	Mark Puhl	4-6 weeks		NET 30	\$41,500.00
3. IFS/Air Masters	Tom Butzen	4-6 weeks		NET 30	\$37,212.00

Recommended vendor: Murphy Mechanical

Reason: Lowest price Best Terms/Delivery Quality Other

If less than three bids are obtained, check one of the following reasons:

Emergency Purchase Proprietary Item Sole Source
State Purchase Contract Matches Existing Equipment Other

Signature of person taking quotes 

Date 7/18/16



1233 North Price Road
St. Louis, MO 63132-2303
phone 314-997-6600
fax 314-997-4536

PROPOSAL

July 15, 2016

Mr. Barry Johnson
City of Chesterfield

Project: Public Work Facility-Replace Make-up Air Unit

Dear Mr. Johnson:

We propose to provide all labor and material required to replace your existing make-up air unit, for the sum of Twenty Nine Thousand, Nine Hundred, and Eighty-Nine Dollars (\$29,989.00).

Our Proposal Includes:

- Remove and dispose of existing make-up air unit
- Install one (1) Greenheck, model #DGX-120-H32
- Install one (1) roof support (includes roofing)
- Reconnect power and gas
- Power and control wiring
- Install water line for evaporative cooling
- Extend drain to roof gutter
- Create winter time drain down
- Hoisting
- One (1) parts and labor warranty
- Labor

Our Proposal Does Not Include:

- Premium time
- Moving of shop equipment and material
- New power wire
- Heat trace
- Code upgrades
- Structural upgrade

Please see the reverse side of the proposal for "General Terms and Conditions".

We appreciate the opportunity to be of service. If you have any questions, please call.



Sincerely,

Al Shields

Al Shields
Service Project Manager

Accepted: _____

Title: _____

Date: _____

please fax acceptance to 314-692-1100



MECHANICAL CONTRACTORS • DESIGN/BUILD • HVAC • 24-HR SERVICE
BLDG AUTOMATION & SECURITY SYSTEMS • PLUMBING • FIRE PROTECTION

June 15, 2016

Mr. Tim Fister / Barry Johnson

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63005

Project: Replace Make Up Air Unit – Dept. of Public Works Building 165 Public Works Drive

Gentlemen,

Our scope of work includes equipment, labor, and materials to replace the existing gas fired make up air (MUA) unit.

The following details our scope:

- Demolish and remove old unit and curb.
- Provide Greenheck Model DGX-120-H32 as specified. See page two for specs.
- Remove and replace existing unit curb, and install new curb.
- Provide all necessary roofing of new curb by Lakeside roofing.
- Hoist and set new unit as required.
- Modify and connect duct and gas piping to new unit.
- Provide all required power and control wiring for scope.
- Extend water piping to evaporative cooler section with drain valve.
- Insulate cold water pipe as required.
- Start and test new equipment.
- Provide training to staff.
- All required permits for work.

Price for this scope of work: \$ 37,212.00

Qualifications and Exclusions:

- We assume power wiring and breaker size for unit is sufficient, or will be made sufficient by others.
- We exclude painting of gas piping beyond what we install new.
- We exclude overtime or shift work.
- We exclude sales tax.

Submitted By,

Tom Butzen

Page One of Two

- **Model:** DGX-120-H32
- **Mark:** MAU-1 (1)
- **Quantity:** 1
- Product Summary
- Model: DGX-120-H32
- Volume: 12,000 CFM at 1.583 in. wg
- Operating Power: 8.16 hp (per fan)
- Motor: Qty. 1, 10 HP, 208/60/3, 1725 RPM
- Fan Speed: 782 RPM
- Heating: Direct Gas (LP)
- Energy In/Out: 1,098.8/1,010.9 MBH
- Leaving Dry Bulb: 80.0 F
- Cooling: Evaporative
- Total Energy: 185.4 MBH
- Leaving DB/WB: 80.7/79.0 F
- Required Flow: 0.7 GPM
- Air Flow Arrangement: Outdoor Air Only
- Unit Options/Accessories
- Outdoor Air Intake Position: End
- Discharge Position: Bottom
- Coating: Galvanized
- Insulation: None
- Outlet Damper: Non-Insulated (ships loose)
- Access Side: Right-Hand
- Electrical Options/Accessories
- Control Center
- Freeze Protection
- Heat Inlet Air Sensor
- Cool Inlet Air Sensor
- Remote Panel: Industrial (ships loose)
- Direct Gas Options/Accessories
- Approvals: ETL and IRI
- Temperature Control: Discharge
- Flame Sensing: Flame Rod
- Ignition Control: Pilot
- High Gas Pressure Switch
- Unit Rated Gas Pressure: 5 PSI
- Evap Cooling Options/Accessories
- Evap Media: CELdek
- Evap Control: Auto Drain and Flush
- Evap Valves: By Factory
- With Louvered Intake and Aluminum Mesh Filters, 16x20x2 - (1), 20x20x2 - (4), 20x25x2 - (4), 16x25x2 - (1)
- Evap Equip. Support: Qty(1) - H(12.25 in.) x L(102 in.), GESS
- Mounting Options/Accessories
- Mounting: GPI-48.5/115.5-G16
- Curb Includes: 1 in. Insul.
- Unit Warranty: 1 Yr (Standard)



5000 CLAXTON ST. LOUIS, MO. 63120
(314) 383-2700 / FAX (314) 383-7193

Date: 7-15-16

To: City of Chesterfield, MO

Re: **Replace Makeup Air Rooftop Unit at the maintenance facility on 165 Public Works Dr., 63005**

Dear:

We are pleased to submit our proposal to provide labor and materials to replace 1 makeup air rooftop unit at the above project. Our price is based on the bid invitation dated 06-27-16 and site visit on 07-8-16.

Included in our proposal are the following:

- o Purchase and install one (1) new Greenheck DGX-120-H32 makeup air rooftop unit
- o Removal of one (1) existing makeup air rooftop unit and dispose of per EPA standards
- o Disconnect and reconnect gas piping – as required
- o Disconnect and reconnect power wiring – as required
- o Control wiring to remote panel (panel installed by city of Chesterfield)
- o PVC overflow drain to gutter
- o PVC drain to gutter
- o Tie copper water line from existing line below roof to new unit
- o Fabricate transition from new unit to existing drop thru roof
- o Demo existing roof curb and set new unit curb, equipment rail and pipe box
- o Roofing by Lakeside
- o Cleanup
- o Hoisting
- o Authorized service representative to perform start up and training
- o Permit

**5000 Claxton Avenue St. Louis, Missouri 63120
Phone (314) 383-2700 Fax (314) 383-7193**



5000 CLAXTON ST. LOUIS, MO. 63120
(314) 383-2700 / FAX (314) 383-7193

Items not included:

- Upgrade of electric breaker and wire required for new unit
- Convenience outlet
- Sales taxes
- Cleaning of existing duct
- Insulation of existing duct
- Air balance
- Overtime
- Fire Alarm
- Smoke detectors / enunciators
- Painting / Patching
- Site utilities
- Structural steel

All work shall be done in a timely and workmanlike manner for the sum of: **\$41,500.00**

We thank you for the opportunity to submit our proposal and look forward to working with you on this project.
If you have any questions or require additional information, please contact me.

Sincerely,

Mark Puhl

Albert Arno, Inc.

ACCEPTED BY: _____

DATE: _____

**5000 Claxton Avenue St. Louis, Missouri 63120
Phone (314) 383-2700 Fax (314) 383-7193**

BID RESULTS – SEDIMENT REMOVAL PROJECT

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for sediment removal from the lake within the Village of Greentrails. This project was authorized and directed by the Council pursuant to settlement of litigation with the developers of the Brunhaven subdivision.

Based upon a review of the information contained within said memo, **I join with Mr. Eckrich in recommending acceptance of the proposal submitted and reviewed by Muck Miners in an amount not to exceed \$75,000 which corresponds to the value of the mediated settlement.**

As always, if you have any questions, please contact Mr. Eckrich or me, PRIOR to Wednesday's meeting.

DATE: August 5, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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



RE: Village of Greentrails – Sediment Removal Project

The City of Chesterfield recently negotiated a settlement of \$75,000 from Travelers Insurance due to material exiting the Brunhaven site and settling within the private lake maintained by the Village of Greentrails. City Staff researched the optimal way to remove this sediment, which included discussion with contractors and consulting with Village of Greentrails Park Trustees. Ultimately, it was determined that the City should proceed by contracting to remove the sediment in such a manner that the Lake is not drained. This can best be accomplished by contracting with Muck Miners, a company which removes sediment through a system utilizing a pump and dewatering bags. As you know, Muck Miners performs this work for many of private lakes located within the City of Chesterfield, and is the only company in the area which performs sediment removal in this manner.

Please see the attached memorandum from Civil Engineer Chris Krueger, which describes this project in more detail, including the manner in which the sediment from the Lake will be utilized on site to lessen the grade of the hill between the Lake and Ladue Road. Utilizing the material on site reduces removal costs and allows for additional material (2500 CY vs. 2000 CY) to be removed from the Lake.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the Acting City Administrator to enter into an Agreement with Muck Miners in an amount not to exceed \$75,000. This project will be entirely funded through the Brunhaven settlement, and will have no financial impact on the City of Chesterfield's 2016 Budget.

Memorandum

Department of Public Services



DATE: August 5, 2015

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

FROM: Chris Krueger, P.E.
Civil Engineer

RE: Green Trails Lake Dredging Project

As you know, the City of Chesterfield has negotiated a settlement of \$75,000 with Travelers Insurance related to the Brunhaven Development. The settlement money is intended to correct the sedimentation of the lake located south of Ladue Road within the Green Trails Subdivision.

During the court proceedings, the City provided two contractor's estimates with two different ways to dredge the lake. The first estimate proposed to build an earth dam across the lake and drain the upstream side. Then the contractor would remove the sediment from the lake using a high lift machine after the lake bottom has dried. Finally, the contractor would remove the dam so that water would fill the dredged area. Not only would this drain a portion of the lake, but substantial tree clearing for a construction access would be required. The other estimate used a boat mounted pump that transports the sediment through pipes to large dewatering bags adjacent to the lake. The bags trap the sediment, and clean water flows back into the lake. This process does not required any portion of the lake to be drained. The second estimate is not only more cost effective per cubic yard of material removed, it has far less destructive impact to the aquatic life in and around the lake.

Given the budget of \$75,000 from the settlement, a project scope was developed to remove 2,500 cubic yards of sediment by using the pumping process described above. The sediment will be removed from the northwest portion of the lake covering just over half an acre, or ten percent of the five acre lake. Once dried, about ten percent of material by volume, or approximately 250 cubic yards of material will remain onsite to lessen the grade of the nearby hillside. The option of leaving the material onsite was favored by the Village of Green Trails Park Trustees, rather than hauling off the material.

City staff has researched this matter, and determined that Muck Miners is the only known contractor within the St. Louis area with the expertise and equipment

required to complete the project in the preferred manner. **Accordingly, I recommend requesting authorization to enter into an agreement with Muck Miners to provide dredging services for the Green Trails Lake Dredging Project in an amount not to exceed \$75,000.** The recommended contractor and procedure have been reviewed with the Village of Green Trails Board of Park Trustees at an onsite meeting. The board has provided its written permission for the work to occur in this manner.

