CITY OF SUNSET HILLS

BOARD OF ALDERMEN

A G E N D A

DECEMBER 13, 2016

7:00 P.M.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES

3.I. Minutes To Be Approved November 22 BOA

Documents:

MINUTES NOVEMBER BOA MEETING 11-22-16.PDF

4. EMPLOYEE SERVICE AWARD
   a) Mary Ebeler Communications Officer- 15 Years of Service
5. HOLIDAY LIGHTING CONTEST WINNERS
6. PROCLAIM DECEMBER 13, 2016 WILLIAM J. NOLAN DAY
7. REQUEST TO BE HEARD
8. PUBLIC HEARING

PUBLIC HEARING: The Board will consider a request for an Amended Development Plan, submitted by PSI Atlantic STL MO LLC, to allow changes to the self-storage facility at 10300 Watson Road

PUBLIC HEARING: The Board will consider a request for an Amended Conditional Use Permit, submitted by St. Justin the Martyr Catholic Church, to allow reinstallation of an electronic church bell system at 11910 Eddie & Park Road

PUBLIC HEARING: The Board will consider a request for a Text Amendment, submitted by Pulte Homes, to amend Appendix B, Zoning Regulations, Section 4.10-12B, Planned Development-Lifestyle for various changes to the PD-LS Planned Development-Lifestyle zoning district

PUBLIC HEARING: The Board will consider a Petition for Change of Zoning submitted by Pulte homes, from C-1Commercial and R-2 Single Family Residential, 20,000 Square Foot Minimum Lot Size to PD-LS Planned Development Lifestyle at 12415 Court Drive, 12412 Court Drive, 12406 Court Drive, 3825 South Lindbergh Boulevard,

3851 South Lindbergh Boulevard, 3863 South Lindbergh Boulevard, 12405 West Watson Road, 12411 West Watson Road and 12417 West Watson Road

PUBLIC HEARING: The Board will consider a Petition for Preliminary Development Plan, submitted by Pulte Homes, for a mixed use development (Attached Single Family Dwellings and Bank) at 12415 Court Drive, 12412 Court Drive, 12406 Court Drive, 3825 South Lindbergh Boulevard, 3851 South Lindbergh Boulevard, 3863 South Lindbergh Boulevard, 12405 West Watson Road, 12411 West Watson Road and 12417 West Watson Road.

PUBLIC HEARING: The Board will consider a Petition for a Conditional Use Permit, submitted by George Despotis, for the construction and operation of a drive thru Bank (MVOB), on the Northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road

9. OLD BUSINESS

9.I. Bill No. 30

An Ordinance adopting the 2017 Budget - SECOND READING

Documents:

BILL 30 2017 UPDATED BUDGET.PDF

9.I.i. Bill No. 31

An Ordinance adopting the 2017-2021 Capital Improvements Plan. SECOND READING

Documents:

BILL NO 31 ADOPTING THE 2017 CIP.PDF
BILL NO. 31 CIP DOCS.PDF

9.I.ii. Bill No. 34-

An Ordinance granting a Conditional Use Permit to South Lindbergh LLC for operation of a Jimmy Johns Restaurant with a drive through at 3751 S. Lindbergh Boulevard
SECOND READING

Documents:

BILL NO 34 SOUTH LINDBERGH LLC CUP JIMMY JOHNS 11 15 16.PDF
BILL NO. 34 JIMMY JOHNS SUPPORTING DOCS.PDF
BILL NO. 34 JIMMY JOHNS UPDATED TRAFFIC STUDY 11-18-2016.PDF

9.I.ii.1. Bill No. 35 Midwest Regional Bank Updated

An Ordinance granting a Conditional Use Permit to Midwest Regional Bank for operation of a bank with a drive thru at 11816 Gravois Road.
SECOND READING

Documents:

BILL NO 35 MIDWEST REGIONAL BANK UPDATED.PDF
MIDWEST REGIONAL BANK DOCUMENTS P-31-16.PDF
MIDWEST REGIONAL BANK P-32-16 LANDSCAPING PLAN.PDF
MIDWEST REGIONAL BANK P-32-16 LIGHTING.PDF
MIDWEST REGIONAL BANK P-32-16 RENDERING.PDF
MIDWEST REGIONAL BANK P-32-16 SITE PLAN.PDF

9.I.ii.2. Bill No. 36

An ordinance providing for the approval of a subdivision plat for a lot split of the property at 11816 Gravois Road as provided in Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri.
SECOND READING

Documents:

BILL NO 36 11816 GRAVOIS LOT SPLIT 11 15 16.PDF
BILL 36 MIDWEST REGIONAL BANK LOT SPLIT DOCS.PDF

10. CITY OFFICIAL AND COMMITTEE REPORTS

10.I. Department Reports

Documents:

REPORTS PD.PDF
REPORTS ENGINEER REPORT PW.PDF
REPORTS PARKS DECEMBER 2016.PDF
REPORT COURT.PDF
REPORTS BUSINESSES IN ARREARS FOR 2016 DECEMBER.PDF

11. NEW BUSINESS

11.I. Bill No. 37

An ordinance amending section 17-99 with respect to the speed limit on Maple Drive - FIRST READING

Documents:

BILL NO 37 SPEED LIMIT MAPLE DRIVE ORD 12 6 16.PDF
SPEED LIMIT REQUEST TAPAWINGO.PDF

11.I.i. Bill No. 38

An Ordinance approving an Amended Development Plan for PSI Atlantic STL MO LLC. To allow changes to the self-storage facility at 10300 Watson Road

storage facility at 10300 Watson Road-
FIRST READING (Petitioner has requested a second reading)

Documents:

BILL NO 38 PSI AMENDED DEV PLAN.PDF
10300 WATSON AMENDED DEV. PLAN APP P-33-16.PDF
10300 WATSON COLOR PALETTE.PDF
10300 WATSON ELEVATION.PDF
10300 WATSON EXISTING ELEVATION.PDF
10300 WATSON EXISTING LANDSCAPING.PDF
10300 WATSON LIGHTING.PDF
10300 WATSON P-33-16 CIVIL.PDF
10300 WATSON PROPOSED LANDSCAPE PLAN.PDF

11.I.ii. Bill No. 39

An Ordinance granting an Amended Conditional Use Permit to St. Justin the Martyr Catholic Church to allow the reinstallation of an electronic Church Bell system at 11910 Eddie & Park Road
FIRST READING

Documents:

BILL NO. 39 ST JUSTIN AMENDED CUP.PDF
ST. JUSTIN CONDITIONAL USE PERMIT APP P-34-16.PDF

11.I.iii. Bill No. 40

An ordinance amending Section 4.10-12b of Appendix B of the Code to Amend the regulations in the PD-LS Zoning District
FIRST READING

Documents:

BILL NO. 40 PULTE TEXT AMENDMENT.PDF
PULTE TEX AMENDMENT P-35-16.PDF

11.I.iv. Bill No. 41

An Ordinance approving a zoning change from R-2 Single Family Residential to PD-LS Planned Development Lifestyle for the properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard and 12405, 12411 and 12417 West Watson Road
FIRST READING

Documents:

BILL NO. 41 PULTE REZONE TO PD-LS.PDF
PULTE ZONING CHANGE APP P-36-16.PDF

11.I.v. Bill No. 42

An Ordinance approving the Preliminary Development Plan for the Properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard 12405, 12411 and 12417 West Watson Road
FIRST READING

Documents:

BILL NO. 42 PULTE PRELIMINARY DEVELOPMENT PLAN.PDF
PULTE PRELIM DEV APP P-37-16.PDF

11.I.vi. Bill No. 43-

An Ordinance granting a Conditional Use Permit to George Despotis for operation of a Bank with a drive thru at the Northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road
FIRST READING

Documents:

BILL NO. 43 GEORGE DESPOTIS BANK CUP (GRANT).PDF
PULTE COND USE APP P-38-16.PDF
PULTE HOMES BANK P-38-16 ELEVATIONS.PDF
PULTE HOMES BANK PROPOSED LANDSCAPING.PDF
PULTE HOMES P-37-16 ELEVATION.PDF
PULTE HOMES SITE PLAN.PDF
PULTE HOMES SITE SECTIONS.PDF

11.I.vii. Bill No. 44

An Ordinance denying a Conditional Use Permit to George Despotis for operation of a Bank with a drive thru at the Northwest Corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road
FIRST READING

Documents:

BILL NO. 44 GEORGE DESPOTIS BANK CUP (DENY).PDF

11.I.viii. Resolution No. 399 Athletic Field Lighting

Documents:

RESOLUTION 399 ATHLETIC FIELD LIGHTING - 2016.PDF
RESOLUTION PARKS LIGHTING AND SUPPORTING DOCUMENTS.PDF

11.I.viii.1. Resolution No. 400 LNB Letter Agreement

Documents:

RESOLUTION 400 LNB LETTER AGREEMENT.PDF
RESOLUTION 400 BACK UP DOCS.PDF

12. REQUESTS TO BE HEARD NON-AGENDA ITEMS

13. INVOICES TO BE APPROVED

13.I. BOA Bills

Documents:

BOA BILLS 11.22.16.PDF
BOA BILLS 12.13.16-.PDF
BOA BILLS MANUALS NOVEMBER 2016.PDF

14. APPOINTMENTS

14.I. John E. Martin
: Planning & Zoning- Ward 1

15. MOTION TO HOLD A CLOSED MEETING

A motion to hold a closed meeting, vote and record immediately following adjournment of the January 10, 2017 and January 24, 2017 meetings

16. ADJOURNMENT

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF ALDERMEN

OF THE CITY OF SUNSET HILLS MISSOURI

HELD ON NOVEMBER 22, 2016

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session at City Hall, 3939 S. Lindbergh Blvd., in said City on Tuesday, November 22, 2016. The meeting convened at 7:02 p.m.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL:

Mayor Fribis	
Dee Baebler	Alderman - Ward I
Richard Gau	Alderman – Ward I
Steve Bersche	Alderman – Ward II
Thomas Musich	Alderman – Ward II
Kurt Krueger	Alderman – Ward III
Keith Kostial	Alderman – Ward III
Thompson Price	Alderman – Ward IV
Mark Colombo	Alderman – Ward IV
Eric Sterman	City Administrator
Bill Lehman	Director of Finance
William LaGrand	Chief of Police
Bryson Baker	City Engineer
Gerald Brown	Director of Parks & Recreation
Robert E. Jones	City Attorney
Michael Sawicki	City Collector

APPROVAL OF THE MINUTES

Copies of the Minutes of the October 11, 2016, Board of Aldermen meeting were distributed to the members for their review. Mr. Sawicki asked that the word circulating be changed to circulated on page 8. Alderman Musich made a motion to accept the amended minutes. Alderman Colombo seconded the motion, and it was unanimously approved.

Copies of the Minutes of the October 25, 2016, Special Meeting of the Board of Aldermen were distributed to the members for their review. Alderman Price made a motion to accept the minutes. Alderman Bersche seconded the motion, and it was unanimously approved.

Copies of the Minutes of the October 25, 2016 Public Hearing were distributed to the members for their review. Alderman Price made a motion to accept the minutes. Alderman Baebler seconded the motion, and it was unanimously approved.

EMPLOYEE SERVICE AWARD

Chief LaGrand stated that this has been moved to next month.

REQUESTS TO BE HEARD

a) Request for a 4th annual Run for Ryan 5K-3 Mile Run, 1 Mile Fun Walk to be held at St. Catherine Laboure to raise money for the Ryan McDaniel Family and the SCL Stay Strong Fund on November 24, 2016.

Ms. Melissa Daus representative from St. Catherine Laboure requested approval for the 5K Run for the Ryan McDaniel Family and SCL Stay Strong Fund.

Alderman Gau made a motion to approve the request. Alderman Colombo seconded the motion and it was unanimously approved.

b) Request from Sunset Ford for banner placement during their service event from November 14 through December 3, 2016.

Alderman Musich made a motion to approve the request. Alderman Price seconded the motion and it was unanimously approved.

c) Request from Five Below for a storage container permit for additional storage for the Christmas season.

Ms. Alice Holzer, District Manager, of Five Below requested approval for the storage container. She stated this container will be removed by December 31.

Alderman Price made a motion to approve the request. Alderman Musich seconded the motion and it was unanimously approved.

PUBLIC HEARING:

The Board will consider a request for Amended Development Plan, submitted by New Balance Athletics, for the installation of a generator at 3636 South Geyer Road.

Mr. Eric Warren, Facilities Supervisor for New Balance requested approval to install a small generator on their site to support the server room and to minimize business interruption.

Alderman Krueger asked if the City has any standards for this. Mr. Baker said the generator location is partition off and the decimal levels will have to be checked. Mr. Warren stated he bought a generator with lower decimals levels.

PUBLIC HEARING:

The Board will consider a request for a Conditional Use Permit, submitted by Steve Saladin, for the construction and operation of a restaurant with a drive thru (MVOB) at 3751 South Lindbergh Blvd.

Mr. Steve Saladin, owner, of Jimmy Johns, stated this plan has been modified and resubmitted. Mr. Saladin stated the changes; added a lane to turn southbound on Lindbergh, increased green space buffer at rear of property and added an 8' fence up at the curb of the parking lot. Mr. Saladin stated again that Jimmy Johns is in full compliance of every city ordinance.

Alderman Gau referenced an oval drawing shown on the overhead. Mr. Saladin stating this is a required element with MSD and is a "rain garden".

Mr. Doug McGuire of 12501 Maret Dr. stated this is not the best fit for this property.

Mr. Michael Courtois of 3726 Sunset Chase presented a slide show of concerns and what type of businesses should be built on this property.

Mr. Frank Hardy of 421 Rayburn stated that the closed Ruby Tuesday would be a good place for a drive thru. It has turn lanes already in place and the drive thru, and has traffic control. His second idea is to put the credit union where the proposed Jimmy Johns is. Mr. Hardy stated this might just solve both of these proposals.

Ms. Ann McMunn of 12431 Court Drive stated she is opposed to the drive thru especially with traffic. She stated the city is losing green space and turning it into mortar.

Mr. Gary Wideman of 3720 Sunset Chase spoke on previous developments that did not get approval. He stated not all proposals are acceptable and residents have the right to disapprove.

Ms. Leitner of 12525 Maret Drive stated her concern is traffic and the safety of her children getting off and on the school bus. She stated she has contacted the bus company and they will not re-route the buses due to the bus schedule being over-booked.

Mr. Mark Kneupfer of 12450 Maret Drive stated that in June he sent a letter regarding his concerns with this plan. His main concern is the traffic. He referenced the MoDOT practical design manual which states that "safety will not be compromised in any development".

Ms. Carol Streibig of 3721 Sunset Chase stated even if the two residents that live directly behind this facility agree to this plan, that doesn't mean the rest of the residents want this drive thru. Her concern is traffic safety.

Mr. Dave Streibig of 3721 Sunset Chase stated that Mr. Saladin said the drive thru would increase his business by 30%. Mr. Streibig stated this is such a small percentage and not enough of a percentage to make a decision on this development. Mr. Streibig stated that the drive thru would be used for inclement weather but on a nice day traffic would be heavier and customers would be lined up on Lindbergh. Mr. Streibig stated that no residents have come forth and stated this would be good location for a fast food drive thru. He stated that's because the residents don't want this drive thru.

PUBLIC HEARING:

The Board will consider a request for Conditional Use Permit, submitted by Midwest Regional Bank, for the construction and operation of a bank drive through (MVOB) on Lot 1 of 11816 Gravois Road.

Mr. Lenny Meres of Grimes Consulting Engineers, representing Midwest Regional Bank is requesting approval to construct a bank on 1.3 acre lot and the remaining acreage to be sold to a future developer. The bank has no desire in developing the remaining acreage.

Alderman Krueger inquired about the access to the remaining acres and limiting the number of curb cuts on Sappington Barracks Road. Mr. Meres stated that would be up to the developer, and that the bank would like to keep the access to themselves.

Alderman Krueger pointed out that this larger lot is being turned into a small lot to make it more controversial. Why?

Mr. Meres replied that the bank found this lot but only needs 1.3 acres for the bank. The bank just wants to build a bank and do business in the city.

Alderman Krueger stated that this doesn't seem like a good solution for this large lot.

Alderman Gau directed a question to Mr. Baker regarding how the access would work. Mr. Baker answered that when the bank sells the other portion and before the developer purchases it, the developer needs to come and talk to the city.

Mr. Meres stated the bank has this piece of land under contract and has not yet made the purchase. Mr. Meres stated that is why they are here to get approval prior to purchasing this lot.

Alderman Kostial stated he has received a letter from a neighborhood representative in opposition of the exit onto Sappington Barracks Road and would prefer the entrance and exit to be on Gravois.

Mr. Kevin Lasater, a bank contract employee and investor of this bank stated there are multiple curb cuts on Gravois and on Sappington Road. Mr. Lasater stated no one knows how the remaining lot will be developed. He stated that there is a possibility of residential on the back side of the lot. So therefore the bank does not want to grant cross access at this time until someone buys the remaining acres.

Several questions were raised regarding Gravois being a right in and right out with the median and the only way to make left turns is from Sappington Barracks.

Alderman Musich asked if it was possible to have a right turn only when exiting the lot onto Sappington Barracks Road and if this would solve the situation from residents regarding increase traffic. Mr. Baker said that is an option.

OLD BUSINESS:

Bill No. 26 – An ordinance adopting a purchasing policy for the City of Sunset Hills. SECOND READING

Alderman Bersche read Bill No. 26 for a second time. Alderman Gau made a motion to approve Bill No. 26. Alderman Price seconded the motion.

Yes: Dee Baebler, Keith Kostial, Kurt Krueger, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Mayor Fribis declared Bill No. 26 passed and to become Ordinance # 2027.

Bill No. 27 – An ordinance repealing and restating Chapter 2, Article VI, Sections 2-211 and 2-212 of the Code with respect to the Police Advisory Board. SECOND READING

Alderman Price read Bill No. 27 for a second time. Alderman Gau made a motion to approve Bill No. 27. Alderman Colombo seconded the motion.

Yes: Dee Baebler, Keith Kostial, Kurt Krueger, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Mayor Fribis declared Bill No. 27 passed and to become Ordinance 2028.

Bill No. 29 – An ordinance granting a Conditional Use Permit to BMGR SSHD LLC for the construction of a new hotel building at 3660 South Lindbergh Blvd. WITHDRAWN BY PETITIONER

Was not read, petitioner withdrew.

CITY OFFICIAL AND COMMITTEE REPORTS:

A. City Clerk/City Administrator- Eric Sterman stated nothing to report.

B. Director of Finance - Bill Lehmann stated nothing to report.

C. Chief of Police - William LaGrand stated nothing to report.

D. City Attorney - Robert Jones stated nothing to report.

E. City Engineer - Bryson Baker stated nothing to report.

F. Director of Parks & Recreation - Gerald Brown stated the city was awarded the municipal parks grant for the Kitun Park Phase II in the amount of $352,000 and hopes to have the agreement to the board by December or January.

G. Treasurer/Collector - Mike Sawicki stated the reports are circulated.

COMMITTEE REPORTS:

a) Finance Committee - Alderman Gau stated nothing to report.

b) Economic Development Committee – Alderman Baebler stated nothing to report.

c) Parks & Recreation Commission – Alderman Kostial read a list of activities scheduled with the Parks & Recreation.

d) Police Advisory Board – Alderman Bersche stated nothing to report.

e) Public Works Committee - Alderman Musich recapped the meeting on November 3, 2016 on the projects taking place in the city. Alderman Musich announced the next meeting to be held on December 1, 2016.

f) Website Committee – Alderman Baebler stated nothing to report.

NEW BUSINESS:

Bill No. 30 – An Ordinance adopting the 2017 Budget. FIRST READING

Alderman Krueger read Bill No. 30 for a first reading.

City Administrator Eric Sterman gave a short slide presentation on the budget.

Alderman Gau asked Mr. Sterman what is the process to approve the budget items and in what order will the projects be budgeted. He stated just because they are in the budget is the city committed to doing these projects.

Mr. Sterman stated by adopting them in the budget their identified as projects for the city this year. He stated the majority of these projects are over $15,000.00 and require a sealed bid. Mr. Sterman stated these bids then come before the board for approval and if the priority changes with these projects then this is the time to have conversation.

Alderman Gau stated the finance committee does not prioritize the projects. The committee just looks at what is budgeted and what they received from the department heads. Alderman Gau thinks the board needs to weigh in on the priority of these projects.

Bill No. 31 – An Ordinance adopting the 2017-2021 Capital Improvements Plan. FIRST READING

Alderman Gau read Bill No 31 for a first reading.

Bill No. 32 – An Ordinance amending section 4.10-8(B) of Appendix B of the Code to amend the building height limitations in the PD-BC zoning district. FIRST READING

Alderman Colombo read Bill No. 32 for a first reading.

Alderman Gau stated this was previously talked about at a Board of Alderman work session and was going to be included in the zoning re-write.

Alderman Baebler asked when the re-write would be completed. Mr. Baker answered the end of 2017 or early 2018.

Alderman Gau made a motion to table Bill No. 32. Alderman Krueger seconded the motion and the motion passed unanimously.

Bill No. 33 – An Ordinance approving an Amended Development Plan for New Balance to construct a generator on the property at 3636 South Geyer Road. FIRST READING (Petitioner has requested a second reading)

Alderman Bersche read Bill No. 33.

Alderman Gau made a motion to suspend the rules. Alderman Colombo seconded the motion.

Yes: Dee Baebler, Keith Kostial, Kurt Krueger, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

Vote: Motion carried by unanimous roll call vote (**summary**: Yes = 8).

Alderman Bersche read Bill No. 33 for a second time.

Alderman Gau made a motion to approve Bill No. 33 and Alderman Baebler seconded the motion.

Yes: Dee Baebler, Keith Kostial, Kurt Krueger, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Mayor Fribis declared Bill No. 33 passed and becomes Ordinance # 2029.

Bill No. 34 – An Ordinance granting a Conditional Use Permit to South Lindbergh LLC for operation of a Jimmy Johns Restaurant with a drive thru at 3751 S. Lindbergh Blvd. FIRST READING

Alderman Price read Bill No. 34.

Bill No. 35 – An Ordinance granting a Conditional Use Permit to Midwest Regional Bank for operation of a bank with a drive thru at 11816 Gravois Road. FIRST READING (Petitioner has requested a second reading)

Alderman Musich read Bill No. 35.

No motion was made to read a second time.

Bill No. 36 – An Ordinance providing for the approval of a subdivision plat for a lot split of the property at 11816 Gravois Road as provided by Appendix A, Section 4 of the Code of Ordinances of the City of Sunset Hills, Missouri. FIRST READING

Alderman Gau read Bill No. 36.

Resolution No. 398 - Resolution establishing fees for residents and non-residents for usage of public facilities.

Alderman Krueger made a motion to approve Resolution No. 398. Alderman Price seconded the motion and the motion was unanimously approved.

REQUEST TO BE HEARD: Non Agenda

Mr. George Despotis read a handout he provided for the members of the board regarding the 3 parcels in the tornado stricken area of Sunset Hills.

INVOICES TO BE APPROVED:

Alderman Gau made a motion to approve payment of the invoices. Alderman Musich seconded the motion, and it was unanimously approved.

APPOINTMENTS:

Deb Wilke-Economic Development Committee – Ward 4

Patricia Otto- Urban Forestry Commission – Ward 4

Kevin Bolin-Urban Forestry Commission – Ward 4

Brian Van Cardo- Planning and Zoning – Ward 4

Alderman Gau made a motion to approve the appointments. Alderman Colombo seconded the motion and it was unanimously approved.

RE-APPOINTMENTS:

A MOTION TO HOLD A CLOSED MEETING:

A motion was made by Alderman Price to hold a closed meeting, vote and record immediately following adjournment of the December 13, 2016 and December 27, 2016 meetings.

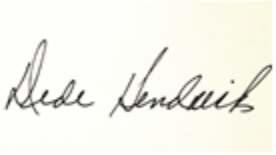
Yes: Dee Baebler, Keith Kostial, Kurt Krueger, Mark Colombo, Rich Gau, Steve Bersche, Thompson Price, Tom Musich.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

ADJOURNMENT:

Alderman Gau made a motion to adjourn the meeting. Alderman Bersche seconded the motion and it was unanimously approved. The meeting adjourned at 8:32 pm.

Dede Hendricks



Recording Secretary

BILL NO. 30

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE 2017 BUDGET

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS;

Section 1: The Finance Committee has reviewed the 2017 Budget and has recommended adoption to the Board of Aldermen.

Section 2: The 2017 budget attached hereto as Exhibit A is hereby approved and adopted.

Section 3: This ordinance shall take effect immediately upon its passage.

PASSED THIS DAY OF _____, 2016.

_____

MAYOR

APPROVED THIS DAY OF _____, 2016.

_____

MAYOR

ATTEST:

_____

CITY CLERK/CITY ADMINISTRATOR

City of Sunset Hills
2017 Budget Summary

	GENERAL FUND		COUNTY ROAD FUND	CAPITAL IMPROVEMENTS	PARKS/STORM		DEBT SERVICE		TOTAL
12/31/16 Projected Fund Balance:	**$ 6,397,930**		**$ 436,675**	**$ 541,828**	**$ 2,128,952**		**$ 3,354**		**$ 9,508,738**
2016 Encumbrances for 2017									
- Zoning Code Re-write	*$125,000*								*$125,000*
- Headwall Replacements			*$250,000*						*$250,000*
2017 Budgeted Revenue	*$ 8,241,405*	[1]	*$ 355,000*	*$ 1,063,928*	*$ 1,251,607*		*$ 253,198*		*$ 11,165,138*
Total Revenue:	*$8,366,405*		*$605,000*	*$1,063,928*	*$1,251,607*		*$253,198*		*$11,540,138*
Less: 2017 Budgeted Expenses	*$ (8,363,417)*	[2]	*$ (362,160)*	*$ (1,502,454)*	*$ (444,250)*				*$ (10,672,281)*
Less: 2017 Debt Service:	*$ -*		*$ -*	*$ -*	*$ (253,198)*		*$ (253,198)*		*$ (506,396)*
Total Expenses:	*$ (8,363,417)*		*$ (362,160)*	*$ (1,502,454)*	*$ (697,448)*		*$ (253,198)*		*$ (11,178,677)*
2017 Budgeted Rev. & Enc. Over(Under) Exp:	***$2,988***		***$242,840***	***($438,526)***	***$554,159***		***$0***		***$361,461***
12/31/17 Projected Balance:	**$ 6,400,918**		**$ 679,515**	**$ 103,302**	**$ 2,683,111**		**$ 3,354**		**$ 9,870,199**

1. General Fund-"2017 Budgeted Revenue" includes $760,000 of grant revenue. General Fund-"2017 Budgeted Expenses" includes $760,000 of grant-related expenses. Both items offset each other.
2. Note for Reference Purposes: General Fund "2017 Budgeted Expenses" not including grant-related expenses = $7,603,417.

City of Sunset Hills
12/31/16 Projected

	GENERAL FUND		COUNTY ROAD FUND	CAPITAL IMPROVEMENTS	PARKS/STORM		DEBT SERVICE		TOTAL
12/31/15 Fund Balance:	**$ 7,071,191**		**$ 336,675**	**$ 1,005,973**	**$ 3,197,149**		**$ 1,111,052**		**$ 12,722,040**
2016 Projected Revenue	*$ 7,641,361*		*$ 355,000*	*$ 1,053,395*	*$ 1,239,636*		*$1,961,633*	[2]	$ 12,251,024
Less: 2016 Projected Expenses	*$ (8,314,622)*		*$ (255,000)*	*$ (1,517,540)*	*$ (363,200)*				*$ (10,450,362)*
Less: 2016 Proj. Debt Service:	*$ -*		*$ -*	*$ -*	*$ (1,944,633)*	[1]	*($3,069,331)*	[3]	*$ (5,013,964)*
Total Projected Expenses:	*$ (8,314,622)*		*$ (255,000)*	*$ (1,517,540)*	*$ (2,307,833)*		*$ (3,069,331)*		*$ (15,464,326)*
[Exp Less: Grants - for info purposes only]	$ (7,554,622)								
2016 Proj. Rev Over(Under) Exp:	**$ (673,261)**		**$ 100,000**	**$ (464,146)**	**$ (1,068,197)**		**$ (1,107,698)**		**$ (3,213,302)**
12/31/16 Projected Balance:	**$ 6,397,930**		**$ 436,675**	**$ 541,828**	**$ 2,128,952**		**$ 3,354**		**$ 9,508,738**

1. Includes transfers to Debt Service Funs: $869,982 to be paid in 2016 toward COPs Refunding (est. date = 10/25/16) + $1,074,651 for 2009 COP's P&I payments due in 2016
2. Includes $17,000 projected interest income + Transfers from Pars / Storm Fund: a. $1,074,651 to cover 2009 COP's P&I payments & amortization charges due in 2016 + $869,982 toward new COPs
3. Includes $1,085,120 for existing COP's P&I payments + $4,155 for DS amort exp + $869,982 to be paid in 2016 toward COP's Refunding Issue (est. date = 10/25/16)+ $1,110,074 toward DSR to new COPs

City of Sunset Hills
2017 Budget Summary

		2017 Budget	12-31-16 Projected
REVENUE			
Taxes		$ 5,184,355	$5,110,455
Licenses & Permits		$ 1,091,500	$1,200,857
Services		$ 1,205,550	$1,289,722
Grants		$ 760,000	$40,328
	General Fund	$ ***8,241,405***	***$7,641,361***
County Road Fund		$ 355,000	$355,000
Capital Improvements		$ 1,063,928	$1,053,395
Parks / Storm Water		$ 1,251,607	$1,239,636
			$2,648,030
TOTAL REVENUE		**$ 10,911,940**	**$10,289,391**
LESS: TOTAL EXP (FROM BELOW)		**$ (10,926,664)**	**$ (13,519,693)**
REVENUE OVER (UNDER) EXP:		$ (14,724)	$ (3,230,302)
EXPENSES			
Administration			
General		$ 616,071	$631,187
Capital Expenses		$ 54,404	$35,114
	TOTAL	**$ 670,475**	**$666,301**
Public Works			
General		$ 1,902,159	$2,056,535
Capital Expenses		$ 1,074,000	$1,044,580
County Road Fund		$ 362,160	$255,000
	TOTAL	**$ 3,338,319**	**$3,356,115**
Public Safety			
General		$ 2,536,278	$2,517,279
Capital Expenses		$ 135,650	$116,546
	TOTAL	**$ 2,671,928**	**$2,633,825**
Court			
General		$ 176,025	$163,771
Capital Expenses		$ -	$0
	TOTAL	**$ 176,025**	**$163,771**
Parks			
General		$ 1,314,815	$983,362
Capital Expenses		$ 214,700	$190,900
Parks / Storm Water		$ 131,400	$146,000
	TOTAL	**$ 1,660,915**	**$1,320,262**
Pool			
General		$ 289,262	$287,287
Capital Expenses		$ 23,700	$38,000
Parks / Storm Water		$ 90,000	$59,400
	TOTAL	**$ 402,962**	**$384,687**
Athletic Fields			
General		$ 76,891	$71,526
Capital Expenses		$ -	$28,800
Parks / Storm Water		$ 141,450	$85,000
	TOTAL	**$ 218,341**	**$185,326**
Community Center			
General		$ 420,271	$396,055
Capital Expenses		$ -	$63,600
Parks / Storm Water		$ 81,400	$72,800
	TOTAL	**$ 501,671**	**$532,455**
Benefits			
General		$ 1,031,646	$1,207,620
Capital Expenses		$ -	$0
	TOTAL	**$ 1,031,646**	**$1,207,620**
Debt Service			
Parks / Storm Water		**$ 254,382**	**$3,069,331**
TOTAL EXPENSES		**$ 10,926,664**	**$ 13,519,693**

REVENUE

2017 BUDGET

		2015 BUDGET	2015 AMENDMENTS	2015 ACTUAL	2016 BUDGET	2016 8/3016 Actuals	2016 Projected Actuals	2017 Budget Request	2016 Budget vs 2017 Budget Budget/Request	2016 Proj v 2017 Budget Request	EXPLANATION
	TAXES										
4010	REAL ESTATE TAXES	160,000	0	160,533	160,000	63,951	160,000	163,200	3,200	3,200	Property tax rate, assessed valuation 2% inc
4012	PERSONAL PROPERTY TAXES	25,000	0	26,168	25,000	12,054	18,081	18,443	(6,557)	362	Property tax rate, assessed valuation 2% inc
4013	COUNTY UTILITY DISTRIBUTION TAX	3,200	0	2,598	3,200	2,700	4,050	4,000	800	(50)	
4014	FINANCIAL INSTITUTION TAX	0	0	84	0	254	254		0	(254)	
4030	SALES TAXES 1%	2,273,391	0	2,138,677	2,273,391	1,536,396	2,304,594	2,327,640	54,249	23,046	1% growth
4031	SALES TAXES 1/4%	556,630	0	534,518	556,630	361,764	542,646	548,072	(8,558)	5,426	1% growth
4035	DOR SALES TAX INTEREST	0	0	329	0	141	212	0	0	(212)	
4040	VEHICLE SALES TAXES	65,000	0	70,447	65,000	42,132	63,198	65,000	0	1,802	
4041	VEHICLE FEES	40,000	0	37,729	40,000	31,597	47,396	40,000	0	(7,396)	
4050	GASOLINE TAXES	261,225	0	224,836	261,225	147,449	221,174	225,000	(36,225)	3,827	
4070	CIGARETTE TAXES	22,000	0	24,505	22,000	15,908	23,862	23,000	1,000	(862)	
4091	ELECTRIC UTILITY RECEIPTS	940,000	0	1,017,857	940,000	612,985	919,478	945,000	5,000	25,523	
4092	GAS UTILITY RECEIPTS	322,000	0	277,082	322,000	154,920	232,380	255,000	(67,000)	22,620	
4093	TELEPHONE UTILITY RECEIPTS	465,500	0	445,564	465,500	289,833	434,750	435,000	(30,500)	251	
4094	WATER UTILITY RECEIPTS	130,000	0	141,373	130,000	92,255	138,383	135,000	5,000	(3,383)	
	LICENSES & PERMITS								0	0	
4201	PERMITS & FEES	33,500	0	30,467	33,500	19,914	29,871	30,000	(3,500)	129	2014 One time fee - Friendship Village Expansion
4220	BUSINESS LICENSE - GROSS RECEIPTS	485,000	0	479,484	485,000	342,232	513,348	500,000	15,000	(13,348)	
4221	BUSINESS LICENSE - SQUARE FEET	325,000	0	241,229	325,000	273,505	410,258	325,000	0	(85,258)	
4222	BUSINESS LICENSE - MISCELLANEOUS	32,000	0	41,765	32,000	52,127	52,127	45,000	13,000	(7,127)	
4223	ANTENNA LICENSE	102,000	0	102,000	102,000	57,000	57,000	57,000	(45,000)	0	Created separate GL acct for antenna licenses
4240	LIQUOR LICENSE	13,000	0	13,450	13,000	15,838	15,838	14,000	1,000	(1,838)	
4260	VIDEO LICENSE	1,000	0	1,000	1,000	450	450	500	(500)	50	
4860	CABLE TELEVISION	147,000	0	141,162	147,000	81,310	121,965	120,000	(27,000)	(1,965)	
	SERVICES								0	0	
4420	POLICE REIMBURSEMENTS	0	0		0	0	0	0	0	0	
4600	COURT FINES & COSTS	400,000	0	391,054	400,000	244,537	366,805	375,000	(25,000)	8,195	
4610	POLICE INCOME	0		3,718	0	3,996	5,000	3,750	3,750	(1,250)	
4620	PARK INCOME	24,000	0	24,613	24,000	22,092	24,000	32,800	8,800	8,800	Includes trade-in value for equipment
4625	KITUN PARK (DOG PARK)	12,000	0	18,165	12,000	11,359	12,000	12,000	0	0	Dog Park
4630	PUBLIC WORKS INCOME	2,500	0	6,157	2,500	12,804	13,000	12,500	10,000	(500)	Includes trade-in value for equipment
4640	POOL INCOME	180,500	0	199,122	180,500	174,966	186,000	185,500	5,000	(500)	Varies due to weather, price increase
4645	CONCESSION STAND INCOME	43,000	0	53,092	43,000	51,943	54,000	53,000	10,000	(1,000)	Varies due to weather
4646	BALLFIELD CONCESSION INCOME	2,500	0	0	2,500	0	0	2,500	0	2,500	
4650	DAY CAMP INCOME	63,000	0	64,629	63,000	64,889	65,000	63,000	0	(2,000)	Additional participants
4655	DIVE TEAM INCOME	20,000	0	18,706	20,000	21,241	21,000	20,000	0	(1,000)	More participants/registration enhancements
4660	SPECIAL PROGRAMS INCOME	15,000	0	15,174	15,000	3,335	10,000	13,000	(2,000)	3,000	New programs
4670	ATHLETIC FIELDS INCOME	72,500	0	43,426	72,500	35,025	51,000	65,000	(7,500)	14,000	
4690	COMMUNITY CENTER INCOME	285,000	0	312,000	285,000	206,555	290,000	285,000	0	(5,000)	Advertising
4800	INTEREST ON INVESTMENTS	50,000	0	89,170	50,000	78,795	118,193	50,000	0	(68,193)	
4815	LIEN - NUISANCE ABATEMENT	3,500	0	4,700	3,500	6,664	9,996	5,000	1,500	(4,996)	
4819	VISA CASH REWARDS	5,000	0	3,400	5,000	0	5,000	10,000	5,000	5,000	Implemented AP VISA payments in June 2014
4820	MISCELLANEOUS INCOME	3,000	0	6,455	3,000	43,360	45,000	7,500	4,500	(37,500)	
4822	GRANT - GEMPP PARK	0	0	0	0	0	0	0	0	0	
4823	GRANT - POLICE	0	0	0	0	0	0	0	0	0	
4824	GRANT - MINNIE HA HA PARK	0	0	0	0	0	0	0	0	0	
4825	GRANT - WATSON TRAIL	0	0	0	0	0	0	0	0	0	
4826	FEDERAL GRANT - OLD GRAVOIS ROAD	0	0	0	0	0	0	0	0	0	
4827	FEDERAL GRANT - TRIBUTARY B PHASE II	0	0	0	0	0	0	0	0	0	
4828	GRANT - TORNADO TREE REPLACEMENT	0	0	0	0	0	0	0	0	0	
4829	GRANT - EDDIE & PARK DOG PARK	0	0	0	0	0	0	0	0	0	