CC: P-File: 2016-PW-08

II. LEGISLATION

- A. BILL NO. 3104** - AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS.
(SECOND READING)

- B. BILL NO. 3105** - AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH SAINT LOUIS COUNTY FOR CONSTRUCTION OF STREET LIGHTING AND SIDEWALKS ALONG CHESTERFIELD PARKWAY EAST IN CONJUNCTION WITH THE CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE PROJECT. **(SECOND READING)**

- C. BILL NO. 3106** - AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF SECURING A PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF WILSON ROAD.
(FIRST READING)

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

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

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

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

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

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

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

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

Section 3. The City Clerk is directed to send a certified copy of this Ordinance to the Missouri Ethics Commission prior to September 15, 2016.

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

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: 8/1/2016

BILL NO. 613

ORDINANCE NO. 605

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. Conflicts of Interest. All elected and appointed officials as well as employees of the City of Chesterfield must comply with Section 105.454 of the Missouri Revised Statutes and Ordinance 604 regarding conflicts of interest as well as any other state law governing official conduct. The Mayor and any members of the City Council who has a substantial personal or private interest as defined by state law and set out below in any bill shall disclose on the records of the City Council the nature of his or her interest and shall disqualify himself or herself from voting on any matters related to this interest.

Section 3. Substantial or Private Interest. Any member of the City Council as well as any appointed officials and employees shall have a substantial or private interest in any measure, bill or other ordinance proposed or pending before the City if that interest is an ownership by the individual, his or her spouse, or his or her dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 4. Disclosure Reports. Each elected official the City Administrator (as the chief administrative officer) and the Director of Finance (as the chief purchasing officer) and the general counsel (City Attorney) (if employed full-time) shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Administrator as the chief administrative officer and the Director of Finance as the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was receiving during the year covered by the statement;
2. The name and address of each sold proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 5. Filing of Reports. The reports, in the attached format (See Exhibit "A" & "B"), shall be filed with the City Clerk and with the Secretary of State prior to January 1, 1993, and thereafter with the Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 6. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Each person appointed to office shall file the statement within thirty days of such appointment or employment;

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section 7. Filing of Ordinance. The City Clerk is directed to send a certified copy of the Ordinance and any amendment that is adopted prior to January 1, 1993, to the Secretary of State's office within ten days of its adoption. The City Clerk shall send a certified copy of any Ordinance adopted on or after January 1, 1993, regarding this topic to the Missouri Ethics Commission within ten days of its adoption.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of AUGUST, 1991.

Jack Leonard
MAYOR

ATTEST:

Martha L. De May
CITY CLERK

BILL NO. 612

ORDINANCE NO. 604

AN ORDINANCE OF THE CITY OF CHESTERFIELD REGARDING CONFLICTS OF INTEREST.

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, it is the policy of the City that the conflict of interest provision shall apply to all officers and employees of the City of Chesterfield and to any person or business entity filing any papers with, appearing before, doing business with or having any dealings of transactions of any kind with any City officer, employee or agency of the City of Chesterfield.

Section 2. Definitions. As used in this Ordinance, unless the context clearly requires otherwise, the following terms shall have the meanings indicated:

(a) "Business entity", a corporation, association, firm, partnership, sole proprietorship, joint venture, or business entity of any kind or character.

(b) "Employee", a person performing service for, or holding a position or employment with the City of Chesterfield on a full, regular, part-time, intermittent or consultant basis.

(c) "Immediate family", the officer or employee and his spouse and their parents, children, brothers, sisters, and spouses thereof.

(d) "Officer", a person holding any office, position as department or division head, membership on any board or commission, whether by election or appointment, whether serving with or without compensation, for the city of Chesterfield.

(e) "Substantial interest", ownership by the individual or any member of his immediate family, directly or indirectly, of 10% or more of any business entity.

(f) "Directly benefit", to derive special private advantage as opposed to a general advantage derived as a member of a large class or of the public at large.

Section 3. Conflicts of Interest, Prohibited. It shall be unlawful for any officer or employee to violate Section 105.454 of the Revised Statutes of the State of Missouri on conflicts of interest or to engage in any private business or professional activity which would place him in a position of conflict between his private interest and the public interest of the City of Chesterfield, Missouri, or to engage in any private activity which involves the improper use of information gained through his public position or to use the prerogative of his official position for his personal benefit or on behalf of any member of his immediate family, or to accept any fee, compensation, gift, payment of expenses or any other thing of monetary value, either directly or indirectly, under circumstances in which acceptance may result in any conflict of interest. If any officer or employee of the city of Chesterfield shall violate any provision of this section, the City of Chesterfield shall be entitled to recover from said officer or employee in a Court of proper jurisdiction an amount equal to any considerations received by said officer or employee in the transaction involving the violation of this section, and this remedy shall be in addition to any other remedy or penalty provided by law.

Section 4. Disclosure Required.

(a) Every person or business entity filing any application, petition, or other formal request for action by any officer or employee of the City of Chesterfield shall fully and truthfully disclose the name of every person or business entity for whom he is acting when requested to do so by said officer or employee and shall comply with any City of Chesterfield ordinance dealing with the procedure to disclose potential conflicts of interests and substantial interest.

(b) Every City officer or employee shall fully and truthfully disclose his interest in any matter in which he shall have discretion to act, and the exercise of such discretion without disclosure of a prohibited conflict of interest shall be deemed a representation that no conflict of interest exists.

Section 5. Certain Acts Deemed Prohibited Conflicts of Interest. The following shall be deemed to be prohibited conflicts of interest and it shall be unlawful for any officer or employee to act in any such circumstances:

(a) When a City officer or employee shall have discretion to act in any matter wherein he or a member of his immediate family or any business entity in which he or a member of his immediate family may own a substantial interest may directly benefit from such action.

(b) When any City officer or employee shall have discretion to act in any matter which may directly benefit any person or business entity with whom said officer or employee or member of his immediate family shall have enjoyed profitable business or professional dealing within the period of one year prior to such action.

(c) When any City officer or employee shall have discretion to act in any matter which may directly benefit any person or business entity with whom such officer or employee or member of his immediate family is associated in a business or professional way or may directly benefit any person or business entity which is represented in said matter by any person or business entity with which said officer or employee or member of his immediate family is associated in a business or professional way.

(d) When any City officer or employee shall have discretion to act in any matter, and has accepted or agreed to accept anything of monetary value, either directly or indirectly, from any person or business entity who may directly benefit from the matter, with the intent to influence his vote, opinion, judgment or decision on such matter or to induce him to neglect his duty or to perform such duty with partiality or favor, or otherwise than is required by law.

Section 6. Disqualification of Interested Officer or Employee, Effect. In the event that any officer, employee or member of a board or commission shall have a prohibited conflict of interest in any matter in which he shall have discretion to act, he shall be disqualified to act in said matter and he shall immediately inform his superior who shall thereupon relieve him of his assignment in that particular matter, and shall exercise the discretion to act therein. For purposes of this paragraph, the superior to any employee shall be the City Administrator.

The superior to the City Administrator shall be the City Council and in cases involving City Council members, the superior shall be the Mayor. In the case of the Mayor, the President Pro-Tem of the council shall be deemed his superior. In the case of a member of any board or commission, the superior shall be the Mayor, or President Pro-Tem in his absence. If sufficient members of a board or commission remain who are not disqualified, the board or commission may continue to act in the matter. If there are not sufficient members to act who are not disqualified, then any such matter pending before any board or commission of the City of Chesterfield shall be transferred to the City Council for action.

Section 7. Inducement of Payment to Interested Official, Prohibited. It shall be unlawful for any person or business entity to pay or engage to pay, or to offer or attempt to pay, any officer or employee, any member of his immediate family or any business entity in which said officer or employee or member of his immediate

family shall own a substantial interest, any commission, gratuity or consideration, directly or indirectly, with respect to any matter in which said officer or employee has discretion to act.

Section 8. Disqualification of Former Officer or Employee.

It shall be unlawful for any person, having been an officer or employee of the City of Chesterfield, Missouri, within one year after the termination of his service or employment, knowingly to act as agent or attorney for anyone other than the City of Chesterfield in connection with any judicial or other proceeding, application, claim, controversy, or other particular matter in which the City of Chesterfield is a party or has a direct and substantial interest and in which he participated personally and substantially as an officer or employee while so employed.

Section 9. Exceptions.

The Council may waive compliance with this policy with respect to any contract, purchase, lease or other transaction if by prior resolution reciting the pertinent facts it finds such action to be in the interest of the City.

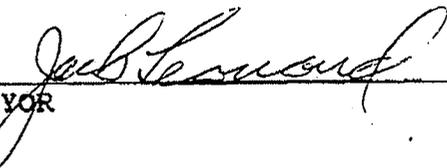
Section 10. Penalties.

Violation of this Ordinance shall be a misdemeanor, punishable by fine of not less than Five Dollars (\$5.00) and not more than Five Hundred Dollars (\$500.00) or by imprisonment for a period not to exceed three (3) months or by both such fine and imprisonment.

Section 11.

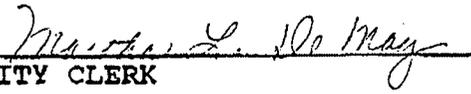
This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of AUGUST, 1991.



MAYOR

ATTEST:



CITY CLERK

BILL NO. 3105

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH SAINT LOUIS COUNTY FOR CONSTRUCTION OF STREET LIGHTING AND SIDEWALKS ALONG CHESTERFIELD PARKWAY EAST IN CONJUNCTION WITH THE CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE PROJECT.

WHEREAS, the City of Chesterfield was successful in obtaining a transportation alternatives grant for the construction of a pedestrian bridge, street lighting, and sidewalks adjacent to Chesterfield Parkway East over Interstate 64; and

WHEREAS, Saint Louis County owns and maintains Chesterfield Parkway East; and

WHEREAS, in order to proceed with the project, the City needs to enter into a Contract with Saint Louis County to allow the City of Chesterfield to construct and maintain street lighting and sidewalk along Chesterfield Parkway East; and

WHEREAS, the City of Chesterfield, after careful consideration of the matter wishes to enter into a Contract with Saint Louis County in substantially similar form as that attached hereto as Exhibit A;

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

Section 1. The City Council of the City of Chesterfield hereby directs and authorizes the City Administrator to enter into a Contract with Saint Louis County, in a form substantially similar to Attachment "A" hereto, relative to the construction and maintenance of street lighting and sidewalks adjacent to Chesterfield Parkway East, and to take all other actions necessary to effect such an agreement and carry out the provisions of this ordinance.

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

Passed and approved this _____ day of _____, 2016.

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 8/1/2016

CITY CLERK _____

First Reading held _____

CONTRACT BETWEEN
ST. LOUIS COUNTY AND
THE CITY OF CHESTERFIELD
(Chesterfield Parkway East Pedestrian Bridge)

This Contract is entered into between the City of Chesterfield ("CITY") and St. Louis County ("COUNTY").

WITNESSETH:

WHEREAS, CITY has initiated a street lighting plan within the City of Chesterfield, along Chesterfield Parkway East, a COUNTY arterial roadway, in conjunction with the Chesterfield Parkway East Pedestrian Bridge Project, hereinafter referred to as "PROJECT"; and

WHEREAS, CITY and COUNTY wish to enter into a contract reflecting their respective rights, obligations, and liabilities as they relate to the PROJECT, which will consist of installation, maintenance, repair, replacement, and power costs of the street lighting along Chesterfield Parkway East in conjunction with the Chesterfield Parkway East Pedestrian Bridge project and more fully described herein.; and

WHEREAS, CITY is authorized to enter into this Contract by Ordinance No. _____ and COUNTY is authorized to enter into this Contract by Ordinance No. _____;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and representations herein, CITY and COUNTY agree as follows:

- (1) SCOPE OF WORK — The PROJECT consists of street lighting in conjunction with the Chesterfield Parkway East Pedestrian Bridge project ("PROJECT Improvements"). CITY shall install, maintain, repair and replace PROJECT in accordance with Section 40.70-4 Item 8 and other applicable sections of the COUNTY Department of Transportation ("Department") Design Criteria for the Preparation of Improvement Plans, as revised on January 1, 2016 (Design Criteria) and other COUNTY Standard Specifications found in Department's Permit Requirements and Conditions Book dated December 1, 2015 and Department's Standard Drawings, as revised on September 1, 2015 (collectively "COUNTY Standards").
- (2) DESIGN/CONSTRUCTION — CITY represents that the PROJECT has been designed in accordance with all applicable governmental requirements and regulations. CITY shall construct or have constructed the PROJECT Improvements in accordance with all applicable governmental requirements and regulations. CITY shall install or have installed the PROJECT Improvements and shall pay or cause to be paid all costs associated with such installation. CITY shall install

or have installed the PROJECT Improvements in accordance with the COUNTY Standards and the COUNTY approved plans for the PROJECT.

(3) REVIEW/PERMITS — CITY shall submit or cause to be submitted plans to the COUNTY for review regarding PROJECT Improvements that are located within COUNTY'S right-of-way. CITY shall secure or cause to be secured all necessary approvals and permits from COUNTY for such PROJECT Improvements prior to installation. COUNTY'S approval of such plans and issuance of such permits shall be reflective of this Contract and shall not be unreasonably withheld.

(4) MAINTENANCE — CITY shall be responsible for all aspects of the installation, maintenance, repair, replacement and power costs of the PROJECT Improvements. As between the CITY and COUNTY, the City shall be solely liable for the safety of the PROJECT.

CITY will pay all costs associated with installation, repair, maintenance, replacement, and power costs of the PROJECT Improvements, even if affected by COUNTY or other third parties, including but not limited to any roadway or sidewalk repair, maintenance and/or improvement, and any utility maintenance, repair and/or improvement.

CITY shall repair or correct or cause to be repaired /or corrected any damage to COUNTY right-of-way or property that may result from the PROJECT Improvements within one week after COUNTY provides CITY written notice. After this time, COUNTY may make these necessary repairs and/or corrections to the PROJECT Improvement areas using materials in accordance with COUNTY Standards. CITY will reimburse COUNTY for such necessary repairs and/or corrections within 30 days after demand is made by COUNTY.

CITY shall be responsible for dealing directly with all utility companies, all utility accounts shall be in the CITY'S name and CITY shall be responsible for all related utility maintenance and operation costs.

(5) LIABILITY — With respect to all PROJECT Improvements, as between the CITY and COUNTY only, CITY assumes all liability for damage, accident or injury resulting from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements. CITY shall defend, indemnify and hold harmless COUNTY, its agents, officers and employees, from any and all demands, claims, lawsuits and/or expenses, including attorneys' fees and court costs, arising from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements.

(6) FEDERAL. STATE AND COUNTY LAWS — This Contract shall not be construed so as to conflict with or supersede or otherwise limit any applicable law, rule, or regulation of the government of the United States, State of Missouri or COUNTY.

(7) CAPTIONS/SEVERABILITY — The captions included in this Contract are used for the purposes of convenience only and shall not be construed as limiting or otherwise affecting the Contract itself. In the event any portion of this Contract shall for any reason be declared invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions hereof.

(8) TERMINATION. If CITY desires to terminate this Contract, CITY must at its own cost and expense remove the PROJECT improvements and restore the entirety of the PROJECT to COUNTY Standards after 90 days written notice to COUNTY. CITY'S obligations will only be terminated once COUNTY has accepted the PROJECT as restored to COUNTY Standards for maintenance. If COUNTY desires to terminate this Contract, COUNTY agrees to remove the PROJECT improvements and restore the entirety of the PROJECT including its streetscape at COUNTY'S cost and expense after 90 days written notice to CITY. COUNTY will make such improvements available to CITY at CITY'S cost.

IN WITNESS WHEREOF, this Contract has been executed by the duly authorized representatives of each party and shall be operative and in effect as to each party as of the date written below.

ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD

By: _____
County Executive

By: _____
Mayor

Attest: _____
Administrative Director

Attest: _____

Approved:

Approved as to Legal Form:

Director, Department of
Transportation and Public Works

City Attorney

Approved as to Legal Form:

County Counselor

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI AUTHORIZING CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF SECURING A PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF WILSON ROAD.

WHEREAS, the City of Chesterfield ("City") is a third class city organized and operated pursuant to Chapter 77 of the Revised Statutes of Missouri (RSMo.) with authority under Section 88.497 RSMo. (2000) as amended, *inter alia*, to condemn land and interests in land for public use and to provide for the public safety and welfare; and,

WHEREAS, the City of Chesterfield needs certain property interests in, on and over certain parcels which are illustrated in Exhibit A and Exhibit C, and legally described in Exhibit B and Exhibit D, attached hereto and incorporated herein by reference (collectively, the "Property Interests"), to acquire interests to allow for the construction and improvement of Wilson Road; and,

WHEREAS, Country Edge, LLC is the owner of record of real property identified as 1425 Wilson Road, Chesterfield, MO 63005 (Tax Locator Number 19T53-0139) and located along Wilson Road in the City and over which the City seeks a permanent drainage easement and a temporary construction easement as shown on Exhibits A and C, and as legally described in Exhibits B and D; and,

WHEREAS, the condemnation of the Property Interests for the construction and improvement of Wilson Road and other public improvements is a public use and a public purpose and is for the benefit and safety of those residents within the City and St. Louis County; and,

WHEREAS, the City has negotiated in good faith with the owners of the Property and/or their representatives and has been unable to come to an agreement to purchase the Property Interests for the property referenced herein; and

WHEREAS, the City has fully complied with the requirements of Chapter 523 RSMo, including, but not limited to, properly and timely giving all notices to the property owners, making an offer to purchase that was no lower than the amount provided in the basis for the City's determination of the value of the property as provided to the property owner, giving the property owner an opportunity to obtain their own appraisal from a state-licensed or state-certified appraiser of their choice, and considering an alternate location suggested by the property owner, if any;

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

Section 1: The City Council hereby determines that it is necessary to acquire the Property Interests to allow construction and improvement of Wilson Road and other public purposes, all to promote and regulate the health, safety and general welfare of the City and to obtain property to be put to a vital and necessary public use and purpose.

Section 2: The City Council hereby authorizes the Public Works Director, Interim City Administrators, Mayor and City Attorney to take all necessary actions to acquire the Property Interests referenced herein including filing a petition condemning the Property Interests not less

than thirty (30) days after the date of the City's written offer to the property owners, continuing to seek voluntary sale, or such other actions necessary to acquire the necessary interests identified herein and such other interests by condemnation or voluntary sale.

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

Passed and approved this ____ day of _____, 2016.

Bob Nation, MAYOR

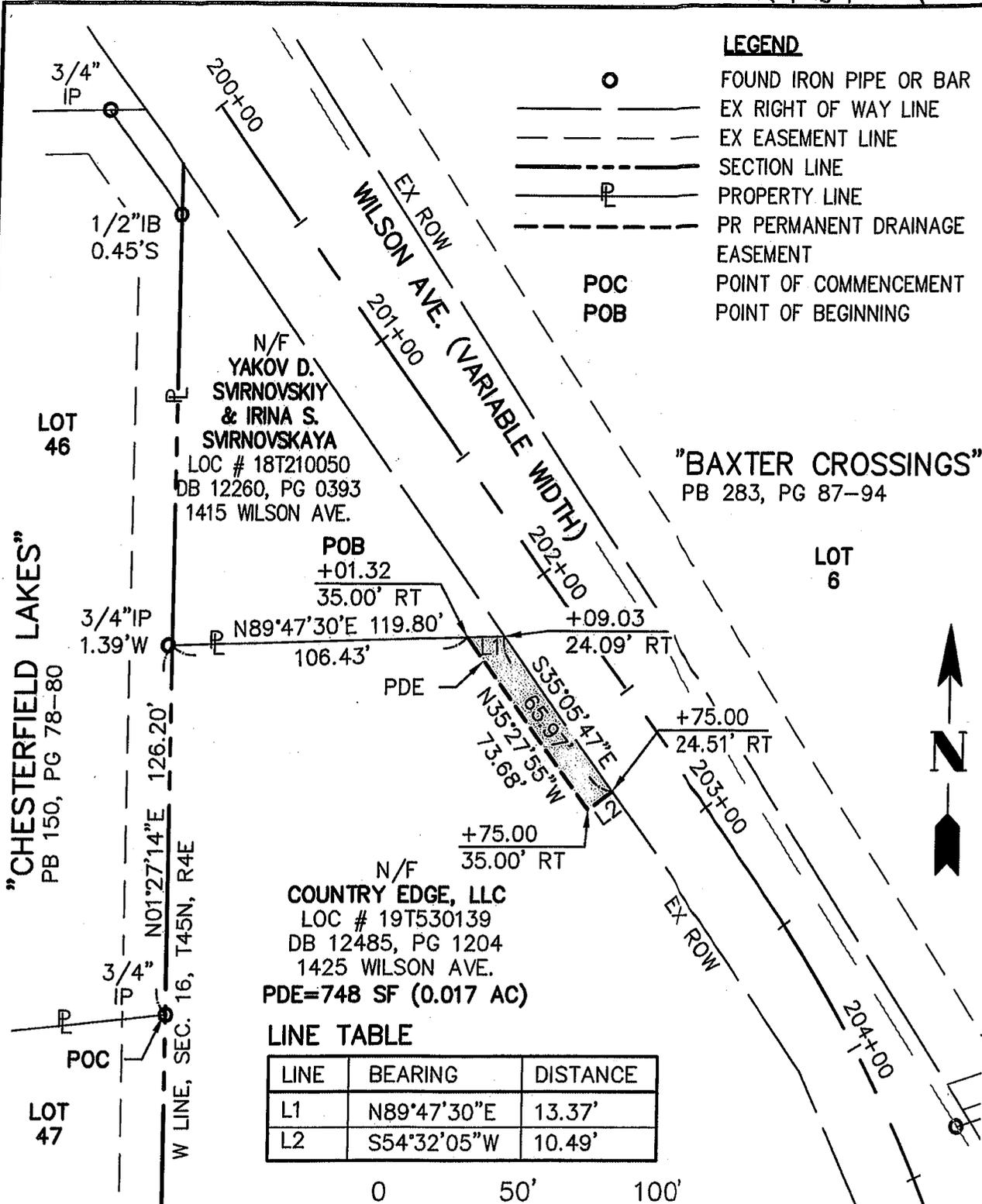
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

LEGEND

- FOUND IRON PIPE OR BAR
- EX RIGHT OF WAY LINE
- EX EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- PR PERMANENT DRAINAGE EASEMENT
- POC** POINT OF COMMENCEMENT
- POB** POINT OF BEGINNING



"BAXTER CROSSINGS"
PB 283, PG 87-94

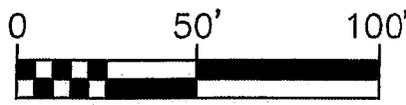
"CHESTERFIELD LAKES"
PB 150, PG 78-80

N/F
YAKOV D. SVIRNOVSKIY & IRINA S. SVIRNOVSKAYA
LOC # 18T210050
DB 12260, PG 0393
1415 WILSON AVE.