REVENUE

2017 BUDGET

		2015 BUDGET	2015 AMENDMENTS	2015 ACTUAL	2016 BUDGET	2016 8/3016	2016 Projected	2017 Budget	2016 Budget vs 2017 Budget	2016 Proj v 2017 Budget Request	EXPLANATION
4831	FEDERAL GRANT - KENNERLY ROAD	525,686	0	522,905	0	7,552	11,328	0	0	(11,328)	
4832	FEDERAL GRANT (DNR) - MINNIE HA HA TRAIL	0	0	0	0	0	0	0	0	0	
4833	GRANT (GRG) - MINNIE HA HA TRAIL	0	0	0	0	0	0	0	0	0	
4834	GRANT - RECYCLING	0	0	0	0	0	0	0	0	0	
4835	GRANT - COMMUNITY CENTER SPINNING ROOM	0	0	0	0	0	0	0	0	0	
4836	FEDERAL GRANT - W. WATSON ROAD	44,925	0	21,849	941,507	12,949	19,424	344,000	(597,507)	324,577	2016 Grant for W. Watson Road/carry over to 2017
4837	GRANT - PARKS	6,700	0	0		6,384	9,576	352,000	352,000	342,424	
4838	GRANT - LINDBERGH SIDEWALKS	0	0	0	0	0	0	64,000	64,000	64,000	
4840	P D TRAINING INCOME	5,000	0	7,994	5,000	3,592	5,388	5,000	0	(388)	
4845	INMATE SECURITY FUND	5,000	0	5,484	5,000	3,592	5,388	5,000	0	(388)	
4870	CRIME VICTIMS' COMPENSATION	0	0	1,013	0	1,292	1,938	0	0	(1,938)	
4980	MEMORIAL LANDSCAPING INCOME	0	0	147		676	1,014	0	0	(1,014)	
4982	DONATION - KITUN PARK DOG PARK	0	0	17,260	0		0	0	0	0	
4990	MARKET VALUATION OF INVESTMENTS	0	0	23,163				0	0	0	
	TOTAL GENERAL FUND	$8,171,257	$0	$8,006,263	$8,535,453	$5,224,913	$7,641,361	$8,241,405	($294,048)	$500,044	
	Less grants	7,593,946		7,461,509	7,593,946	5,205,580	7,601,034	7,481,405.02	239,459	(130,956)	
	W/AMENDMENTS										
10-4440	**COUNTY ROAD FUND**	355,000	0	352,838	355,000	147,252	355,000	355,000	0		
05-4032	CAPITAL IMPROVEMENTS 1/2% EXTENSION	1,000,405	0	1,037,861	1,015,411	702,263	1,053,395	1,063,928	48,517		1% growth
	TOTAL CAPITAL IMPROVEMENTS FUND	$1,000,405	$0	$1,037,861	$1,015,411	$702,263	$1,053,395	$1,063,928	48,517		
12-4032	PARKS/STORM WATER 1/2% SALES TAX	1,171,247	0	1,220,961	1,188,815	826,143	1,239,215	1,251,607	62,792		1% growth
12-4800	PARKS/STORM WATER 1/2% INTEREST	300	0	652	0	421	421	0	0		Declining rates
12-4824	PARKS/STORM WATER DONATION	0	0	0	0	0	0	0	0		2013 Donation for Minnie Ha Ha Trail
	TOTAL PARKS/STORM WATER FUND	$1,171,547	$0	$1,221,513	$1,188,815	$826,564	$1,239,636	$1,251,607			
	TOTAL REVENUE	$10,698,209	$0	$10,618,575	$11,094,679	$6,900,992	$10,289,391	$10,911,940			

ADMINISTRATION DEPARTMENT

2017 BUDGET

GENERAL FUND

		2015 GENERAL ACTUAL	2016 GENERAL BUDGET	2016 BUDGET AMEND	2016 GENERAL PROJ 8/31/16 Annualized	2017 REQUEST BUDGET	2016 PROJECTED VS 2017	EXPLANATION
5001	MAYOR/BOA/COLLECTOR SALARIES	45,600	45,600		44,640	45,600	960	
5003	ADMINISTRATIVE SALARIES	202,266	219,703		154,702	294,911	140,209	estimated 2.5% increase current staff
5008	OVERTIME	500	515		2,319	500	(1,819)	
5016	MAYOR & BOA EXPENSES	6,000	6,000		6,674	10,200	3,526	Includes IPADs
5020	INSURANCE	32,100	38,098		39,000	33,142	(5,858)	
5030	OFFICE SUPPLIES	7,000	7,000		5,437	7,000	1,563	
5031	POSTAGE	7,455	7,455		5,157	7,500	2,343	
5033	EQUIPMENT REPAIR & MAINTENANCE	6,200	6,200		8,529	8,500	(29)	
5040	PROFESSIONAL FEES	35,000	35,000		58,358	35,000	(23,358)	
5042	CITY ATTORNEY RETAINER	7,800	7,800		5,850	8,000	2,150	
5043	WEBSITE MAINTENANCE	0	0		6,479	7,000	521	
5044	LITIGATION	30,000	30,000		42,892	40,000	(2,892)	
5046	INTERIM CONSULTANT EXPENSES	0			171,261	0	(171,261)	
5050	ELECTION EXPENSES	4,500	4,500		3,538	4,500	962	
5052	NEWSLETTER	27,000	27,000		32,973	35,000	2,027	
5054	PUBLICATIONS	2,900	2,900		2,987	3,000	13	
5056	SPECIAL EVENTS & INSTALLATION	3,600	3,600		3,600	4,000	400	Christmas reception
5060	MEMBERSHIPS & SUBSCRIPTIONS	13,500	13,500		17,509	18,500	991	Municipal League Dues, Laumeier Art Fair Sponsorhip
5062	CODIFICATION	4,000	4,000		7,080	7,080	0	
5063	CONSULTING/BUSINESS DEVELOPMENT EXP.	1,000	1,000		0	1,000	1,000	New business packets
5064	SEMINARS	1,000	2,000		1,493	8,000	6,507	professional staff training and certification
5065	MILEAGE	250	500		266	500	234	
5068	MISCELLANEOUS	7,000	7,000		7,738	7,500	(238)	
5098	EMPLOYEE WELLNESS PROGRAM	1,000	1,000		0	1,000	1,000	
5099	CAFETERIA PLAN	3,000	3,000		1,523	3,000	1,477	
5103	EQUIPMENT - OFFICE	5,200	5,200		1,182	25,638	24,456	
	TOTAL ADMINISTRATION	**$453,871**	**$478,571**	**$0**	**$631,187**	**$616,071**	**-$15,116**	

CAPITAL IMPROVEMENT FUND

		2015 CAPITAL ACTUAL	2016 CAPITAL BUDGET	2016 CAPITAL AMEND	2016 CAPITAL PROJ	2017 CAPITAL BUDGET Request	2016 PROJECTED VS 2017	EXPLANATION
5043	WEBSITE MAINTENANCE	8,114	8,114		8,114			
5103	EQUIPMENT - OFFICE	74,000	27,000	54,872	27,000	54,404	27,404	Financial software(GL, AP, Payroll, Cash Receipts), Copier, Printers, Chairs
	TOTAL ADMINISTRATION	**$82,114**	**$35,114**	**$54,872**	**$35,114**	**$54,404**	**$27,404**	

PUBLIC WORKS DEPARTMENT - 2017 BUDGET

GENERAL FUND

			2015 GENERAL ACTUAL	2016 GENERAL BUDGET	2016 BUDGET AMEND	2016 GENERAL PROJ.	2017 GENERAL BUDGET	2016 PROJECTED VS 2017	EXPLANATION
01-50-00	5003	PUBLIC WORKS SALARIES	820,714	877,398		830,000	848,970	18,970	Full Staff - Salary increase (2.5%)
01-50-00	5005	PART-TIME PUBLIC WORKS SALARIES	47,958	7,200		0	7,200	7,200	Summer Intern
01-50-00	5008	OVERTIME SALARIES	3,019	10,000		1,500	10,000	8,500	Budget number same as 2016
01-50-00	5020	INSURANCE	76,808	78,000		97,500	76,889	(20,611)	Budget number same as 2016
01-50-00	5030	OFFICE SUPPLIES	2,924	3,200		3,200	3,500	300	Projected increase from 2016
01-50-00	5033	EQUIPMENT REPAIR/MAINTENANCE	16,401	20,000		18,000	20,000	2,000	Budget number same as 2016
01-50-00	5036	EQUIPMENT RENTALS	6,262	3,000		2,500	7,500	5,000	Bridge Cleanout in 2017; Large equipment rental
01-50-00	5037	GAS/OIL	33,021	45,000		30,000	32,000	2,000	Projected decrease from 2016; Lower fuel costs
01-50-00	5038	VEHICLE MAINTENANCE	31,251	35,000		25,000	30,000	5,000	Projected decrease from 2016; Fewer vehicle repairs
01-50-00	5039	MINOR TOOLS	7,743	6,000		6,000	6,000	0	Budget number same as 2016
01-50-00	5044	LITIGATION	26,423	20,000		20,000	20,000	0	Budget number same as 2016
01-50-00	5057	UNIFORMS	11,180	12,000		12,000	13,000	1,000	Projected increase from 2016
01-50-00	5060	MEMBERSHIPS/SUBSCRIPTIONS	1,599	2,000		3,000	3,500	500	Projected increase from 2016; Web hosting fees
01-50-00	5062	MAPS	0	300		425	1,200	775	Increase due to mapping needs
01-50-00	5063	ENGINEERING/SURVEYING	25,454	76,000		70,000	64,000	(6,000)	West Watson - Design and ROW
01-50-00	5064	SEMINARS/TRAINING	7,075	4,000		4,000	5,000	1,000	Projected increase from 2016; Additional training opportunities
01-50-00	5065	MILEAGE REIMBURSEMENT	598	515		500	600	100	Projected increase from 2016
01-50-00	5067	UTILITIES	5,037	9,500		5,000	5,500	500	Budget number same as 2015
01-50-00	5068	MISCELLANEOUS	(1,351)	2,500		3,500	2,500	(1,000)	Budget number same as 2016
01-50-00	5069	TRAFFIC ASSESSMENT EXPENSE	0	0		0	0	0	None
01-50-00	5070	ADDITIONAL ROAD MAINTENANCE	(25,000)	0		(12,000)	0	12,000	None
01-50-00	5071	ADDITIONAL ROAD CONSTRUCTION	522,904	865,507		700,000	344,000	(356,000)	None - 2017
01-50-00	5072	SNOW REMOVAL	0	0		0	35,800	35,800	Salt purchase, weather service, supplies
01-50-00	5073	STORM DEBRIS REMOVAL (TORNADO)	8,649	0		(1,530)	0	1,530	None
01-50-00	5074	STREET LIGHTING	67,433	62,930		60,000	65,000	5,000	Projected decrease from 2016
01-50-00	5075	TREE REMOVAL	7,570	6,000		6,000	6,000	0	Budget number same as 2016
01-50-00	5076	ROAD PAINTING/STRIPING	0	1,000		1,500	3,000	1,500	Projected increase from 2016
01-50-00	5077	ROAD SIGN MAINTENANCE/REPLACEMENT	6,467	9,000		9,000	0	(9,000)	Budget number same as 2016
01-50-00	5078	STORM SEWER MAINTENANCE	6,018	6,000		4,000	8,000	4,000	Increase due to Stormwater Phase II Requirements
01-50-00	5079	STORM SEWER CONSTRUCTION	0	0		0	0	0	None
01-50-00	5080	ROAD SWEEPING/CLEANING	5,201	7,500		7,000	7,500	500	Budget number same as 2016
01-50-00	5081	WASTE CONTROL	5,322	4,000		4,000	4,000	0	Budget number same as 2016
01-50-00	5083	MOSQUITO CONTROL	2,554	3,500		1,000	1,000	0	Budget number same as 2016
01-50-00	5089	NUISANCE TAX BILLS - VEG/TREE/STRUCT.	0	5,000		3,000	4,000	1,000	Budget number same as 2016
01-50-00	5090	GENERAL PLANNING	0	125,000		0	125,000	125,000	Update zoning code, subdivision code, sign code, commercial/residential standards
01-50-00	5101	EQUIPMENT - VEHICLES	0	0		0	0	0	None
01-50-00	5102	EQUIPMENT	12,575	0		440	0	(440)	none
01-50-00	5103	EQUIPMENT - OFFICE	5,955	4,500		4,500	5,000	500	Budget increase from 2016; Work Station Replacements, Replace office chairs
		TOTAL PUBLIC WORKS	**1,747,764**	**2,311,550**	**0**	**1,919,035**	**1,765,659**	**(153,376)**	

PUBLIC WORKS DEPARTMENT - 2017 BUDGET

GENERAL FUND

			2015 GENERAL ACTUAL	2016 GENERAL BUDGET	2016 BUDGET AMEND	2016 GENERAL PROJ.	2017 GENERAL BUDGET	2015 VS 2016	EXPLANATION
01-50	01-5030	PW BLDG - SUPPLIES	10,938	12,000		12,000	12,000	0	Increase from 2016 due to projections
01-50	01-5035	PW BLDG - REPAIR/MAINTENANCE	4,334	15,000		10,000	12,000	5,000	Budget number same as 2016
01-50	01-5038	PW BLDG - GROUND MAINTENANCE	3,075	3,500		9,500	7,500	(6,000)	Increase from 2016 due to projections
01-50	01-5064	PW BLDG - GAS	9,552	11,000		9,000	9,000	2,000	Decrease from 2016 due to projections
01-50	01-5065	PW BLDG - TELEPHONE	4,175	4,000		4,000	4,000	0	Budget number same as 2016
01-50	01-5066	PW BLDG - WATER/SEWER	3,987	7,000		6,500	6,500	500	Budget number same as 2016
01-50	01-5067	PW BLDG - ELECTRIC	8,593	8,500		8,500	8,500	0	Budget number same as 2016
01-50	01-5104	PW BLDG - IMPROVEMENTS	0	0		0	0	0	None
		TOTAL PW BUILDING	**44,654**	**61,000**	**0**	**59,500**	59,500	**1,500**	
01-50	10-5030	CITY HALL - SUPPLIES	1,832	2,500		2,000	2,000	500	Budget number same as 2016
01-50	10-5035	CITY HALL - REPAIR/MAINTENANCE	12,466	15,000		15,000	14,000	0	Budget number same as 2016
01-50	10-5038	CITY HALL - GROUND MAINTENANCE	9,655	10,000		11,000	11,000	(1,000)	Increase from 2016 due to projections
01-50	10-5065	CITY HALL - TELEPHONE	7,064	7,300		7,000	7,000	300	Increase from 2016 due to projections
01-50	10-5066	CITY HALL - WATER/SEWER	8,415	6,000		5,000	5,000	1,000	Budget number same as 2016
01-50	10-5067	CITY HALL - ELECTRIC	32,159	40,000		38,000	38,000	2,000	Budget number same as 2016
01-50	10-5104	CITY HALL - IMPROVEMENTS	0	30,000		0	0	0	
		TOTAL CITY HALL	**71,591**	**110,800**	**0**	**78,000**	77,000	**2,800**	
		GRAND TOTAL	**1,864,009**	**2,483,350**	**0**	**2,056,535**	**1,902,159**	**(149,076)**	
		Federal Reimbursement		941,507			408,000		
		2016 without reimbursement		1,541,843			1,494,159		

PUBLIC WORKS DEPARTMENT - 2017 BUDGET

CAPITAL IMPROVEMENT FUND

		2015 CAPITAL ACTUAL	2016 CAPITAL BUDGET	2016 CAPITAL PROJ.	2017 CAPITAL BUDGET	2016 PROJ vs 2017	EXPLANATION
5041	WEBSITE UPGRADE & MAINTENANCE		0	0	0	0	
5063	ENGINEERING/SURVEYING	14,794	159,000	150,000	161,000	11,000	Lindbergh Sidewalks, Hadley Hill, East Watson
5070	ADDITIONAL ROAD MAINTENANCE		0	0	0	0	
5071	ADDITIONAL ROAD CONSTRUCTION	132,605	516,377	450,000	666,000	216,000	East Watson - Sidewalk Construction; Mill/Overlay - Sunset Manor Phase 1, West Watson
5072	SNOW REMOVAL		0	0	0	0	
5095	SIDEWALK CONSTRUCTION	73,542	200,000	175,000	0	(175,000)	None scheduled for 2017
5078	STORM SEWER MAINTENANCE		0	0	0	0	
5080	ROAD SWEEPING/CLEANING		0	0	0	0	
5090	GENERAL PLANNING	86,214	0	9,580	0	(9,580)	
5101	EQUIPMENT - VEHICLES	101,537	235,000	200,000	0	(200,000)	
5102	EQUIPMENT	20,584	60,000	60,000	97,000	37,000	Post lift, Mini-Loader, Walk Behind Mower, Power Washer, Oil Containment, Drains
5103	EQUIPMENT - OFFICE	8,900	0	0	0	0	
	TOTAL PUBLIC WORKS	**438,176**	**1,170,377**	**1,044,580**	924,000	**(120,580)**	
01-5104	PW BLDG - IMPROVEMENTS	38,808	0	0	0	0	
10-5104	CITY HALL IMPROVEMENTS	56,826	20,000	0	150,000	150,000	
	TOTAL PW/CITY HALL BUILDING	**38,808**	**20,000**	**0**	150,000	**150,000**	
	GRAND TOTAL	**476,984**	**1,190,377**	**1,044,580**	**1,074,000**	**29,420**	

CAPITAL SURPLUS FUND

		2015 SURPLUS ACTUAL	2016 CAPITAL SURPLUS	2016 CAP SUR PROJ.	2017 CAPITAL SURPLUS	2016 PROJ vs 2017	EXPLANATION
01-5030	PW BLDG - SUPPLIES	0	0	0	0	0	
01-5035	PW BLDG - REPAIR/MAINTENANCE	0	0	0	0	0	
01-5038	PW BLDG - GROUND MAINTENANCE	0	0	0	0	0	
01-5064	PW BLDG - GAS	0	0	0	0	0	
01-5065	PW BLDG - TELEPHONE	0	0	0	0	0	
01-5066	PW BLDG - WATER/SEWER	0	0	0	0	0	
01-5067	PW BLDG - ELECTRIC	0	0	0	0	0	
01-5104	PW BLDG - IMPROVEMENTS	0	0	0	0	0	
	TOTAL PW BUILDING	0	**0**	**0**	0	0	
10-5030	CITY HALL - SUPPLIES	0	0	0	0	0	
10-5035	CITY HALL - REPAIR/MAINTENANCE	0	0	0	0	0	
10-5038	CITY HALL - GROUND MAINTENANCE	0	0	0	0	0	
10-5065	CITY HALL - TELEPHONE	0	0	0	0	0	
10-5066	CITY HALL - WATER/SEWER	0	0	0	0	0	
10-5067	CITY HALL - ELECTRIC	0	0	0	0	0	
10-5104	CITY HALL - IMPROVEMENTS	0	0	0	0	0	
	TOTAL CITY HALL	0	**0**	**0**	0	0	
	GRAND TOTAL	0	**0**	**0**	**0**	**0**	

PUBLIC WORKS DEPARTMENT - 2017 BUDGET

COUNTY ROAD FUND

		2015 CRF ACTUAL	2016 CRF BUDGET	2016 BUDGET AMEND	2016 CRF PROJ.	2017 CRF BUDGET	2016 PROJ vs 2017	EXPLANATION
5070	ROAD/BRIDGE MAINTENANCE	154,830	230,150		230,000	112,160	(117,840)	Crack Sealer, Nova Chip , In-House Concrete
5071	ROAD CONSTRUCTION		250,000		25,000	250,000	225,000	Headwall Replacements
	TOTAL COUNTY ROAD FUND	**154,830**	**480,150**	**0**	**255,000**	362,160	**107,160**	

CERTIFICATES OF PARTICIPATION (COP FUND)

		2015 COP ACTUAL	2016 COP BUDGET	2016 BUDGET AMEND	2016 COP PROJ.	2017 COP BUDGET	2016 PROJ vs 2017	EXPLANATION
5020	STORM SEWER CONSTRUCTION	0	0	0	0	0	0	Fund has been closed
	TOTAL COP FUND	0	0		0	0	0	

STORM WATER/LOCAL PARKS FUND

		2015 S/P ACTUAL	2016 S/P BUDGET	2016 BUDGET AMEND	2016 S/P PROJ.	2017 S/P BUDGET	2016 PROJ vs 2017	EXPLANATION
5079	STORM SEWER CONSTRUCTION	0	0	0	0	0	0	None scheduled for 2017
	TOTAL STORM/PARKS FUND	0	0	0	0	0	0	

Sunset Hills Public Safety Budget

2017 BUDGET

GENERAL FUND

Account	Account Description	2015 ACTUAL	2016 BUDGET	BUDGET AMEND	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
01-60-00-5002	Commissioned Salaries	1,616,371	1,626,200		1,626,200	1,614,919	(11,281)	2.5% raise
01-60-00-5003	Non-Commissioned Salaries	352,469	369,985		369,985	375,446	5,461	2.5% raise
01-60-00-5007	Holiday Salaries	28,116	36,460		36,460	38,815	2,355	
01-60-00-5008	Overtime Salaries	46,801	58,458		58,458	62,233	3,775	
01-60-00-5017	Police Chief Expenses	170	400		400	400	0	
01-60-00-5018	Recruitment	103	1,400		1,400	1,400	0	
01-60-00-5019	Community Relations	401	1,000		1,000	1,000	0	
01-60-00-5020	Insurance	107,805	108,000		107,486	104,728	(2,758)	based on 2016 figure
01-60-00-5021	Identi-kit rental	0	0		0	0	0	
01-60-00-5030	Office Supplies	6,726	7,000		7,000	7,500	500	addition of Commuity Relations Officer
01-60-00-5031	Postage	905	1,850		1,850	1,850	0	
01-60-00-5032	Printing/Copier	2,849	2,500		2,500	2,500	0	
01-60-00-5034	CARE software	0	500		500	500	0	
01-60-00-5035	Computer	54,808	66,320		66,320	65,720	(600)	Watchguard software is up to date
01-60-00-5036	Communications Expense	7,546	5,000		5,000	5,000	0	
01-60-00-5037	Gasoline / Oil	38,376	63,000		40,000	47,460	7,460	market fluctuations
01-60-00-5038	Vehicle Maintenance	12,073	11,000		10,000	10,000	0	
01-60-00-5044	Litigation	4,611	3,200		3,100	3,200	100	
01-60-00-5051	Vehicle Change-over	0	8,000		8,000	9,000	1,000	purchase of 1 unmarked vehicle
01-60-00-5057	Uniforms	10,661	17,900		15,500	15,500	0	
01-60-00-5058	Police Supplies	4,484	7,100		5,000	7,100	2,100	annual taser recertification cartridges/ammo increases
01-60-00-5060	Membership / Subscriptions	3,122	5,600		4,100	4,100	0	additil.memberships for the Comm. Rel. Off. (removedNIXLE Engage 3,400)
01-60-00-5061	Jail Expense	1,972	5,000		5,000	5,000	0	
01-60-00-5064	Seminars / Training	7,577	8,640		7,845	7,000	(845)	CVSA certifications up to date
01-60-00-5065	Mileage Reimbursement	887	1,200		1,200	1,500	300	officers appearing in state court more frequently
01-60-00-5068	Miscellaneous	5,633	5,000		5,000	5,000	0	
01-60-10-5035	Maintenance / Repair	32,068	33,540		30,000	31,150	1,150	based on aging equipment, repairs,generator maint.
01-60-10-5038	Groundskeeping	8,356	10,000		9,000	10,000	1,000	
01-60-10-5064	Gas	9,552	12,360		12,000	10,000	(2,000)	based on 2015 costs
01-60-10-5065	Telephone	20,384	15,000		25,000	20,000	(5,000)	reduced at&t bills(landlines & radio repeater circuits)
01-60-10-5066	Water / Sewer	8,272	7,600		7,300	8,500	1,200	based on 2015 costs
01-60-10-5067	Electric	44,431	27,000		26,000	41,000	15,000	based on 2015 costs
SUB TOTAL Operating / Salaries		2,437,529	2,526,213	0	2,498,604	2,517,521	18,917	
01-60-00-5101	Police Vehicles	0	0		0	0	0	
01-60-00-5102	Patrol Equipment	3,500	1,800		1,800	0	(1,800)	
01-60-00-5103	Office Equipment	601	3,000		3,000	0	(3,000)	
SUB TOTAL Major Expenses		4,101	4,800	0	4,800	0	(4,800)	
01-60-00-5069	Special Expenses *	200	200		200	200	0	funds only utilized for specialized investigations
01-60-00-5085	Grant Account *	0	0		0	0	0	
01-60-00-5086	Mississippi Lime Donation *	1000	1000		0	1,000	1,000	
01-60-10-5090	Drug Forfeiture Fund *	575	2367		575	2,367	1,792	
01-60-10-5091	Special PD Training Fund *	6,325	9200		9,100	11,190	2,090	increased range membership fees
01-60-10-5092	Inmate Security Fund *	4,791	4000		4,000	4,000		generated and dedicated from ct fees
SUB TOTAL		12,891	16,767	0	13,875	18,757	4,882	
TOTAL		2,454,521	2,547,780	0	2,517,279	2,536,278	18,999	

Sunset Hills Public Safety Budget

2017 BUDGET

CAPITAL IMPROVEMENT FUND

Account	Account Description	2015 ACTUAL	2016 BUDGET	BUDGET AMEND	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
05-60-00-5101	Police Vehicles	0	75,246		75,246	100,800	25,554	1 unmarked veh
05-60-00-5102	Patrol Equipment	4,045	18,000		36,000	7,700	(28,300)	Zoll AED Plus for PD, radar unit/rifles/vests
05-60-00-5103	Office Equipment	0	2,800		1,300	20,350	19,050	replace 10 yr old copier, replace a 6 yr old server
05-60-10-5104	Capital Improvements	99,169	4000		4,000	6,800	2,800	replace carpet in 2 rms/replace 19 yr old AC/roof mitgatn
SUB TOTAL Capital Improvements		103,214	100,046	0	116,546	135,650		
PUBLIC SAFETY GRAND TOTAL		2,557,735	2,647,826	0	2,633,825	2,671,928		

* Corresponding Revenues are accounted for in the income budget

COURT - 2017 BUDGET

GENERAL FUND

		2015 ACTUAL	2016 BUDGET	2016 PROJECTED	2017 BUDGET	2017 Request	2016 PROJECTED VS 2017	EXPLANATION
5003	COURT SALARIES	102,427	101,707	103,915	104,249	104,249	334	anticipated 3% increase
5008	OVERTIME	15,856	12,360	8,870	500	500	(8,370)	
5020	INSURANCE	245	17,049	323	8,734	1,326	1,003	
5030	OFFICE SUPPLIES	811	750	1,439	1,500	1,500	61	
5032	REPRODUCTION & PRINTING	480	2,500	0	1,500	1,500	1,500	Printing for bond forms
5036	COMMUNICATION EXPENSE	12,136	15,000	9,217	12,500	12,500	3,283	
5042	JUDGE/PROSECUTING ATTY RETAINERS	30,700	30,400	25,200	30,400	30,400	5,200	
5043	TEMPORARY JUDICIAL PERSONNEL	0	0	0	0	0	0	
5044	LITIGATION	16,919	23,000	10,698	15,000	15,000	4,302	
5046	INDIGENT DEFENDANT COUNSEL	2,438	5,000	1,463	2,500	2,500	1,037	Ordinance No 1953
5060	MEMBERSHIPS	170	350	173	350	350	177	
5061	JAIL EXPENSE	270	2,500	315	2,500	2,500	2,185	
5063	MENTAL HEALTH/JAIL DIVERSION PROGRAM	0	900	0	900	900	900	
5064	SEMINARS	2,205	2,000	1,768	2,000	2,000	232	Staff training
5065	MILEAGE	752	600	390	600	600	210	
5103	EQUIPMENT - OFFICE	488	0	0	200	200	200	
	COURT TOTALS	**$185,897**	**$214,116**	**$163,771**	**$183,433**	**$176,025**	**$12,254**	

PARKS AND RECREATION DEPARTMENT

2017 BUDGET

GENERAL FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 AMEND	2016 PROJECTED	2017 BUDGET	2,016 PROJECTED VS 2017	EXPLANATION
01-80-00-5003	PARK SALARIES	480,379	524,562		504,562	524,368	19,806	
01-80-00-5004	DAY CAMP SALARIES	24,000	29,000		40,000	29,500	(10,500)	
01-80-00-5005	PART TIME SALARIES	52,000	52,000		60,000	52,000	(8,000)	
01-80-00-5008	OVERTIME SALARIES	3,000	4,000		6,000	5,000	(1,000)	
01-80-00-5010	SPECIAL PROGRAM EXPENSES	21,000	21,300		21,300	24,000	2,700	More programming opportunities
01-80-00-5020	INSURANCE	42,800	45,796		42,300	43,747	1,447	Based on projections
01-80-00-5030	OFFICE SUPPLIES	7,000	8,500		8,500	7,500	(1,000)	
01-80-00-5033	EQUIPMENT MAINTENANCE	10,300	13,800		13,800	12,500	(1,300)	
01-80-00-5034	EQUIPMENT LEASE	10,000	11,000		11,000	10,000	(1,000)	
01-80-00-5035	BUILDING MAINTENANCE	13,100	13,600		13,600	10,000	(3,600)	
01-80-00-5036	EQUIPMENT RENTAL	4,500	6,500		6,500	6,800	300	
01-80-00-5037	GAS/OIL	16,000	16,000		14,500	14,000	(500)	
01-80-00-5038	VEHICLE MAINTENANCE	9,300	9,900		9,900	9,500	(400)	
01-80-00-5039	MINOR TOOLS	4,550	6,850		6,850	7,150	300	
01-80-00-5040	PROFESSIONAL FEES	10,800	17,500		15,500	14,700	(800)	
01-80-00-5044	LITIGATION	0	0		0	0	0	
01-80-00-5047	MAINTENANCE SUPPLIES	4,500	5,600		5,600	4,500	(1,100)	
01-80-00-5048	MINNIE HA HA IMPROVEMENTS	39,850	25,500		20,000	23,500	3,500	
01-80-00-5049	GEMPP PROPERTY EXPENSES	8,400	11,150		11,150	13,050	1,900	
01-80-00-5052	PROMOTIONS/MARKETING	16,500	23,500		23,500	22,400	(1,100)	Additional marketing needed
01-80-00-5053	RECREATION SUPPLIES	2,300	6,700		6,700	4,900	(1,800)	
01-80-00-5055	DAY CAMP EXPENSES	12,500	15,000		13,000	13,000	0	More paticipants planned for 2017
01-80-00-5057	UNIFORMS	10,200	13,000		13,000	15,200	2,200	
01-80-00-5060	MEMBERSHIPS	2,300	2,300		2,300	1,800	(500)	
01-80-00-5063	ENGINEERING/SURVEYING	0	0	0	0	0	0	
01-80-00-5064	SEMINARS/TRAINING	11,300	12,900		12,900	13,900	1,000	
01-80-00-5065	MILEAGE REIMBURSEMENT	1,000	1,000		1,000	500	(500)	
01-80-00-5067	UTILITIES	17,000	17,000		25,000	17,000	(8,000)	
01-80-00-5068	MISCELLANEOUS	3,700	3,700		3,700	2,500	(1,200)	
01-80-00-5078	GROUND MAINTENANCE	57,700	60,600		56,700	53,500	(3,200)	
01-80-00-5079	KITUN PARK	4,300	5,700		5,700	6,300	600	Umbrellas
01-80-00-5101	EQUIPMENT - VEHICLES	0	0		0	0	0	
01-80-00-5103	EQUIPMENT - OFFICE	0	0		0	0	0	Computers
01-80-00-5104	CAPITAL IMPROVEMENTS (offset by Grant Revenue)	0	0		8,800	352,000	343,200	Trash cans & Electric
	TOTALS	$900,279	$983,958	$0	$983,362	$1,314,815	**331,453**	
	TOTAL WITH AMENDMENTS		$983,958					
	Grants	$0	$0	$0	$0		0	

PARKS AND RECREATION DEPARTMENT

2017 BUDGET

CAPITAL IMPROVEMENT FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
05-80-00-5033	Equipment Maintenance	3,400	0	0	0	0	
05.80.00.5035	Building Maintenance	0	7,600	7,600	0	(7,600)	
05-80-00-5038	Vehicle Maintenance	1,500	1,500	1,500	0	(1,500)	
05-80-00-5039	Minor tools	7,000	0	0	0	0	Generator
05-80-00-5048	Minnie Ha Ha Park	15,000	7,500	7,500	5,000	(2,500)	
05.80.00.5063	Engineering	0	0	0	0		
05-80-00-5101	Equipment -Vehicles	70,400	49,900	49,900	164,000	114,100	Skid Loader/Truck
05-80-00-5103	Equipment - Office	7,000	19,400	19,400	0	(19,400)	
05-80-00-5104	Capital Improvements	134,200	105,000	105,000	45,700	(59,300)	Restroom & grant
Total		238,500	190,900	190,900	214,700	23,800	

STORM WATER/LOCAL PARKS FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
12-80-00-5048	Minnie Ha Ha - Rock Alva	36000	0	0	0		
12-80-00-5049	Gempp Property	7,100	2,600	2,600	2,600	0	Signage
12-80-00-5053	Recreation Supplies	2,500	3,400	3,400	3,400	0	Soccer Goals
12-80-00-5063	Engineering	20,000	20,000	20,000	20,000	0	Engineering/survey for new park
12-80-00-5078	Grounds Maintenance	0	0	0	0	0	
12-80-00-5079	Kitun Park	0	0	0	2,400	2,400	
12-80-00-5103	Equipment	0	0	0	8,000	8,000	Computers
12-80-00-5104	Capital Improvements	35,000	120,000	120,000	95,000	(25,000)	Playground
Total		100,600	146,000	146,000	131,400	(14,600)	

PARKS AND RECREATION DEPARTMENT

2017 POOL BUDGET

GENERAL FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 AMENDED	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
01-85-00-5003	PERSONNEL SALARIES	19,387	19,387		14,387	21,062	6,675	
01-85-00-5005	POOL SALARIES	113,000	120,000		135,000	130,000	(5,000)	
01-85-00-5006	CONC. STAND SALARIES	16,000	0		0	0	0	
01-85-00-5007	SWIM/DIVE COACHES	11,000	11,000	2,000	13,100	13,000	(100)	Utilize funds transferred from Swim and Dive Club
01-85-00-5008	OVERTIME	2,000	2,000		1,500	1,500	0	
01-85-00-5010	CONC. STAND EXPENSE	32,000	32,000		40,000	35,000	(5,000)	
01-85-00-5030	SUPPLIES	3,500	3,500		1,200	2,000	800	
01-85-00-5033	EQUIPMENT MAINTENANCE	3,500	3,800		2,800	2,900	100	
01-85-00-5035	BUILDING/POOL MAINTENANCE	23,000	21,000		17,000	17,000	0	
01-85-00-5038	SWIM/DIVE TEAM EXPENSE	7,500	7,500	3,000	10,500	7,500	(3,000)	Utilize funds transferred from Swim and Dive Club
01-85-00-5040	CONTRACTUAL SERVICES	0	10,000	0	10,500	10,000		
01-85-00-5044	LITIGATION	0	0		0	0	0	
01-85-00-5052	PROMOTIONS	3,000	3,000		2,000	2,000	0	
01-85-00-5056	SPECIAL EVENTS	8,000	11,000		7,500	10,000	2,500	
01-85-00-5067	UTILITIES	21,000	21,000		18,700	19,000	300	
01-85-00-5068	MISCELLANEOUS	9,000	14,300		10,500	16,300	5,800	
01-85-00-5102	EQUIPMENT - FURNISHING	2,675	4,000		2,600	2,000	(600)	
01-85-00-5104	CAPITAL IMPROVEMENTS	925	0		0	0	0	
Total		275,487	283,487	5,000	287,287	289,262	1,975	

CAPITAL IMPROVEMENT FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 PROJECTED	2017 BUDGET	20165 PROJECTED VS 2017	EXPLANATION
05-85-00-5033	EQUIPMENT MAINTENANCE	2500	0	0	0	0	
05.85.00.5035	BUILING MAINTENANCE	30000	5000	5000		(5,000)	
05-85-00-5102	EQUIPMENT FURNISHINGS	20600	15000	15000	14,600	(400)	
05-85-00-5104	CAPITAL IMPROVEMENTS	4700	18000	18000	9,100	(8,900)	
Total		57,800	38,000	38,000	23,700	(14,300)	

STORM WATER/LOCAL PARKS FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
12.85.00.5035	BUILDING MAINTENANCE	28750	18900	18900	15000	-3,900	Painting of leisure pool
12-85-00-5102	EQUIPMENT FURNISHINGS	0	12500	12500	29000	16,500	Chairs,sensors
12-85-00-5104	CAPITAL IMPROVEMENTS	34000	28000	28000	46,000	18,000	umbrellas, overhang of front entrance
Total		62,750	59,400	59,400	90,000	30,600	

Parks & Recreation

2017 BUDGET

Athletic Fields

GENERAL FUND

Account #	Description	2015 ACTUAL	2016 BUDGET	2016 AMEND	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
01-86-00-5003	FULL TIME SALARIES	13,787	17,026		17,026	18,341	1,315	
01-86-00-5005	PART TIME SALARIES	5,800	7,500		4,500	5,000	500	
01-86-00-5008	OVERTIME SALARIES	0	0		1,000	0	(1,000)	
01-86-00-5010	CONCESSIONS	1,500	2,100		1,000	2,000	1,000	
01-86-00-5033	EQUIPMENT MAINTENANCE	500	500		500	500	0	
01-86-00-5035	BUILDING/FIELD MAINTENANCE	7,100	7,100		7,100	8,000	900	Electrical
01-86-00-5037	GAS & OIL	500	500		500	500	0	
01-86-00-5040	UMPIRES	15,500	15,500		12,500	13,000	500	increase
01-86-00-5047	SUPPLIES	1,000	2,000		2,000	2,500	500	
01-86-00-5053	RECREATION SUPPLIES	2,500	3,500		3,500	3,000	(500)	
01-86-00-5067	UTILITIES	6,100	7,300		7,300	5,500	(1,800)	
01-86-00-5078	GROUNDS MAINTENANCE	8,500	8,500		8,500	11,550	3,050	weed and feed
01-86-00-5104	CAPITAL IMPROVEMENTS	1,950	6,100		6,100	7,000	900	Fencing, Storage tank
Total		64,737	77,626		71,526	76,891	5,365	