N/F
COUNTRY EDGE, LLC
LOC # 19T530139
DB 12485, PG 1204
1425 WILSON AVE.
PDE=748 SF (0.017 AC)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°47'30"E	13.37'
L2	S54°32'05"W	10.49'



GRAPHIC SCALE
1"=50'

EXHIBIT "A" SHEET 1 OF 1

**PERMANENT DRAINAGE EASEMENT
PART OF SECTION 16, TOWNSHIP 45 NORTH, RANGE
4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
ST. LOUIS COUNTY, MISSOURI**

PROJECT: Wilson Ave. Culverts
PARCEL NO.: 1
OWNER: Country Edge, LLC
November 7, 2014
Page 1 of 2

PERMANENT DRAINAGE EASEMENT

A tract of land being part of Section 16, Township 45 North, Range 4 East of the 5th Principal Meridian, St Louis County, Missouri, being more particularly described as follows:

Commencing at a 3/4 inch iron pipe marking the southeast corner of Lot 46 of CHESTERFIELD LAKES, a Subdivision filed for record in Plat Book 150, Pages 78 through 80 of the St. Louis County Records; thence on an assumed bearing of North 01 degree 27 minutes 14 seconds East along the east line of said Lot 46, said line also being the west line of said Section 16, a distance of 126.20 feet; thence North 89 degrees 47 minutes 30 seconds East along the north line of a tract of land described in the deed to Country Edge, LLC as recorded in Deed Book 12485, Page 1204 of the St. Louis County Records, 106.43 feet to the Point of Beginning.

From said Point of Beginning; thence continuing North 89 degrees 47 minutes 30 seconds East along said north line, 13.37 feet to the southwest right of way line of Wilson Avenue; thence South 35 degrees 05 minutes 47 seconds East along said southwest right of way line, 65.97 feet; thence South 54 degrees 32 minutes 05 seconds West, 10.49 feet; thence North 35 degrees 27 minutes 55 seconds West, 73.68 feet to the Point of Beginning.

Said tract contains 748 square feet or 0.017 acre, more or less.

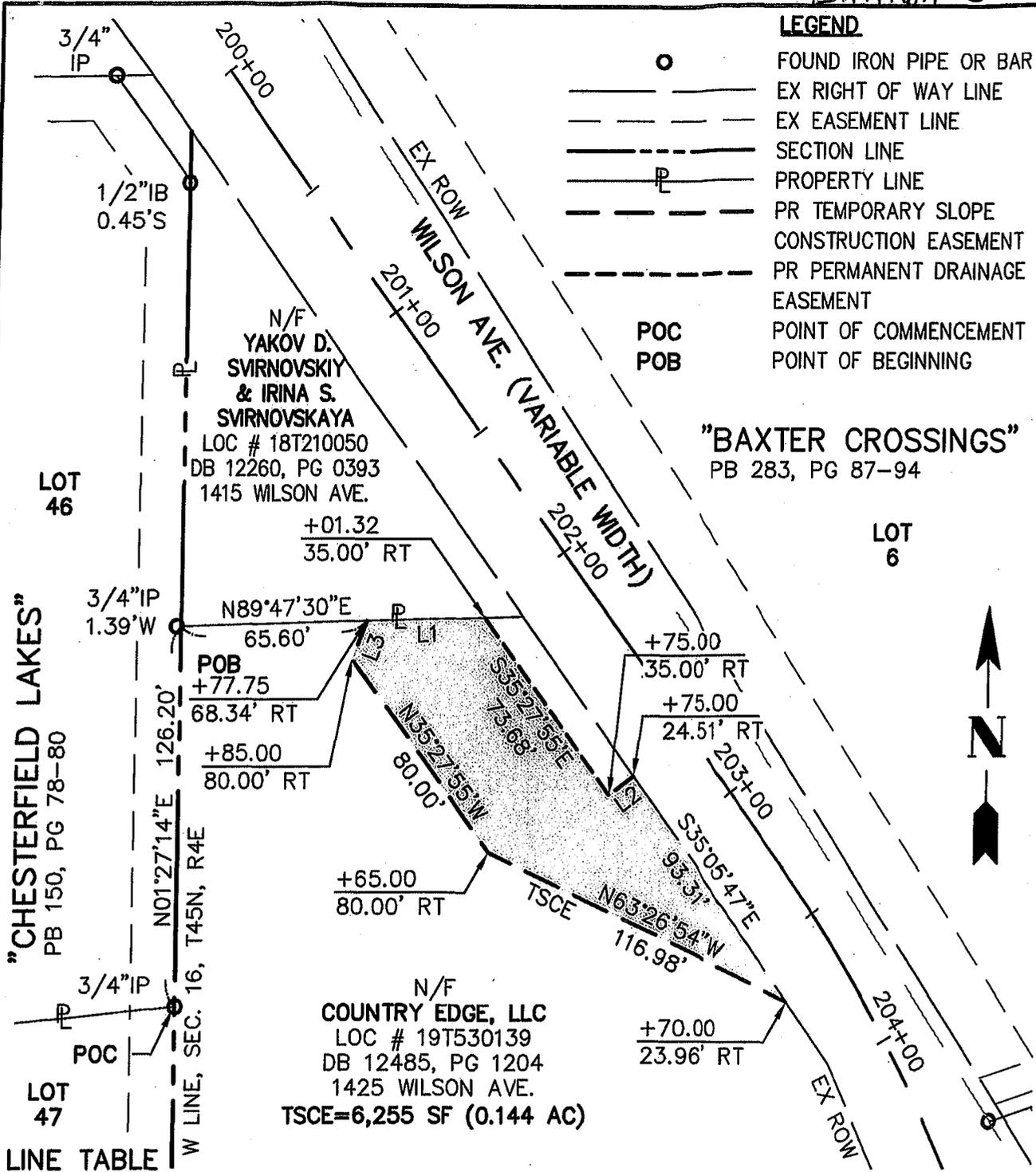


11/11/14
EXP 12/31/14

LEGEND

- FOUND IRON PIPE OR BAR
- EX RIGHT OF WAY LINE
- EX EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- PR TEMPORARY SLOPE CONSTRUCTION EASEMENT
- PR PERMANENT DRAINAGE EASEMENT
- POC
- POB

"BAXTER CROSSINGS"
PB 283, PG 87-94



"CHESTERFIELD LAKES"
PB 150, PG 78-80

LOT 47

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°47'30"E	40.83'
L2	N54°32'05"E	10.49'
L3	N22°39'50"E	13.73'

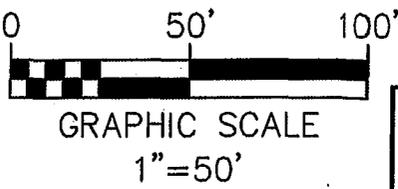


EXHIBIT "A" SHEET 1 OF 1

**TEMPORARY SLOPE CONSTRUCTION EASEMENT
PART OF SECTION 16, TOWNSHIP 45 NORTH, RANGE
4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
ST. LOUIS COUNTY, MISSOURI**

STATE OF MISSOURI
STEVEN M. KE...
PROFESSIONAL LAND SURVEYOR
NUMBER MS-2008016660
12/9/14
EXPIRES 12/31/14

PROJECT: Wilson Ave. Culverts
PARCEL NO.: 2
OWNER: Country Edge, LLC
November 7, 2014
Page 1 of 2

TEMPORARY SLOPE CONSTRUCTION EASEMENT

A tract of land being part of Section 16, Township 45 North, Range 4 East of the 5th Principal Meridian, St Louis County, Missouri, being more particularly described as follows:

Commencing at a 3/4 inch iron pipe marking the southeast corner of Lot 46 of CHESTERFIELD LAKES, a Subdivision filed for record in Plat Book 150, Pages 78 through 80 of the St. Louis County Records; thence on an assumed bearing of North 01 degree 27 minutes 14 seconds East along the east line of said Lot 46, said line also being the west line of said Section 16, a distance of 126.20 feet; thence North 89 degrees 47 minutes 30 seconds East along the north line of a tract of land described in the deed to Country Edge, LLC as recorded in Deed Book 12485, Page 1204 of the St. Louis County Records, 65.60 feet to the Point of Beginning.

From said Point of Beginning; thence continuing North 89 degrees 47 minutes 30 seconds East along said north line, 40.83 feet; thence South 35 degrees 27 minutes 55 seconds East, 73.68 feet; thence North 54 degrees 32 minutes 05 seconds East, 10.49 feet to the southwest right of way line of Wilson Avenue; thence South 35 degrees 05 minutes 47 seconds East along said southwest right of way line, 93.31 feet; thence North 63 degrees 26 minutes 54 seconds West, 116.98 feet; thence North 35 degrees

27 minutes 55 seconds West, 80.00 feet; thence North 22 degrees 39 minutes 50 seconds East, 13.73 feet to the Point of Beginning.

Said tract contains 6,255 square feet or 0.144 acre, more or less.



11/11/14

EXP 12/31/14

III. LEGISLATION – PLANNING COMMISSION

A. BILL NO. 3107-AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT TO “UC” URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z 07-2015 MONSANTO CHESTERFIELD CAMPUS[C-8 TO UC]—17S210094,17S230025, 17S230014,17S230036 & 17S240057) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

B. BILL NO. 3108 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT WITH A “MAA” MUSEUM AND ARTS OVERLAY DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 5.104 ACRE TRACT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CHESTERFIELD COMMONS DRIVE **(P.Z 10-2015 KEMP AUTO MUSEUM [16955 CHESTERFIELD AIRPORT ROAD.]-17T140211)**. **(FIRST READING; PLANNING COMMISSION RECOMENDS APPROVAL)**

BILL NO. 3107

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "C8" PLANNED COMMERCIAL DISTRICT TO "UC" URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z. 07-2015 MONSANTO CHESTERFIELD CAMPUS [C-8 to UC]—17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

WHEREAS, the petitioner, the Monsanto Company, Inc., has requested a change in zoning from a "C8" Planned Commercial District to "UC" Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 10, 2015; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District designation for 200.2 acres located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive and as described as follows:

Adjusted Tract 1 of Boundary Adjustment Plat of "Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County,

Missouri”, according to the plat thereof recorded in Plat Book 317 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that part subdivided and now known as “Chesterfield Government Center”, according to the plat recorded in Plat Book 348 Page 145 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 a ‘Projects Improvements’ constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 Page 595 and Book 17736 Page 1483.

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

Section 3. The City Council, pursuant to the petition filed by the Monsanto Company, Inc. in P.Z. 07-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of August 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2016

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

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 District shall be:
 - a. Office-general; and,
 - b. Research Laboratory and Facility
2. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
 - a. Total building floor area shall not exceed 4,800,000 square feet.
2. Height
 - a. The maximum height of any building, exclusive of exhaust stacks as required by State and Federal regulations, shall not exceed 760 feet Mean Sea Level (MSL) based on NGVD29 or 8 stories. The height of each building shall be as shown on the Preliminary Plan attached hereto as Attachment B.
3. Building Requirements
 - a. A minimum of 30% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

2. Parking Setbacks

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

- a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from Chesterfield Parkway West shall be from the existing entrance directly across from Forest Trace Drive along Chesterfield Parkway.

2. A second access point along Chesterfield Parkway shall be provided with the final design and location to be determined during review of Site Development Concept Plans, Site Development Section Plans, or any amendments thereto, as directed by the City of Chesterfield and the St. Louis County Department of Transportation. Auxiliary left and right turn lanes shall be provided as directed by the Saint Louis County Department of Transportation. This access shall provide required sight distance and be constructed to Saint Louis County and City of Chesterfield standards as directed by the City of Chesterfield and the Saint Louis County Department of Transportation.
3. The existing street stub along Chesterfield Parkway West approximately 650 feet west of the existing entrance shall be removed and right-of-way restored per Saint Louis County Department of Transportation standards.
4. Access to this development from Swingley Ridge Drive shall be from an entrance along Stemme Drive/City Center Drive with the final design and location to be determined during review of any plan subsequent to the establishment of this UC district and any amendments thereto. Only one curb cut shall be allowed for the joint Stemme Drive/City Hall entrance/Monsanto entrance configuration.
5. The existing construction entrance at Swingley Ridge Drive shall be removed prior to occupancy of any building on the portion of the campus west of the jurisdictional waterway, unless directed otherwise by the City of Chesterfield.
6. The existing access point off of West Drive shall be for service use only.
7. Adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right-of-way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
2. 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.
3. The developer's additional road improvement obligation shall be as determined by the approved traffic study and as directed by the City of Chesterfield, St. Louis County Department of Transportation, and Missouri Department of Transportation.
4. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. The connection of Swingley Ridge Drive to North Outer 40 with access to I-64 westbound is required prior to occupancy of any development in excess of 2,660,000 square feet as approved by the Missouri Department of Transportation, the Federal Highways Administration, the City of Chesterfield, and the St. Louis County Department of Transportation as applicable.
7. The City reserves the right to hold occupancy permits until all road improvements and right of way dedication required by the phasing plan has been completed. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

8. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway West, as directed by the City of Chesterfield and Saint Louis County Department of Transportation.
9. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Swingley Ridge Drive and Stemme Drive. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
10. Obtain approvals from the City of Chesterfield, Saint Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
11. A 20 foot wide dedication strip for right-of-way along West Drive shall be dedicated to the City of Chesterfield, at no cost to the City, prior to approval of improvement plans. This dedication strip shall include all necessary temporary easements for construction. Be advised that required parking and structure setbacks for this development shall be from the existing western property line as shown on the Preliminary Plan attached hereto as Attachment B. This 20 foot wide right-of-way does not count against the total property acreage.
12. Improve the existing transit stop west of the main entrance off Chesterfield Parkway West with a covered shelter. The shelter is to be privately maintained, not located within public right-of-way and private advertisement is not permitted upon this shelter. The shelter shall be constructed with the first plan subsequent to the establishment of this UC District.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or St. Louis County Department of Transportation prior to approval of any plan subsequent to the establishment of this UC district. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements as required. The scope of the traffic study shall include but not be limited to Chesterfield Parkway West, North Outer 40 Road, Olive Road, Clarkson Road, Swingley Ridge Drive and any other impacted roadways.
2. If construction is phased, a plan for this phasing and associated traffic improvements shall be included in the traffic study.
3. If full build-out has not occurred within 10 years of the date of the traffic study, or if the City determines there to be a condition of development which would affect the findings of the traffic study, the developer will be required to update the traffic study prior to approval of any subsequent plans.
4. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or Saint Louis County Department of Transportation, for the proposed entrances onto Chesterfield Parkway West and Swingley Ridge Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Saint Louis County Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Post construction storm water Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. BMPs shall be designed to provide runoff volume reduction such that the project post development runoff condition mimics its preconstruction runoff condition. Channel Protection and Detention are required. Facilities to satisfy these requirements are indicated on the drawing, and their adequacy will be evaluated during formal plan review when design calculations are submitted for MSD review.
4. Emergency overflow drainage ways to accommodate runoff from the 100 year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100 year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

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

2. Capacity improvements to the Monsanto Pump Station are required prior to occupancy of the new buildings as required by the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation or the Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to final release of construction deposits or record plat approval, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

5. This development shall include the installation of public art. Said artwork shall be placed so as to be visible for public view and enjoyment. Location and art work to be approved by the City of Chesterfield prior to the issuance of municipal zoning approval for any new development in excess of 2,660,000 square feet.

Q. WETLANDS AND JURISDICTIONAL WATERWAYS

1. Prior to approval of any grading permit or improvement plans, or issuance of a building permit, required permits from the Army Corps of Engineers shall be obtained.

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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.

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

Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways,

driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$741.06/parking space
Research Center	\$741.06/parking space
Loading Space	\$3,638.14/parking space

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

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

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

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

VI. RECORDING

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

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.

MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI PRELIMINARY PLAN

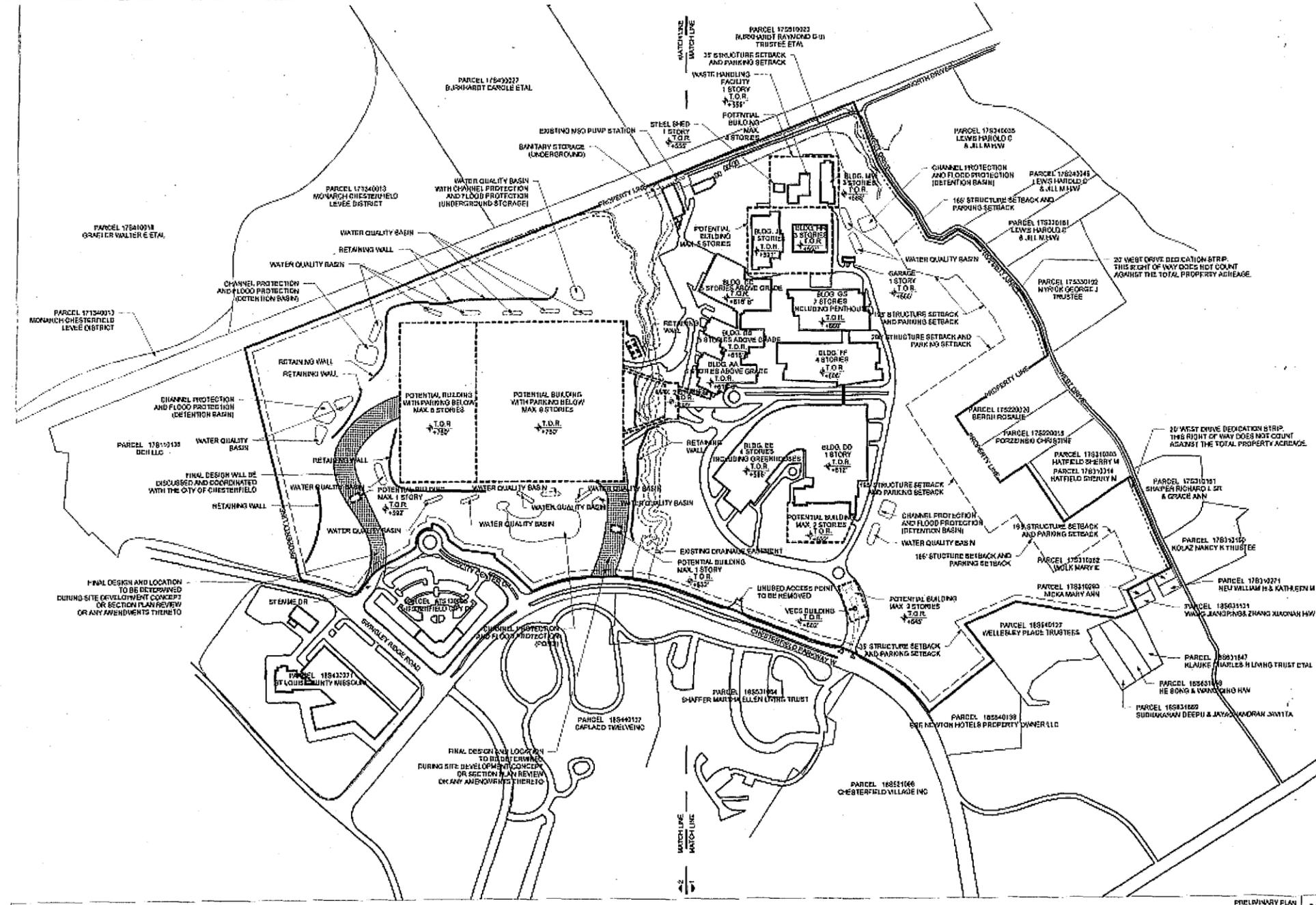
SHEET NUMBER	SHEET NAME	SCALE
A0.3.000	COVER SHEET PRELIMINARY PLAN	1:200
A0.3.010	PRELIMINARY PLAN - 1 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A0.3.011	PRELIMINARY PLAN - 2 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A0.3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
A0.3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
A0.3.030	SITE SPECIFICATIONS OF PRELIMINARY FORM	1:100
A0.3.031	SCHEMATIC SECTION	AS NOTED
A0.3.032	EXISTING SITE RESOURCES MAP	1:100

PROPERTY	LAND USE	ZONING	EXISTING USE	ORDINANCE NO.
NORTH	FARM	FLOOD PLAIN NON-URBAN	FARM	
SOUTH	COMMERCIAL RESIDENTIAL	PLANNED COMMERCIAL RESIDENCE DISTRICT (H6A)	PUBLIC BUILDING	
EAST	RESIDENTIAL	RESIDENTIAL RESIDENCE DISTRICT (R2, R4)	RESIDENTIAL	
WEST	COMMERCIAL	PLANNED COMMERCIAL	HOTEL	

[Symbol]	GREEN-CLASSED
[Symbol]	OFFICES
[Symbol]	PARKING
[Symbol]	UTILITY / MAINTENANCE
[Symbol]	FUTURE ACCESS POINT
[Symbol]	EXISTING TREE
[Symbol]	EXISTING CONTOUR LINE
[Symbol]	POTENTIAL MODIFIED CONTOUR LINE
[Symbol]	NEW CONTOUR LINE
[Symbol]	PROPERTY LINE
[Symbol]	25' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
[Symbol]	10' WEST DRIVE DEDICATION STRIP
[Symbol]	ADJACENT PROPERTY BOUNDARY LINE
[Symbol]	100 YEAR FLOOD PLAIN
[Symbol]	STREAM BUFFER SETBACK
[Symbol]	STREAM BUFFER
[Symbol]	DRAINAGE EASEMENT
[Symbol]	POTENTIAL BUILDINGS
[Symbol]	EXISTING BUILDING
[Symbol]	ROAD EDGE
[Symbol]	WATER QUALITY BASIN AND DETENTION BASIN
[Symbol]	RETAINING WALLS
[Symbol]	MATCH LINE