STORM WATER/LOCAL PARKS FUND

Account #	Description	2015 ACTUAL	2016 budget	2016 Amendments	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
12-86-00-5104	CAPITAL IMPROVEMENTS	0	85,000		85,000	141,450	56,450	Lighting of soccer fields in 2016
Total		0	85,000		85,000	141,450	56,450	

CAPITAL IMPROVEMENT FUND

Account #	Description	2015 ACTUAL	2016 budget	2016 Amendments	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
05-86-00-5104	CAPITAL IMPROVEMENTS	28800	25,500		28,800	0	-28,800	Lighting of fields & volleyball
Total		28800	25,500		28,800	0	-28,800	

Parks & Recreation
2017 BUDGET
Community Center

GENERAL FUND

Account #	Description	2015 ACTUAL	2016 Budget	2016 AMENDMENTS	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
01-87-00-5003	FULL TIME SALARIES	62,052	70,905		75,905	75,618	(287)	
01-87-00-5005	PART TIME SALARIES	92,000	95,000		105,000	105,000	0	
01-87-00-5008	OVERTIME	1,000	1,000		1,000	500	(500)	
01-87-00-5010	CONCESSIONS	1,000	3,000		3,000	3,000	0	
01-87-00-5020	INSURANCE	5,029	5,381		4,500	5,303	803	
01-87-00-5030	OFFICE SUPPLIES	2,500	3,500		1,500	3,500	2,000	Varies
01-87-00-5033	EQUIPMENT MAINTENANCE	6,750	3,750		2,750	3,750	1,000	
01-87-00-5035	BUILDING MAINTENANCE	24,200	36,500		25,000	22,700	(2,300)	
01-87-00-5040	CONTRACTUAL SERVICES	84,000	98,800		98,800	101,800	3,000	More classes
01-87-00-5047	SUPPLIES	10,500	10,500		7,500	10,500	3,000	
01-87-00-5052	MARKETING	8,000	12,300		12,300	12,300	0	Varies
01-87-00-5053	RECREATION SUPPLIES	1,500	1,500		1,500	1,500	0	
01-87-10-5064	GAS	2,800	3,200		1,500	2,800	1,300	
01-87-10-5065	PHONE	3,800	4,600		3,000	4,600	1,600	
01-87-10-5066	WATER/SEWER	4,000	5,000		5,000	5,000	0	
01-87-10-5067	ELECTRIC	35,000	35,000		42,000	45,000	3,000	Increase in rates
01-87-00-5068	MISCELLANEOUS	2,800	3,800		3,000	3,800	800	
01-87-00-5103	OFFICE EQUIPMENT	500	2,100		2,100	1,800	(300)	Computers
01-87-00-5104	CAPITAL IMPROVEMENTS	500	500		700	11,800	11,100	
Total		$347,931	$396,336	$0	$396,055	$420,271	24,216	

CAPITAL IMPROVEMENT FUND

Account #	Description	2015 Actual	2016 Budget	2016 AMENDMENTS	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
05-87-00-5033	EQUIPMENT MAINTENANCE	3200	3200	0	3200	0	-3,200	
05.87.00.5103	OFFICE EQUIPMENT	0	3000	0	3,000	0	-3,000	
05-87-00-5104	CAPITAL IMPROVEMENTS	35,000	57,400	0	57,400	0	-57,400	
Total		0	63,600	0	63,600	0	-63,600	

STORM WATER/LOCAL PARKS FUND

Account #	Description	2015 Actual	2016 Budget	2016 AMENDMENTS	2016 PROJECTED	2017 BUDGET	2016 PROJECTED VS 2017	EXPLANATION
12.87.00.5035	BUIDING MAINTENANCE	0	0	0	0	0	0	
12-87-00-5104	CAPITAL IMPROVEMENTS	2000	72,800	0	72,800	81,400	8,600	Fitness equipment, sound and canopy
Total		2000	72,800	0	72,800	81,400	8,600	

CONSOLIDATED BENEFITS

2017 BUDGET

		2015 ACTUAL	2016 BUDGET	2016 AMENDMENTS	2016 PROJECTED	2017 BUDGET	2017 REQUEST
5210	EMPLOYERS FICA/FICAMED TAXES						
	7.65% OF GROSS SALARIES	305,486	316,230		306,562	325,071	325,071
5220	UHC INSURANCE HSA $7,292 HRA $7,786						
	DELTA DENTAL INSURANCE $445	654,047	562,315		654,980	330,904	330,904
	DEPENDENT HEALTH INSURANCE						
	PLUS FAMILY HSA $7,396 HRA $7,889		168,562			97,477	97,477
	PLUS SPOUSE HSA $4,228 HRA $4,508						
	PLUS CHILD HSA $3,172 HRA $3,381						
	HSA AND HRA FUNDING	13,214	41,000		30,000	54,000	54,000
5230	PENSION EXPENSES						
	5.4% OF GENERAL GROSS SALARY						
	4.7% OF POLICE DEPT GROSS SALARY	248,703	242,705		179,085	183,790	183,790
5240	LIFE & DISABILITY INSURANCE						
	LI-ANNUAL SAL X .00022 X 12						
	DI-ANNUAL SAL / 12 X .0042 X 12	24,999	24,941		27,056	32,904	32,904
5250	UNEMPLOYMENT	890	2,500		9,937	7,500	7,500
5270	INCENTIVE PAY					0	0
	TOTAL	**1,247,339**	**1,358,253**	**0**	**1,207,620**	1,031,646	1,031,646

BILL NO. 31

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE 2017-2021 CAPITAL IMPROVEMENTS PLAN

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS;

Section 1: The Capital Improvements Committee has reviewed the 2017-2021 Capital Improvements Plan and has recommended adoption to the Board of Aldermen.

Section 2: The 2017 Capital Improvements Plan attached hereto as Exhibit A is hereby approved and adopted.

Section 3: This ordinance shall take effect immediately upon its passage.

PASSED THIS DAY OF _____, 2016.

_____

MAYOR

APPROVED THIS DAY OF _____, 2016.

_____

MAYOR

ATTEST:

_____

CITY CLERK/CITY ADMINISTRATOR

City of Sunset Hills

Capital Improvement Plan
FY 2017 – FY 2021

DRAFT

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Reference

Ordinance No. 2013 – Creating the Capital Improvement Committee
Ordinance No. 1108
RSMO 137.558.1
List of Projects not Funded

Overview

The Capital Improvements Program (CIP) is a financing and construction/acquisition plan for projects that require significant capital investment for the City. The CIP, which is to be updated annually and submitted to and adopted by the Board of Aldermen, specifies and describes the City's capital project schedules and priorities for the next five years.

Pursuant to the Board of Aldermen, the Capital Improvement Committee is required to submit a Five Year Capital Improvement Plan to the Board of Aldermen for review and approval. This CIP attempts to reflect the committee members' best judgment, as residents, in multi-year capital planning and asset assessment, maintenance and replacement.

Generally, capital improvement projects consist of purchasing, constructing or renovating structures, acquiring land and/or purchasing major equipment. Other common CIP projects include new vehicles, new or improved sidewalks, roadways, neighborhood renewal projects and new City facilities.

For each capital project, the CIP includes a variety of information, including a project name and description, proposed funding levels and, if applicable, estimated ongoing operating costs. For projects already underway, the description may also note the remaining portion of the project's budget.

Definition
Capital Improvements are defined as, assets owned or leased by the City of Sunset Hills, for which the City has the authority to acquire, pay the costs of, maintain, operate, or to contract with other persons to have the same done, including but not limited to, roads, streets, land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, infrastructure, and all other tangible or intangible assets that are used in operations, having initial useful lives extending beyond a single reporting period, and having a unit cost of $5,000 or greater.

Process and Preparation
City Department Heads submit capital projects for consideration and inclusion in the CIP annually. For FY 2017 - FY2021, the submitted projects were compiled and the resultant project list was reviewed by City staff. The preliminary CIP is presented by the City Administrator to the Capital Improvement Committee. After review and discussion the Capital Improvement Committee provides the plan along with comments and recommendations to the Finance Committee as part of the annual budget process. **[See Ordinance No. 2013 for further reference]**

Capital Improvement Plan (FY 2017 – FY 2021)

Relationship to Annual Operating Budget
Some CIP projects are funded through annual operating funds. In these cases, the CIP and Operating Budget are directly linked as CIP projects become authorized. Projects funded through debt financing also impact the operating budget through ongoing debt service expense. Finally, some completed CIP projects will directly impact the operating budget in that they will require ongoing expenses for staff and other operating costs.

Highlights
The recommended FY 2017 - FY 2021 includes the following:

- Identification of approximately 130 projects totaling approximately $8.2 million
- Architectural/engineering funds for various design projects and infrastructure improvements
- Funding for street and sidewalk improvements, consistent with the City's pavement management plan
- Purchase of various City vehicles and equipment, across all departments
- Improvements and upgrades to park facilities and infrastructure
- Preservation of public safety services and support
- Upgrade to the City's Financial Accounting software and related support equipment

Projects not Funded
Certain projects were not included in the five year range covered by this Capital Improvement Plan (FY 2017 – FY 2021) in order to keep proposed expenditures within an acceptable range based on historical fund revenues received. These projects are listed separately for reference and for future planning.

Sources and Funding

The City has two funds designated specifically for capital improvement projects:

Fund 05 – Capital Project Fund: Revenues are sourced from a one-half (1/2) per cent sales tax specifically for capital improvement projects. **[See Ordinance No. 1108 for further reference]**

Fund 10 – County Road Fund: Revenues are sourced from certain property taxes levied by St. Louis County specifically for construction, maintenance and repair of roads and bridges within the county. St. Louis County shares taxes collected with municipalities that meet certain criteria. **[See Missouri Statute RSMO 137588.1 for further reference]**

In addition, the City has two other funds from which capital improvement projects can be funded:

Fund XX – Parks and Storm Water Fund: Revenues are sourced from a one-half (1/2) per cent sales tax specifically for parks and storm water projects. The majority of the revenue to this fund pays for the City's 2009 Certificates of Participation debt issuance. However, any remaining funds from this account can be utilized for capital projects related to parks and/or storm water improvements.

Fund 01 – General Fund: Revenues are sourced from a variety of sources, including sales taxes, utility taxes, property taxes, court fines, permit fees, etc. General fund revenue is generally used for annual operating expenses. However, any remaining revenue from this fund can be used to fund capital projects either through direct expenditure or via transfer to other funds.

Summary of Fund Revenue

In 2015, the City had the following revenues in the aforementioned funds:

Capital Project Fund	County Road Fund	Parks and Storm Water Fund	General Fund
$1,037,861	$352,838	$1,221,613	$7,993,260

Summary of Fund Balances

At the end of FY 2015, the City had the following unencumbered balances in the aforementioned funds:

Capital Project Fund	County Road Fund	Parks and Storm Water Fund	General Fund
$1,005,973	$336,675	$3,197,149	$7,071,191

It is anticipated that a combination of annual revenues and existing fund balances are sufficient to fund all of the projects included in this plan. The projects will be subject to the annual appropriations process as a part of the City budget, at which point a more detailed analysis will be conducted outlining the specific source of funding for each project.

Sunset Hills Public Works Department

Capital Improvements Overview

The Sunset Hills Public Works Department utilizes revenue from the capital improvements tax for a variety of purposes. They include the purchase of vehicles and equipment, providing maintenance and construction services to City streets, sidewalks, and City owned property, and maintenance of City Hall located at 3939 South Lindbergh Boulevard as well as the Public Works Garage facility located at 3909 South Lindbergh Boulevard.

Vehicles

The Public Works department vehicle fleet is comprised of fourteen (14) vehicles. Three (3) of those vehicles are for departmental use. Two (2) vehicles are used for Public Works supervisors and the remaining nine (9) vehicles are dump trucks used for general hauling, maintenance and snow removal. Department policy is to replace vehicles every ten (10) years. Vehicles are replaced on a rotational basis to assist with the budget process. Vehicles are replaced through the State of Missouri Cooperative Procurement Program. The vehicle is then purchased through a local dealership. The department makes effort to purchase vehicles through Sunset Ford when possible.

Equipment

Equipment purchased is used for the daily operations of the Public Works department. Examples include equipment used in the maintenance of vehicles, mowers used to maintain City property and right-of-way, items used to assist during winter emergencies, equipment to assist with the maintenance of streets and sidewalks and items used to maintain the City Hall and the Public Works garage. This equipment is replaced on a life cycle basis which varies from item to item.

City Hall And Public Works Garage

Equipment purchased for City Hall and the Public Works garage include HVAC equipment, windows, roofing, electrical, plumbing and the emergency generator. Floor drains, heaters and garage doors are additional items needed to maintain the Public Works garage. The department performs appropriate preventive maintenance on these items and replaces them on a life cycle basis. City Hall was constructed in 1980 with a major renovation in 1999. The Public Works garage was constructed in 1998, along with the Police department. Due to their age the maintenance of the buildings is constant, and may need replacement items during this five year cycle. Remodeling of the buildings is sometimes needed due to outdated uses or new employees. This is usually done on an as needed basis based on budget and necessity.

City Streets

The City maintains 20 centerline miles of concrete slab streets and 28 centerline miles of asphalt streets. City streets comprised of concrete slabs are reviewed/inspected once every four (4) years. Deficient slabs are replaced on a slab by slab basis. Asphalt streets are reviewed

and inspected every other year with maintenance performed when needed. Streets eligible for grant funding are submitted for funding based on condition and budget limitations.

City Sidewalks

Sidewalks within City right-of-way are inspected approximately once every three (3) years. Slabs are replaced based on condition and safety. Sidewalk slabs are also replaced on a complaint basis due to liability concerns. New sidewalks are constructed in various areas throughout the City based on need and cost effectiveness. They are also included on other street construction projects.

Sunset Hills Parks & Recreation Department

Capital Improvements Overview

The Sunset Hills Parks & Recreation Department utilizes revenue from the capital improvements tax for a variety of purposes that include providing vehicles and equipment, facility upgrades, infrastructure and maintenance of the Parks located at 3915 South Lindbergh Blvd, 12450 West Watson Road, 13555 West Watson Road, 800 Rayburn and 9225 Sappington, Rock Alva and 12720 Alswell.

Vehicles
The Parks & Recreation Department vehicle fleet is comprised of:

(2) 1-ton trucks
(1) ½ ton pick up
(2) ¾ ton pick ups
(1) small pick up (S-10/Colorado size)
(4) SUV's – letting one go later this year (2016)
(1) bucket truck – PW old one (hope to utilize for a few more years)

Vehicle life expectancy (8-10 years). Vehicles are replaced off the State of Missouri Cooperative Procurement Program.

Equipment
The Parks & Recreation Departments Equipment is comprised of:

(1) Skid loader – (budgeted to replace in 2017)
(1) Tool Cat (2009) – life expectancy 10 -12 years
(1) John Deere 770 Tractor (1995) – Life expectancy – 20 years
(4) Utility trailers (1990, 1996, 1998, 1999) – life expectancy – 25 years
(1) Dump trailer (2008)– life expectancy – 25 years
(1) Water trailer(2010) – life expectancy – 20 years
(3) Utility Vehicles (Mules) – life expectancy – 8 -10 years
(4) Lawn mowers (2008, 2009, 2011, 2015) – life expectancy - 3 -5 years
(1) Hay wagon (2010)– life expectancy – 20 years
(1) Field rake (2008)– life expectancy – 3 -5 years
(1) Kubota tractor (2001)– life expectancy – 20 years

We also have smaller equipment such as blowers, trimmers, and other small equipment needs that are replaced on a life cycle that varies from item to item.

Most of the equipment is replaced off the State of Missouri Cooperative Procurement Program.

Facility Upgrades/Infrastructure/Maintenance Projects

Projects maintained/purchased/constructed are based on needs that are requested through the Parks & Recreation Commission.

Sunset Hills Administration Department

Capital Improvements Overview

The Sunset Hills Administration Department includes the Accounting/Finance, HR/Benefits and Court functions of the City. The department utilizes revenue from the capital improvements tax to support ongoing office-related functions as well as for technology and process improvements.

Equipment

Equipment purchased by the department includes office furniture, filing cabinets and filing systems, computer equipment, copiers and software related items used to support the ongoing needs of the city.

Sunset Hills Police Department

Capital Improvements Overview

The Sunset Hills Police Department utilizes revenue from the capital improvements tax for a variety of purposes. They include providing vehicles, significant law enforcement equipment, and maintenance of the police department building located at 3905 South Lindbergh Blvd.

Vehicles
The police department vehicle fleet is comprised of ten vehicles. Six of those vehicles are marked police vehicles used for patrol. There are two unmarked vehicles assigned to the detective bureau, one vehicle assigned to the lieutenants, and one vehicle assigned to the chief of police. We replace half of the marked fleet each year. Those vehicles have about 100,000 miles each when replaced. The unmarked vehicles are replaced when their mileage is high or the age of the vehicle is high. Vehicles are procured through Sunset Ford using State of Missouri cooperative procurement pricing.

Equipment
Equipment that the department purchases is used primarily for police operations and communications. Examples include some higher priced computer equipment such as file servers or the ruggedized mobile computers in each marked police car. This equipment is replaced on a life cycle basis which varies from item to item.

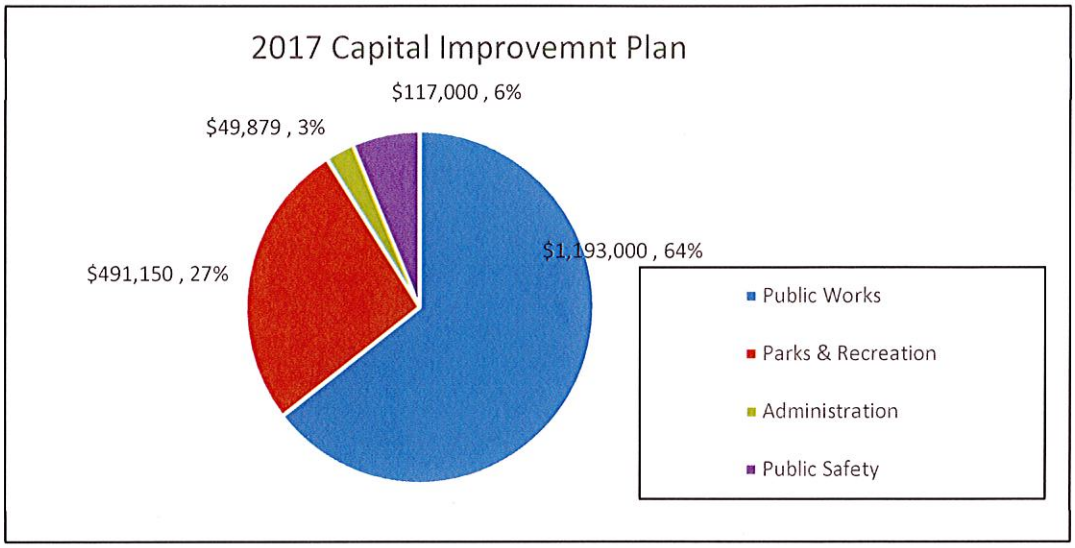
Police Building
Equipment purchased for the police building would include HVAC equipment such as the boiler, the outside air conditioning unit, and the emergency electrical power generator. Also included are items such as the hot water heater, the domestic water supply pressure pump, and the roof. The department performs appropriate preventive maintenance on these items and replaces them on a life cycle basis. Since the building was constructed in 1998, some of the mechanical systems are sixteen years old and will be in need of potential replacement during this five year cycle.

Capital Improvement Five Year Plan - YEAR 1 — 2017

	Public Works Roadway			
1	Hadley Hill Improvements	Design	$	80,000.00
2	Lindbergh Sidewalk Improvements: Right-of-W	Right of Way Acquisition (20% City Share)	$	16,000.00
3	Deane, Monica, Floralea, Maebern, Richview,	(Mill, Overlay, Fabric) Phase 1	$	350,000.00
4	Headwall Reconstruction (3)	Rott Road (2) & Eddie and Park	$	250,000.00
5	Sidewalk	East Watson Construction: Additional Sidewalk Design	$	250,000.00
				$946,000.00
	Public Works Equipment/Facility			
6	2-Post Lift	For Maintenance for Passenger Vehicles/PD Vehicles	$	7,500.00
7	Walk-Behind Mini-Loader With Bucket	Replacement for 2013 Toro Dingo TX427	$	30,000.00
8	60" Walk-Behind Mower	Replacement for 2008 52" Ferris Hydro Walk-Behind Mower	$	10,000.00
9	Power Washer	Replace 2000 Wash Bay Power Washer	$	7,500.00
10	Oil Containment Storage System	Meet EPA Requirements for Storage	$	17,000.00
11	Floor Drain - Replacement	Existing Drains Not Working Properly	$	25,000.00
12	City Hall Improvements	Improvements to Lobby, Board Chambers, Offices Phase 1	$	150,000.00
				$247,000.00
		TOTAL PUBLIC WORKS		**$1,193,000.00**
		TOTAL PW MINUS COUNTY ROAD FUND - $300,000		**$893,000.00**
	Parks & Recreation Equipment			
13	1/2 ton truck	Replacement of 2005 Chevy Silverado		$30,000.00
14	Skid loader	Replacement of 1990 John Deere		$82,000.00
15	Chipper	Purchase new item for tool cat		$52,000.00
				$164,000.00
	Parks & Recreation Projects			
16	Watson Trail: Trail System	Mill, patch, overlay trail system		$15,000.00
17	Watson Trail: outdoor shuffle board court	Mill, overly, re-striping of shuffle board court		$8,700.00
18	Minnie Ha Ha: trail improvements	asphalt trail		$5,000.00
19	Athletic Fields: lighting	Replacement of lights on Field #2,4		$96,450.00
20	Municipal Parks Grant	Kitun Park Trail		$22,000.00
21	Athletic complex - volleyball	Lights/etc		$35,000.00
22	New Sound System	New Sound System		$10,000.00
23	Fitness Equipment	Fitness Equipment		$40,000.00
24	Lynstone Park: restroom	Construction of restroom		$95,000.00
				$327,150.00
		TOTAL PARKS & RECREATION		**$491,150.00**
	Administration Equipment			
25	Financial Software	Tyler 2017 One-Time Implementation Fees and Associated Costs		$40,879.00
26	Copier/Fax/Scanner	Copier/Fax/Scanner		$9,000.00
		TOTAL ADMINISTRATION		**$49,879.00**
	Public Safety Equipment			
27	Marked Police Vehicles	Three Units		$75,600.00
28	Unmarked Police Vehicles	Chief		$25,200.00
29	Bullet Resistant Vests	Bullet Resistant Vests		$11,200.00
30	Computer Server	Replace 2009 Device		$5,000.00
		TOTAL PUBLIC SAFETY		**$117,000.00**
		TOTAL ALL DEPTS (INLCUDING GROSS TOTAL FOR PW)		**$1,851,029.00**

Capital Improvement Five Year Plan - YEAR 1 **2017**

Public Works	$1,193,000	64%
Parks & Recreation	$491,150	27%
Administration	$49,879	3%
Public Safety	$117,000	6%
TOTAL	**$1,851,029**	100% C



Beginning Fund Balances:

- Fund #5 Cap. Proj. Fund Projected 12/31/16:			**1,050,000** A

2017 Projected Fund Tax Revenues

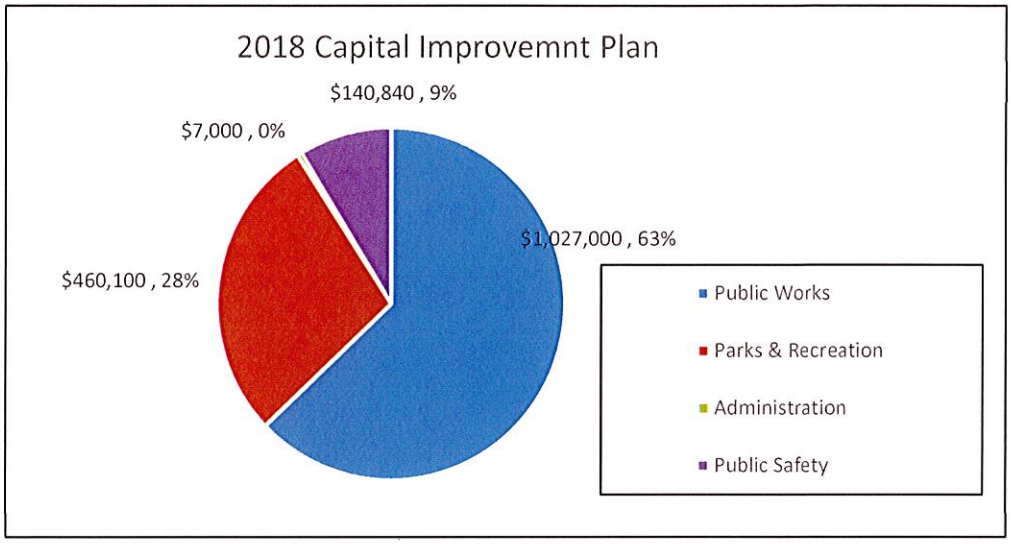
- Fund #5 Capital Projects Fund:	$	1,063,928	
- Fund #10 County Road Fund:	$	355,000	
- Fund #01 General Fund:	$	-	
- Fund #12 Parks and Stormwater Fund:	$	191,450	
Total Projected Tax Revenue FY 2017:			**1,610,378** B
Total Projected Available Funds FY 2017:			**2,660,378** A + B
Less: Expenditures from Above:			**(1,851,029)** C
Estimated Net Remaining Funds 12/31/17:			**809,349** (A + B) - C

Capital Improvement Five Year Plan - YEAR 2 — 2018

	Public Works Roadway			
31	Deane, Monica Floralea, Maebern, Richview O	Mill, Overlay, Fabric PHASE 2	$	350,000.00
32	Hadley Hill (Pavement & Storm)	Right of Way Acquisition	$	25,000.00
33	Lindbergh Sidewalk Improvements	Maintenance Fee (10% of Project Cost)	$	70,000.00
34	Lindbergh Sidewalk Improvements	Construction (City 20% Share)	$	120,000.00
				$565,000.00
	Public Works Equipment/Facility			
35	1 Ton Dump Truck	Replacement for 2007 GMC 5500; Vehicle #9	$	80,000.00
36	3/4 Ton Truck	Replace for 2008 Chevrolet 1500 Vehicle #16	$	28,000.00
37	Public Works Department Vehicle	Replace for 2009 Chevrolet Impala Vehicle #19	$	25,000.00
38	Public Works Building Generator	Replace 1998 Building Generator	$	35,000.00
39	Portable Air Compressor	Replacement for 2006 Kasser M57	$	25,000.00
40	City Campus Parking Lot Rehab - Phase 1		$	200,000.00
41	Lift - 4-Post (Dump Trucks)	Replace 1999 Challenger 4-Post Lift - Parts Not Available	$	50,000.00
42	Liquid Calcium Container w/containment	3,000 Gallon Vertical Double Containment	$	19,000.00
				$462,000.00
		TOTAL PUBLIC WORKS		**$1,027,000.00**
		TOTAL PW MINUS COUNTY ROAD FUND - $300,000		**$727,000.00**
	Parks & Recreation Equipment			
43	Walk behind mower	mower		$14,500.00
				$14,500.00
	Parks & Recreation Projects			
44	Athletic Fields: lighting	Replacement of lights on Field #1,3		$175,000.00
45	Watson Trail: trail lighting	trail system		$26,000.00
46	Watson Trail system	new trail from behind pool to trail		$31,000.00
47	Park Matser Plan Update	Master Plan Update		$15,000.00
48	Replace crows nest - lighting box	Athlietic complex		$50,000.00
49	Reseal parking lot - pool	re-seal		$6,500.00
50	Fitenss Equipment	Gym Equipment		$30,000.00
51	Maintenance Yard replacement	Fencing		$6,000.00
52	Minnie Ha Ha: soccer fields	Construct 30 x 40 canopy tent at Soccer Fields		$38,300.00
53	Gym Floors	Community Center		$12,000.00
54	Athletic Fields: irrigation	Irrigation for main fields		$49,000.00
55	Athletic Fields: soccer goals	Soccer goals for lower fields		$6,800.00
				$445,600.00
		TOTAL PARKS & RECREATION		**$460,100.00**
	Administration Equipment			
56	Desktop computers	7 x 1000		$7,000.00
		TOTAL ADMINISTRATION		**$7,000.00**
	Public Safety Equipment			
57	Marked Police Vehicles	Three Units		$79,380.00
58	Unmarked Police Vehicles	One Unit-Watch Commander		$26,460.00
59	Mobile Laptop Computers	7 Ruggedized Panasonic Tuffbooks		$35,000.00
		TOTAL PUBLIC SAFETY		**$140,840.00**
		TOTAL ALL DEPTS (INLCUDING GROSS TOTAL FOR PW)		**$1,634,940.00**

Capital Improvement Five Year Plan - YEAR 2 **2018**

Public Works	$1,027,000	63%
Parks & Recreation	$460,100	28%
Administration	$7,000	0%
Public Safety	$140,840	9%
TOTAL	**$1,634,940**	100% C



Beginning Fund Balances:

- Fund #5 Capital Projects Fund 12/31/17: **809,349** A

2018 Projected Fund Tax Revenues

- Fund #5 Capital Projects Fund:	$	1,074,567
- Fund #10 County Road Fund:	$	358,550
- Fund #01 General Fund:	$	100,000
- Fund #12 Parks and Stormwater Fund:	$	150,000
Total Projected Tax Revenue FY 2018:		**1,683,117** B

Total Projected Available Funds FY 2018: **2,492,466** A + B

Less: Expenditures from Above: **(1,634,940)** C

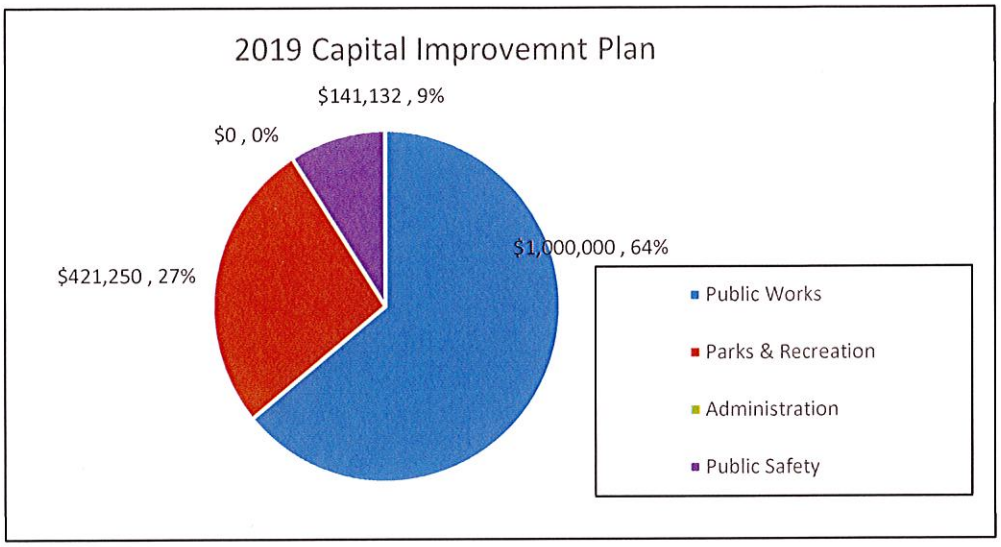
Estimated Net Remaining Funds 12/31/18: **857,526** (A + B) - C

Capital Improvement Five Year Plan - YEAR 3 — 2019

	Public Works Roadway			
60	Various Mill Overlay	North Area	$	400,000.00
61	Various Chip Seal	North Area	$	60,000.00
62	Denny Road	Grant Application	$	10,000.00
				$470,000.00
	Public Works Equipment/Facility			
63	Backhoe/Highlift	Replace 2008 Case Backhoe - High Hours/Repairs High	$	120,000.00
64	1-1/2 Ton Dump Truck	Replacement for 2009 GMC Vehicle #7	$	80,000.00
65	1-1/2 Ton Dump Truck	Replacement for 2009 GMC Vehicle #10	$	80,000.00
66	City Campus Parking Lot Rehab - Phase 2		$	250,000.00
				$530,000.00
		TOTAL PUBLIC WORKS		**$1,000,000.00**
		TOTAL PW MINUS COUNTY ROAD FUND - $300,000		**$700,000.00**
	Parks & Recreation Equipment			
	Parks & Recreation Equipment			
67	Water Tank & Trailer	Water tank		$8,000.00
68	Field dragger	Field master		$10,000.00
69	Trailer	Replace 1988 trailer		$8,000.00
				$26,000.00
	Parks & Recreation Projects			
70	Athletic complex Canopy	Canopyarea for patrons		$40,000.00
71	Watson Trail: lake maintenance	Dredging of lake		$68,750.00
72	Band stand area at pool	Renovate		$7,000.00
73	Flag pole at athletic complex	flag pole		$2,500.00
74	Athletic complex backstops	Field #2, 4		$35,000.00
75	Fitness Equipment	Gym Equipment		$30,000.00
76	Bleachers at soccer area	Bleachers		$12,000.00
77	Minnie Ha Ha: trail improvements	asphalt trail		$25,000.00
78	Nancy Eschbach property	Road & parking lot		$110,000.00
79	Gempp road - asphalt	asphalt gravel road		$10,000.00
80	Gempp: restroom construction	Construct restroom facility		$55,000.00
				$395,250.00
		TOTAL PARKS & RECREATION		**$421,250.00**
	Administration Equipment			
		TOTAL ADMINISTRATION		**$0.00**
	Public Safety Equipment			
81	Marked Police Vehicles	Three Units		$83,349.00
82	Unmarked Police Vehicle	One Unit-Detective Vehicle		$27,783.00
83	Domestic Water Booster	Replace Unit due to Age & Repairs		$30,000.00
		TOTAL PUBLIC SAFETY		**$141,132.00**
		TOTAL ALL DEPTS (INLCUDING GROSS TOTAL FOR PW)		**$1,562,382.00**

Capital Improvement Five Year Plan - YEAR 3 **2019**

Public Works	$1,000,000	64%
Parks & Recreation	$421,250	27%
Administration	$0	0%
Public Safety	$141,132	9%
TOTAL	**$1,562,382**	100% C



Beginning Fund Balances:

- Fund #5 Capital Projects Fund 12/31/18: **857,526** A

2019 Projected Fund Tax Revenues

- Fund #5 Capital Projects Fund:	$	1,085,313	
- Fund #10 County Road Fund:	$	362,136	
- Fund #01 General Fund:	$	100,000	
- Fund #12 Parks and Stormwater Fund:	$	150,000	
Total Projected Tax Revenue FY 2019:			**1,697,448** B

Total Projected Available Funds FY 2019: **2,554,975** A + B

Less: Expenditures from Above: **(1,562,382)** C

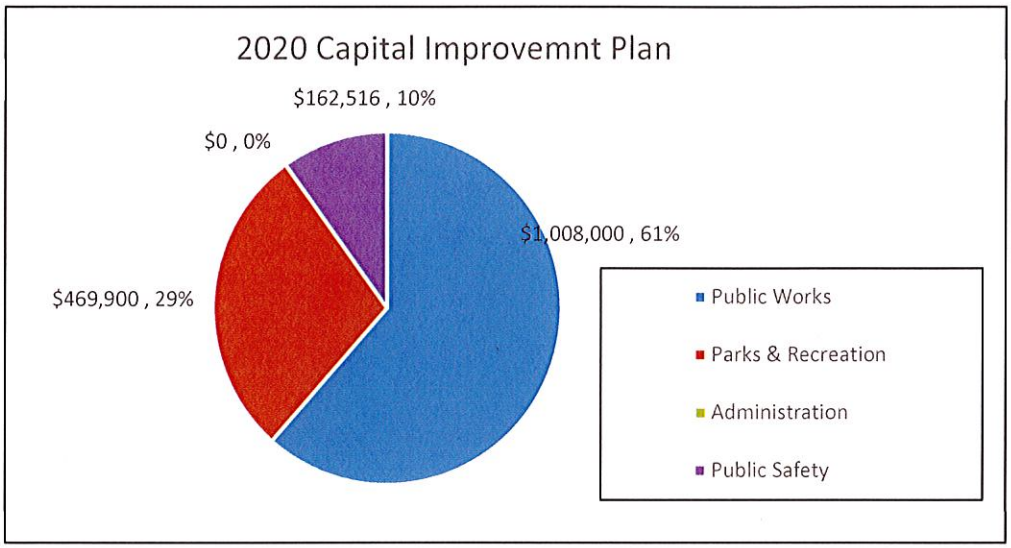
Estimated Net Remaining Funds 12/31/19: **992,593** (A + B) - C

Capital Improvement Five Year Plan - YEAR 4 — 2020

	Public Works Roadway			
84	Hadley Hill (Pavement & Storm)	Construction - Phase 1	$	400,000.00
85	Concentrated Concrete Slab Replacements	North East Area	$	350,000.00
86	Denny Road	Design (20% City Share)	$	20,000.00
				$770,000.00
	Public Works Equipment/Facility			
87	2 Ton Dump Truck	Replacement for 2009 International Vehicle #4	$	185,000.00
88	Public Works Department Truck	Replacement for 2010 Chevrolet Colorade Vehicle #12	$	28,000.00
89	18" Walk Behind Concrete Saw	Replacement for FS400 18" Walk Behind	$	5,000.00
90	City Hall Ofices - Carpeting/Flooring	New Flooring - Admin/PW Offices	$	20,000.00
				$238,000.00
		TOTAL PUBLIC WORKS		**$1,008,000.00**
		TOTAL PW MINUS COUNTY ROAD FUND - $300,000		**$708,000.00**
	Parks & Recreation Equipment			
91	Replace Kubota Tractor	Tractor/excavator		$20,000.00
				$20,000.00
	Parks & Recreation Projects			
92	Gempp Park: parking lot rehabilitation	asphalt parking lot mill and overlay		$18,760.00
93	Watson Trail playground border	Border around playground		$5,000.00
94	Minnie Ha Ha: playgrounds	Replace playground equipment		$44,000.00
95	Minnie Ha Ha: trail improvements	asphalt trail		$10,000.00
96	Athletic Fields: parking lot	Conversion from gravel to asphalt parking lot		$83,640.00
97	Minnie Ha Ha: soccer fields	Installation of lights on soccer fields		$110,000.00
98	Watson Trail Park	Fire pit area		$12,000.00
99	Fitness Equipment	Gym Equipment		$30,000.00
100	Restroom at Kitun Park	Restroom		$85,000.00
101	Rock Alva parking area and road	asphalt		$32,000.00
102	Community center: parking lot	Pavement sealing		$19,500.00
				$449,900.00
		TOTAL PARKS & RECREATION		**$469,900.00**
	Administration Equipment			
		TOTAL ADMINISTRATION		**$0.00**
	Public Safety Equipment			
103	Marked Police Vehicles	Three Units		$87,516.45
104	A/C Unit Replacement	A/C Unit Replacement		$70,000.00
105	Computer Server	Replace 2009 Device		$5,000.00
		TOTAL PUBLIC SAFETY		**$162,516.45**
		TOTAL ALL DEPTS (INLCUDING GROSS TOTAL FOR PW)		**$1,640,416.45**