ALL CONTOURS AT 48L INTERVALS
ELEVATION AT LEVEL OF TOP OF FLOOD: 567' BASED ON NAVD 83
T.O.R. IS MAXIMUM EXCLUDING EXHAUST STACKS

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



PRELIMINARY PLAN
SCALE: 1:200
01

RECEIVED
AUG - 12 2015

DESIGNER CIVIL ENGINEER GUY TUMPER 2110 S. W. BROADWAY SUITE 400 ST. LOUIS, MO 63104 TEL: 314.433.1111 FAX: 314.433.1112	CALCULATOR DAN BRADY 2110 S. W. BROADWAY SUITE 400 ST. LOUIS, MO 63104 TEL: 314.433.1111 FAX: 314.433.1112	APPROVER RAFAEL VARGAS ARCHITECTS PC 1000 N. W. 12TH STREET MIAMI, FL 33136 TEL: 305.441.1111 FAX: 305.441.1112	PROJECT NAME AND LOCATION MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS CHESTERFIELD, MISSOURI	KEY PLAN 	DATE AUG 12 2015	DESIGNER RAFAEL VARGAS ARCHITECTS PC DOCUMENT NUMBER CHANGE OF ZONING APPLICATION PROJECT NUMBER 683.100	SCALE 1:200	DATE AUG 12 2015	COVER PRELIMINARY PLAN SHEET NUMBER A0.3.000
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10' CITY OF CHESTERFIELD



[Symbol]	LABORATORIES
[Symbol]	GREENHOUSES
[Symbol]	OFFICES
[Symbol]	PARKING
[Symbol]	UTILITY/MAINTENANCE
[Symbol]	FUTURE ACCESS POINT
[Symbol]	EXISTING TREE
[Symbol]	EXISTING CONTOUR LINE
[Symbol]	POTENTIAL MODIFIED CONTOUR LINE
[Symbol]	NEW CONTOUR LINE
[Symbol]	PROPERTY LINE
[Symbol]	10' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
[Symbol]	30' WEST CRUISE DECK/CLIP STRIP
[Symbol]	ADJACENT PROPERTY BOUNDARY LINE
[Symbol]	100 YEAR FLOOD PLAIN
[Symbol]	STREAM BUFFER SETBACK
[Symbol]	STREAM BUFFER
[Symbol]	DRAINAGE EMBELEMNT
[Symbol]	POTENTIAL BUILDING
[Symbol]	EXISTING BUILDING
[Symbol]	ROAD EDGE
[Symbol]	WATER QUALITY BASIN AND DETENTION BASIN
[Symbol]	RETAINING WALLS
[Symbol]	MATCH LINE

ALL CONTOURS AT MSL INTERVAL 5 FT
ELEVATION AT LEVEL OF TOP OF FLOOD: 267' - BASED ON MVD 21
T.O.B. IS MAXIMUM EXCLUDING FINISH GRADES

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD.

PARCEL 177340013
MONARCH CHESTERFIELD
LEVEL DISTRICT

PARCEL 175110156
DOH LLC
FINAL DESIGN WILL BE
DISCUSSED AND COORDINATED
WITH THE CITY OF CHESTERFIELD

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD.

35' PROPERTY LINE AND PARKING SETBACK

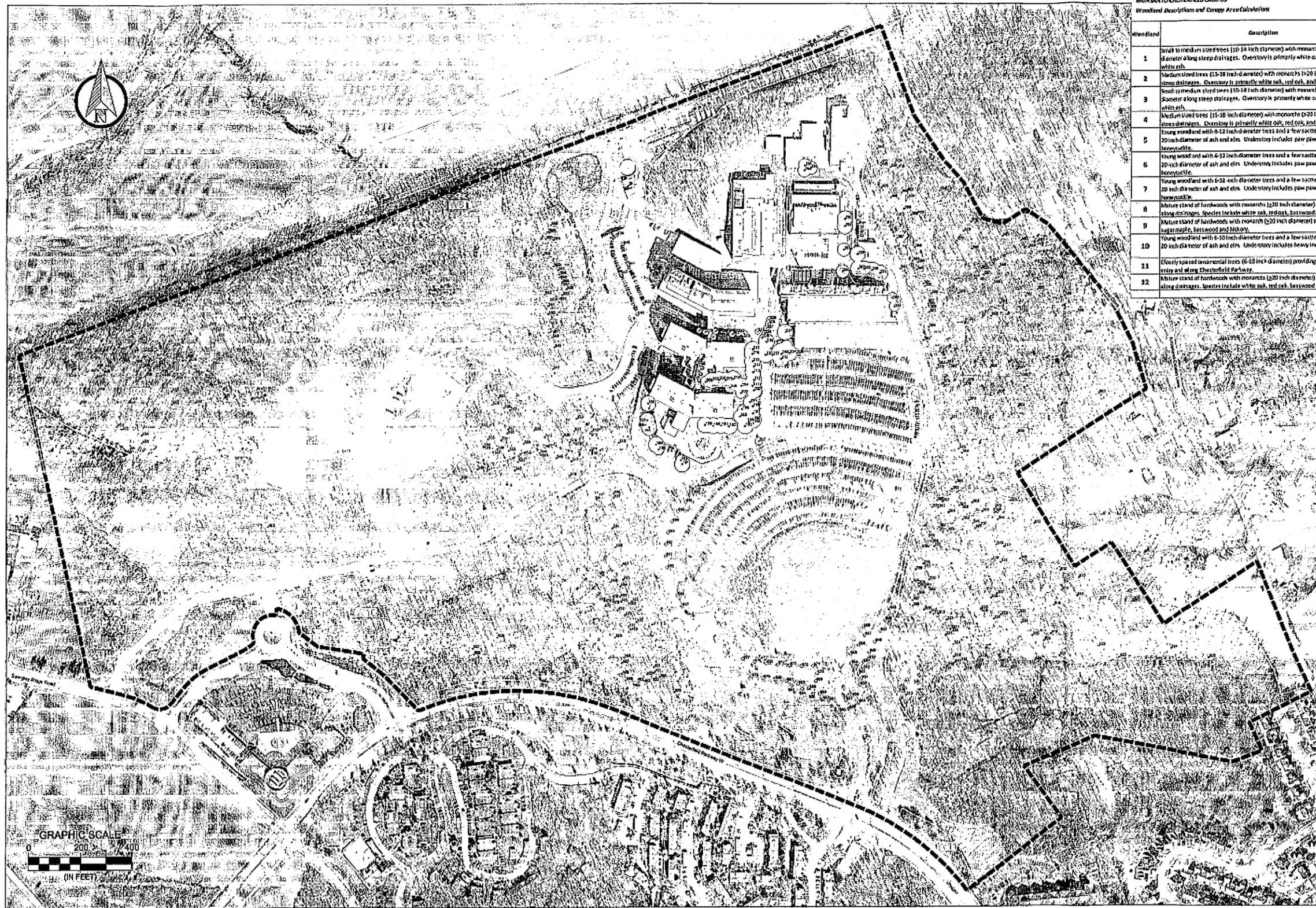
FINAL DESIGN AND LOCATION
TO BE DETERMINED
DURING SITE DEVELOPMENT CONCEPT
OR SECTION PLAN REVIEW
OR ANY AMENDMENTS THERETO

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD.

PARCEL 185631004
SHAFFER/MARTHA ELLEN LIVING TRUST
FINAL DESIGN AND LOCATION
TO BE DETERMINED
DURING SITE DEVELOPMENT CONCEPT
OR SECTION PLAN REVIEW
OR ANY AMENDMENTS THERETO

UNUSED ACCESS POINT
TO BE REMOVED

<p>TRAFFIC ENGINEER COO TRAFFIC 1000 OAK BOWLING GREEN AVE ST. LOUIS, MISSOURI T 314 894 4214 F 314 894 5817</p>	<p>CIVIL ENGINEER DAN O'CONNOR, INC. 100 SOUTH FIFTH STREET ST. LOUIS, MISSOURI T 314 680 4421 F 314 803 5518</p>	<p>ARCHITECT NADAL WHOLE ARCHITECTS PC 36 WILSON STREET NEW YORK, NY 10014 T 212 804 8086 F 646 478 6699</p>	<p>OWNER MONSANTO COMPANY 200 NORTH LEXINGTON BOULEVARD ST. LOUIS, MO 63102</p>	<p>REGULATORY STAMP</p>	<p>PROJECT NAME AND LOCATION MONSANTO MONSANTO COMPANY 200 NORTH LEXINGTON BOULEVARD CHESTERFIELD, MISSOURI</p>	<p>DATE NOV 2014</p>	<p>DESCRIPTION CHANGE OF ZONING APPLICATION</p>	<p>ISSUING ORGANIZATION NADAL WHOLE ARCHITECTS PC</p>	<p>PROJECT NUMBER 260.100</p>	<p>SCALE 1:100</p>	<p>ISSUING TITLE PRELIMINARY PLAN-2</p>	<p>DATE NOV 2014</p>	<p>ISSUING NUMBER A0.3.011</p>
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MONSANTO CHESTERFIELD CAMPUS
Woodland Delineation and Canopy Area Calculations

Woodland	Description	Canopy Area (Acres)
1	Stand of medium sized trees (10-14 inch diameter) with monarchs (20 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	1.43
2	Medium sized trees (15-20 inch diameter) with monarchs (10-20 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	0.87
3	Small to medium sized trees (10-14 inch diameter) with monarchs (10-20 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	2.25
4	Medium sized trees (15-20 inch diameter) with monarchs (20 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	0.78
5	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm). Understory includes paw paw and heavy invasive horsetail.	16.12
6	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm). Understory includes paw paw and heavy invasive horsetail.	2.92
7	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm). Understory includes paw paw and heavy invasive horsetail.	5.93
8	Mature stand of hardwoods with monarchs (20 inch diameter) on north slope and along drainage. Species include white oak, red oak, basswood.	13.05
9	Mature stand of hardwoods with monarchs (20 inch diameter) species of red oak, sugar maple, basswood and hickory.	0.87
10	Young woodland with 6-10 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm). Understory includes heavy invasive horsetail.	13.04
11	Closely spaced ornamental trees (6-10 inch diameter) providing a buffer along main entry and along Chesterfield Parkway.	2.79
12	Mature stand of hardwoods with monarchs (20 inch diameter) on north slope and along drainage. Species include white oak, red oak, basswood and hickory.	30.42
TOTAL		110.108

- Mapped study area (200.25) acres
 - Mapped tree and tree number
 - Monarch tree and tree number and trees in woodlands (W1-W12)
 - Mapped trees with canopy covered for trees in non-woodland areas

Woodland Canopy Area	110.108 acres
Non-Woodland Canopy Area	2.327 acres
Total Canopy On-Site	112.435 acres

Prepared by
DAVEY
 RESERVE GROUP
 A Division of The Davey Tree Expert Company

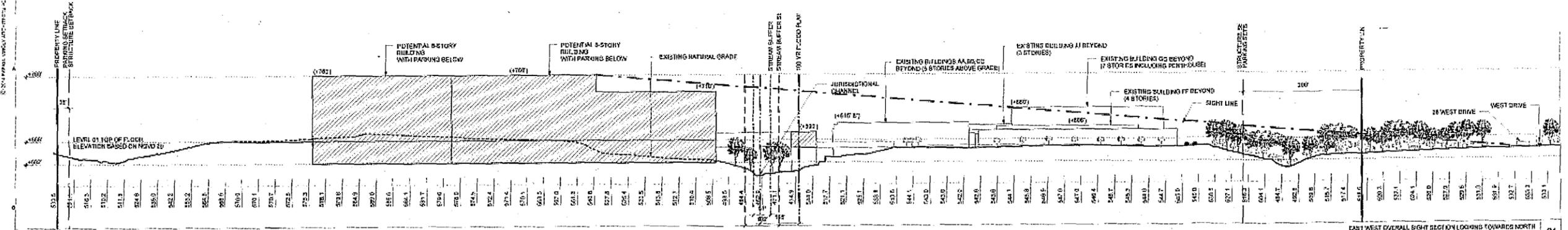
Prepared for
Civil Design, Inc.