Capital Improvement Five Year Plan - YEAR 4 **2020**

Public Works	$1,008,000	61%
Parks & Recreation	$469,900	29%
Administration	$0	0%
Public Safety	$162,516	10%
TOTAL	**$1,640,416**	100% C



Beginning Fund Balances:

- Fund #5 Capital Projects Fund 12/31/19:		**992,593** A

2020 Projected Fund Tax Revenues

- Fund #5 Capital Projects Fund:	$	1,096,166	
- Fund #10 County Road Fund:	$	365,757	
- Fund #01 General Fund:	$	100,000	
- Fund #12 Parks and Stormwater Fund:	$	150,000	
Total Projected Tax Revenue FY 2020:			**1,711,923** B

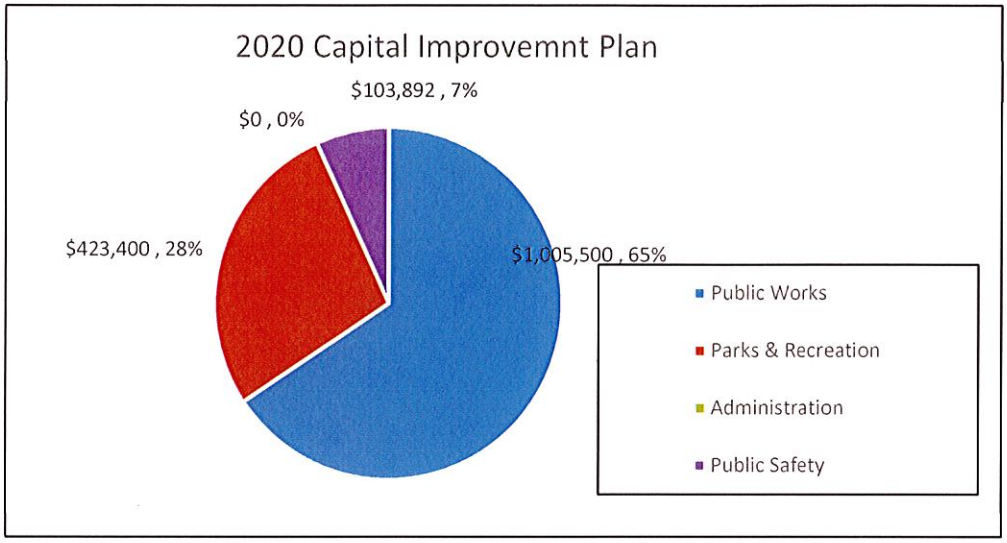
Total Projected Available Funds FY 2020:	**2,704,516** A + B
Less: Expenditures from Above:	**(1,640,416)** C
Estimated Net Remaining Funds 12/31/20:	**1,064,099** (A + B) - C

Capital Improvement Five Year Plan - YEAR 5 — 2021

	Public Works Roadway			
106	Hadley Hill (Pavement & Storm)	Construction - Phase 2	$	350,000.00
107	Various Mill Overlay	South Area	$	350,000.00
108	Various Chip Seal	South Area	$	50,000.00
109	Denny Road	ROW Acqusition (20% City Share)	$	20,000.00
			$	**770,000.00**
	Public Works Equipment/Facility			
110	2 Ton Dump Truck	Replacement for 2009 International 7400 Vehicle #2	$	195,000.00
111	Hydraulic Hammer	Replacement for 2000 HB50 Hydraulic Hammer	$	14,000.00
112	18" Cold Planer	Replacement for 2012 Cold Planer	$	10,000.00
113	6" Hydraulic Sweeper Attachment	Replacement for 2007 Sweepster VRS6M	$	6,500.00
114	Public Works Copy/Fax/Scan	Replacement Copy/Fax/Scan	$	10,000.00
			$	**235,500.00**
		TOTAL PUBLIC WORKS		**$1,005,500.00**
		TOTAL PW MINUS COUNTY ROAD FUND - $300,000		**$705,500.00**
	Parks & Recreation Equipment			
115	Copier	Copier/Fax/Scanner		$8,500.00
116	Replace tool cat	Tool cat		$57,000.00
117	Trailer	Replace 1995 trailer		$7,400.00
118	Truck	Replace 2006 1/2 ton		$30,000.00
				$102,900.00
	Parks & Recreation Projects			
119	Watson Trail: Trail System	Mill, patch, overlay trail system		$35,000.00
120	Watson Trail Park - shelter/restroom	new shelter/restroom		$94,000.00
121	Replace windows at pool locker room	windows		$7,000.00
122	Minnie Ha Ha: trail improvements	asphalt trail		$15,000.00
123	Minnie Ha Ha Disc Golf Course	Disc Golf		$25,000.00
124	Storage building/pod	Minnie Ha Ha		$8,500.00
125	Storage pod - athletic fields	Athletic fields		$5,000.00
126	Playground at soccer fields	Playground		$75,000.00
127	Renovation to community center roof	Roof update		$29,000.00
128	Umbrellas for Kitun Park	Umbrellas		$17,000.00
129	Locker rooms - Renovate	Pool		$10,000.00
				$320,500.00
		TOTAL PARKS & RECREATION		**$423,400.00**
	Administration Equipment			
		TOTAL ADMINISTRATION		**$0.00**
	Public Safety Equipment			
130	Marked Police Vehicles	Three Units		$91,892.27
131	100 Gallon Commercial Water Heater	Replace Unit due to Age & Repairs		$12,000.00
		TOTAL PUBLIC SAFETY		**$103,892.27**
		TOTAL ALL DEPTS (INLCUDING GROSS TOTAL FOR PW)		**$1,532,792.27**

Capital Improvement Five Year Plan - YEAR 5 **2021**

Public Works	$1,005,500	66%
Parks & Recreation	$423,400	28%
Administration	$0	0%
Public Safety	$103,892	7%
TOTAL	**$1,532,792**	100% C



Beginning Fund Balances:

- Fund #5 Capital Projects Fund 12/31/20: **1,064,099** A

2021 Projected Fund Tax Revenues

- Fund #5 Capital Projects Fund:	$	1,107,128
- Fund #10 County Road Fund:	$	369,414
- Fund #01 General Fund:	$	100,000
- Fund #12 Parks and Stormwater Fund:	$	150,000
Total Projected Tax Revenue FY 2021:		**1,726,542** B

Total Projected Available Funds FY 2021: **2,790,641** A + B

Less: Expenditures from Above: **(1,532,792)** C

Estimated Net Remaining Funds 12/31/21: **1,257,849** (A + B) - C

Capital Improvement Plan Summary FY 2017 - FY 2021

	Total Projected Tax Revenue	Total Plan Expenditures	Net
2017	$ 1,418,928	$ 1,851,029	$ (432,101)
2018	$ 1,433,117	$ 1,634,940	$ (201,823)
2019	$ 1,447,448	$ 1,562,382	$ (114,934)
2020	$ 1,461,923	$ 1,640,416	$ (178,494)
2021	$ 1,476,542	$ 1,532,792	$ (56,250)

Annual Summary of Fund Revenues

Historical Fund Revenue

FUND#:	05 Capital Projects	10 County Road	Total
2005	$ 979,006	$ 276,695	$ 1,255,701
2006	$ 1,224,547	$ 375,005	$ 1,599,552
2007	$ 1,163,568	$ 346,916	$ 1,510,484
2008	$ 1,036,343	$ 406,915	$ 1,443,258
2009	$ 902,949	$ 359,918	$ 1,262,867
2010	$ 858,866	$ 374,306	$ 1,233,172
2011	$ 896,364	$ 361,811	$ 1,258,175
2012	$ 1,096,656	$ 389,830	$ 1,486,486
2013	$ 950,296	$ 325,455	$ 1,275,751
2014	$ 994,823	$ 346,859	$ 1,341,682
2015	$ 1,037,861	$ 352,838	$ 1,390,699
10-Yr Avg.	**$ 1,012,844**	**$ 356,050**	

Projected Fund Revenue @ 1% Increase over Prior Year

FUND#:	05 Capital Projects	10 County Road	Total
2016	$ 1,053,395	$ 355,000	$ 1,408,395
2017	$ 1,063,928	$ 355,000	$ 1,418,928
2018	$ 1,074,567	$ 358,550	$ 1,433,117
2019	$ 1,085,313	$ 362,136	$ 1,447,448
2020	$ 1,096,166	$ 365,757	$ 1,461,923
2021	$ 1,107,128	$ 369,414	$ 1,476,542

Capital Improvement - 5 Year Plan FY 2017 - FY 2021
List of Projects not Funded

Public Works

Project	Description	Cost Estimate
Concentrated Concrete Slab Replacements	West Area	$ 350,000.00
Concentrated Concrete Slab Replacements	North Central Area	$ 350,000.00
Sidewalks - Removed Each Year	Design and Construction	$ 200,000.00
City Signage	Main City Sign - Various City Signs at Entrances	$ 250,000.00
City Hall Renovations	Safety/Update to City Hall Lobby and Chambers	$ 250,000.00
Skid-Steer Tractor	Replacement for 2012 Case SRM220	$ 90,000.00
Public Works Satelite Facility	Property Purchase	$ 200,000.00
Public Works Satelite Facility	Office/Garage	$ 200,000.00
Public Works Satelite Facility	Garage/Shed	$ 200,000.00
		$ 2,090,000.00

Parks and Recreation

Project	Description	Cost Estimate
Reseal parking lot - pool	re-seal	$6,500.00
Athletic Fields: soccer goals	Soccer goals for lower fields	$6,800.00
Watson Trail: outdoor shuffle board court	Mill, overlay, re-striping of shuffle board court	$8,700.00
Band stand area at pool	Renovate	$7,000.00
Gempp road - asphalt	asphalt gravel road	$10,000.00
Minnie Ha Ha: playgrounds	Replace playground equipment	$44,000.00
Watson Trail Park	Fire pit area	$12,000.00
Community center: parking lot	Pavement sealing	$19,500.00
Trailer	Replace 1995 trailer	$7,400.00
Minnie Ha Ha Disc Golf Course	Disc Golf	$25,000.00
		$146,900.00

Capital Improvement - 5 Year Plan FY 2017 - FY 2021

Items not Included in 5 Year Plan Due to Budgetary Reasons

Project	Description	Cost Estimate
Reseal parking lot - pool	re-seal	$ 6,500.00
Minnie Ha Ha: soccer fields	Construct 30 x 40 canopy tent at Soccer Fields	$ 38,300.00
Athletic Fields: soccer goals	Soccer goals for lower fields	$ 6,800.00
Watson Trail: outdoor shuffle board	Mill, overlay, re-striping of shuffle board court	$ 8,700.00
Band stand area at pool	Renovate	$ 7,000.00
Flag pole at athletic complex	flag pole	$ 2,500.00
Gempp road - asphalt	asphalt gravel road	$ 10,000.00
Minnie Ha Ha: playgrounds	Replace playground equipment	$ 44,000.00
Watson Trail Park	Fire pit area	$ 12,000.00
Community center: parking lot	Pavement sealing	$ 19,500.00
Trailer	Replace 1995 trailer	$ 7,400.00
Minnie Ha Ha Disc Golf Course	Disc Golf	$ 25,000.00

BILL NO. 34
ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO SOUTH LINDBERGH LLC FOR OPERATION OF A JIMMY JOHNS RESTAURANT WITH A DRIVE THRU AT 3751 S. LINDBERGH BOULEVARD.

WHEREAS, a petition was received from South Lindbergh LLC for operation of a Jimmy Johns restaurant with a drive thru at 3730 S. Lindbergh Boulevard; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on October 5, 2016, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on November 22, 2016, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "C-1" Commercial.

2. The Conditional Use Permit Application requests the right to operate a Jimmy Johns restaurant with a drive thru in a building at 3751 S. Lindbergh Boulevard.

3. The Planning and Zoning Commission has recommended that the Conditional Use Permit be approved.

4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

(A) Substantially increase traffic hazards or congestion

(B) Substantially increase fire hazards.

(C) Adversely affect the character of the neighborhood.

(D) Adversely affect the general welfare of the community.

(E) Overtax public utilities

(F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS 7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, a Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to South Lindbergh LLC, to use the premises in the City of Sunset Hills, Missouri, known as 3751 S. Lindbergh Boulevard for operation of a Jimmy Johns restaurant with a drive thru, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee:

a. enhanced landscaping behind fence on west property line.
b. fence shall not be required on the west property line, but at edge of parking lot, as shown on revised improvement plans.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

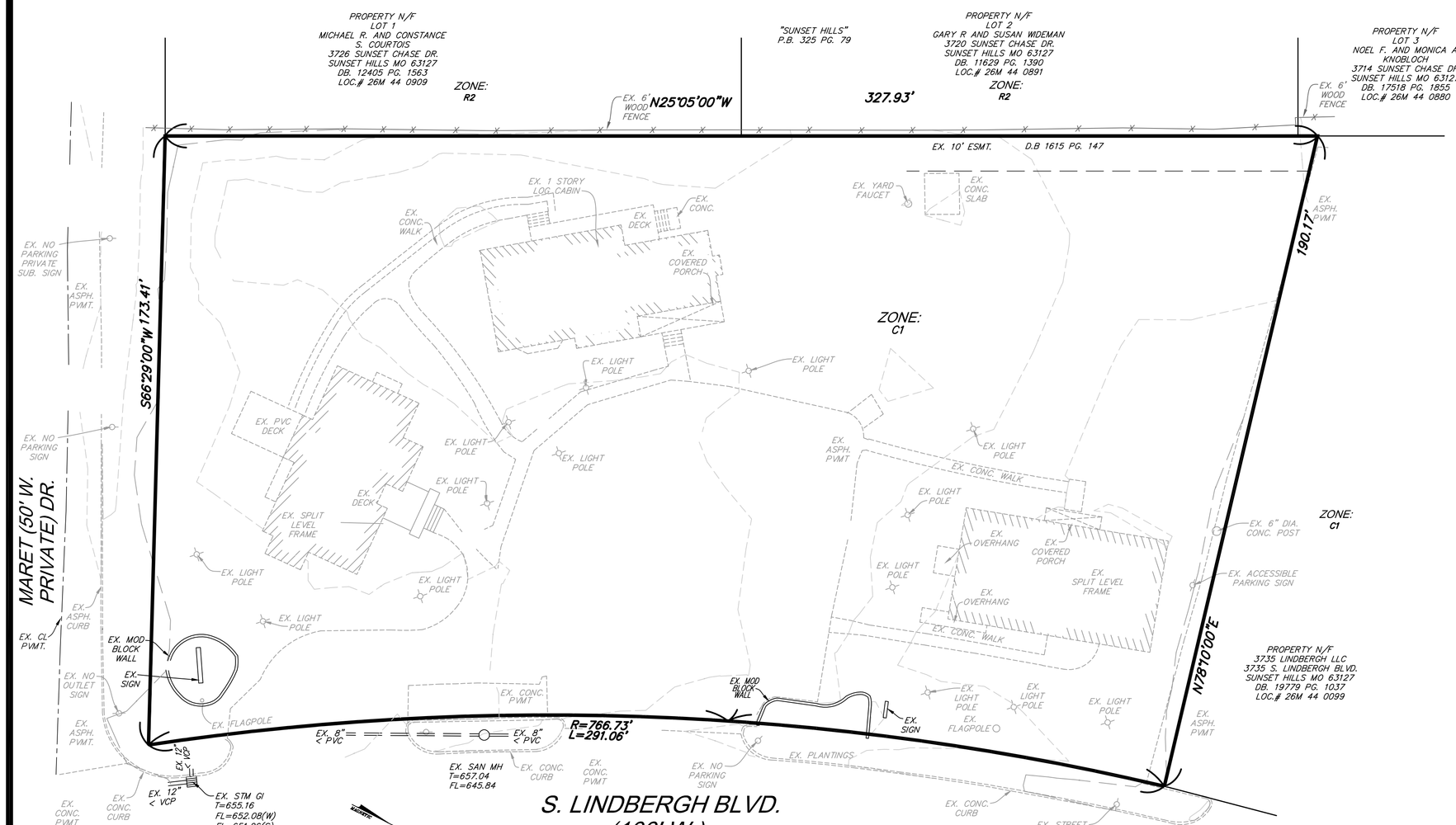
PASSED this _____ day of _____, 2016_____
MAYOR

APPROVED this _____ day of _____, 2016_____
MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR

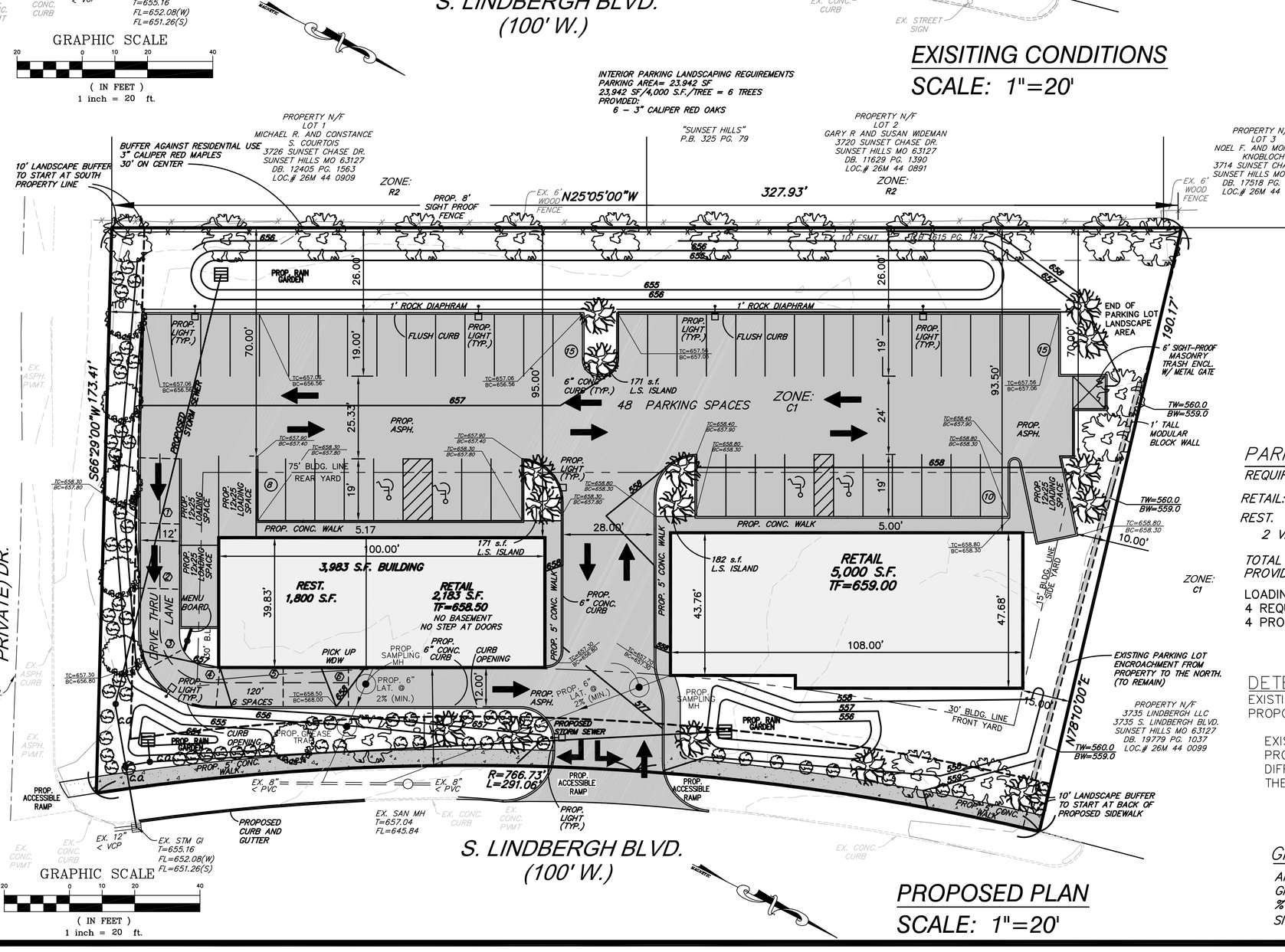
SUNSET HIEGHTS
PROPOSED SITE PLAN

A TRACT OF LAND IN U.S. SURVEY 2453, TOWNSHIP 44 NORTH,
RANGE 5 EAST SUNSET HILLS ST. LOUIS COUNTY, MISSOURI



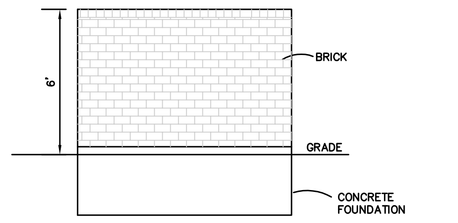
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

EXISITING CONDITIONS
SCALE: 1"=20'

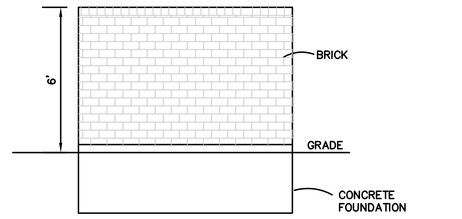


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

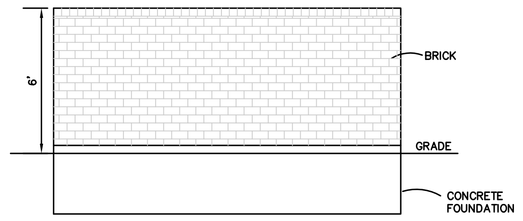
PROPOSED PLAN
SCALE: 1"=20'



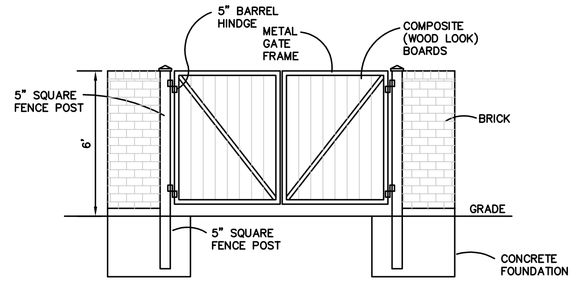
LEFT ELEVATION
N.T.S.



RIGHT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



FRONT ELEVATION
N.T.S.

LANDSCAPE LEGEND

3" CALIPER RED MAPLE
3" CALIPER PIN OAK
3" CALIPER RED OAK
24" BURNING BUSH OR 24" YEW

10' LANDSCAPE BUFFER ALONG LINDBERGH BLVD (TO START AT BACK OF SIDEWALK)
9-3" CALIPER DECIDIOUS TREES
36-24" BURNING BUSHES OR YEWS

10' LANDSCAPE BUFFER ALONG MARET DRIVE (TO START AT PROPERTY LINE)
6-3" CALIPER DECIDIOUS TREES
24-24" BURNING BUSHES OR YEWS

PARKING LOT LANDSCAPING (APPENDIX B, SECTION 5.13-5(B)1):
AREA OF ENTIRE PARKING LOT = 23,027 S.F. (23,027 SF)/(1 TREE/4,000 SF)= 5.8 TREES
INTERIOR PARKING TREES PROVIDED= 6 TREES

PARKING CALCULATIONS

REQUIRED PARKING

RETAIL: 7,183 S.F x 5 SPACES/1,000 S.F. = 36
REST. 30 SEATS @ 1 SPACE/3 SEATS = 10 SPACES
2 VEHICLES x 1 SPACE/VEHICLE = 2 SPACES

TOTAL REQUIRED PARKING = 48 SPACES
PROVIDED PARKING = 48 SPACES

LOADING SPACES:
4 REQUIRED
4 PROVIDED

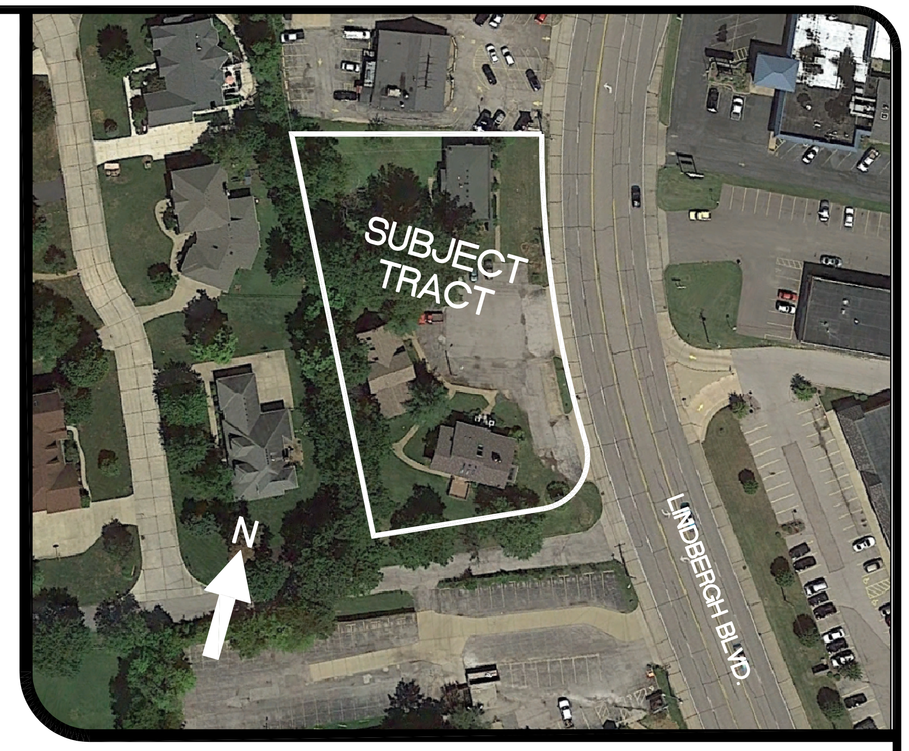
DETENTION REQUIREMENTS:

EXISTING IMPERVIOUS AREA = 20,200 S.F.
PROPOSED IMPERVIOUS AREA = 34,662 S.F.

EXISTING Q= (0.46 x 3.54) +(0.75 x 1.7) = 2.90 CFS
PROPOSED Q= (0.80 x 3.54) + (0.41 x 1.7) = 3.53 CFS
DIFFERENTIAL Q= 3.53 – 2.90 =0.63 CFS < 2 CFS
THEREFORE NO DETENTION REQUIRED

GREEN SPACE CALCULATION:

AREA OF TRACT = 52,708 S.F.
GREEN SPACE = 18,086 S.F.
% GREEN SPACE = 18,086/52,708 x 100% = 34.3%
SITE COVERAGE = 65.7% < 80% THEREFORE OKAY



LOCATION MAP
(NOT TO SCALE)

LOC. # 26M 44 0945
AREA OF TRACT: 1.21 ACRES

PERTINENT INFORMATION:

1. SEWER DISTRICT:	M.S.D.
2. ELECTRIC:	AMERENUE
3. GAS:	LACLEDE GAS
4. PHONE:	ATT
5. WATER:	MISSOURI-AMERICAN WATER COMPANY
6. SCHOOL DISTRICT:	LINDBERGH
7. FIRE DISTRICT:	MEHLVILLE FIRE PROTECTION DISTRICT

NOTES:

THE SITE IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTIONS OF LINDBERGH BLVD. AND MARET DR.

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009 AND THE CITY OF SUNSET HILLS REQUIREMENTS.

ALL SIDEWALKS TO BE CONSTRUCTED TO THE CITY OF SUNSET HILLS AND ADA STANDARDS.

A LEVEL AREA OF 60" X 60" OR 48" X 60" SIDE APPROACH IS REQUIRED OUTSIDE OF THE ENTRANCE DOOR FOR WHEELCHAIR MANEUVERABILITY.

ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF SUNSET HILLS STANDARDS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF SUNSET HILLS AND MSD STANDARDS.

NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF SUNSET HILLS.

STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

ALL ROOFTOP MECHANICAL EQUIPMENT ON BUILDINGS SHALL BE ADEQUATELY SCREENED BY FENCING OR OTHER SCREENING MATERIALS AS APPROVED BY THE CITY OF SUNSET HILLS.

NO STEP AT ACCESSIBLE ENTRANCE DOORS THROUGHOUT SITE.

SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.

ALL SIGNS TO ADHERE TO THE CITY OF SUNSET HILLS REGULATIONS.

WATER QUALITY AND DETENTION MAY BE REQD. PER MSD AS DIRECTED.

A LAND DISTURBANCE PERMIT MAY BE REQUIRED.

A LAND DISTURBANCE PERMIT IS NOT ISSUANCE OF A BUILDING PERMIT.

NO FLOOD PLAIN ON SITE PER FEMA MAP#: 29189C0316K

EXISTING USE: VACANT

PROPOSED USE: RETAIL AND RESTAURANT WITH DRIVE THRU

EXISTING ZONING: C1

PROPOSED ZONING: C1 WITH A C.U.P.

AREA OF TRACT: 52,773.30 SF OR 1.21 AC.

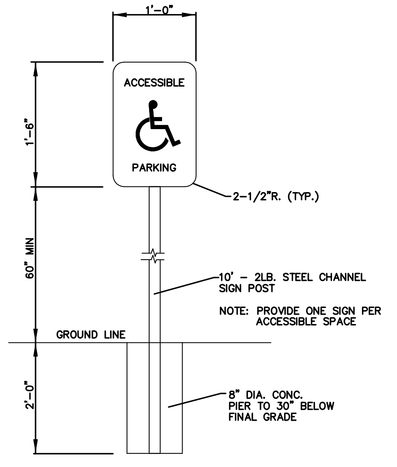
NO LOT SPLIT PROPOSED.

MINIMUM BUILDING SETBACK:

FRONT YARD: 30'
SIDE YARD: 15'
REAR YARD: 15'
REAR YARD ABUTTING RESIDENTIAL DISTRICT: 75'
BUILDINGS NO MORE THAN 24' IN HEIGHT: 75'
BUILDINGS GREATER THAN 24' IN HEIGHT: 150'

ILLUMINATION NOTES (IN FOOT CANDLES):

1. MINIMUM INITIAL LEVEL AT ANY POINT ON THE PARKING AREA OR DRIVE:
   COMMERCIAL/ INDUSTRIAL USE: 0.50
2. AVERAGE INITIAL LEVEL:
   COMMERCIAL/ INDUSTRIAL USE: 1.00
3. MAXIMUM INITIAL LEVEL, FIVE (5) FEET FROM THE BASE OF A LIGHT STANDARD:
   COMMERCIAL/ INDUSTRIAL USE: 8.00



ACCESSIBLE PARKING SIGN
N.T.S.

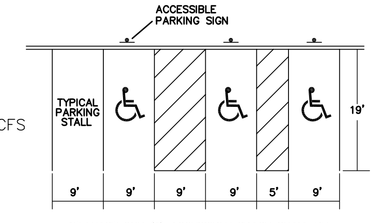
FLOOD MAP

FEMA MAP # 29189C0316K, EFFECTIVE DATE FEBRUARY 4, 2015
SUBJECT PROPERTY NOT WITHIN FLOOD ZONES.

BENCHMARK

ST. LOUIS COUNTY BENCHMARK: #18-157 ELEVATION 663.46

"L" ON THE NORTHWEST CORNER OF A SIGNAL CONTROL BOX; 47' SOUTH OF EAST WATSON ROAD AND 49' EAST OF LINDBERGH BOULEVARD.



AT LEAST ONE (1) ACCESSIBLE SPACE SHALL BE VAN ACCESSIBLE.(9' STALL W/8' STRIPED AREA)

MULTIPLE ACCESSIBLE SPACES MAY SHARE A COMMON STRIPED AREA.

ACCESSIBLE PARKING SIGNS MAY BE ATTACHED TO THE BUILDINGS WHERE APPROPRIATE.

PREPARED FOR:

JIMMY JOHN'S
3860 SOUTH LINDBERGH BLVD.
SUNSET HILLS, MO 63127
(314) 849-3355

Revised	Comment
9/29/2016	PER CITY'S COMMENTS

Engineered By:
DOERING ENGINEERING INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
Missouri Office
5203 Griffin Rd.
St. Louis, Missouri 63128
Telephone: 314 849-3355
Fax: (314) 843-1718

Seal
MARK A. DOERING
NUMBER E-23059
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

MARK A. DOERING
CIVIL ENGINEER E-23059
9/13/2016
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

SUNSET HIEGHTS
PROPOSED SITE PLAN
3751 SOUTH LINDBERGH
SUNSET HILLS, MISSOURI 63127

Date: 9/13/2016 ©
Order Number:13129con16
File Name:13129
Drawn By:mad
Check By:mad
Base Map:26m
MSD P#
Sheet 1

November 18, 2016

Mr. Steve Saladin
921 Delvin Drive
St. Louis, Missouri 63141

RE: Traffic Impact Study – Proposed Redevelopment
3751 South Lindbergh Boulevard
Sunset Hills, Missouri
CBB Job Number 132-15

Dear Mr. Saladin:

In accordance with your request, CBB has completed a traffic impact study for a proposed redevelopment on the residential lot at 3751 South Lindbergh Boulevard in Sunset Hills, Missouri. The site is generally located in the northwest quadrant of Maret Drive and South Lindbergh Boulevard as shown in **Figure 1**.

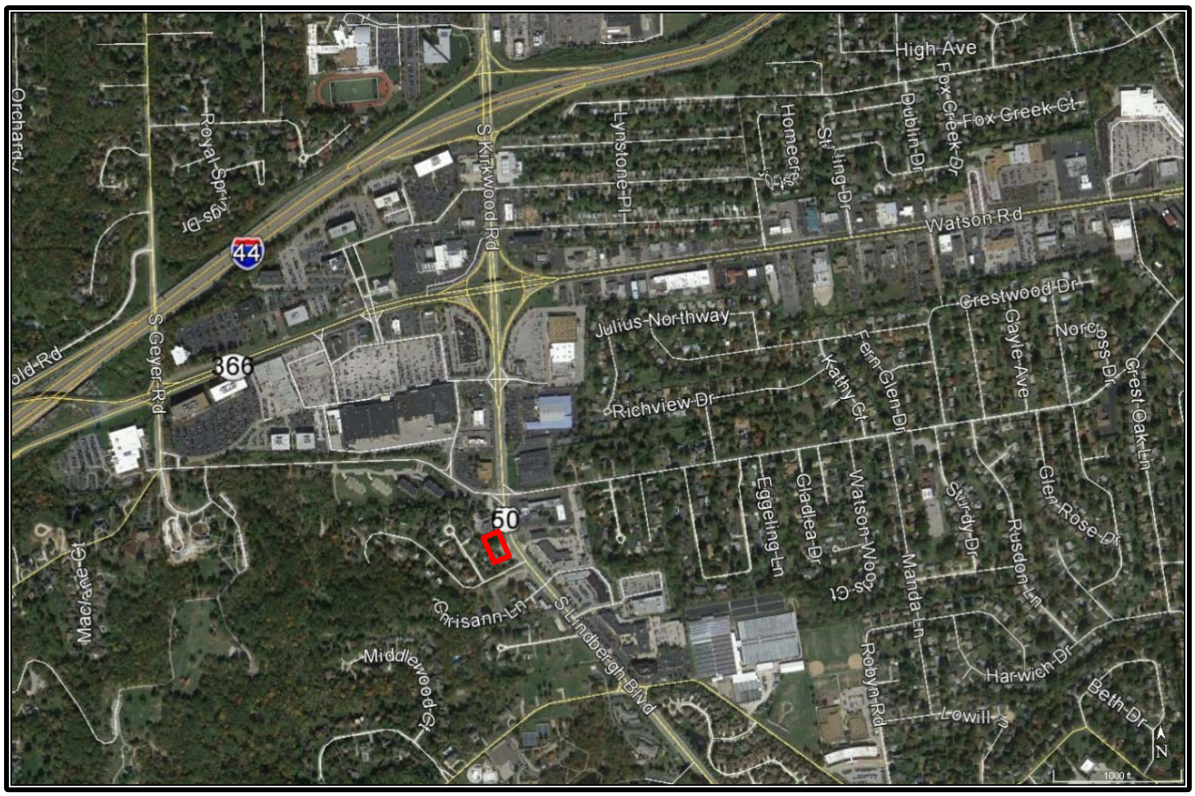


Figure 1 - *Site Location Map*

The existing site consists of currently vacant residential uses. It is our understanding that the property would be redeveloped with the construction of two new buildings on the site; one 3,860 square foot (SF) building which would consist of 2,060 SF of retail space and an 1,800 SF Jimmy Johns restaurant with drive through service and one 5,000 SF building that is anticipated to be general retail uses.

Access to the site is currently provided via two wide full access drives. The proposed site plan condenses the existing driveways to provide a more defined single driveway onto Lindbergh Boulevard. The conceptual site plan includes one inbound and two outbound lanes (one exiting left-turn lane and one exiting right-turn lane) on the approach to Lindbergh Boulevard. The preliminary site plan is illustrated in **Figure 2.**

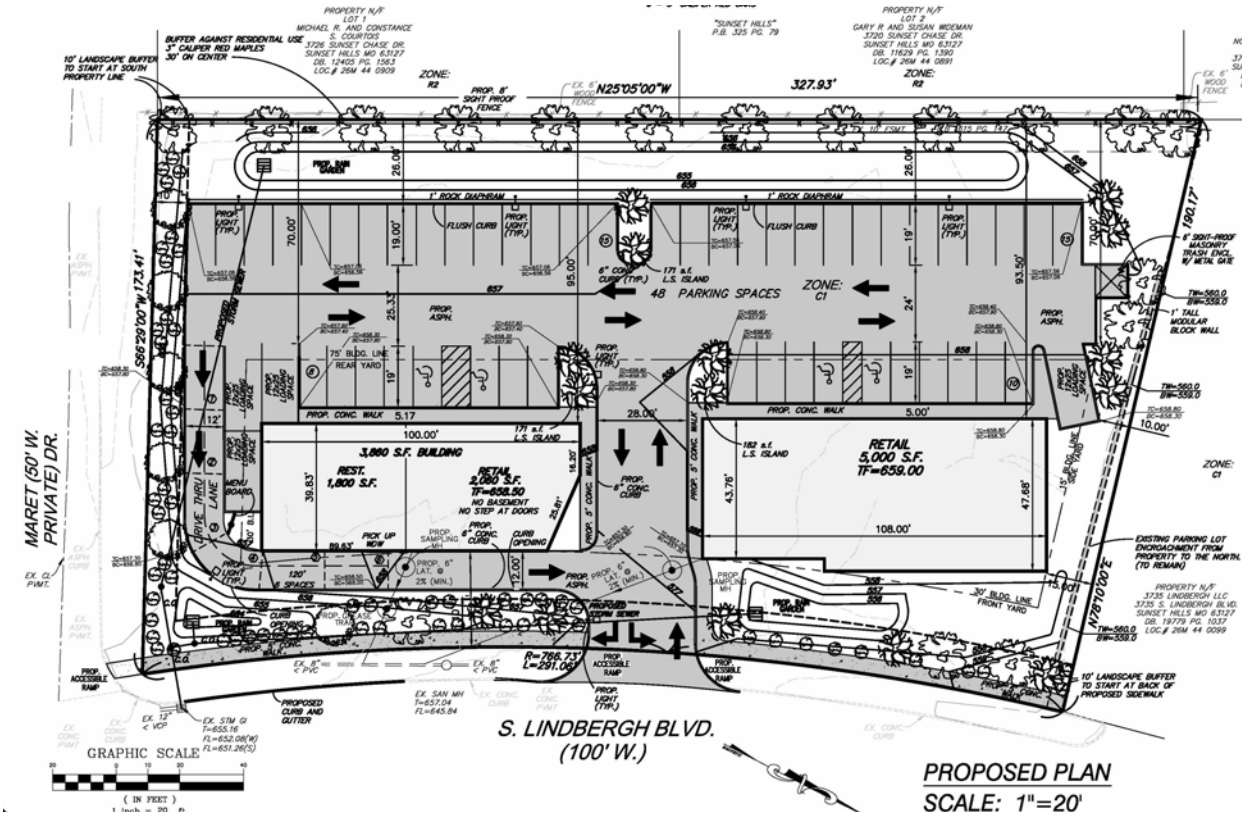


Figure 2 - Preliminary Site Plan (Provided by Others)

The purpose of this study was to determine the number of trips that would be generated by the proposed development, evaluate the impact of the additional trips on the adjacent roads as well as current operating conditions and determine the ability of motorists to safely enter and exit the site. If necessary, roadway improvements (lane additions and/or traffic control modifications) were recommended to mitigate the impact of the development. Due to the peaking characteristics of the proposed uses, the focus of our analysis was the midday and p.m. peak hours of a typical weekday.

Existing Traffic Conditions

Lindbergh Boulevard is a five-lane principal arterial highway with left-turn lanes at the major intersections along the corridor. Lindbergh Boulevard is owned and maintained by the Missouri Department of Transportation (MODOT). The highway meanders through the study area, but will be referenced as a north-south route throughout the remainder of this report.

In the study area, Lindbergh Boulevard provides two through lanes in each direction as well as a two-way center left-turn lane. Traffic signals are located north of the site at Rott Road/East Watson Road and to the south of the site at West Watson Road/Eddie and Park Road. The signals along Lindbergh Boulevard operate as part of a coordinated system. The proposed access for the subject site is approximately 400 feet south of the intersection with Rott Road/East Watson Road. According to MODOT's ADT Map from 2013, Lindbergh Boulevard carries approximately 20,500 vehicles per day (vpd) in the vicinity of the site. The posted speed limit is 35 miles per hour (mph).

Maret Lane is a no outlet private residential street just to the south of the subject site that provides access to approximately 25 single-family homes.

In order to establish existing traffic conditions, manual turning movement traffic counts from the signalized intersection of Lindbergh Boulevard with Rott Road/East Watson Road were referenced from the Fall of 2014 for the midday (11:00 a.m. - 1:00 p.m.) and p.m. (4:00-6:00) peak periods. This data revealed the weekday peak hours of the adjacent roadway to be from 12:00-1:00 p.m. and 4:45-5:45 p.m.

Based on those counts, approximately 950 vehicles per hour (vph) are traveling northbound and 1,050 vph are traveling southbound during the midday peak hour, while 950 vph are traveling northbound and 1,875 vph are traveling southbound during the p.m. peak. The existing peak hour traffic volumes are summarized in **Exhibit 1**.

In addition queue observations were made near the proposed site driveway to determine if the proposed driveway is blocked during the midday or p.m. peak hours. Midday and p.m. peak hour observations indicate that the through northbound queue from the Rott Road/East Watson Road signal to the north infrequently (twice for less than 10 seconds) blocked the driveway, while the queues from the West Watson Road/Eddie and Park Road signal to the south did not block the proposed driveway once. The northbound left-turn queues from the signal were observed to remain within the left-turn bay, and as such, would not have an impact on the proposed driveway. The through queues that extended to the driveway were observed to be more of a rolling queue with signal timing that changed as vehicles were approaching.

Exhibit 1: Existing Traffic Volumes

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11/17/16

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Proposed Redevelopment

As previously discussed, it is our understanding that the property will be redeveloped with the construction of two buildings on the subject site. One building would consist of a 2,060 SF of retail space and a 1,800 SF Jimmy John's fast food restaurant with drive through service. The second building would consist of a 5,000 SF of general retail space.

Access to the site is currently provided by two wide full access drives. The proposed access plan is to reduce the access configuration to a single full access driveway about midway along the frontage of the site. The current site plan also has one inbound and two outbound lanes onto Lindbergh Boulevard. It is our understanding that MoDOT has reviewed the preliminary access plan and found it to be generally acceptable.

Trip Generation

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed development would generate during the midday and p.m. weekday peak hours. The traffic was forecasted based upon information provided in the "Trip Generation Manual", Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

In order to estimated trips for the retail space, the average trip rate for ITE Land Use 826: Specialty Retail Center was used and the average trip rate was used for ITE Land Use 934: Fast Food Restaurant w/ Drive-Thru for the proposed Jimmy John's. Since ITE does not provide specific trip generation estimates for the midday peak hours; the higher of the a.m. and p.m. peak hour of generator rates was applied to the fast-food restaurant. To estimate the midday trips for the specialty retail uses, the p.m. peak hour volumes were conservatively assumed. The peak hour of adjacent street traffic (one hour between 4:00 and 6:00 p.m.) was utilized for the p.m. peak hour.

It is reasonable to believe that there could be some common trips between the restaurant and the other uses, but in an attempt to be conservative, no common trip reductions were applied. As shown in **Table 1**, the proposed development is expected to generate 115 total trips during the weekday midday peak hour and 80 total trip during the p.m. peak hour when using the ITE trip generation.

Table 1 – ITE Trip Generation Estimate for Proposed Re-Development

Land Use (ITE Code)	*Size*	*MIDDAY Peak Hour*			*PM Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*
Specialty Retail (826)	7,060 SF	10	10	20	10	10	20
Fast Food Restaurant with Drive-Thru (934)	1,800 SF	50	45	95	30	30	60
Total		60	55	115	40	40	80

Trip Estimate based on Local Jimmy Johns Data

The owner of the Jimmy Johns provided transactional data for the existing store for 10 random days. Based on the information provided, the current Jimmy Johns restaurant averages approximately 65 transactions during the lunch peak and less than 15 transactions during the p.m. commuter peak hour. If one conservatively assumes that each transaction generates one inbound and one outbound trip, the Jimmy Johns would generate approximately 130 total trips (65 in and 60 out) during the midday and 30 total trips (15 in and 15 out). Based on this data, the ITE trips would appear to be overstated for the p.m. peak and slightly understated during the Midday peak.

Table 2 summarizes the trip generation estimate for the development utilizing the local trip estimate for Jimmy Johns during the midday peak and the ITE trip estimate was used for the Jimmy Johns during the p.m. peak. The traffic volumes shown in Table 2 were used in the capacity analyses, which provides a very conservative analysis. The proposed development is expected to generate 150 total trips during the weekday midday peak hour and 80 total trip during the p.m. peak hour. Although the trip generation for the proposed fast food restaurant is heavier during the midday peak hour, there is more available capacity and less congestion on the adjacent streets during the midday peak versus the p.m. peak hour.

Table 2 – Trip Generation Estimate for Proposed Re-Development (with local estimate)

Land Use (ITE Code)	*Size*	*MIDDAY Peak Hour*			*PM Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*
Specialty Retail (826)	6,760 SF	10	10	20	10	10	20
Fast Food Restaurant with Drive-Thru (Local Transactional Data)	**1,800 SF**	**65**	**65**	**130**	30	30	60
Total		75	75	150	40	40	80

Trip Distribution

The traffic generated by the proposed redevelopment was assigned to the adjoining roadway system based on existing traffic patterns. It is anticipated that the directional distribution of new site-generated trips would be 50% to the north on Lindbergh Boulevard and 50% to the south on Lindbergh Boulevard

The trip distribution was applied to the site-generated traffic volumes and assigned to Lindbergh Boulevard, as shown in **Exhibit 2**. This site-generated traffic was added to the existing traffic volumes to reflect the Build Traffic Volumes for the midday and p.m. weekday peak hours, as shown in **Exhibit 3**.

Right-Turn Lane Warrants

The need for a separate southbound right-turn lane on Lindbergh Boulevard at the proposed commercial entrance was compared to MoDOT's Access Management Guidelines (AMG) methods. Right-turn lanes are considered as asset to promote safety and improved traffic flow at relatively high conflict locations. Separate right-turn lanes are intended to remove turning vehicles from the through lanes which reduces the potential for rear-end collisions at intersections.

The MoDOT figure, *Right Turn Lane Warrant for a Four-Lane Roadway,* was utilized to address traffic volumes at the intersection of Lindbergh Boulevard with the proposed site driveway. **Figure 3** illustrates the Build Traffic Volumes plotted on the MoDOT figure for evaluation of right-turn lanes. Based on the minimal number of right-turns needed to satisfy the criteria, in conjunction with the heavy southbound traffic volumes along Lindbergh Boulevard, a separate southbound right-turn lane would be "warranted" based on MoDOT's AMG at any location along Lindbergh Boulevard where more than 15 right-turns are made, which would be almost any connection to Lindbergh Boulevard.

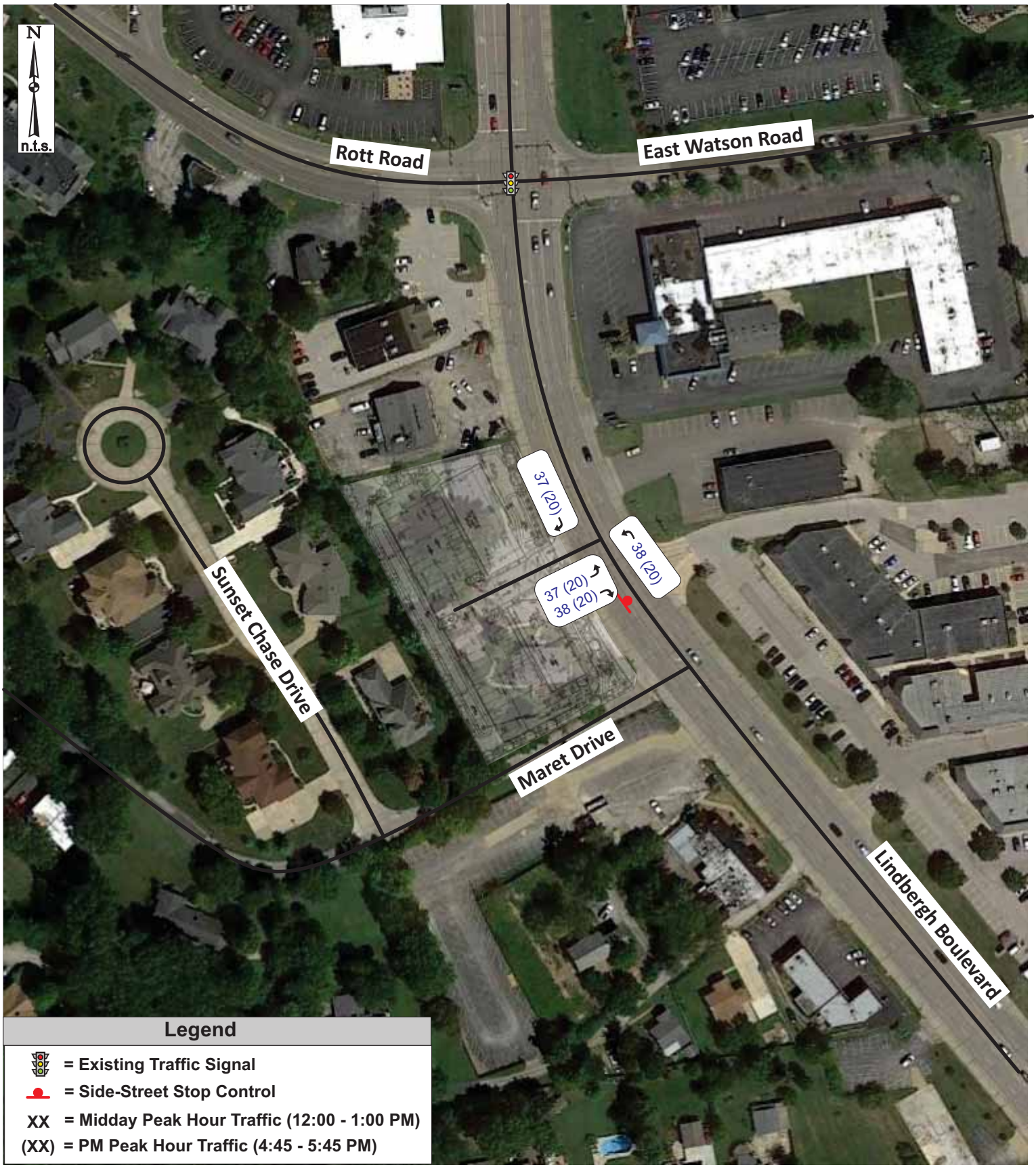

Exhibit 2: Site-Generated Trips

Job# 132-15
11/17/16

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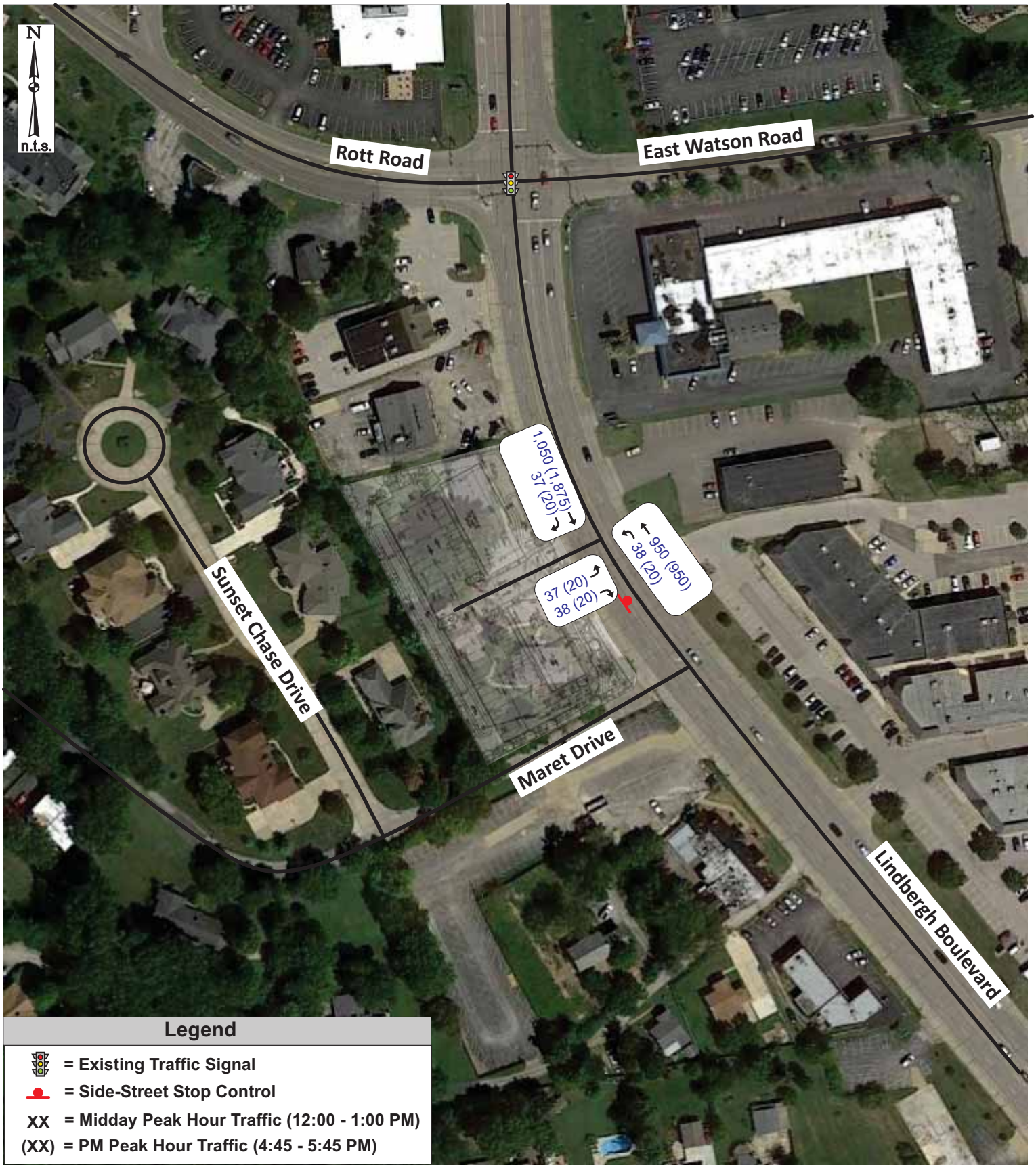

Exhibit 3: Build Traffic Volumes (2015)

Job# 132-15
11/17/16

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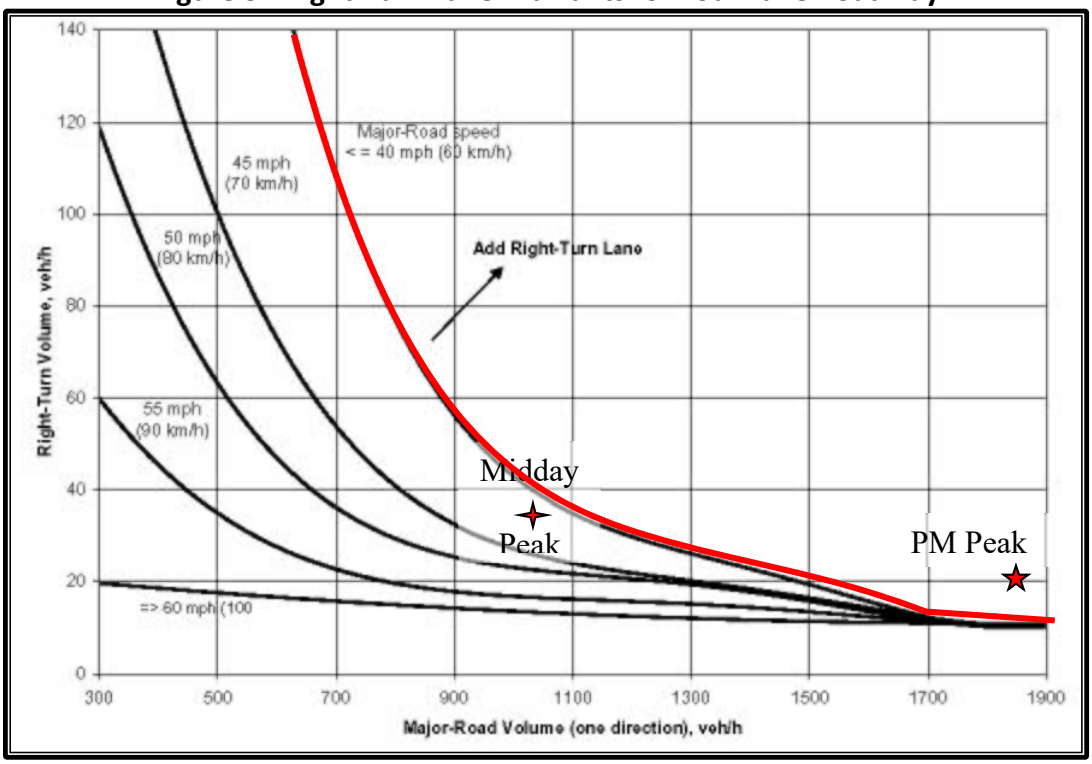
Figure 3 - Right-Turn Lane Warrants for Four Lane Roadway



Although a separate southbound right-turn lane is technically warranted by MoDOT's AMG, it is not needed for capacity reasons. The estimated southbound right-turn volume on Lindbergh Boulevard into the site is expected to be 37 vph in the midday peak hour (which would not meet warrants) and 20 vph in the p.m. peak hour, which would barely meet warrants. However, if the local Jimmy Johns transactional data was utilized only 13 right-turns are expected, therefore not warranted. It should be noted that a shoulder, approximately 10 foot in width, is already present on Lindbergh Boulevard that many motorists utilize as an auxiliary turn lane at many of the unsignalized locations along Lindbergh Boulevard. Based on the low right-turn volume and the shoulder that is already present, it is not believed that a southbound right-turn lane on Lindbergh Boulevard at the site drive is justified.

Additionally, a separate right-turn lane cannot physically be accommodated along the frontage of this property alone and would require the cooperation of multiple property owners. This property only has approximately 100 feet of frontage.

Traffic Analysis

The forecasted operating conditions were analyzed using SYNCHRO 8, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 2** summarizes the thresholds used in the analysis for unsignalized intersections.

Table 2: Level of Service Thresholds

Level of Service (LOS)	**Control Delay per Vehicle (sec/veh)** ***Unsignalized Intersections***
A	0-10
B	> 10-15
C	> 15-25
D	> 25-35
E	> 35-50
F	> 50

The study intersections were evaluated using the methodologies described above. **Table 3** summarizes the results of the build operating conditions during the midday and p.m. weekday peak hours.

The eastbound approach is expected to operate at acceptable levels (LOS D or better) in the forecasted condition during both the midday and p.m. peak hour. However, it is acknowledged that motorists turning left out of the site would incur longer delays during the p.m. peak hour due to heavy southbound through volumes on Lindbergh Boulevard, which occasionally limits the ability for a vehicle to enter or cross the traffic stream from the side street.

Table 3: Build Operating Conditions Summary

Traffic Movement	***MIDDAY Peak Hour***	***PM Peak Hour***
Lindbergh Boulevard at Proposed Redevelopment Driveway (unsignalized)		
Northbound Lindbergh Boulevard Left-Turn	B (10.9)	C (19.2)
Eastbound Site Exit Left-Turn Eastbound Site Exit Right-Turn	C (20.5) B (10.4)	E (49.7) B (10.3)
Eastbound Site Exit Approach	C (15.4)	D (30.0)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

It must also be acknowledged that it is not uncommon along heavily traveled arterials, such as Lindbergh Boulevard, for left-turn vehicles on the side-streets and private drives to incur lengthy delays. The presence of a center-left-turn lane along Lindbergh Boulevard does allow for a motorist to complete their turn in two stages as opposed to waiting for a simultaneous gap in both directions of traffic flow. For example, a motorist exiting the proposed site destined to the north on Lindbergh Boulevard could wait for the southbound lanes to clear, turn into the center-left-turn lane and then wait for a gap in the northbound flows to merge into traffic. This practice is common throughout the greater St. Louis Metropolitan area and was assumed in these analyses.

It should also be noted that the signalized intersection with Rott Road/East Watson Road, is approximately 400 feet north of the proposed driveway and, in reality, would create artificial gaps in mainline traffic when the traffic signal cycles which, in turn, could actually reduce the delay from the site drive. Furthermore, the location of the proposed Lindbergh Boulevard driveway would provide appropriate spacing from the Rott Road/East Watson Road traffic signal so that the queue lengths would have minimal impact to the proposed site driveway.

Parking and Drive-Through Queuing

The site plan was reviewed to verify that the City's parking and drive-through stacking requirements are met. The City's parking requirement are summarized below:

- Restaurant: one space for every 3 persons based on maximum seating capacity, plus 1 space for every vehicle used in conjunction with the operation thereof;
- Retail: 1 space for each 200 square feet of floor area;

It is our understanding that 30 seats are proposed and 2 restaurant related vehicles will be on site, which results in 12 parking spaces required for the restaurant. The proposed 7,060 SF of retail space would require 36 parking spaces. As such, a total of 48 parking spaces are required for the overall development. In addition, 4 loading spaces are required by code. Based on the conceptual site plan provided, 48 parking spaces and four loading spaces are proposed. Therefore, the parking required by code would be accommodated.

The City also requires drive-through facilities to provide 5 stacking spaces (or 100 feet) for the drive-up window. The site plan provided shows storage for approximately six vehicles (120 feet) in the drive-through lane from the pickup window, which exceeds the City's requirement.

Summary

CBB completed the preceding study to address the traffic impacts associated with a proposed redevelopment of the currently vacant residential lot in the northwest quadrant of Lindbergh Boulevard and Maret Drive in Sunset Hills, Missouri. The following summary is provided;

- The proposed access will consolidate two curb cuts that currently serve the site to one curb cut, generally located at the midpoint. The site plan currently provides one inbound and two outbound lanes (one exiting left-turn and one exiting right-turn) to Lindbergh Boulevard.
- The proposed site was conservatively assumed to generate a total of 150 trips during the midday peak hour and 80 total trips during the p.m. peak hour.
- A separate southbound right-turn lane is warranted based on MoDOT's AMG if the ITE trip data is used during the p.m. peak (20 right-turns), but would not be warred based on local Jimmy John's data (13 right-turns). Based on the low right-turn volume and the 10-foot wide shoulder that is already present, it is not believed that a southbound right-turn lane on Lindbergh Boulevard at the site drive is justified.
- The eastbound exit is expected to operate at acceptable levels (LOS D or better), but the left-turns out may incur longer delays during the p.m. peak due to heavy southbound through volume.
- Based on the City Code, 48 parking spaces are needed and 48 spaces are proposed.

- Based on the City Code, 4 loading spaces are needed and 4 loading spaces are proposed.
- The concept site plans shows 120 feet of stacking distance from the pick-up window, which exceed the City's requirements (100 feet). Therefore, the queuing area shown on the site plan should be adequate.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed redevelopment generally in the northwest quadrant of Lindbergh Boulevard and Maret Drive in Sunset Hills, Missouri. Please contact me in our St. Louis office (314) 878-6644, ext. 37 or brensing@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Brian Rensing

Brian Rensing, P.E., PTOE
Traffic Engineer

BILL NO. 35
ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO MIDWEST REGIONAL BANK FOR OPERATION OF A BANK WITH A DRIVE THRU AT 11816 GRAVOIS ROAD.

WHEREAS, a petition was received from Midwest Regional Bank for operation of a Bank with a drive thru at 11816 Gravois Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on October 5, 2016, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on November 22, 2016, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "C-1" Commercial.

2. The Conditional Use Permit Application requests the right to operate a Bank with a drive thru in a building at 11816 Gravois Road.

3. The Planning and Zoning Commission has recommended that the Conditional Use Permit be approved.

4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

(A) Substantially increase traffic hazards or congestion

(B) Substantially increase fire hazards.

(C) Adversely affect the character of the neighborhood.

(D) Adversely affect the general welfare of the community.

(E) Overtax public utilities

(F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS 7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, a Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to Midwest Regional Bank, to use the premises in the City of Sunset Hills, Missouri, known as 11816 Gravois Road for operation of a Bank with a drive thru, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee:

a. the 10' wide sewer easement shall be vacated or the encroachment shall be acknowledged and allowed in writing by Metropolitan St. Louis Sewer District prior to any excavation or construction on property.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

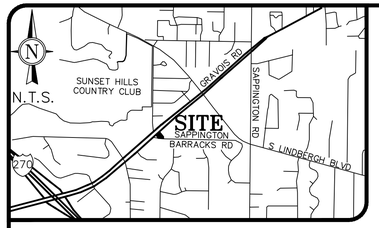
PASSED this _____ day of _____, 2016_____
MAYOR

APPROVED this _____ day of _____, 2016_____
MAYOR

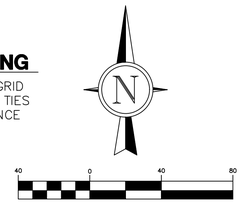
ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR

MIDWEST REGIONAL BANK
LOT SPLIT - 11816 GRAVOIS ROAD

PART OF LOT 11 OF MAURO'S SUBDIVISOIN TO GEORGETOWN
IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI



BASIS OF BEARING
MISSOURI STATE PLANE GRID
NORTH FROM STATIC GPS TIES
TO GEOGRAPHIC REFERENCE
SYSTEM MONUMENTS

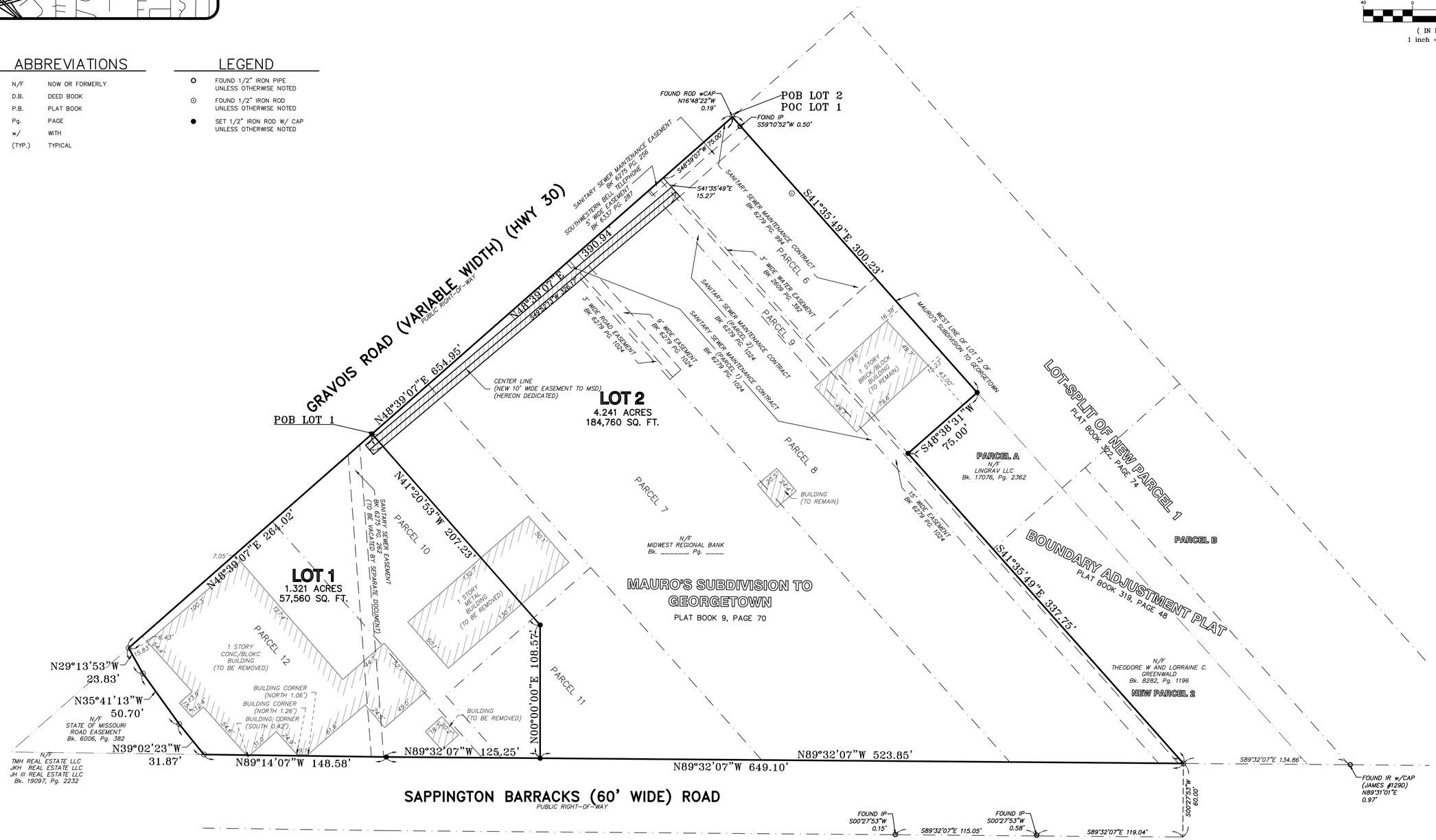


ABBREVIATIONS

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
Pg.	PAGE
w/	WITH
(TYP.)	TYPICAL

LEGEND

- ○ FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- ⊙ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ● SET 1/2" IRON ROD W/ CAP UNLESS OTHERWISE NOTED



PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526

J:\2262A\Survey\2262A-SUBPLAT.dwg9/28/2016 4:00 PM,Jeron Haas

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12350 OLD TESSON ROAD
SUITE 200
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6500
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	REVIEW COMMENTS (LOT ID.)	9/26/16
2	REVIEW COMMENTS (EASEMENTS)	9/28/16

MIDWEST REGIONAL BANK
SUNSET HILLS, MISSOURI

SHEET TITLE: LOT SPLIT

JOB NUMBER: 2262A
DRAWN BY: JJH
DATE: 09/14/16
CHECKED BY: EEG
DATE: 09/14/16
SHEET: 1 of 2

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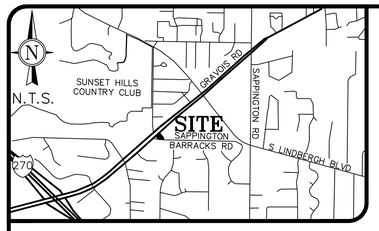
MIDWEST REGIONAL BANK
LOT SPLIT - 11816 GRAVOIS ROAD
PART OF LOT 11 OF MAURO'S SUBDIVISOIN TO GEORGETOWN IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI



--- Out Boundary Description ---
--- QUIT CLAIM DEED DB 19097 PAGE 2232 ---

PARCEL 6: PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 5 EAST CALLED SAPPINGTON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS
CITY (FORMER COUNTY), MISSOURI RECORDS DESCRIBED AS: BEGINNING IN THE SOUTHEAST LINE OF GRAVOIS ROAD, 60 FEET WIDE, AT ITS INTERSECTION WITH THE LINE DIVIDING LOTS 11 AND 12 OF SAID SUBDIVISION; THENCE SOUTHEAST ALONG SAID DIVIDING LINE 300 FEET TO THE MOST NORTHERN CORNER OF PROPERTY CONVEYED TO FRANK KOPEJTKO AND WIFE BY DEED RECORDED IN BOOK 2612 PAGE 428 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWEST ALONG KOPEJTKO'S NORTHWEST LINE 75 FEET TO A POINT; THENCE NORTHWEST ALONG A LINE PARALLEL WITH THE LINE DIVIDING SAID LOTS 11 AND 12, 300 FEET TO A POINT IN THE SOUTHEAST LINE OF GRAVOIS ROAD; THENCE NORTHEAST ALONG THE LAST MENTIONED LINE 75 FEET TO THE POINT OF BEGINNING.

PARCEL 7: A TRACT IN THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 44 NORTH, RANGE 6 EAST, BEING PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS CITY (FORMER COUNTY), MISSOURI, RECORDS AND DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTHEAST LINE OF GRAVOIS ROAD, 60 FEET WIDE, DISTANT SOUTH 48 DEGREES 49–1/2 MINUTES WEST 180 FEET FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF SAID LOT 11 AND BEING THE WESTERN MOST CORNER OF PROPERTY CONVEYED TO JOHN HEUTEL BY DEED RECORDED IN BOOK 1481 PAGE 109; THENCE ALONG THE SOUTHWESTERN LINE OF LAST MENTIONED TRACT SOUTH 41 DEGREES 25 MINUTES EAST 543.05 FEET TO A POINT IN THE NORTH LINE OF SAPPINGTON BARRACKS ROAD, 60 FEET WIDE; THENCE ALONG SAID ROAD LINE NORTH 89 DEGREES 22 MINUTES WEST 202 FEET TO THE EASTERN MOST CORNER OF PROPERTY CONVEYED TO ADA WILSON BY DEED RECORDED IN BOOK 1491 PAGE 206; THENCE ALONG THE NORTHEASTERN LINE OF LAST MENTIONED TRACT NORTH 41 DEGREES 25 MINUTES WEST 408.40 FEET TO THE SOUTHEASTERN LINE OF GRAVOIS ROAD AND THENCE ALONG SAID ROAD LINE NORTH 48 DEGREES 49–1/2N MINUTES EAST 150 FEET TO THE POINT OF
BEGINNING, EXCEPTING THAT PART CONDEMNED BY STATE OF MISSOURI IN CAUSE NO. 272984 OF ST. LOUIS COUNTY CIRCUIT COURT.