Tree Stand Delineation Map
 700 Chesterfield Parkway
 200 Acres, Chesterfield, Missouri
 Tree Stand Delineation prepared by:
 Jacob McMain, ISA Board Certified
 Arborist (MW-6328A)

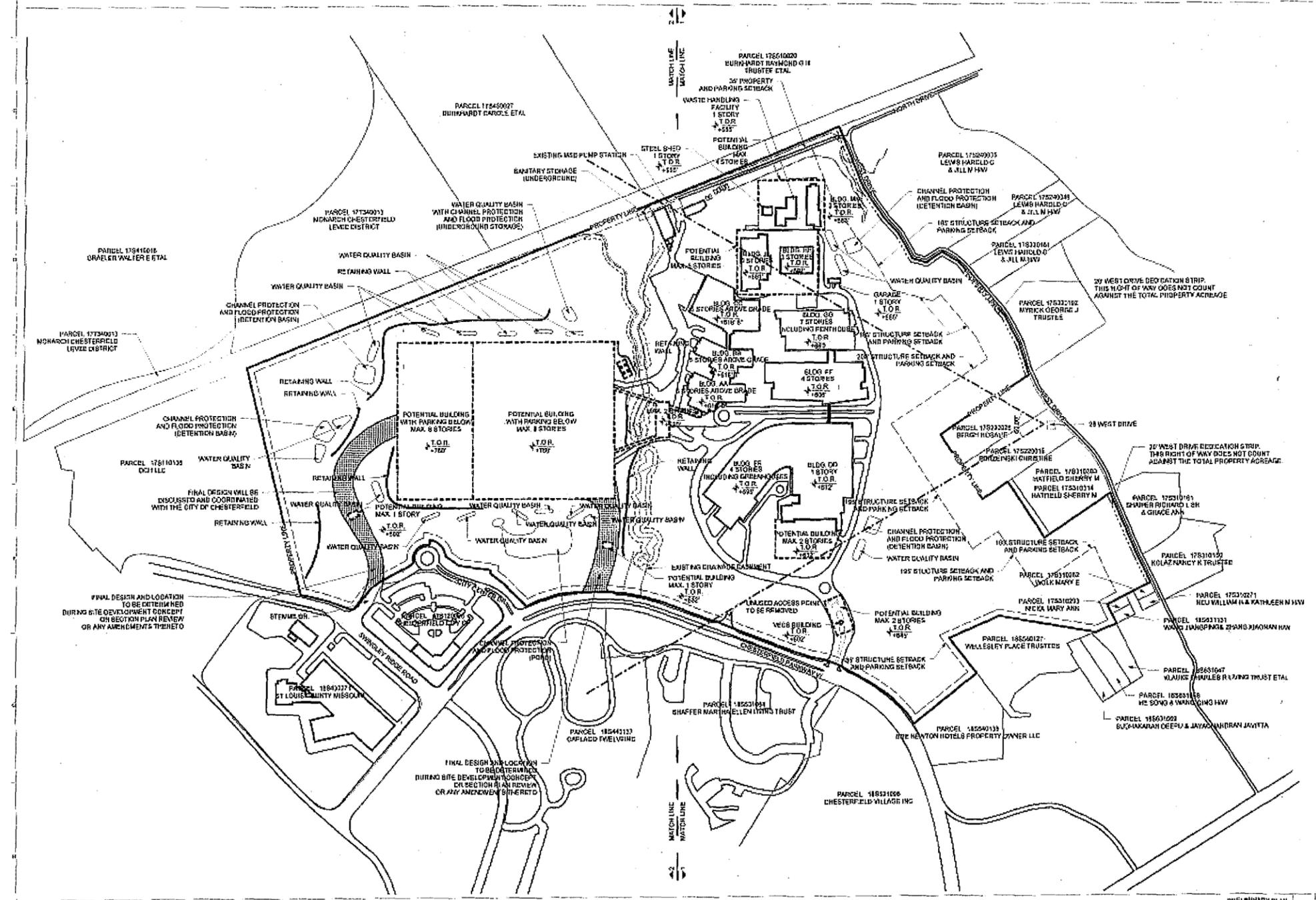
Tree data used to produce this map were collected in March and June 2013 and April 11, 2014 and revised May 18, 2015
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0580)

Sheet 1
 of 2

TRAFFY ENGINEER CDR TRAFFY 12400 W. WOODLAWN BLVD #10 ST. LOUIS, MO 63141 T 314.884.0044 F 314.884.0047	CARL FISHER CARL FISHER INC. 1840 SOUTH FIFTH STREET ST. LOUIS, MO 63104 T 314.884.4141 F 314.884.4141	MICHAEL RAFAEL WINKEL ARCHITECTS PC 25 WILSON STREET NEW YORK, NY 10012 T 212.693.0000 F 212.693.0006	OWNER MONSANTO COMPANY 300 NORTH LINCOLN BOULEVARD ST. LOUIS, MO 63101	PROJECT NAME AND LOCATION MONSANTO MONSANTO COMPANY CHESTERFIELD WILSON CAMPUS 700 CHESTERFIELD PARKWAY CHESTERFIELD, MISSOURI	DATE 05-20-2015	DRAWING NO. TREE STAND DELINEATION	PROJECT NUMBER 093.100	SCALE N.T.S.	SHEET TITLE TREE STAND DELINEATION DIAGRAM
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EAST WEST OVERALL SIGHT SECTION LOOKING TOWARDS NORTH
SCALE: 1/32" = 1'-0"



PROPERTY LINE	
---	35' STRUCTURE SETBACK AND PARKING SETBACK (WHERE SHOWN ON EITHER SETBACK AND PARKING SETBACK)
---	20' VERT CURVE DECKARD STRIP
---	100 YEAR FLOOD PLAN
---	STREAM BUFFER SETBACK
---	STREAM BUFFER
---	EXISTING NATURAL GRADE

ALL CONTOURS AT 5 FT INTERVAL - 5 FT ELEVATION AT LEVEL OF TOP OF FLOOR - BASED ON NAVD 83 T.O.F. IS MAXIMUM EXCLUDING EXHAUST STACKS



VIEW FROM 22 WEST DRIVE LOOKING WEST



VIEW FROM 23 WEST DRIVE LOOKING WEST

PHILMANN PLAN
SCALE: 1/32"

<p>TRAFFIC ENGINEER DMT INC 1000 EAST 10TH AVENUE, SUITE 400 ST LOUIS, MISSOURI 63104 TEL: 314.433.8000</p>	<p>CIVIL ENGINEER CIVIL DESIGN INC 1550 OLIVE STREET ST LOUIS, MISSOURI 63103 TEL: 314.433.8000</p>	<p>ARCHITECT RASCHEL WOLFF ARCHITECTS PC 1000 EAST 10TH AVENUE, SUITE 400 ST LOUIS, MISSOURI 63104 TEL: 314.433.8000</p>	<p>SCALE AS NOTED</p>	<p>REGULATORY MICHIGAN STATE UNIVERSITY 1000 EAST 10TH AVENUE, SUITE 400 ST LOUIS, MISSOURI 63104 TEL: 314.433.8000</p>	<p>PROJECT TITLE AND LOCATION BURKHOFF VILLAGE CAMPUS 1000 EAST 10TH AVENUE, SUITE 400 ST LOUIS, MISSOURI 63104</p>	<p>KEY PLAN</p>	<p>DATE 02/23/2011</p>	<p>LOCATION BURKHOFF VILLAGE CAMPUS</p>	<p>DESIGNER RASCHEL WOLFF ARCHITECTS PC</p>	<p>DRAWING TITLE SIGHT LINE SECTION</p>	<p>PROJECT NUMBER 02A 123</p>	<p>SCALE AS NOTED</p>	<p>DRAWING NUMBER A0.3.031</p>
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BILL NO. 3108

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT WITH A "MAA" MUSEUM AND ARTS OVERLAY DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 5.104 ACRE TRACT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CHESTERFIELD COMMONS DRIVE (P.Z. 10-2015 KEMP AUTO MUSEUM [16955 CHESTERFIELD AIRPORT RD.]—17T140211).

WHEREAS, the petitioner, Doster Ullom & Boyle, LLC., has requested a change in zoning from an existing "PC" Planned Commercial District with a "MAA" Museum and Arts Overlay District to a new "PC" Planned Commercial District for a 5.104 acre tract located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 23, 2015; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 5.104 acres located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive and as described as follows:

A tract of land being part of Adjusted New Parcel 2 of the Boundary Adjustment Plat, recorded in Plat Book 350 Page 81, in U.S. Survey 2031,

Township 45 North Range 4 East, City of Chesterfield, St. Louis County, Missouri and being particularly described as follows:

Beginning at the southwest corner of said adjusted new parcel 2, said beginning point being also a point on the north line of Chesterfield Airport Road, of varying width; thence, northwardly along the west line of said adjusted new parcel 2, North 12 Degree 42 Minutes 40 Seconds West 26.61 feet, North 02 Degree 08 Minutes 554 Seconds West 84.73 feet and North 01 Degree 38 Minutes 32 Seconds East 194.51 feet to a point on the south line of Interstate Highway 64, of varying width; thence eastwardly along said south line, South 84 Degrees 06 Minutes 54 Seconds East 863.23 feet to a point; thence South 00 Degrees 25 Minutes 29 Seconds East 210.35 feet to a point on the aforesaid north line of Chesterfield Airport Road, of varying width; thence westwardly along said north line South 89 Degrees 35 Minutes 06 Seconds West 856.80 feet to the point of beginning and containing 5.104 acres according to calculations by Volz, Inc. during February 2003.

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

Section 3. The City Council, pursuant to the petition filed by Doster Ullom & Boyle, LLC in P.Z. 10-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 23rd day of November 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2016

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:
 - a. Administrative Offices for Educational or Religious Institutions
 - b. Church and other Places of Worship
 - c. Community Center
 - d. Library
 - e. Postal Stations
 - f. Public Building Facilities Owned or Leased by the City of Chesterfield
 - g. Public Safety Facility
 - h. Art Gallery
 - i. Art Studio
 - j. Auditorium
 - k. Banquet Facility
 - l. Club
 - m. Gymnasium
 - n. Museum
 - o. Reading Room
 - p. Recreation Facility
 - q. Office, Dental
 - r. Office, General
 - s. Office, Medical
 - t. Automobile Dealership
 - u. Automotive Retail Supply

- v. Bakery
- w. Bar
- x. Bowling Center
- y. Brewpub
- z. Coffee Shop
- aa. Grocery, Community
- bb. Grocery, Neighborhood
- cc. Newspaper Stand
- dd. Restaurant, Sit Down
- ee. Restaurant, Take Out
- ff. Restaurant, Fast Food
- gg. Retail Sales Establishment, Community
- hh. Retail Sales Establishment, Neighborhood
- ii. Tackle and Bait Shop
- jj. Animal Grooming Service
- kk. Barber or Beauty Shop
- ll. Broadcasting Studio
- mm. Commercial Service Facility
- nn. Drug Store and Pharmacy
- oo. Dry Cleaning Establishment
- pp. Film Drop-Off and Pick-Up Stations
- qq. Financial Institution, drive-through
- rr. Hospital
- ss. Hotel and Motel
- tt. Hotel and Motel, Extended Stay
- uu. Professional and Technical Service Facility
- vv. Research Laboratory and Facility
- ww. Theatre, Indoor
- xx. Vehicle Repair and Service Facility
- yy. Veterinary Clinic

- zz. College/University
 - aaa. Vocational School
 - bbb. Telecommunications Structure
 - ccc. Telecommunications Tower or Facility
2. The above use “Automobile Dealership” shall be restricted in the following manner:
 - a. Outdoor sales and/or displays shall consist of electric vehicles only.
 - b. Outdoor sales and/or outdoor displays for no more than 75 electric vehicles shall be permitted at any given time.
 3. The above use “Vehicle Repair and Service Facility” shall be restricted to indoor use only and shall be permitted only in conjunction with the use “Automobile Dealership”.
 4. Hours of Operation.
 - a. Uses “t”, “u”, “aa”, “bb”, “cc”, “gg”, “hh”, “ii”, “nn”, and “pp”, above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern boundary of the “PC” District.
- c. Ten (10) feet from the western boundary of the “PC” District.
- d. Thirty (30) feet from the northern boundary of the “PC” District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern boundary of the “PC” District.
- c. Ten (10) feet from the western boundary of the “PC” District.
- d. Thirty (30) feet from the northern boundary of the “PC” District except where shown otherwise on the Preliminary Plan.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way, on any existing roadways, or adjacent properties. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

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. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from Chesterfield Airport Road shall be as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable, and located opposite Chesterfield Commons Drive.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
3. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, to a minimum five (5) foot walk along Chesterfield Airport Road. The sidewalk shall provide connectivity to adjacent developments and/or roadways or maintain existing connectivity. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency or on private property.
2. Existing sidewalk and curb ramps shall be evaluated and any sidewalk or curb ramp that does not conform to ADA standards shall be removed and replaced.
3. Internal sidewalks shall be provided to the site from the sidewalk along Chesterfield Airport Road creating accessible pedestrian paths to the proposed buildings.
4. Improve Chesterfield Airport Road to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

5. Construct a two-hundred (200) foot right turn deceleration lane with eight (8) foot shoulders on Chesterfield Airport Road as directed by St. Louis County Department of Transportation.
6. Traffic signal modifications shall be as directed by the St. Louis County Department of Transportation.
7. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, signage, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
9. Any work within MoDOT right of way will require a MoDOT permit.
10. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
11. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
12. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
13. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

14. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
15. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Storm water quality management shall be provided as required by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.
6. 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).

N. SANITARY SEWER

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

4. This project is located within the Caulks Creek Surcharge area. This surcharge will be collected prior to development plan approval by Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. 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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.

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

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

C. 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, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29/parking space
Restaurant, Sit Down	\$2,223.29/parking space
Loading Space	\$3,638.14/parking space

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

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

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

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation.

The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

VI. RECORDING

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

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.

PROJECT NOTES:	
AREA OF SITE:	5.1 ACRES
LOCATOR NO.:	17T 14 0211 17T140202
ADDRESS:	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63005
OWNER OF RECORD:	CAPLACO NINETEEN, INC. DEVELOPMENT
PREPARED FOR:	CAPITOL LAND 11850 STUDD AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
PREPARED BY:	VOLZ Incorporated 11850 STUDD AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
SUBDIVISION:	PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.
EXISTING ZONING:	PC "PLANNED COMMERCIAL DISTRICT WITH "MAA" MUSEUM ARTS AREA ORDINANCE #1902 & #2116
PROPOSED ZONING:	PC "PLANNED COMMERCIAL DISTRICT"
PARKING REQUIRED & PROPOSED:	PER THE CITY OF CHESTERFIELD "UDC"
REQUIRED OPEN SPACE:	35% - UNIFIED DEVELOPMENT CODE
REQUIRED F.A.R.:	0.55 - UNIFIED DEVELOPMENT CODE
FIRM MAP #:	29189C055K FEB. 4, 2015
MAXIMUM HEIGHT:	40' HIGH
LEGAL DESCRIPTION:	A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST - CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THIS SITE IS IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R6 SCHOOL DISTRICT
BONNIE CREEK WATERSHED WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

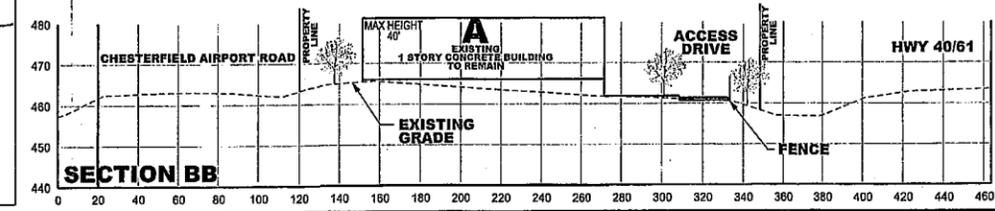
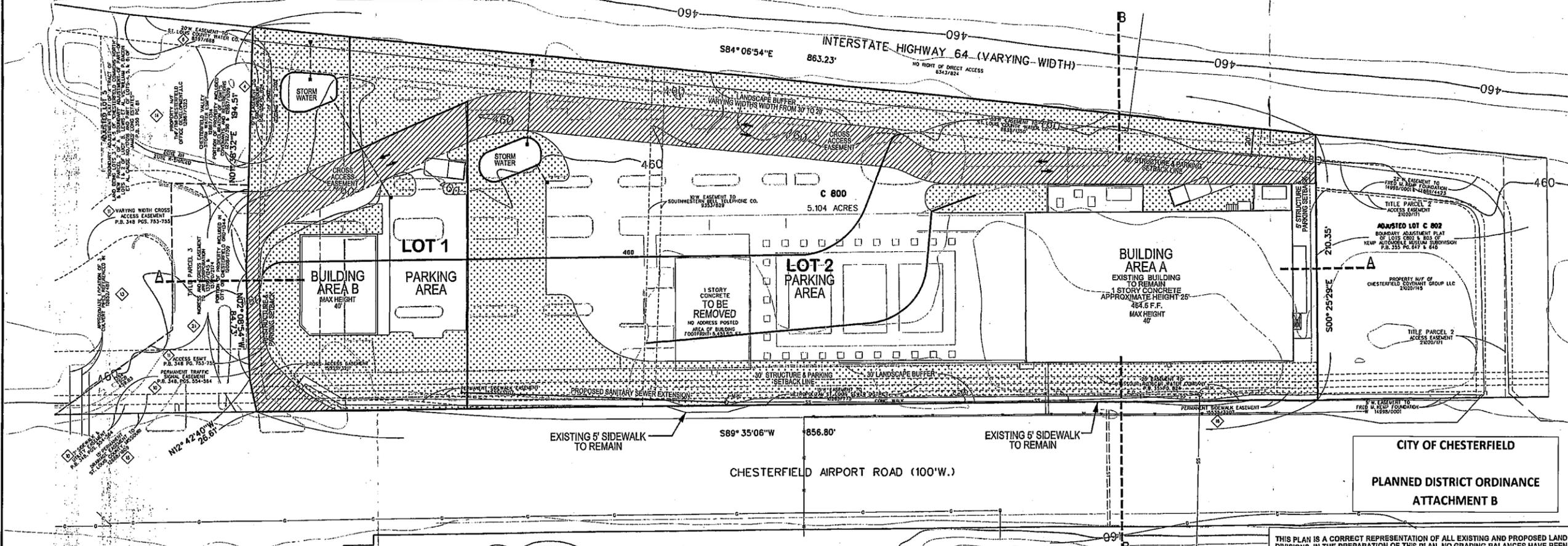
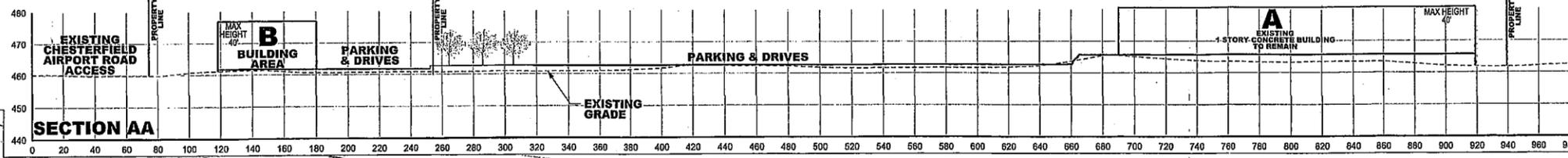
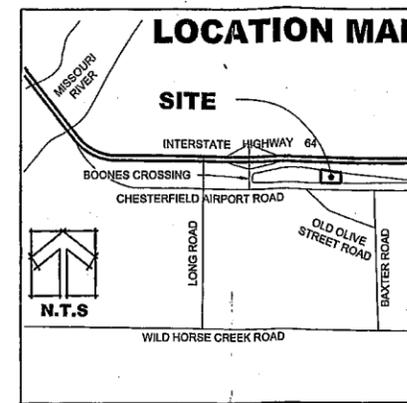
GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

SLOPES SHALL NOT EXCEED 3H TO 1V

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

A TRACT OF LAND BEING PART OF ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 350 PAGE 81, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED NEW PARCEL 2, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED NEW PARCEL 2, NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 28.61 FEET, NORTH 02 DEGREES 08 MINUTES 54 SECONDS WEST 84.73 FEET AND NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.51 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 863.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST 210.35 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 856.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.104 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2003.



PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.

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

ROBERT VOLZ, INC.
VOLZ, INC.
ERIC J. KIRBY, P.E.
PROFESSIONAL ENGINEER

ERIC J. KIRBY, P.E.
MURDERER'S HAND SURVEYOR
STATE OF MISSOURI
#230600074

CAPITOL LAND
11850 STUDD AVENUE
P.O. BOX 419121
ST. LOUIS, MISSOURI 63141
314-991-8900 EXT. 253

VOLZ Incorporated
ENGINEERS
LAND PLANNING
TRANSPORTATION
CONST. MANAGEMENT
10848 Indian Head Indl. Blvd.
St. Louis, Missouri 63141
314-990-1250 Fax
Authority #203

CAPLACO NINETEEN, INC. DEVELOPMENT
FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM
16955 CHESTERFIELD AIRPORT RD.
A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOCATOR # 17T 14 0211
PROJECT # 20605-03
BASE MAP NO. 17

REVISED
6-20-2016
6-24-2016
10-15-2016