PARCEL 8: A TRACT IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST, BEING PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS CITY (FORMER COUNTY), MISSOURI, RECORDS AND DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTHEAST LINE OF GRAVELS ROAD, 60 FEET WIDE, DISTANT SOUTH 48 DEGREES 49–1/2 MINUTES WEST 90 FEET FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF SAID LOT 11 AND BEING THE WESTERN MOST CORNER OF PROPERTY CONVEYED TO DORA SCHULZ BY DEED RECORDED IN BOOK 1453 PAGE 551; THENCE ALONG THE SOUTHWESTERN LINE OF LAST MENTIONED TRACT SOUTH 41 DEGREES 25 MINUTES EAST 623.83 FEET TO THE NORTH LINE OF SAPPINGTON BARRACKS ROAD, 60 FEET WIDE; THENCE ALONG SAID ROAD LINE NORTH 89 DEGREES 22 MINUTES WEST 121.20 FEET TO THE EASTERN MOST CORNER OF PROPERTY CONVEYED TO ESTA ANN PAULSMEYER BY DEED RECORDED IN BOOK 1497 PAGE 400; THENCE LEAVING SAID ROAD LINE AND RUNNING ALONG THE NORTHEASTERN LINE OF LAST MENTIONED TRACT NORTH 41 DEGREES 25 MINUTES WEST 543.05 FEET TO A POINT IN THE SOUTHEAST LINE OF GRAVOIS READ AND THENCE ALONG THE SOUTHEAST LINE OF SAID ROAD, NORTH 48 DEGREES 49–1/2 MINUTES EAST 90 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART CONDEMNED BY STATE OF MISSOURI IN CAUSE NO. 272984 OF THE ST. LOUIS COUNTY CIRCUIT COURT.

PARCEL 9: A TRACT OF LAND IN SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST, BEING PART
OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS CITY (FORMER COUNTY), MISSOURI, RECORDS AND DESCRIBED AS: BEGINNING AN A POINT IN THE SOUTHEAST LINE OF GRAVOIS ROAD, 50 FEET WIDE, DISTANT SOUTH 48 DEGREES 49–1/2 MINUTES WEST 90 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERN LINE OF SAID LOT 11 AND BEING THE NORTHERN MOST CORNER OF PROPERTY CONVEYED TO JOHN HEUTEL BY DEED RECORDED IN BOOK 1481 PAGE 109; THENCE ALONG THE NORTHEASTERN LINE OF LAST MENTIONED PROPERTY SOUTH 41 DEGREES 25 MINUTES EAST 623.33 FEET TO A POINT IN THE NORTHERN LINE OF SAPPINGTON BARRACKS ROAD, 60 FEET WIDE; THENCE ALONG SAID ROAD LINE SOUTH 89 DEGREES 22 MINUTES EAST 20.2 FEET TO THE SOUTHWESTERN CORNER OF PROPERTY CONVEYED TO FRANK KOPEJTKO AND WIFE BY DEED RECORDED IN BOOK 2612 PAGE 428; THENCE ALONG THE SOUTHWESTERN LINE OF LAST MENTIONED TRACT, THE SOUTHWESTERN LIND OF TRACT CONVEYED TO HOWARD R. CLARK AND WIFE BY DEED RECORDED IN BOOK 2601 PAGE 493 AND THE SOUTHWESTERN LINE OF TRACT CONVEYED TO DORA SCHULZ AND HUSBAND BY DEED RECORDED IN BOOK 541 PAGE 235; NORTH 41 DEGREES 25 MINUTES WEST 637.3 FEET TO A POINT IN THE SOUTHEASTERN LINE OF GRAVOIS ROAD AND THENCE ALONG SAID ROAD LINE SOUTH 48 DEGREES 49–1/2 MINUTES WEST 15 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART CONDEMNED BY STATE OF MISSOURI IN CAUSE NO. 272984 OF ST. LOUIS COUNTY CIRCUIT COURT.

PARCEL 10: PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN AS PER PLAT RECORDED IN BOOK 9 AT PAGE 70 OF THE ST. LOUIS CITY, (FORMER COUNTY), MISSOURI, RECORDS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERN LINE OF GRAVOIS ROAD, 60 FEET WIDE, DISTANT SOUTH 48 DEGREES 49–1/2 MINUTES WEST 330.0 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERN LINE OF SAID LOT 11; THENCE ALONG THE SOUTHEASTERN LINE OF GRAVOIS ROAD, SOUTH 48 DEGREES 49–1/2 MINUTES WEST 169.0 FEET TO THE SOUTHWESTERN LINE OF TRACT CONVEYED TO ADA WILSON BY DEED DAILY NO. 29 FILED APRIL 22, 1954, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHWESTERN LINE SOUTH 41 DEGREES 25 MINUTES EAST 256.80 FEET TO THE NORTHERN LINE OF SAPPINGTON BARRACKS ROAD, 60 FEET WIDE; THENCE ALONG SAID ROAD LINE SOUTH 89 DEGREES 22 MINUTES EAST 15.49 FEET; THENCE LEAVING SAID ROAD LINE, AND RUNNING NORTH 41 DEGREES 25 MINUTES WEST 68.21 FEET; THENCE NORTH 48 DEGREES 49–1/2 MINUTES EAST 157.50 FEET TO A POINT AND THENCE NORTH 41 DEGREES 25 MINUTES WEST 198.90 FEET TO THE PLACE OF BEGINNING.

PARCEL 11: PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST CALLED "SAPPINGTON" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS CITY RECORDS (FORMERLY COUNTY) MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERN LINE OF SAPPINGTON BARRACKS ROAD AT THE MOST EASTERN CORNER OF PROPERTY CONVEYED TO ADA WILSON BY DEED RECORDED IN BOOK 1491 PAGE 206; THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAPPINGTON BARRACKS ROAD, NORTH 89 DEGREES 22 MINUTES WEST, 212.11 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 41 DEGREES 26 MINUTES WEST 68.21 FEET TO A POINT; THENCE NORTH 48 DEGREES 49–1/2 MINUTES EAST AND PARALLEL TO GRAVOIS ROAD, 157.5 FEET TO THE NORTHEASTERN LINE OF THE AFORESAID PROPERTY CONVEYED TO ADA WILSON AND THENCE ALONG SAID NORTHEASTERN LINE, SOUTH 41 DEGREES 25 MINUTES EAST, 209.50 FEET TO THE POINT OF BEGINNING.

PARCEL 12: A TRACT OF LAND IN SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST AND BEING
PART OF LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 70 OF THE ST. LOUIS CITY (FORMER COUNTY), MISSOURI, RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD IN THE SOUTHEAST LINE OF GRAVOIS ROAD, 60 FEET WIDE, DISTANT SOUTH 48 DEGREES 49–1/2 MINUTES WEST 499.0 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERN LINE OF SAID LOT 11; THENCE SOUTH 41 DEGREES 25 MINUTES EAST 256.80 FEET TO AN IRON ROD IN THE NORTH LINE OF SAPPINGTON BARRACKS ROAD, 60 FEET WIDE; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 22 MINUTES WEST 78.10 FEET AND NORTH 89 DEGREES 04 MINUTES WEST 305.38 FEET TO AN IRON ROD AT THE INTERSECTION OF SAID NORTH LINE OF SAPPINGTON BARRACKS ROAD WITH THE SOUTHEASTERN LINE OF GRAVOIS ROAD; THENCE ALONG THE SOUTHEASTERN LINE OF GRAVOIS ROAD NORTH 48 DEGREES 49–1/2 MINUTES EAST 283.58 FEET TO THE
PLACE OF BEGINNING, EXCEPTING THEREFROM THE WESTERN PORTION TAKEN BY THE STATE OF MISSOURI IN CAUSE NO. 272984 OF THE ST. LOUIS COUNTY CIRCUIT COURT RECORDED IN BOOK 6006 PAGE 382.

Containing 5.562 Acres (242,320 Square Feet).

PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232–2525
FAX: (636) 232–2526

--- Lot 1 Boundary Description ---

A tract of land situated in the City of Sunset Hills, the County of St. Louis, and the State of Missouri, lying in part of Section 19, Township 44 North, Range 6 East, being part of Lot 11 of Mauro's Subdivision to Georgetown, a subdivision filed for record in Plat Book 9 page 70 of St. Louis City, former County, Missouri, and being more particularly described as follows:

COMMENCING in the Southeast line of Gravois Road, having a variable width, at its intersection with the line dividing Lot 11 and Lot 12 of said Mauro's Subdivision to Georgetown, also being the Northwest corner of Parcel A of Lot–Split of New Parcel 1, a subdivision field for record in Plat Book 322, page 74 of the land records of St. Louis County, Missouri, a found 1/2 inch iron rod being North 16 degrees 48 minutes 22 seconds West a distance of 0.19 feet from said intersection, thence along said Southeast line of Gravois Road, South 48 degrees 39 minutes 07 seconds West a distance of 390.94 feet to a Set 1/2 inch iron road marking the POINT OF BEGINNING being the Northeast corner of herein described Lot 2, thence leaving said Southeastern line of Gravois Road along the line dividing herein described Lot 1 and Lot 2, South 41 degrees 20 minutes 53 seconds East a distance of 207.23 feet to a set 1/2 inch iron rod, thence South 00 degrees 00 minutes 00 seconds West a distance of 108.57 feet to a set 1/2 inch iron rod marking the Southwest corner of herein described Lot 1 being in the North line of Sappington Barracks Road, 60 feet wide, thence leaving said line dividing Lot 1 and Lot 2, along said North line of Sappington barracks Road, North 89 degrees 32 minutes 07 seconds West a distance of 125.25 to a Set 1/2 iron rod, thence continuing along said North line of Sappington Barracks Road, North 89 degrees 14 minutes 07 seconds West a distance of 148.58 feet to a found 1/2 inch iron rod marking the Southeast corner of Parcel 13, of an easement granted to the State of Missouri according the instrument recorded in Book 6006, page 382 of the land records of St. Louis County, Missouri, thence along the Northeast line of said easement granted to the State of Missouri, North 39 degrees 02 minutes 23 seconds West a distance of 31.87 feet to a found 1/2 inch iron rod, thence North 35 degrees 41 minutes 13 seconds West a distance of 50.70 feet to a found 1/2 inch iron rod, thence North 29 degrees 13 minutes 53 seconds West a distance of 23.83 feet to a found 1/2 inch iron rod marking the Northeast corner of said easement granted to the State of Missouri also being on the Southeast line of said Gravois Road, thence leaving said Northeast line of easement granted to the State of Missouri and along said Southeast line of Gravois Road, North 48 degrees 39 minutes 07 seconds East a distance of 264.02 feet to the point of beginning.

Containing 1.321 Acres (57,560 Square Feet)

--- Lot 2 Boundary Description ---

A tract of land situated in the City of Sunset Hills, the County of St. Louis, and the State of Missouri, lying in part of Section 19, Township 44 North, Range 6 East, being part of Lot 11 of Mauro's Subdivision to Georgetown, a subdivision filed for record in Plat Book 9 page 70 of St. Louis City, former County, Missouri, and being more particularly described as follows:

BEGINNING in the Southeast line of Gravois Road, having a variable width, at its intersection with the line dividing Lot 11 and Lot 12 of said Mauro's Subdivision to Georgetown, also being the Northwest corner of Parcel A of Lot–Split of New Parcel 1, a subdivision field for record in Plat Book 322, page 74 of the land records of St. Louis County, Missouri, a found 1/2 inch iron rod being North 16 degrees 48 minutes 22 seconds West a distance of 0.19 feet from said intersection, thence along said line between Lot 11 and Lot 12 of Mauro's Subdivision to Georgetown, and the Southwestern line of said Parcel A of Lot–Split of New Parcel 1, South 41 degrees 35 minutes 49 seconds East a distance of 300.23 feet to a Set 1/2 inch iron rod, thence leaving said line dividing Lot 11 and Lot 12 and continuing along said Southwestern line of Parcel A, South 48 degrees 38 minutes 31 seconds West a distance of 75.00 feet to a Set 1/2 inch iron rod, thence continuing along said Southwestern line of Parcel A and along the Southwestern line of New Parcel 2 of Boundary Adjustment Plat, a subdivision field for record in Plat Book 319, page 48 of the land records of St. Louis County, Missouri, South 41 degrees 35 minutes 49 seconds East a distance of 337.75 feet to a found 1/2 inch iron pipe marking the Southwest corner of said New Parcel 2 being on the North line of Sappington Barracks Road, 60 feet wide, thence leaving said Southwestern line of New Parcel 2 and along the North line of said Sappington Barracks Road, North 89 degrees 32 minutes 07 seconds West a distance of 523.85 feet to a Set 1/2 inch iron rod marking the Southwest corner of herein described Lot 1, thence leaving said North line of Sappington Barracks Road and along the line dividing herein described Lot 1 and Lot 2, North 00 degrees 00 minutes 00 seconds East a distance of 108.57 feet to a Set 1/2 inch iron rod, thence North 41 degrees 20 minutes 53 seconds West a distance of 207.23 to a Set 1/2 inch iron rod being on the Southeastern line of Said Gravois Road, thence leaving said line dividing Lot 1 and Lot 2, along said Southeastern line of Gravois Road, North 48 degrees 39 minutes 07 seconds East a distance of 390.94 feet to the point of beginning.

Containing 4.241 Acres (184,760 Square Feet)

--- Owner's Certification ---

(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be subdivided in land area in the manner shown on this plat, which subdivision shall hereafter be known as the "MIDWEST REGIONAL BANK LOT SPLIT – 11816 GRAVOIS RAOD".

THE "PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ▨ (hereon), IS HEREBY DEDICATED TO METROPOLITAN ST.LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC SANITARY SEWERS FACILITIES, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED SEWERS FACILITIES. THE EASEMENT(S) HEREBY GRANTED IS(ARE) IRREVOCABLE AND SHALL CONTINUE FOREVER.

This subdivision is subject to the easements, restrictions and setback lines as per Plat Book 9 page 70, in the land records of St. Louis County, Missouri.

In witness whereof, I have herewith set my hand this _____ day of _____, 2016.

MIDWEST REGIONAL BANK
A Missouri Limited Liability Company

_____ _____
Print Name, Title

State of Missouri)
)SS.
County of St. Louis)

On this _____ day of _____, 2016 before me did appear
_____ who being by me duly sworn did say that he is the
_____ of Midwest Regional Bank., LLC,
a Missouri Limited Liability Company in the State of Missouri and that said instrument was signed on behalf of said company and that said _____ _____ acknowledged said instrument to be the free act and deed of said company.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

_____ My commission expires: _____
Notary Public

--- Lien Holder's Certificate ---

The undersigned holder or legal owner of notes secured by deed recorded in Book 13604, Page 2344 of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2016.

First National Bank of St. Louis

_____ _____
Print name, Title

State of _____)
)SS.
County of _____)

On this _____ day of _____, 2016 before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of First National Bank of St. Louis, a corporation in the State of _____ and that said instrument was signed on behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

_____ My commission expires: _____
Notary Public

--- City of Sunset Hills Certification ---

This is to certify that this plat of "MIDWEST REGIONAL BANK LOT SPIT – 11816 GRAVOUIS RAOD" was approved by the City of Sunset Hills City Council on the _____ day of _____, 2016, by Ordinance No. _____.

_____ _____
Mayor City Clerk

_____
Chairman
Planning and Zoning Commission

--- Surveyor's Certification ---

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Mike Bender of Midwest Regional Bank, during the month of September, 2016, prepared a subdivision plat, based on field information obtained from field personnel under my direction of a tract of land being Section 19, Township 44 North, Range 6 East, being part of Lot 11 of Mauro's Subdivision to Georgetown, a subdivision filed for record in Plat Book 9 page 70 of St. Louis City, former County, Missouri, and have subdivided said tract in the manner shown hereon.

I declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the current minimum standards for property boundary surveys for urban class property as set forth by the rules promulgated by the Missouri Board for Architects, Professional Engineers, and Land Surveyors effective November 30, 2007.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this _____ day of _____, 2016.

GRIMES CONSULTING, INC. LS–343–D

By _____
EARL E. GRAHAM, PLS–2262
MISSOURI PROFESSIONAL LAND SURVEYOR

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
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SUITE 200
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GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E–1470–D
PROFESSIONAL LAND SURVEYING CORPORATION, LS–343–D
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	REVIEW COMMENTS (LOT ID.)	9/26/16
2	REVIEW COMMENTS (EASEMENTS)	9/28/16

MIDWEST REGIONAL BANK
SUNSET HILLS, MISSOURI

SHEET TITLE
LOT SPLIT
11816 GRAVOIS ROAD

JOB NUMBER: 2262A
DRAWN BY: JJH
DATE: 09/14/16
CHECKED BY: EEG
DATE: 09/14/16
SHEET:
2 of 2

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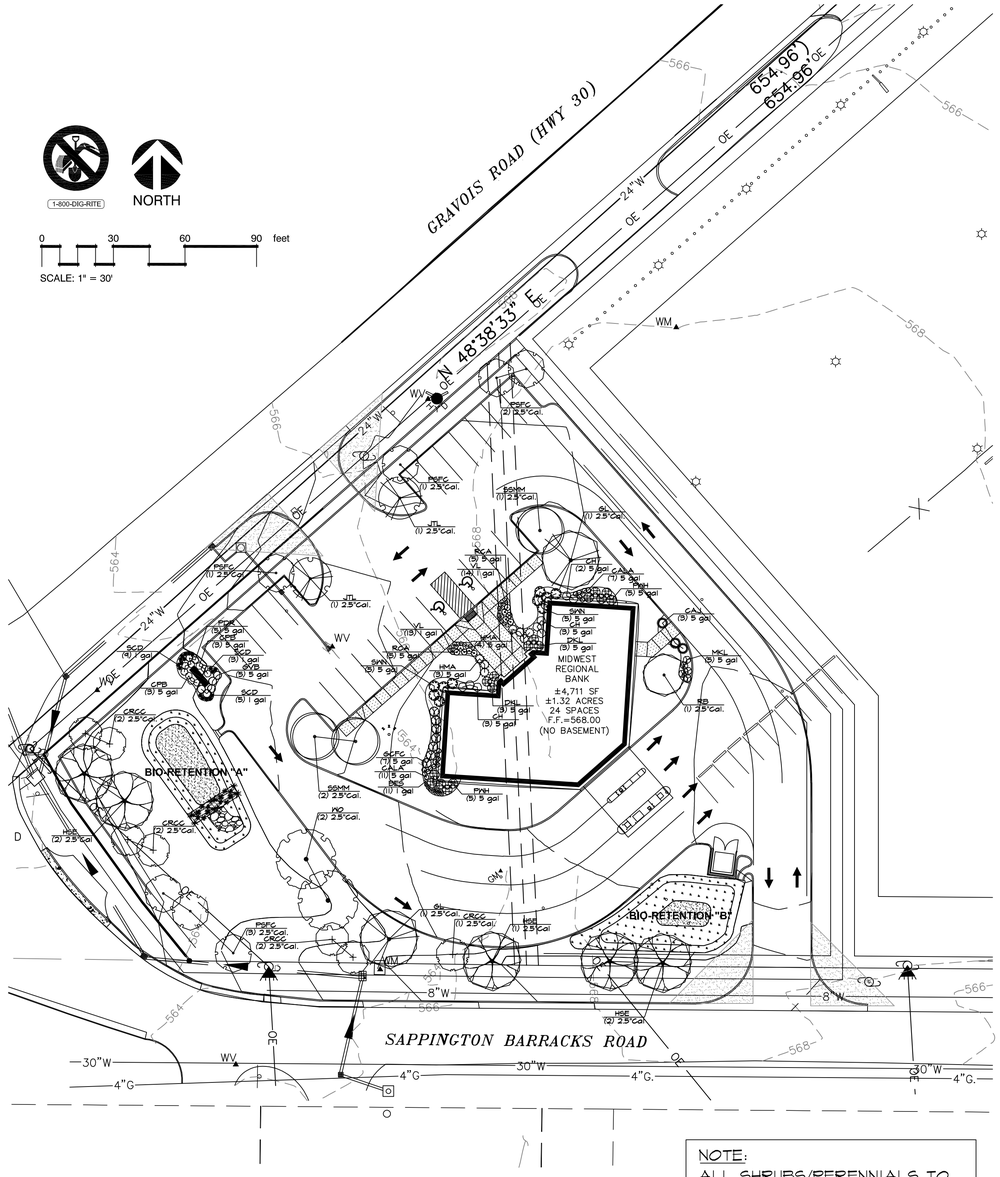
J:\2262A\Survey\2262A-SUBPLAT.dwg9/28/2016 4:00 PMJeron Haas



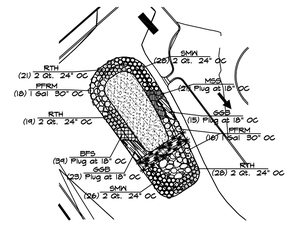
NOTE:
ALL SHRUBS/PERENNIALS TO BE MAINTAINED @ 24" MAXIMUM HEIGHT WITHIN SIGHT TRIANGLE AREAS

LANDSCAPE REQUIREMENTS:

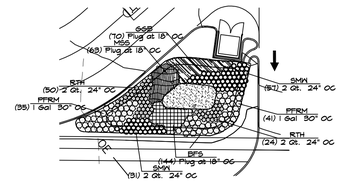
OFF-STREET LANDSCAPE:
ONE (1) CANOPY TREE + FOUR (4) SHRUBS FOR EVERY THIRTY (30) LINEAL FEET OF STREET FRONTAGE. 644.34 LINEAL FEET OF STREET FRONTAGE PROPOSED; THEREFORE, TWENTY TWO (22) TREES + 88 SHRUBS REQUIRED AND ARE PROVIDED

INTERIOR AREAS:
ONE (1) CANOPY OR ORNAMENTAL TREE FOR EVERY 4,000 SQ. FT. OF PARKING PROVIDED. 26,617.43 SQ. FT. PROPOSED; THEREFORE, SEVEN (7) TREES REQUIRED AND ARE PROVIDED

BUFFER PLANTING:
WHERE COMMERCIAL ADJOINS RESIDENTIAL, ONE (1) CANOPY TREE FOR EVERY THIRTY (30) LINEAL FEET OF COMMON PROPERTY LINE or CONTINUOUS EVERGREEN TREE BUFFER. NO RESIDENTIAL PROPERTY IS ADJACENT TO THIS PROPERTY; THEREFORE, A BUFFER PLANTING IS NOT REQUIRED



BIO-RETENTION "A"



BIO-RETENTION "B"

PLANTING, WATER and MULCH REQUIREMENTS

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS	WATER REQUIREMENT AFTER 3 WEEKS	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25"x3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEB. - EARLY JUNE or SEPT. - OCTOBER	4.5"x5 OR" LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (WATER MORE FREQUENTLY THAN NORMAL DURING FIRST TWO MONTHS AFTER PLANTING)	LATE FEB. - EARLY OCTOBER	2.25"x3.75" OR LARGER IN SPRING	1" (60 MIN.) EVERY 4 DAYS IN SPRING AND FALL	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
		4.5"x5 OR" LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 3 DAYS IN SUMMER		

NOTE:
- ALL NATIVE GRASS PLUGS ARE TO BE A MINIMUM 4.5" DEEP X 2" DIAMETER

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314/335-2072.

MAINTENANCE PROCEDURES:

1. ADD 2-4 INCHES OF ORGANIC MULCH TO THE ENTIRE NEWLY PLANTED RAIN GARDEN/BIO-RETENTION AREA. DO NOT COVER THE CROWNS OF THE PERENNIALS. REPLENISH THE MULCH AS NEEDED.
2. AVOID FINE CUT OR LIGHTER WEIGHT MULCHES AS THEY FLOAT IN WET CONDITIONS.
3. PRUNE ANY DEAD, DISEASED OR DAMAGED PLANTS AS SOON AS THE PROBLEM IS NOTICED. DEADHEAD PLANTS AS NEEDED AND DIVIDE PERENNIALS EVERY 3-4 YEARS AS NEEDED. LEAVE STEMS AND SEED HEADS STANDING IN FALL/WINTER TO ADD VISUAL INTEREST AND TO PROVIDE FOOD AND COVER FOR BIRDS.
4. PRUNE THE FOLIAGE OF PERENNIALS WHEN THEY DIE BACK FOR THE WINTER AND ORNAMENTAL GRASSES BEFORE NEW GROWTH BEGINS IN THE SPRING.
5. HAND WEED BIWEEKLY UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, REMOVE OR SPOT WEEDS AS NECESSARY.
6. WATER THE GARDEN DURING ITS ESTABLISHMENT AND EXTENDED DRY PERIODS. ONE INCH OF WATER PER WEEK IS RECOMMENDED.
7. DO NOT USE LAWN FERTILIZERS NEAR GARDEN AREA AS THIS WILL STIMULATE WEED GROWTH.
8. EACH SPRING, MOW AND REMOVE DEAD VEGETATION. USE BURNING ONLY UNDER SUPERVISION OF LOCAL FIRE DEPARTMENT (NATIVE PLANTS THRIVE UNDER FIRE MANAGEMENT).

REVISIONS	BY

Landscape TECHNOLOGIES
61 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-7250
Fax: (636) 928-6868
MO Landscape Architecture Corporation #2005009752

RANDALL M. MARDIS
MISSOURI LANDSCAPE ARCHITECT #2003019
DATE: 9/14/16

PLANTING PLAN FOR THE PROPOSED
Midwest Regional Bank
SUNSET HILLS, MISSOURI

DRAWN	R. MARDIS
CHECKED	RMM
DATE	9/14/16
SCALE	1"=30'-0"
JOB No.	2016-165
SHEET	L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE in Missouri).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
14.) Landscape contractor shall kill & remove all existing weeds within the project site.
15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
17.) Transplanted material will not be guaranteed by the landscape contractor.

PRUNING:

1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

SIGHT TRIANGLES:

1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
2.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
3.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
5.) All sod shall be placed a maximum of 24 hours after harvesting.
6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

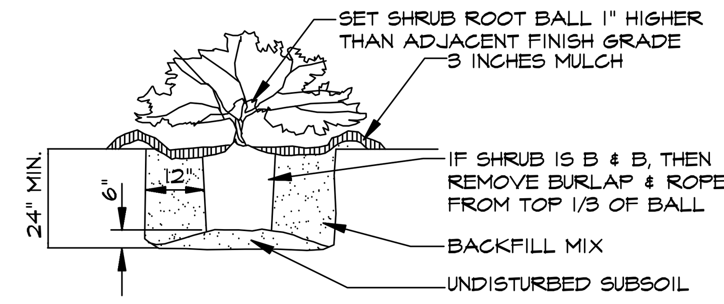
1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, DS 75 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

1.) All plugs to be 4-1/2" deep X 2" diameter minimum.
2.) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
3.) Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
4.) Obtain plugs from a reputable nursery.
5.) Water plugs upon completion of planting so that soil is moist but not saturated.
6.) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

WARRANTY:

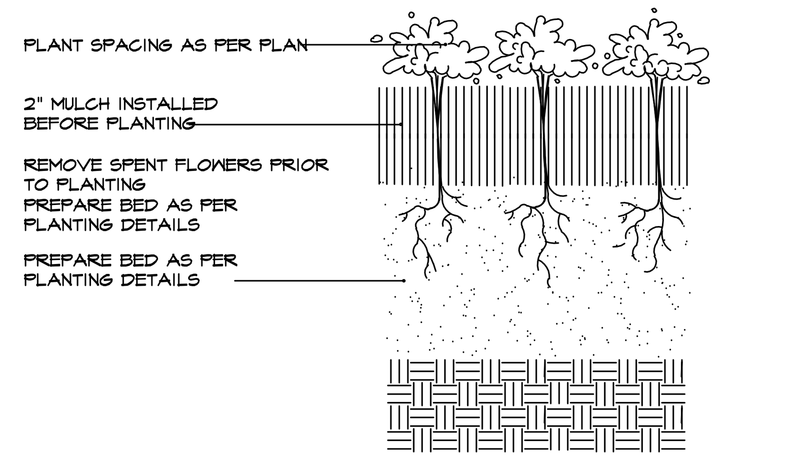
1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

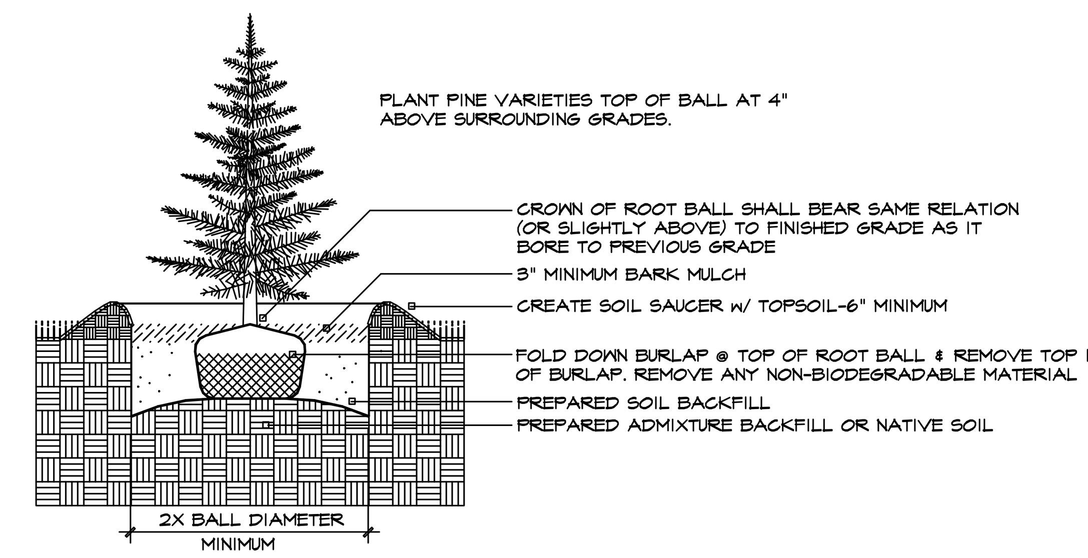
SHRUB PLANTING

N.T.S.



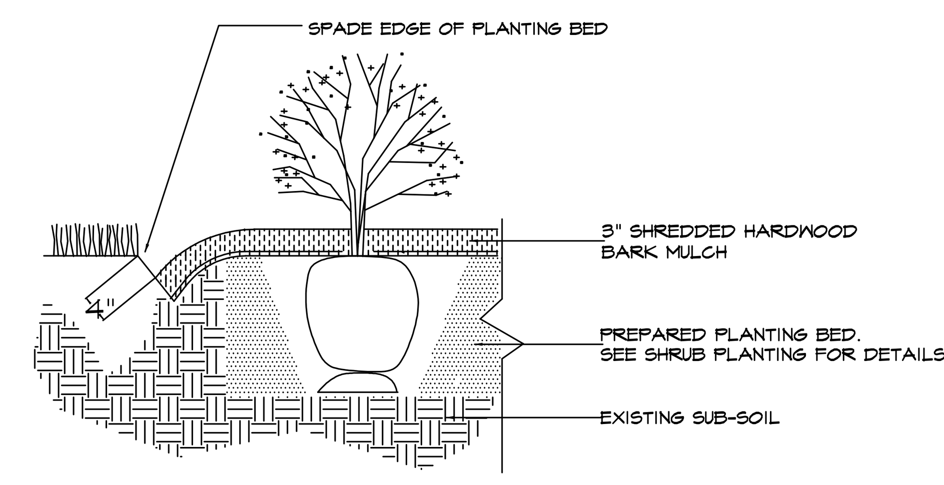
PERENNIAL / ANNUAL PLANTING

N.T.S.



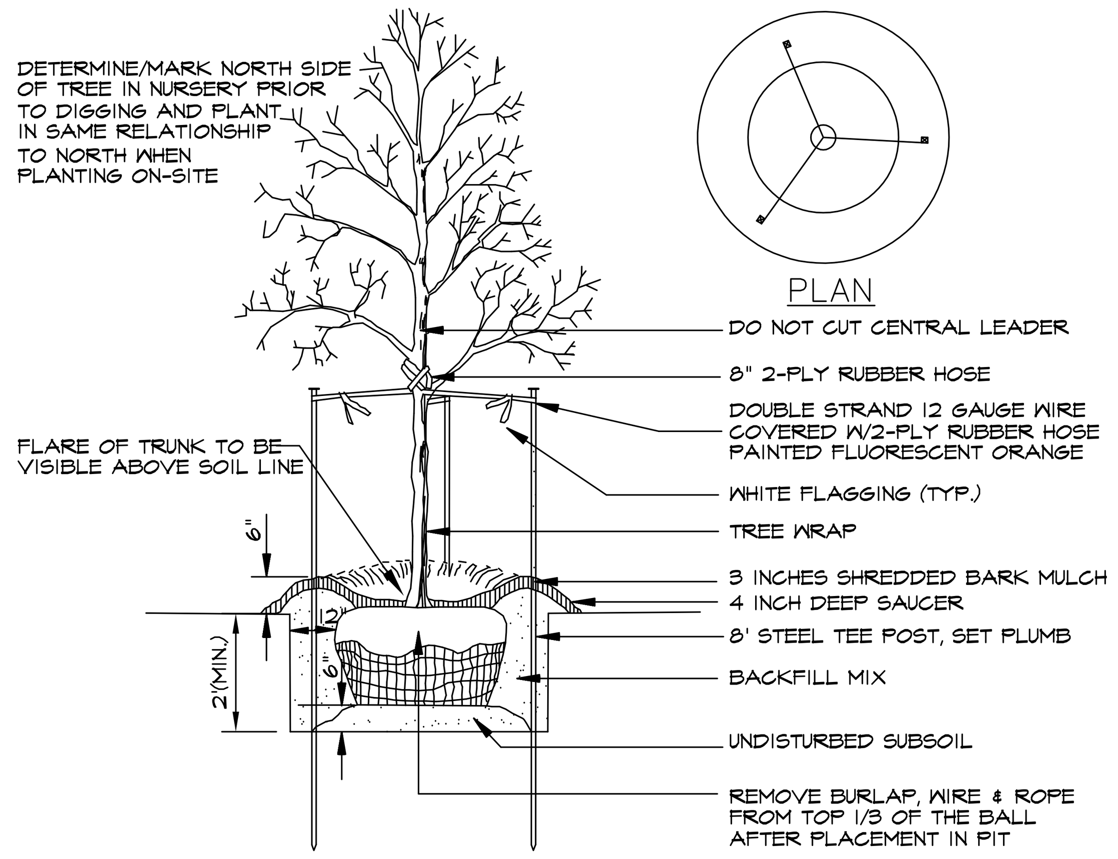
EVERGREEN TREE PLANTING

N.T.S.



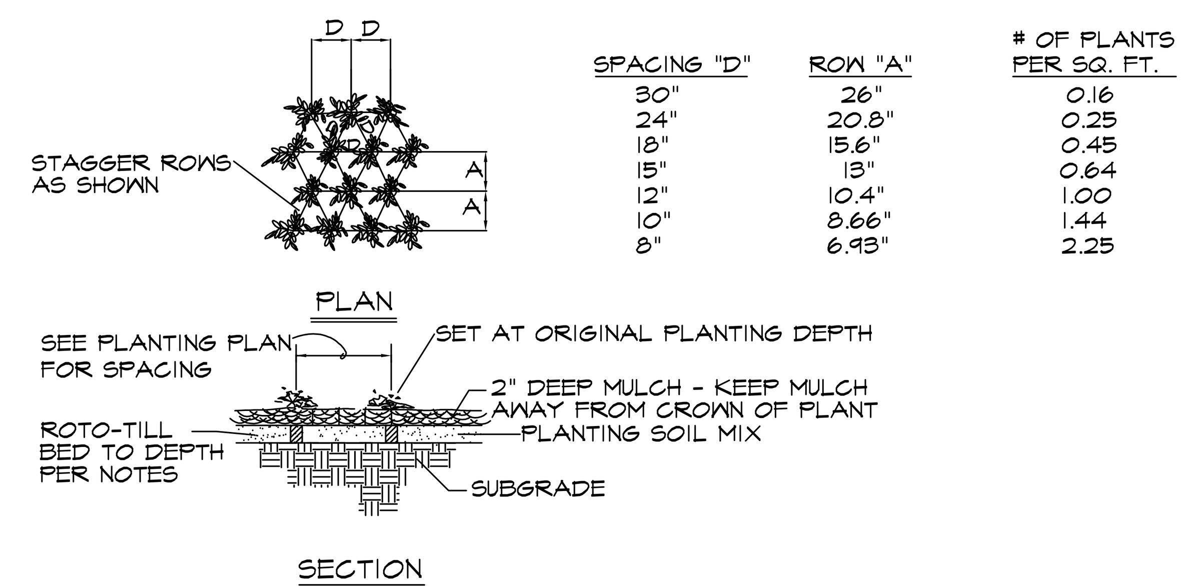
SPADE-CUT EDGE DETAIL

N.T.S.



DECIDUOUS TREE PLANTING

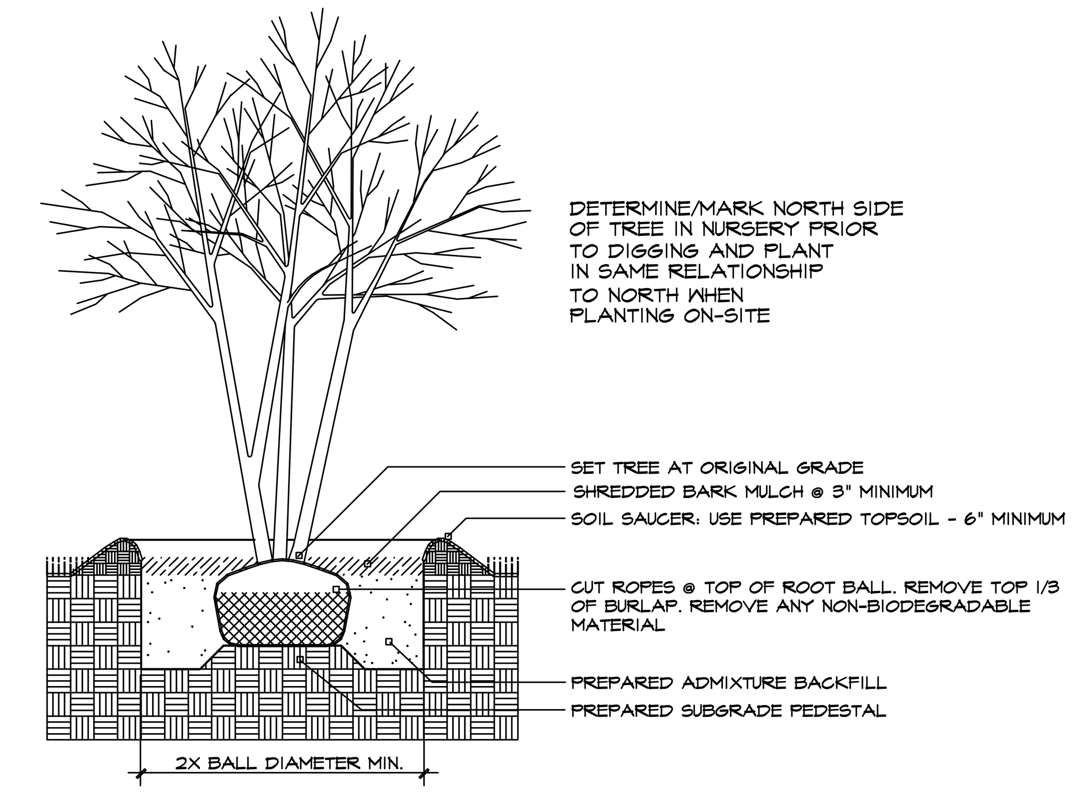
N.T.S.



SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

FORB/GRASS PLANTING DETAIL

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5"Cal.	
HSE	5	Homestead Elm / Ulmus x 'Homestead'	2.5"Cal	
SSMM	3	Miyabei Maple / Acer miyabei 'State Street'	2.5"Cal.	
WO	2	Willow Oak / Quercus phellos	2.5"Cal.	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CRCC	7	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	2.5"Cal.	
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5"Cal.	
PSFC	7	Professor Sprenger Flowering Crab / Malus 'Professor Sprenger'	2.5"Cal.	
RB	1	Redbud / Cercis canadensis	2.5"Cal.	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CH	8	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal	
CAJ	3	Compact Andorra Juniper / Juniperus horizontalis 'Plumosa Compacta'	5 gal	
CPB	6	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	5 gal	
DKL	6	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal	
GCFC	7	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal	
GVB	5	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal	
HMA	7	Hetz Midget Arborvitae / Thuja occidentalis 'Hetz Midget'	5 gal	
MKL	5	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal	
PWH	10	Pinky Winky Hydrangea / Hydrangea paniculata 'Pinky Winky'	5 gal	
RCA	10	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal	
SWN	10	Summer Wine Ninebark / Physocarpus opulifolius 'Summer Wine'	5 gal	
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
BES	11	Goldsturm Black-eyed Susan / Rudbeckia fulgida 'Goldsturm'	1 gal	
SCD	17	Strawberry Candy Daylily / Hemerocallis x 'Strawberry Candy' TM	1 gal	
VL	27	Variegated Liriope / Liriope muscari 'Variegata'	1 gal	
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
PFRM	110	Party Favor Rose Mallow / Hibiscus lasiocarpos	1 Gal @ 30" OC	
RTH	142	Rose Turtle-Head / Chelone obliqua	2 Qt. @ 24" OC	
SMW	142	Swamp Milkweed / Asclepias incarnata	2 Qt. @ 24" OC	
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CALA	18	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal	
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
PDR	5	Peach Drift Rose / Rosa x 'Meiggili'	5 gal	
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	183	Brown Fox Sedge / Carex vulpinoidea	Plug at 18" OC	
	108	Great Green Bulrush / Scirpus atrovirens	Plug at 18" OC	
	84	Morning Star Sedge / Carex grayi	Plug at 18" OC	

REVISIONS	BY

Landscape TECHNOLOGIES
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MO Landscape Architectural Corporation #2008008782
(636) 928-1250
Fax: (636) 928-4563

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 9/14/16

NOTES, PLANT SCHEDULE & DETAILS FOR THE PROPOSED

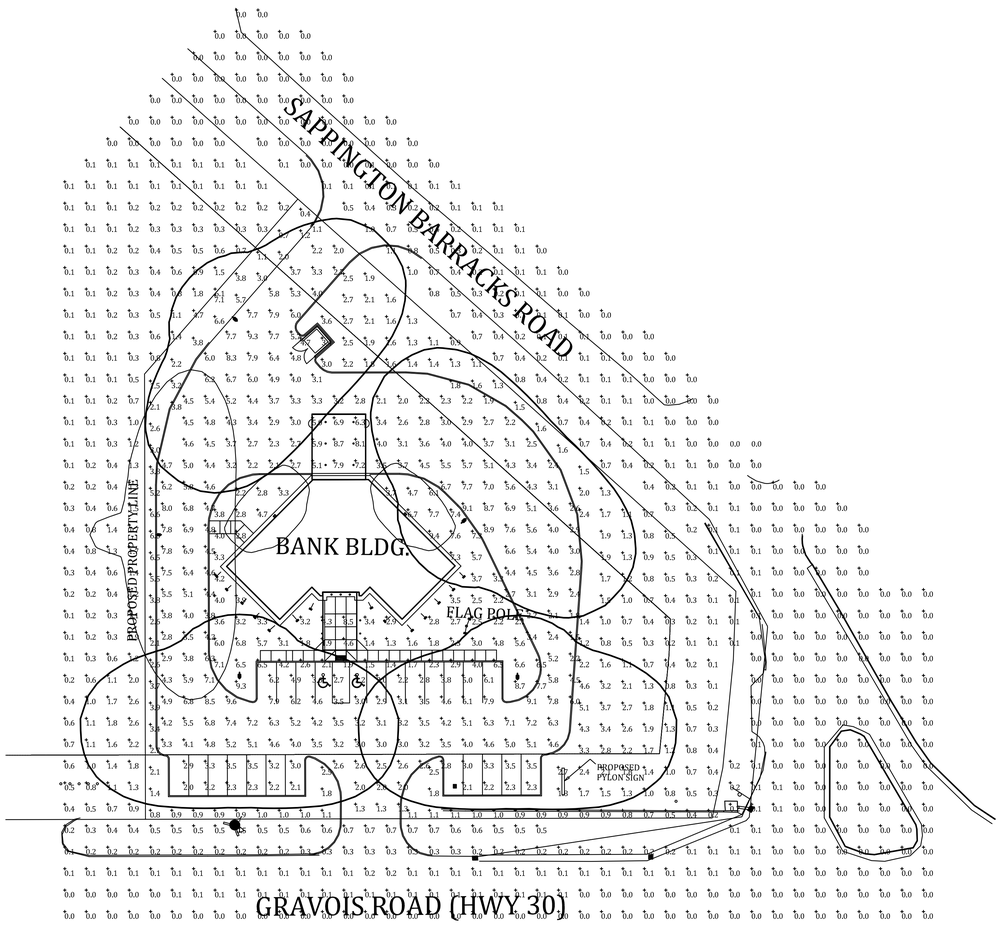
Midwest Regional Bank

SUNSET HILLS, MISSOURI

DRAWN R. MARDIS
CHECKED RWM
DATE 9/14/16
SCALE N.A.
JOB No. 2016-165
SHEET

L-2

OF TWO SHEETS



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Watts	Total Watts	LLF	BUG Rating
	9	M	SINGLE	PHILIPS Lightolier	L6R20AZ10UVA-L6R20840VA-L6RDW	20	180	0.850	B1-U0-G1
	2	Q	SINGLE	PHILIPS STONCO	LPW16-78BZ	37	74	0.850	B1-U0-G1
	14	S	SINGLE	PHILIPS STONCO	LPF3-C-4K-FL-S-8-BZ	87	1218	0.850	B3-U0-G0
	4	SH1	SINGLE	PHILIPS GARDCO	PFAS-138L-1A-NW-G1-AR-3-UNV-FINISH/LYTE POLES 401-5011-25-D1-FINISH	485	1940	0.850	B4-U0-G5
	1	SJ1	SINGLE	PHILIPS GARDCO	PFAS-138L-1A-NW-G1-AR-2-UNV-FINISH/LYTE POLES 401-5011-25-D1-FINISH	485	485	0.520	B4-U0-G4
	4	T	SINGLE	SELUX CORPORATION	NT-2.5-LG3700-40-BZ-120	14	56	0.850	B0-U1-G1
	2	V	SINGLE	PHILIPS STONCO	LPF3-C-4K-SP-S-8-BZ	87	174	0.850	B4-U0-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Flag_Bottom	Illuminance	Fc	31.25	61.3	15.7	1.99	3.90
Inside Property Line	Illuminance	Fc	2.43	9.4	0.1	24.30	94.00
Parking Lot and Drive	Illuminance	Fc	4.39	9.6	1.1	3.99	8.73
Spill Light	Illuminance	Fc	0.09	6.1	0.0	N.A.	N.A.

Notes:
POLE FIXTURES:
Mounting Height 27'/Pole 25'/ Concrete Base 2'

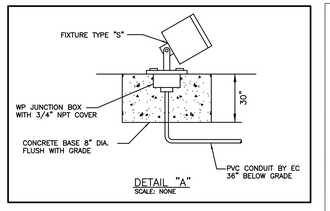
UNDER CANOPY DRIVE THRU:
Ceiling Height 15'/Mounting Height 15'

UNDER CANOPY ENTRY:
Ceiling Height 12'/Mounting Height 12'

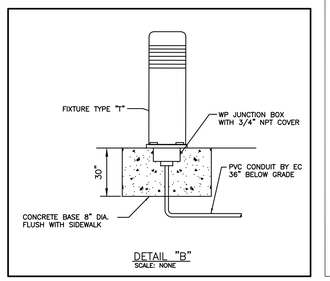
FLOOD LIGHTS:
At Grade

BOLLARDS:
Mounting Height 2' 6"

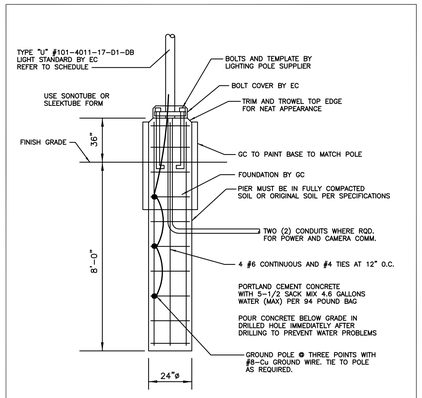
WALL SCONCES:
Mounting Height 9'



DETAIL "A"
SCALE: NONE



DETAIL "B"
SCALE: NONE

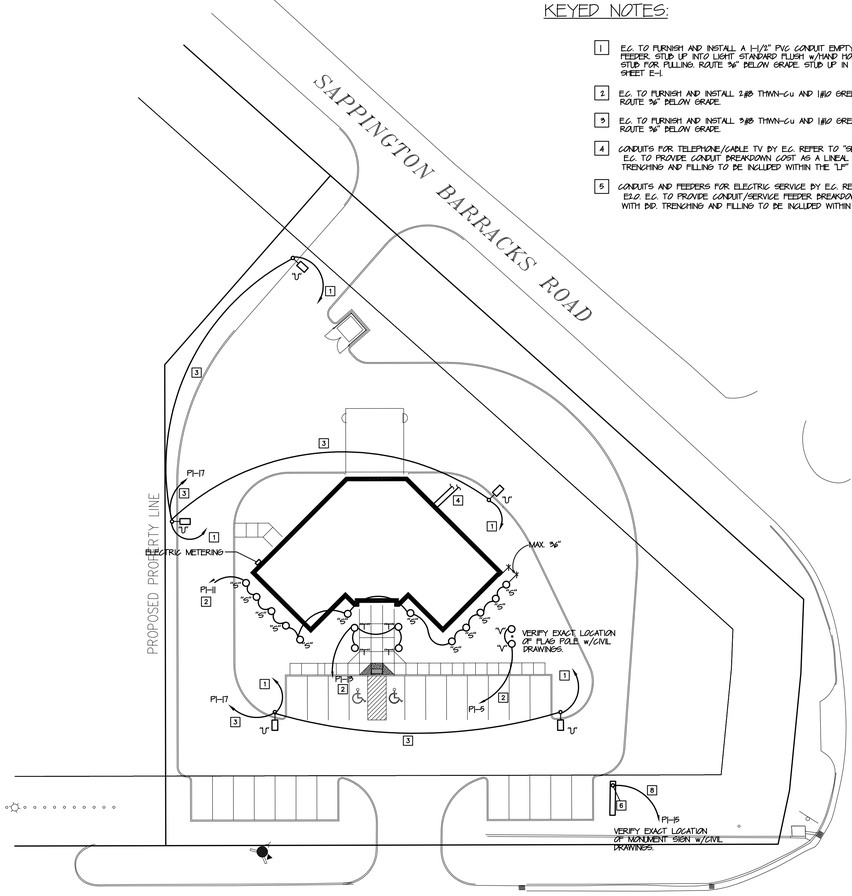


LIGHT STANDARD FOUNDATION
SCALE: NONE

NOTE:
ALL POST TOP SITE LIGHTING MUST BE AIMED AND SHIELDED SO THAT THE AMBIENT LIGHT LEVELS ON THIS SITE DO NOT EXCEED .25fc AT THE PROPERTY LINE AND THE ILLUMINATION CUT-OFF LINE IS ON THE BANK'S SITE. GRADE LIGHTING IS TO HAVE THE SAME REQUIREMENT TO AVOID SPILLAGE ABOVE THE ROOF LINE. IT IS THIS CONTRACTORS RESPONSIBILITY TO PROVIDE REAR AND SIDE SHIELDS AFTER INSTALLATION TO ACHIEVE THIS RESTRICTION.

KEYED NOTES:

1. E.C. TO FURNISH AND INSTALL A 1-1/2" PVC CONDUIT EMPTY FOR CAMERA COMMUNICATION FEEDER. STUB UP INTO LIGHT STANDARD FLUSH w/HAND HOLE. PROVIDE BUSHING ON CONDUIT STUB FOR PULLING. ROUTE 36" BELOW GRADE. STUB UP IN SECURITY ROOM AS SHOWN ON SHEET E-1.
2. E.C. TO FURNISH AND INSTALL 2#8 THWN-Cu AND 1#10 GREEN GROUND IN 1-1/2" PVC CONDUIT. ROUTE 36" BELOW GRADE.
3. E.C. TO FURNISH AND INSTALL 3#8 THWN-Cu AND 1#10 GREEN GROUND IN 1-1/2" PVC CONDUIT. ROUTE 36" BELOW GRADE.
4. CONDUITS FOR TELEPHONE/CABLE TV BY E.C. REFER TO "SEB" DETAIL ON SHEET E1.0. E.C. TO PROVIDE CONDUIT BREAKDOWN COST AS A LINEAL FOOT PRICE WITH BID. TRENCHING AND PULLING TO BE INCLUDED WITHIN THE "LF" COST.
5. CONDUITS AND FEEDERS FOR ELECTRIC SERVICE BY E.C. REFER TO RISER DIAGRAM ON SHEET E3.0. E.C. TO PROVIDE CONDUIT/SERVICE FEEDER BREAKDOWN COST AS A LINEAL FOOT PRICE WITH BID. TRENCHING AND PULLING TO BE INCLUDED WITHIN THE "LF" COST.



ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

Conrad LUTZ & Associates, Inc.
1850 Craigshire Road / Suite 105B
St. Louis, Missouri 63146
314-576-7997 f-576-8382
plutzassociates@lutz.com

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E-Mail: tdawdy@dawdyassociates.com
St. Louis, Missouri 63146
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Brinkmann CONSTRUCTORS
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CHESTERFIELD MO 63005

LINEA DESIGN, INC.
INTERIOR DESIGN
8000 Maryland Ave
Suite Number 1300
Clayton, MO 63105
PH 314-721-0044
FAX 314-480-7229
dulle@linea-stl.com
LINEA DESIGN, INC.

MIDWEST REGIONAL BANK
SUNSET HILLS, MISSOURI
11816 GRAVOIS ROAD

SEAL:

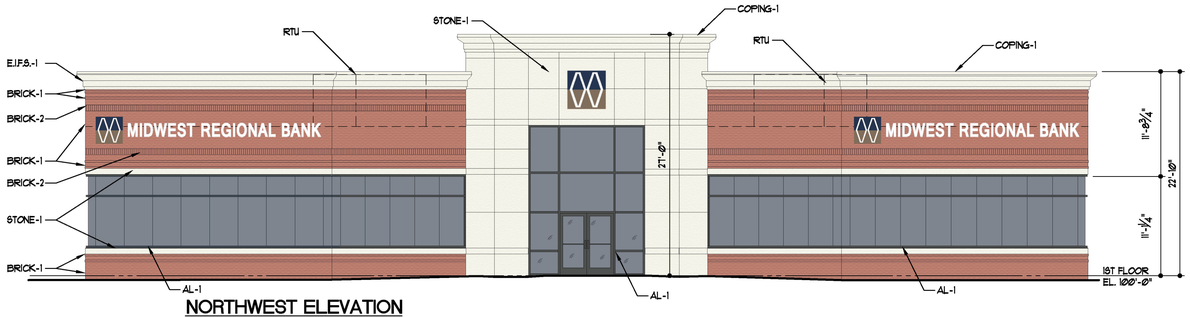
Lloyd E. Moss
Professional Engineer
Missouri #E-15907
MISSOURI STATE
CERTIFICATE of AUTHORITY
Number 2001029034

The Professional Engineer's seal/signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this shall not be considered prepared by this Engineer and this Engineer expressly disclaims any and all responsibilities for such plans, drawings, documents, etc. which do not exhibit this seal/signature.

REVISION No.	
ISSUE DATE:	PROJECT No.
09/30/2016	CLA #1627

NORTH

E1.0

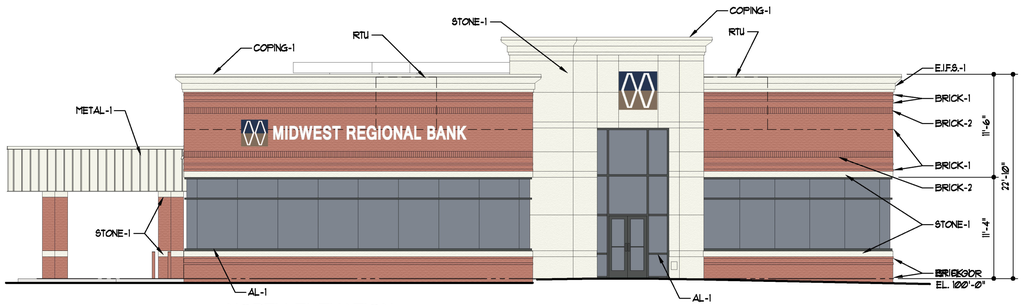


NORTHWEST ELEVATION

SCALE: 1/8" = 1'-Ø"

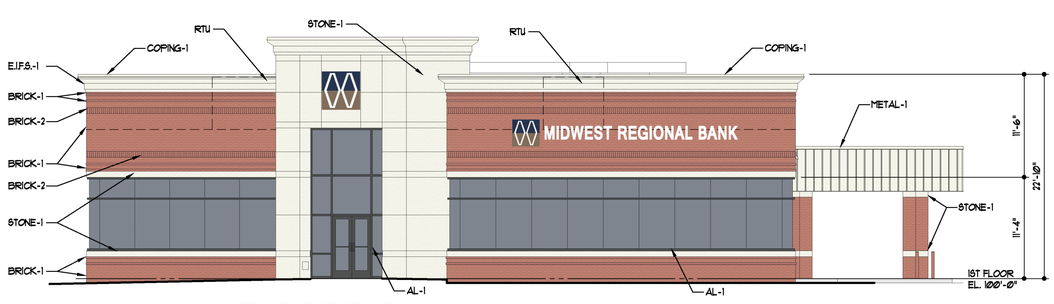
SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-Ø"



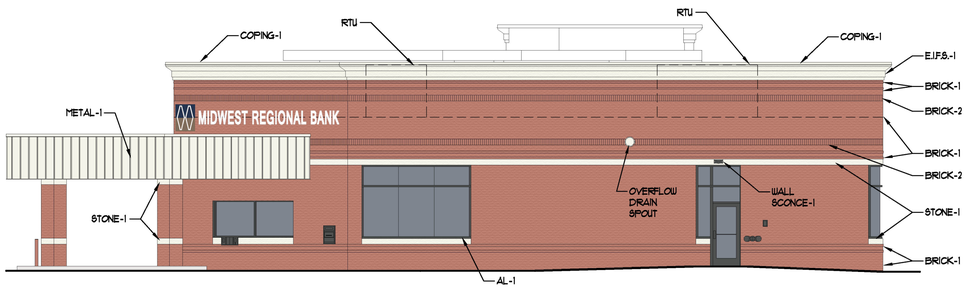
NORTH ELEVATION

SCALE: 1/8" = 1'-Ø"



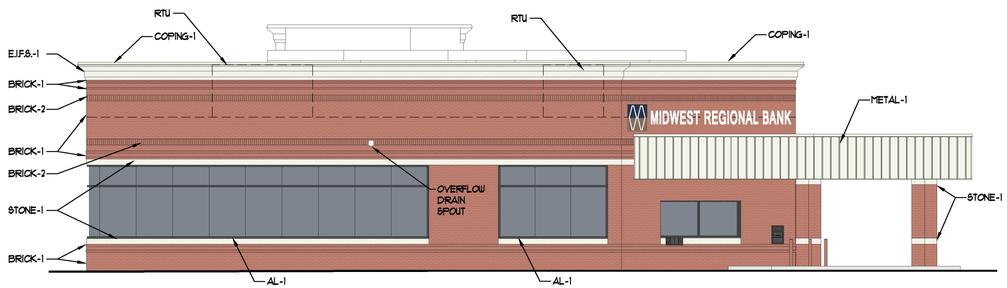
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-Ø"



EAST ELEVATION

SCALE: 1/8" = 1'-Ø"



SOUTH ELEVATION

SCALE: 1/8" = 1'-Ø"

EXTERIOR FINISH LEGEND				
NO	MANUFACTURER	COLOR	FINISH	REMARKS
AL-1	TBS	DARK BRONZE	PREFINISHED	GLAZED ALUMN. CURTAIN WALL W/ 1" SOLAR GREY INSULATED GLASS
BRICK-1	BORAL	MONTICELLO BLEND	N/A	
BRICK-2	BORAL	MONTICELLO BLEND	N/A	SOLIDER COURSE
COPING-1	DIMENSIONAL METALS INC.	SANDSTONE	PREFINISHED	
E.I.F.S.-1	DRYVIT	MATCH STONE-1	SANDBLAST	E.I.F.S. TO MATCH STONE-1 COLOR
STONE-1	ARCHITECTURAL CAST STONE	TAN	N/A	
METAL-1	DIMENSIONAL METALS INC.	SANDSTONE	PREFINISHED	
WALL SCONCE-1	PHILLIPS STONCO	DARK BRONZE	PREFINISHED	EGRESS LIGHT

Brinkmann CONSTRUCTORS
16650 CHESTERFIELD GROVE ROAD
CHESTERFIELD MO 63005

MIDWEST REGIONAL BANK

SUNSET HILLS, MISSOURI

Dawdy & ASSOCIATES, INC.

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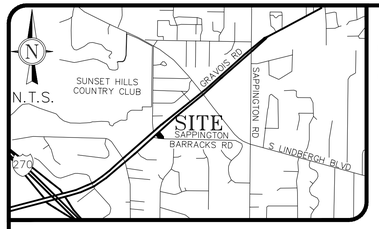
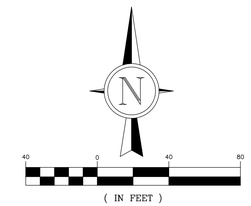
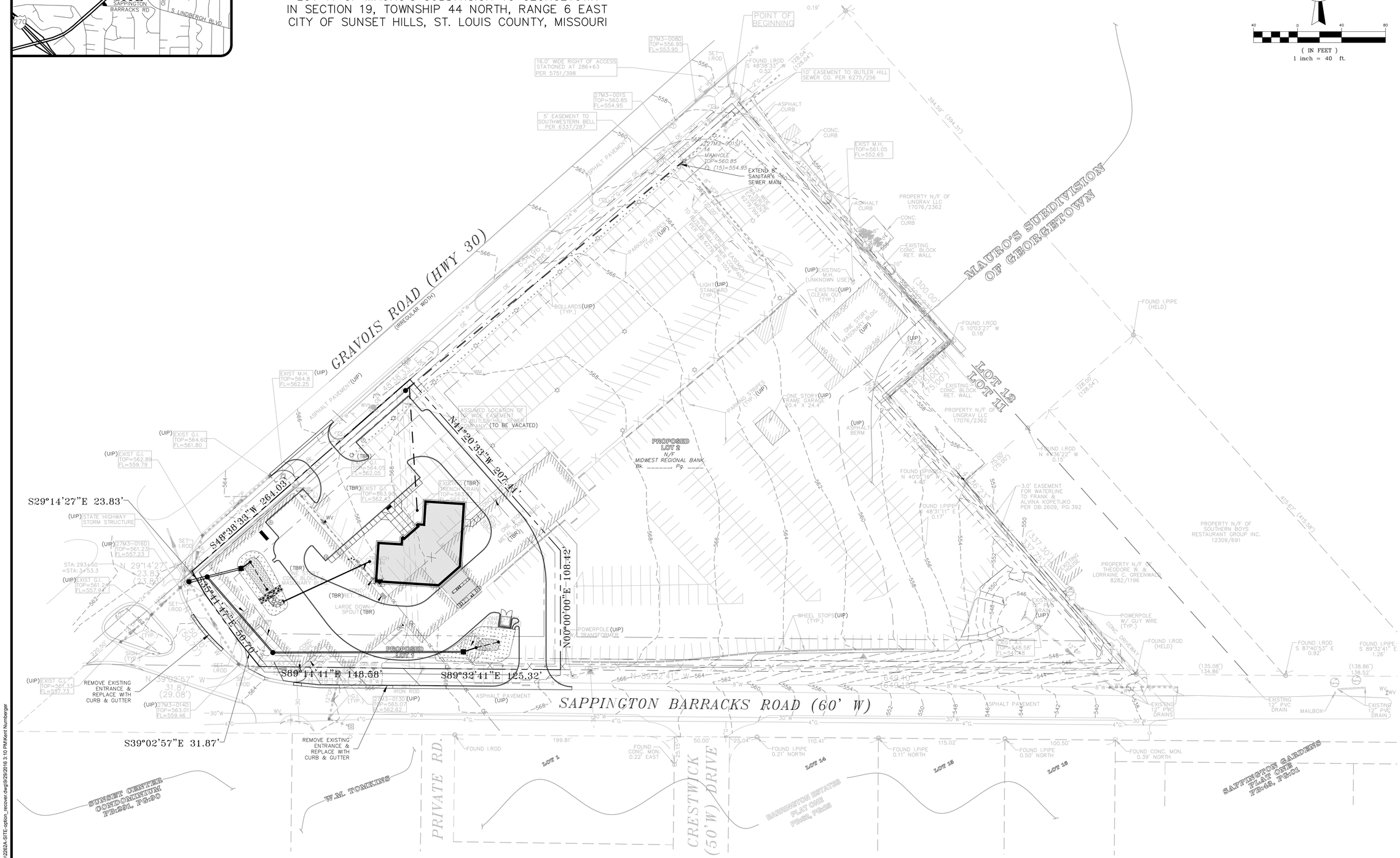
09-14-2016
JOB # 1695

SITE DEVELOPMENT PLAN FOR
11816 GRAVOIS ROAD

PART OF
LOT 11 OF MAURO'S SUBDIVISION TO GEORGETOWN
IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI







PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526

M.S.D. BASE MAP 27M
LOC. NO. 27M340341
ZIP CODE 63127

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
REGISTERED PROFESSIONAL ENGINEER

9/29/16
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

GRIMES CONSULTING, INC.
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FAX: (314) 849-6500
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PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D
www.grimesconsulting.com

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN FOR MIDWEST REGIONAL BANK
11816 GRAVOIS ROAD

SHEET TITLE: OVERALL SITE PLAN

JOB NUMBER: 2262A

DRAWN BY: KAN
DATE: 09/14/16
CHECKED BY: LJM
DATE: 09/14/16

SHEET: SDP1

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PARKING CALCULATIONS:

PROPOSED

PARKING COUNT (BANKS/FINANCIAL INSTITUTIONS)
REQUIRED PARKING STALLS
PROPOSED EMPLOYEES = 8 EMPLOYEES (MAXIMUM)/SHIFT
PROPOSED FLOOR AREA = 4,711 SQ. FT.

REQUIRED PARKING STALLS

1 SPACE/2 EMPLOYEES = 8 EMPLOYEES/2 =	4 SPACES
OR,	
1 SPACE/200 SQ. FT. (FLOOR AREA) = 4,711 SQ. FT./200 SQ. FT. =	24 SPACES
TOTAL REQUIRED PARKING =	24 SPACES

HANDICAPPED PARKING

REQ. ACCESSIBLE STALLS (1–25)	1 SPACE (REQUIRED)
PROPOSED ACCESSIBLE STALLS	2 SPACES (PROVIDED)

REQUIRED DRIVE–THRU STACKING STALLS

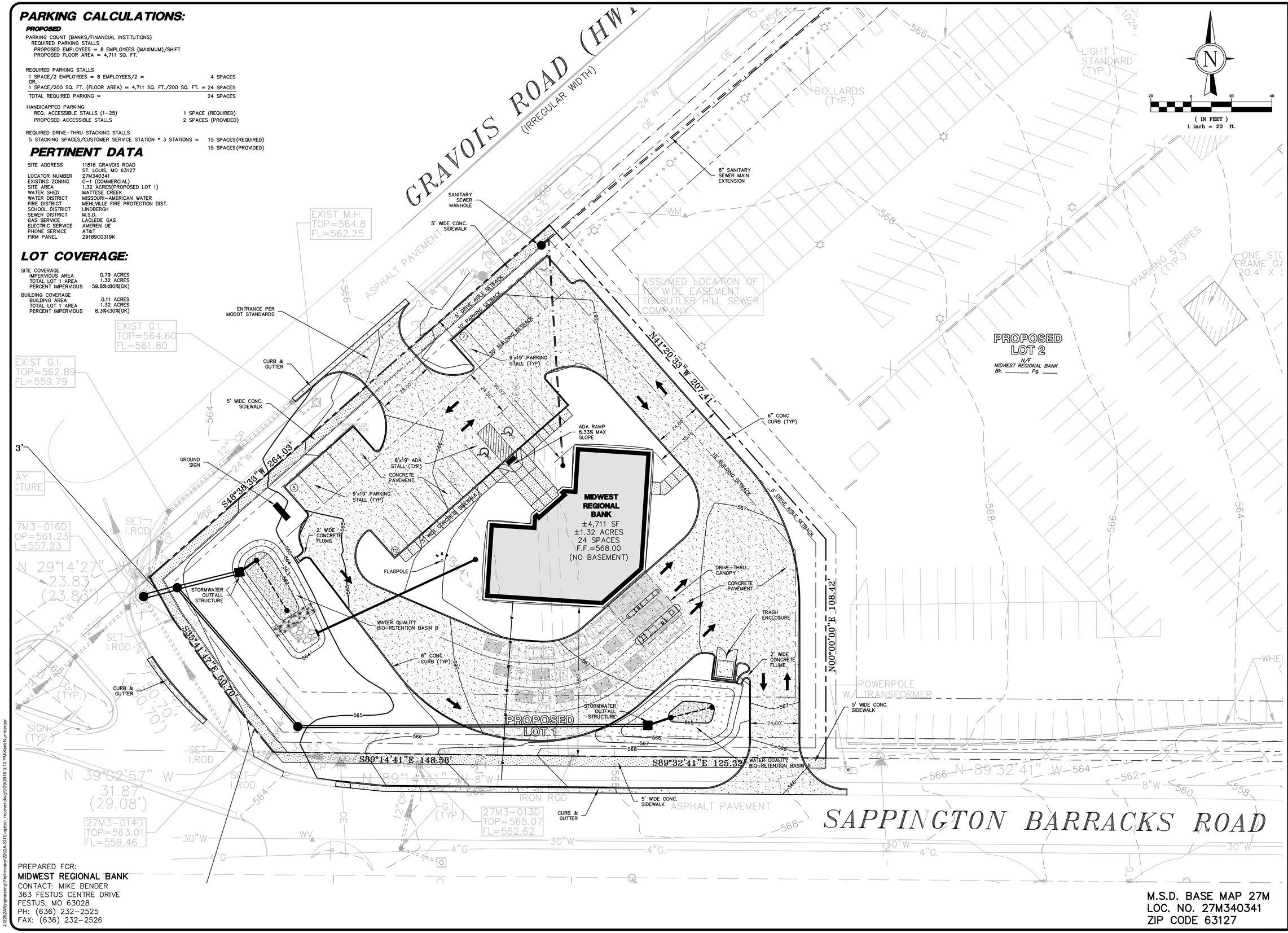
5 STACKING SPACES/CUSTOMER SERVICE STATION * 3 STATIONS =	15 SPACES(REQUIRED)
	15 SPACES(PROVIDED)

PERTINENT DATA

SITE ADDRESS	11816 GRAVOIS ROAD ST. LOUIS, MO 63127
LOCATOR NUMBER	27N340341
EXISTING ZONING	C–1 (COMMERCIAL)
SITE AREA	1.32 ACRES(PROPOSED LOT 1)
WATER SHED	MATTESE CREEK
WATER DISTRICT	MISSOURI–AMERICAN WATER
FIRE DISTRICT	MEHLVILLE FIRE PROTECTION DIST.
SCHOOL DISTRICT	LINDBERGH
SEWER DISTRICT	M.S.D.
GAS SERVICE	LACLEDE GAS
ELECTRIC SERVICE	AMEREN UE
PHONE SERVICE	AT&T
FIRM PANEL	29189C0319K

LOT COVERAGE:

SITE COVERAGE	
IMPERVIOUS AREA	0.79 ACRES
TOTAL LOT 1 AREA	1.32 ACRES
PERCENT IMPERVIOUS	59.8%<80%(OK)
BUILDING COVERAGE	
BUILDING AREA	0.11 ACRES
TOTAL LOT 1 AREA	1.32 ACRES
PERCENT IMPERVIOUS	8.3%<30%(OK)



PREPARED FOR:
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M.S.D. BASE MAP 27M
LOC. NO. 27M340341
ZIP CODE 63127

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
PROFESSIONAL ENGINEER
9/29/16
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PROFESSIONAL LAND SURVEYING CORPORATION, LS–343–D
www.grimesconsulting.com

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
FOR
MIDWEST REGIONAL BANK
11816 GRAVOIS ROAD

SHEET TITLE: SITE PLAN

JOB NUMBER: 2262A
DRAWN BY: KAN
DATE: 09/14/16
CHECKED BY: LJM
DATE: 09/14/16
SHEET: SDP2

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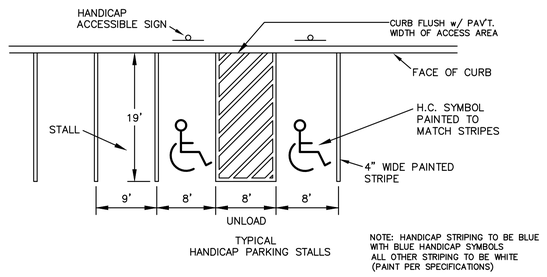
LEGEND

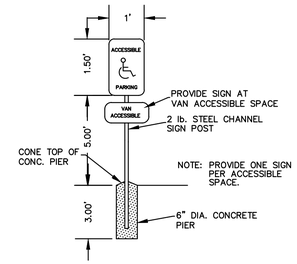
EXISTING		PROPOSED
	UTILITY POLE	
	GUY WIRE	
	LIGHT STANDARD	
E	ELECTRIC BOX	E
	ELECTRIC METER	
E	ELECTRIC MANHOLE	E
OE OE	OVERHEAD ELECTRIC LINE	OE OE
UE UE	UNDERGROUND ELECTRIC LINE	UE UE
T	TELEPHONE BOX	T
T	TELEPHONE MANHOLE	T
UT UT	UNDERGROUND TELEPHONE LINE	UT UT
	FIRE HYDRANT	
W	WATER METER	W
WV	WATER VALVE	WV
W	WATER MANHOLE	W
W W	WATER LINE	W W
G	GAS METER	G
GV	GAS VALVE	GV
GD	GAS DRIP	GD
G G	GAS LINE	G G
	STREET SIGN	
	BOLLARD OR POST	
	MAILBOX	
	SANITARY SEWER	
	STORM SEWER	
	STORM DRAIN GRATE INLET	
	STORM DRAIN AREA INLET	
	STORM DRAIN MANHOLE	
S	SANITARY SEWER MANHOLE	
	FLARED END SECTION	
X	FENCE: CHAIN LINK OR WIRE	X
	FENCE: WOOD CONSTRUCTION	
	GUARDRAIL	
513	MINOR CONTOUR INTERVAL	513
510	MAJOR CONTOUR INTERVAL	510
×101.5	SPOT ELEVATION	×101.50
	BUSH OR SHRUB	
2"	TREE W/APPROXIMATE DIAMETER SIZE	2"
	FOUND SURVEY MONUMENT AS NOTED	
	SET SURVEY MONUMENT AS NOTED	
C.O. D.S.	CLEAN-OUT/DOWN-SPOUT	C.O. D.S.
	SWALE	
	UTILITY EASEMENT	

ABBREVIATIONS

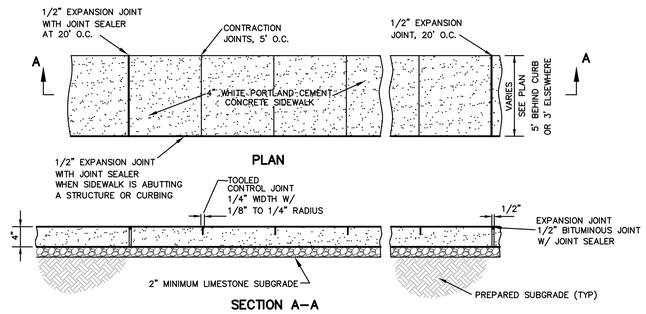
ADS – ADVANCED DRAINAGE SYSTEMS, INC.
ATG – ADJUST TO GRADE
ARCH – ARCHITECTURAL
B.M. – BENCHMARK
BW – BASE OF WALL ELEV.
C.I. – CURB INLET
C.O. – CLEAN OUT
CMP – CORRUGATED METAL PIPE
CONC. – CONCRETE
C.Y. – CUBIC YARDS
D.C.I. – DOUBLE CURB INLET
DIP – DUCTILE IRON PIPE
DIA. – DIAMETER
DS – DOWNSPOUT
ELEV. – ELEVATION
EX – EXISTING
FD – FLOOR DRAIN
FF – FINISH FLOOR
FL – FLOW LINE
G.I. – GRATE INLET
GAL. – GALLON
H.G. – HYDRAULIC GRADE
HYD – HYDRANT
MAX – MAXIMUM
MH – MANHOLE
MIN – MINIMUM
N.T.S. – NOT TO SCALE
O.C. – ON CENTER
PAVT. – PAVEMENT
P.C. – PORTLAND CEMENT
PCC – PRECAST CONCRETE
P.S.I – POUNDS/SQUARE INCH
PROP. – PROPOSED
R.C. – REINFORCED CONCRETE
R.R. – RAIL ROAD
RCP – REINFORCED CONCRETE PIPE
S.F. – SQUARE FOOT
S.Y. – SQUARE YARD
SAN – SANITARY
SCH – SCHEDULE
SWPPP – STORM WATER POLLUTION PREVENTION PLAN
TBA – TO BE ABANDONED
TBR – TO BE REMOVED
TW – TOP OF WALL ELEV.
TYP. – TYPICAL
UIP – USE IN PLACE
VCP – VITRIFIED CLAY PIPE
YD – YARD DRAIN
WV – WATER VALVE



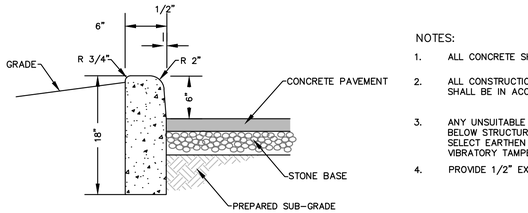
HANDICAP PARKING DETAILS



ACCESSIBLE PARKING SIGN

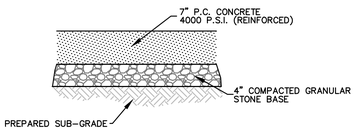


CONCRETE SIDEWALK DETAIL

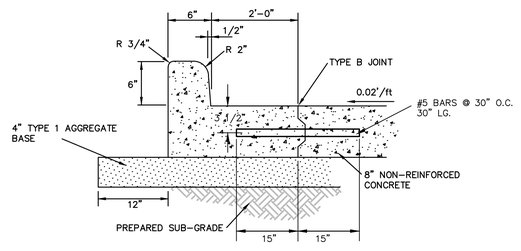


NOTES:
1. ALL CONCRETE SHALL BE MIN. FC.=3000 P.S.I.
2. ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ST. LOUIS
3. ANY UNSUITABLE SOIL (AS DETERMINED BY SOILS ENGINEER) BELOW STRUCTURE SHALL BE REMOVED AND REPLACED WITH SELECT EARTHEN MATERIAL COMPACTED IN PLACE WITH VIBRATORY TAMPER.
4. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTERS.

6" BARRIER CURB AND PAVEMENT DETAIL



CONCRETE PAVEMENT DETAIL



BARRIER CURBING DETAIL
PER STATE SPECIFICATIONS

GENERAL NOTES:

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF SUNSET HILLS AND ST. LOUIS COUNTY.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF SUNSET HILLS AND ST. LOUIS COUNTY.
6. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED PER THE CITY OF SUNSET HILLS AND ST. LOUIS COUNTY.
7. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
9. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
10. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO SLOPES SHALL EXCEED A 1V:3H SLOPE (UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY).
12. DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE CITY OF SUNSET HILLS AND ST. LOUIS COUNTY ZONING AND SUBDIVISION ORDINANCES.
13. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
14. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
15. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF SUNSET HILLS AND ST. LOUIS COUNTY STANDARDS.
16. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OF MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE (1) ACRE OF LAND IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
17. THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF HIGHWAYS AND TRAFFIC.
18. A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
19. SITE ADDRESS – 11816 GRAVOIS ROAD.
20. SITE LIGHTING SHALL CONSIST OF POLE & BOLLARD STYLE FIXTURES MEETING THE REQUIREMENTS OF THE CITY OF SUNSET HILLS.
21. MINIMAL LIGHTING SHALL BE ADDED TO THE BUILDING.

PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526

M.S.D. BASE MAP 27M
LOC. NO. 27M340341
ZIP CODE 63127

STATE OF MISSOURI
LEONARD J. MEERS II
NUMBER E-28288
PROFESSIONAL ENGINEER
9/29/16
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D
www.grimesconsulting.com

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
FOR
MIDWEST REGIONAL BANK
11816 GRAVOIS ROAD

SHEET TITLE: SITE DETAILS

JOB NUMBER: 2262A
DRAWN BY: KAN
DATE: 09/14/16
CHECKED BY: LJM
DATE: 09/14/16
SHEET: SDP3

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BILL NO. 36

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT SPLIT OF THE PROPERTY AT 11816 GRAVOIS ROAD AS PROVIDED IN APPENDIX A, SECTION 4 OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.

WHEREAS, a plan has been received from Midwest Regional Bank for a lot split of the property at 11816 Gravois Road in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot split of the property at 11816 Gravois Road, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the Lot split of 11816 Gravois Road, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of the Lot split of 11816 Gravois Road, subject to the following conditions:

A. The existing residence shall be demolished before issuance of zoning approval for any building permit.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

P-31-16

MIDWEST
REGIONAL BANK

October 17, 2016

City of Sunset Hills
3939 South Lindbergh Blvd.
Sunset Hills, Missouri 63127

Attn: The Honorable Mayor Patricia A. Fribis and the Board of Aldermen

Re: P-31-16, Lot Split for 11816 Gravois Road
P-32-16, Conditional Use Permit for 11816 Gravois Road

Dear Mayor Fribis and Board Members:

If it pleases the Board of Aldermen, Midwest Regional Bank respectfully requests that the Board hears the first and second readings of the above mentioned projects at the November 22, 2016 public hearing.

This request is being made because the Bank, through negotiations with and at the request of the seller, agreed to an aggressive due diligence period of only 120 days. Our LOI was agreed to on August 21, 2016 and we also agreed to a closing date of December 20, 2016. Consequently, we are working very hard to get all of our due diligence completed in this tight time frame.

Having our planning and zoning application approved with both the first and second readings at the November 8th City Aldermanic meeting will help expedite the process and allow the Bank to move forward with our exciting capital improvement project of building a new 4,500 square foot branch bank facility on property in the City of Sunset Hills that is currently underutilized.

Midwest Regional Bank greatly appreciates your consideration of this request. We look forward, with great anticipation, to being a valued business owner to the City, and a financial services provider to the residents of Sunset Hills and the surrounding communities.

Respectfully,

Michael F. Bender
CEO and Chairman

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-31-16
DATE 9-14-16
FEE $25

LOT SPLIT

1. Applicant's Name Midwest Regional Bank
2. Mailing Address 363 Festus Centre Drive, Festus MO 63028 Phone 636-232-2525
3. Agent's Name and Address Grimes Consulting, Inc.(Kent Nurnberger) - 12300 Old Tesson Road, St. Louis MO 63128
   (If different than Applicant)
4. Property Owner's Name TMH Real Estate, LLC
5. Address of Property 11816 Gravois Road, Sunset Hills MO 63127
6. Area of Property 1.32 Acres
7. Existing Zoning C-1 (Commercial)
8. Name of Subdivision Part of Lot 11 of Mauro's Subdivision to Georgetown
9. Number of Parcels Proposed 2 Lots
10. Remarks and Reasons Subdivide into two lots for construction of a bank facility and future construction by others.
11. Legal Description (to be attached)
12. Scale Drawings of Property showing proposed Lot Split (to be attached)
13. Fee: $25.00

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Kent Nurnberger

P-31-16

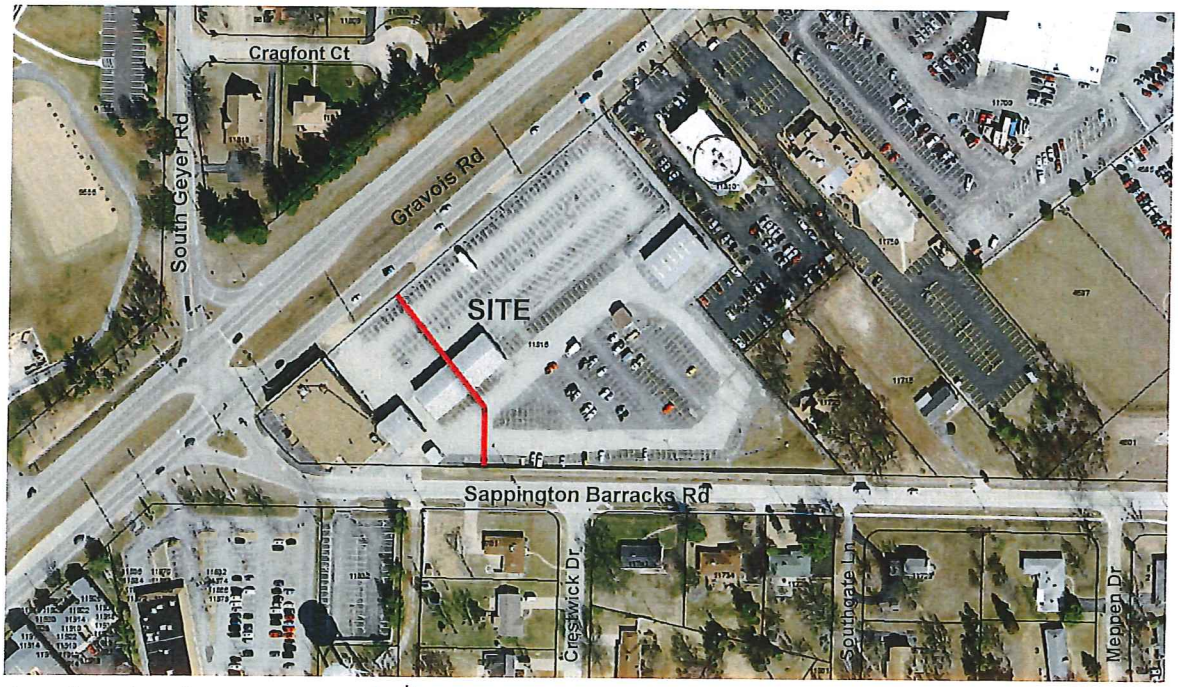
Title: Lot Split by Midwest Regional Bank to divide a 5.56 acre lot into a 1.32 acre lot and a 4.24 acre lot.

Petitioner: Midwest Regional Bank
363 Festus Centre Drive
Festus, Missouri 63028

Agent: Kent Nurnberger (Grimes Consulting)
12300 Old Tesson Road
St Louis, Missouri 63128

Owner: TMH Real Estate LLC
11700 Gravois Road
St Louis, Missouri 63127

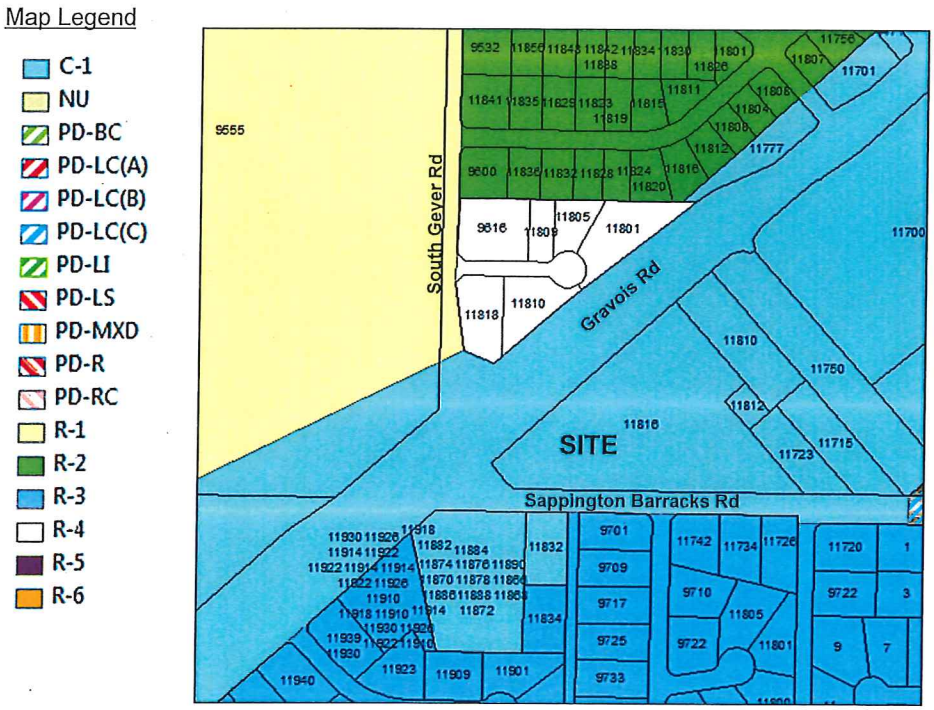
Date: October 2016



Approximate lot split line is shown in red. * Map is for informational use only. Not a representation of the project.

Summary:

This petition is for a Lot Split for the property located at 11816 Gravois Road. The property is located on the northeast corner of Gravois Road and Sappington Barracks Rd. The property is currently zoned C-1, Commercial. The properties to the north (across Gravois Road) are zoned R-4, Single Family Residential-10,000 square foot minimum lot size and R-2, Single Family Residential-20,000 square foot minimum lot size. The properties to the east are zoned C-1, Commercial. The properties to the south (across Sappington Barracks Road) are zoned R-3, Single Family Residential-15,000 square foot minimum lot size and C-1, Commercial. The properties to the west (across South Geyer Road) are zoned C-1, Commercial.



Staff analysis:

This property currently consists of 5.56 acres. The petitioner is proposing to split the property into two (2) lots. Proposed Lot 1 would consist of 1.32 acres and is currently occupied by three (3) buildings, all of which are proposed to be removed. A new bank building is proposed to be constructed in their place. See Petition P-32-16 for more information.

Proposed Lot 2 would consist of the remaining 4.24 acres and be available for future development.

Per Appendix B Zoning Regulations, Section 4.9-4, the minimum lot area in the C-1 Zoning District is 20,000 square feet and the minimum lot width is one hundred (100) feet. Both lots would meet those requirements.

All other requirements of Appendix A Subdivision Regulations, Section 4 Lot Split Procedures would be met by this proposal.

The three (3) structures on the property do not meet current zoning requirements. Demolition of the structures either wholly or partially located on Proposed Lot 1 should be a condition attached to the motion made on this petition.

POLICE MONTHLY STATISTICS

SUNSET HILLS POLICE DEPARTMENT

NOVEMBER 2016

Chief of Police William E. LaGrand

PART 1 CRIMES	ACTUAL OFFENSES	YEAR TO DATE	PRIOR YTD
Murder	0	0	1
Arson	1	2	0
Rape	1	1	3
Robbery	0	2	2
Assault	1	6	10
Burglary	1	8	28
Larceny	20	127	169
Motor Vehicle Theft	1	8	5
GRAND TOTAL	**25**	**154**	**218**

TRAFFIC	TOTAL	YTD	PRIOR YTD
Miles Patrolled	18,888	221,370	224,668
Traffic Stops	264	3,146	3,709
Traffic Tickets	296	3,487	3,556
Auto Accidents Reports	97	847	760
Motorists Assisted	72	974	941

INVESTIGATIONS	TOTAL	YTD	PRIOR YTD
Offenses & Incidents	92	881	837
Supplemental Reports	40	296	303
Arrests	57	625	587
Value of Stolen Property	35,228	203,209	354,716
Vacation House Checks	11	264	300

Prepared by: A Glaser

POLICE MONTHLY STATISTICS BY WARD

SUNSET HILLS POLICE DEPARTMENT

NOVEMBER 2016

PART 1 CRIMES	WARD 1	WARD 2	WARD 3	WARD 4	ACTUAL OFFENSES
Murder	0	0	0	0	0
Arson	1	0	0	0	1
Rape	1	0	0	0	1
Robbery	0	0	0	0	0
Assault	0	0	0	1	1
Burglary	0	0	1	0	1
Larceny	13	2	1	4	20
Motor Vehicle Theft	1	0	0	0	1
GRAND TOTAL	**16**	**2**	**2**	**5**	**25**

Prepared by: A Glaser

City of Sunset Hills
Public Works Department
Report of City Engineer/Public Works Director

NOVEMBER 2016

Permits Issued

Permit Type	Quantity Issued
Building	24
Excavation	7
Occupancy - Residential	24
Occupancy – Commercial	1
Sign	0

City of Sunset Hills
Department of Parks & Recreation
Status Report
November 16 – December 8, 2016

TO: Mayor and Board of Alderman DT: December 8, 2016

FR: Gerald Brown, Director of Parks & Recreation RE: Status Report

Special Events & Recreation Activities

- Breakfast with Santa – December 17th – 9 -11am
- Holiday Lighting Contest – December 12th
- Letters to Santa – due by December 16th
- Holiday Pet Photo Contest – pictures due by January 5th

Grant Update

The Municipal Parks Grant we received for $352,000 grant for Kitun Park – the project entails partnering with Lindbergh School District, constructing a ¾ mile encompassing the dog park and Lindbergh athletic fields, including (6) work out stations along the route as well as new shade structures for the dog park area; I anticipate we should have the agreement to approve by the end of next week.

Park Maintenance

- Tasks being completed at Minnie Ha Ha Park:
  -Athletic field lights. Will be bringing to December's meeting for approval.
  -Replacing a 2,000 sq. ft. portion of trail that was destroyed in flood – using FEMA funds allocated for the project.

- Tasks being completed at Watson Trail Park:
  -New playground equipment is in – The guys are finishing up the playground block wall.

Athletic Fields

- Sand Volleyball pits are being constructed – hope to have completed by end of the month. We are anticipating a large amount of teams for Spring/Summer/Fall leagues for 2017.

Gempp

- Regular Maintenance.
- Met with Urban Forester and Master Naturalist to discuss ideas for prairie and tall grass area.

CITY OF SUNSET HILLS MUNICIPAL COURT
SUMMARY OF FINE AND COST
MONTH OF NOVEMBER 2016

DEPOSIT DATE	CVS	WSF	POST	CT	PD	ISF	CVC	TOTAL DEPOSIT
11/4/2016	135.47	38.00	19.00	1,407.00	38.00	38.00	7.03	1,682.50
11/4/2016	0.00	0.00	0.00	950.00	0.00	0.00	0.00	950.00
11/8/2016	142.60	40.00	20.00	2,151.00	40.00	40.00	7.40	2,441.00
11/9/2016	121.21	34.00	17.00	2,118.50	34.00	34.00	6.29	2,365.00
11/10/2016	92.69	26.00	13.00	1,447.50	26.00	26.00	4.81	1,636.00
11/10/2016	142.60	40.00	20.00	2,250.00	40.00	40.00	7.40	2,540.00
11/11/2016	142.60	40.00	20.00	1,983.00	40.00	40.00	7.40	2,273.00
11/16/2016	128.34	36.00	18.00	2,426.00	37.50	36.00	6.66	2,688.50
11/17/2016	121.21	34.00	17.00	2,393.50	34.00	34.00	6.29	2,640.00
11/21/2016	92.69	26.00	13.00	1,897.50	26.00	26.00	4.81	2,086.00
11/28/2016	142.60	40.00	20.00	2,432.50	40.00	40.00	7.40	2,722.50
11/29/2016	64.17	18.00	9.00	1,424.00	18.00	18.00	3.33	1,554.50

TOTAL FINE, COURT COSTS AND FEES COLLECTED FOR NOVEMBER 2016 $ 25,579.00

Run Date: 12/08/2016 01:36 PM

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION	Contact information same as last report	
	Municipality: Sunset Hills Municipal Court	Reporting Period: 11/01/2016 to 11/30/2016
Mailing Address: 3939 S Lindbergh		Software Vendor: REJIS
Physical Address: 3939 S Lindbergh		County: St. Louis County Circuit: 21st
Telephone Number: (314) 849-3402		Fax Number: (314) 849-8110
Prepared by: Clay	E-mail Address: Clay@SunsetHills.com	iNotes: [ ]
Municipal Judge(s): W L. Hetlage	Prosecuting Attorney: Robert Edward Jones	

II. MONTHLY CASELOAD INFORMATION	Alcohol and Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (Citations/Informations) Pending at start of month	47	2,274	265
B. Cases (Citations/Informations) Filed	4	278	34
C. Cases (Citations/Informations) Disposed			
1. Jury Trial (Springfield, Jefferson & St. Louis County only)	0	0	0
2. Court/Bench Trial - Guilty	0	1	0
3. Court/Bench Trial - Not Guilty	0	0	0
4. Plea of Guilty in Court	3	198	14
5. Violations Bureau Citations and Bond Forfeitures by Court Order (as payment of fines/costs)	0	0	0
6. Dismissed by Court	0	59	5
7. Nolle Prosequi	0	17	3
8. Certified for Jury Trial (not heard in Municipal Div.)	0	3	13
9. TOTAL CASE DISPOSITIONS	**3**	**278**	**35**
D. Cases (Citations/Informations) Pending End of Month (A + B - C9)	48	2,274	264
E. Trial De Novo and/or Appeal Applications Filed	0	0	0

III. WARRANT INFORMATION (Pre and Post Disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period	116	# Issued during period	0
2. #Served/Withdrawn during reporting period	77	☒ Court staff does not process parking tickets	
3. # Outstanding at end of reporting period (only required for June reporting)	1,167		

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Court Information	Municipality: Sunset Hills Municipal Court	Reporting Period: 11/01/2016 - 11/30/2016

V. DISBURSEMENTS

Excess Revenue (minor traffic violations, subject to the excess revenue percentage limitation)		Other Disbursements	
Fines - Excess Revenue	$11,312.50	Recoupment - Other	$239.50
Clerk Fee - Excess Revenue	$1,626.50		
Crime Victims Compensation (CVC) Fund Surcharge - Paid to City / Excess Revenue	$49.58		
Bond Forfeiture (paid to city) - Excess Revenue	$0.00		
Total Excess Revenue	$12,988.58		
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)			
Fines - Other	$8,493.50		
Clerk Fee - Other	$692.50		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	$0.00		
Peace Officer Standards and Training (POST) Commission Surcharge	$192.00		
Crime Victims Compensation (CVC) Fund Surcharge - Paid to State	$1,368.96		
Crime Victims Compensation (CVC) Fund Surcharge - Paid to City/Other	$21.46		
Law Enforcement Training (LET) Fund Surcharge	$385.50		
Domestic Violence Shelter Surcharge	$384.00		
Inmate Prisoner Detainee Security Fund Surcharge	$384.00		
Sheriff's Retirement Fund Surcharge	$0.00		
Restitution	$0.00		
Parking Ticket Revenue (including penalties)			
Bond Forfeitures (paid to city) - Other	$0.00		
Total Other Revenue	$11,921.92		

Total Other Disbursements	$239.50
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$25,150.00
Bond Refunds	$1,450.00
Total Disbursements	**$26,600.00**

12/8/2016

Uncollected License Fees

Business License fees owed for Square Foot, Home Occupation and Units businesses

Total License Fees	Business Type	# Owed	Total owed
$249,408.62	S	0 of 242	$0.00
$1,722.60	H	0 of 41	$0.00
$8,280.00	U	0 of 4	$0.00
$259,411.22			**$0.00**

GROSS RECEIPTS BUSINESSES

Total number of businesses	**160**
Number of businesses 30 days in arrears	3
Number of businesses 60 days in arrears	2
Number of businesses 90 days + in arrears	2

*Gross receipts payments fluctuate on a daily basis

BILL NO. 37

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17-99 WITH RESPECT TO THE SPEED LIMIT ON MAPLE DRIVE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 17-99 of the Code of Ordinances is amended by deleting "Maple Drive from Gary Player to Caddyshack Circle" from the streets designated as thirty miles per hour and adding "Maple Drive from Gary Player to Caddyshack Circle" to the streets designated as twenty-five miles per hour.

Section2. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

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

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

Manors at Tapawingo Homeowners Association

December 5, 2016

To: Sunset Hills City Administrator - Eric Sterman

Re: Request to Change Posted Speed Limits

Currently there are (2) 30 miles per hour speed limit signs located on Maple Drive within the confines of the Manors at Tapawingo. One is located between Caddyshack Circle and Sunny Dawn Court, the other is located ~25 yards west of Kahlia Way Court.

The Trustees of the Manors at Tapawingo Homeowners Association are requesting permission to change the signs to 25 miles per hour. All other speed limit postings within our community are 25 / 20 miles per hour. **There are no reasons** for vehicles to exceed 25 miles per hour on this stretch of Maple Drive that runs through our community. This section of street has heavy pedestrian usage; including but not limited to; children, walkers, dog walkers, joggers, and golfers. Also, there are 2 cul-de- sacs (Sunny Dawn Court / Kahlia Way Court) and a golf cart path that feed directly into Maple Drive within this area, which are additional reasons for a reduction of speed.

Thank you for reviewing and potentially approving our request.

The Trustees of the Manors at Tapawingo

Robert G. Flynn	Donald L. Hagen	Douglas H. Neier
314 775 6705	636 717 0317	314 603 2916

BILL NO. 38

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR PSI ATLANTIC STL MO LLC. TO ALLOW CHANGES TO THE SELF-STORAGE FACILITY AT 10300 WATSON ROAD.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: A Development Plan was previously approved by the Board of Aldermen for a self-storage facility at 10300 Watson Road.

Section 2: A public hearing upon the petition of PSI Atlantic STL MO LLC for an Amended Development Plan to allow changes to the self-storage facility was held on December 13, 2016 before the Board of Aldermen of the City of Sunset Hills.

Section 3: The Amended Development Plan submitted by PSI Atlantic STL MO LLC to allow changes to the self-storage facility at 10300 Watson Road is hereby approved, subject to the following conditions:

a. Replace ingress and egress aprons
b. Repair asphalt parking lot
c. No resident required

Section 4: This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS ____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-33-16
DATE 9-14-16
FEE #250

AMENDED DEVELOPMENT PLAN

1. Applicant's Name PST Hanley STL MO, LLC
2. Mailing Address 3159 Fee Fee Road, Ste. 221 Phone 573-673-1191
3. Agent's Name and Address Beau D. Reinbens
(If different than Applicant)
4. Property Owner's Name 10300 Watson Road, LLC
5. Address of Property 10300 Watson Road
6. Area of Property Watson Road
7. Current Zoning PD-LC Proposed Zoning No change
8. Remarks and Reasons
See Attached

9. Legal Description (to be attached)

10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less $250.00. Area of more than ten acres $250.00 plus $25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: B. D. R.

May 08

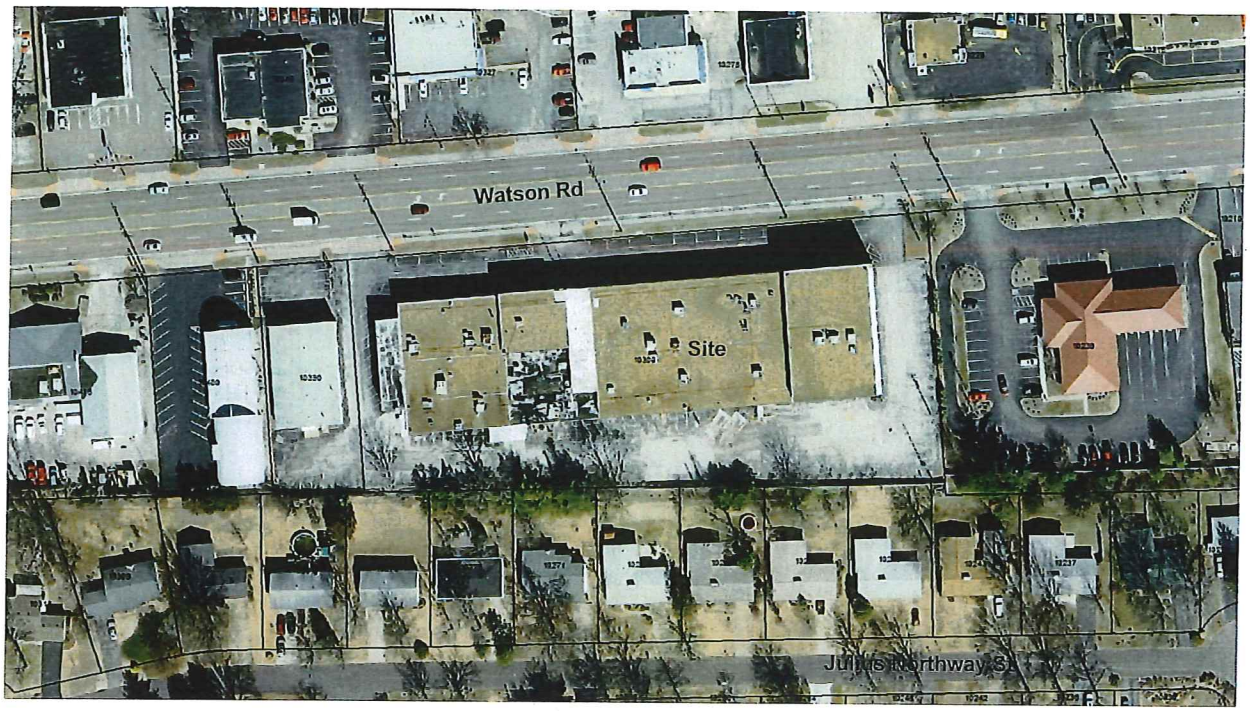
P-33-16

Title: Amended Final Development Plan for redevelopment of the site at 10300 Watson Road.

Petitioner: PSI Atlantic StL MO, LLC
3159 Fee Fee Road, Suite 221
Saint Louis, Missouri 63044

Owner: 10300 Watson Rd LLC
11420 Gravois Road, Suite 200
Saint Louis, Missouri 63126

Date: November 2016



Summary:

This application is for an Amended Final Development Plan to redevelop property located at 10300 Watson Road. The property is located on the south side of Watson Road, approximately .27 mile east of South Lindbergh Boulevard and is also known as the Color Art building. The property is currently zoned PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. The properties to the north (across Watson Road) east and west are zoned C-1. The properties to the south are zoned R-4, Single Family Residential 10,000 square foot minimum lot size.

Recent approved applications:

P-17-16 was a petition for final development plan. It was approved in July of 2016.

P-21-15 was a petition to rezone the property from C-1 Commercial District to PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. It was approved in September 2015.

P-22-15 was a petition for Text Amendment to add "Indoor storage facilities" as a conditional use in the C-1 Commercial District. It was approved in September 2015.

P-23-15 was a petition for Preliminary Development Plan for the property. It was also approved in September 2015 with the following conditions:

1. Petitioner shall post a resident caretaker/watchman on the premises 24 hours per day, 7 days per week.
2. Petitioner shall demonstrate approval from MoDOT for landscaping buffer in the right of way of Watson Road.
3. There shall be no retail sales from the storage stalls.

A-11-15 was a petition to vary the side setback requirement, buffer width and site coverage allowed. The Board of Adjustment approved that petition in July 2015.

Staff analysis:

The petitioner is proposing to redevelop this property, using the existing structure and parking lot. The structure will be used for indoor storage, with a small area dedicated to office space for the facility. P-17-16, Petition for Final Development Plan was approved in July of 2016.

Per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan:

(A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
2. An increase in building or site coverage;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas; or
6. A change in the record plat.

(B) Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

Several changes have been made to the previously approved Final Development Plan.

1. Elimination of the caretaker. The petitioner has indicated that a security system will be used in lieu of an onsite, live in caretaker.

2. Elimination of the office space. The petitioner is proposing to only provide office space required for the self storage facility. The previously approved petition called for 8,400 square feet of office space.
3. Parking lot changes. The petitioner is proposing to limit access to the rear of the property with locking gates, to be used by customers and emergency vehicles only.
4. Landscaping changes. In parking lots with fewer than thirty (30) spaces, landscaping along the street frontage is not required. However, some landscaping will be provided at the curb cuts, in the parking lot and in front of the building is proposed. The required landscape buffer, including new vinyl fencing, between the adjacent residential properties would be provided.

The existing parking lot is non-conforming. Per Appendix B Section 6.34: Parking and loading area setback requirements, parking spaces must be at least ten (10') feet from the front or side street right of way. The petitioner desires to use the existing parking lot with the existing setbacks. The previous property owner presented an agreement with MoDOT to use the existing, undeveloped right of way to meet the buffer requirement for the previously approved Final Development Plan. The petitioner would like to use that agreement to meet the setback requirement.

All other requirements of Appendix B Zoning Regulations, Section 4.10-24 and 4.10-25 have been met.

PSI Atlantic STL MO, LLC

"Storage Experts"

Beau D. Reinberg
Managing Partner
3159 Fee Fee Road, Ste. 221
St. Louis MO, 63044

Phone 573-673-1191
beaureinberg@gmail.com

09/23/16

10300 Watson Road
Amended Development Plan

Attn: City of Sunset Hills

I am writing to bring to your attention to a property we have taken over to development in Sunset Hills, 10300 Watson Road, formerly the Color Art Building.

Currently we have the property under contract, and while the zoning has been amended to allow the use of Self Storage, the plan provided had a few areas that we are requesting an amendment.

We have successfully, as a team, developed over 100 properties across the United States, including cities such as Boston, Nashville, Seattle, New York, Naples, and St. Louis. Our focus has been and will continue to be, building a Class A facility that meets the growing storage needs of residents located within a 3mile radius. Gone are the days of facilities on the outskirts of town with chain link fences and gravel lots. The 5th generation buildings and facilities that we develop are built to blend in as a consumer driven retail use, and be a welcoming amenity to the 1 in 10 households that require self-storage.

A key feature of all of our facilities is best in class security. This security includes over 25 cameras, key pad entry for customers only from 6am-10pm at night, a facility manager, and a district manager who oversees all stores in the St. Louis market, and a high tech security system on all points of entry for after hours. What we have found to be a security liability is the presence of a 24hr watchman. This watchman and required sleeping quarters become a tremendous liability for the property, because while most of the employees are wonderful, there is always that rogue element that may allow use of the facility after the 10pm cut off, allow friends to use the facility for band practice, and get too comfortable in the sleeping quarters required by the current code. We would request that this be removed and amended to require security cameras, and controlled access to the property.

We will also need to modify the office space that is currently on the approved plan. The approved plan calls for 8,400sqft of office space, which is not feasible given the size of the building and the amount of self-storage space proposed (81,000sqft). The property will have a

small office of just under 800sqft, which will be the main contact area for the customers of the facility and allow for a small retail display area of boxes, locks, and other moving supplies.

As you can see from the attached renderings, we are planning to build a professionally finished property with high end exterior features, normally found on retail and office buildings. The concept design we are presenting will allow for maximum use of the facility through the front of the property. We believe this is critical to ensure appropriate access to the property, while also being very respectful of our neighbors in the rear of the building. The previous designs submitted had everything from a drive through to vehicles parking in the building. Both of these options cause issues with safety and inappropriate head lights in the rear of the building, which has residential neighbors. For this reason, we are proposing an amended exterior plan focusing on front access to the property. The primary change is to remove the majority of the parking from away from the front of the building, thereby giving the customers easier access to load and unload boxes, furniture, and other belongings. We will have 15 total spaces, with 5-6 spaces, including a handicap accessible space in the front, then 9-10 spaces on the west side of the building. We have also decided to make access to the rear of the building only accessible through a coded gate. This additional level of security will prevent anyone from driving behind the facility and shining headlights in to neighbors yards, loitering, or anything else. We will maintain the rear of the building in a first glass manner and will add the required landscaping of one canopy tree or evergreen tree every 30 lineal feet.

Self-Storage is a very important amenity for any community because it provides a safe, clean, and convenient location for belongings during sometimes difficult periods in a person's life, such as divorce, death, and downsizing. It is also important for a community because it can help eliminate the clutter sometimes found in neighborhoods, when garages are just not enough space. It promotes safety because when a garage is available, the vehicle can be kept inside and not be subject to attempted break-ins or vandalism. As a community it is important to provide resources so that those moving in to or out of the community can count on a close facility to provide them with the space they need for the short term or long term.

Self-Storage also promotes small business and retail sales. A small business can sometimes not afford enough square footage for all of their supplies or inventory, so a 10x10 climate controlled storage unit is a very efficient way for a small business to be able to compete with larger companies who can afford more space. Also, when residents have access to safe and clean self-storage, they are more likely to purchase more belongings in their shopping districts, thereby increasing important sales tax revenue.

This facility will be designed with an attention to detail and a detailed attention to its surrounding neighbors and the city of Sunset Hills

Sincerely,

Beau D. Reinberg

P-33-16

ARCHITECT; GAREN MILLER, INC.

5115 Saint Charles Place
Shrewsbury, MO 63119

T 314.960.6006
F 314.272.7007
garenmiller@mac.com

www.garenmiller.com

October 28, 2016

Lynn Sprick
Assistant Planner
City of Sunset Hills
3939 S. Lindbergh Blvd.
Sunset Hills, MO 63127

RE: Proposed Development Plan

Ms. Sprick,

Pursuant to your request, I am addressing the recent changes in the final development plan offered by the owner.

It's important to know that we feel the first development plan did not consider all of the existing site conditions and the new use for the building, including the fire code and egress issues that have come up during the schematic design phase of the process. Because we were not the original design team that presented the Development Plan, we do not know or understand the designer rational.

The most difficult aspect of this site is that the building has been constructed prior to the expansion of Watson Road, so the Right of Way has pinched the front parking lot of the building. The existing parking lot does not comply with current zoning standards and our request is to leave the curbs and gutters in place acknowledging that changes to try to comply with the code would severely hamper the circulation and ability for the owner to fully re-adapt and reuse this building. Further, in order to taper the drives to meet with the new opening, the full width of the drive is going to be needed or the taper will be too steep to comply with ADA codes and for customers to use. This case is especially critical at the west and east ends of the building.

Next, the prior applicant did not acknowledge the large overhanging trees and existing utility infrastructure that would interfere with planting of the tree barrier on the south edge of the site. These existing tress would interfere with the establishment of new trees. The owner would be forced to constantly replace trees. The other option would be to cut back the neighbors trees. We believe this would actually kill the existing trees to do so because they have been heavily pruned by Ameren UE. If the board would please consider this condition as acceptable, we believe using the existing trees to provide part of the screening will accomplish the same goal.

I look forward to attending the hearing and answering any questions concerning these or other matters the board would have concerning this project.

Respectfully Submitted,

Garen Miller, RA

P-33-16

File No.: 20161495

Exhibit "A"

PARCEL 1:

A tract of land in U.S. Survey 2453, Township 44 North, Range 5 East, in St. Louis County, Missouri, described as:

Beginning at a point in the South line of U.S. Highway No. 66 (also known as Henry Shaw Gardenway) 100 feet wide, said point being the Northwest corner of property conveyed to Otto Sinwell, et al., by deed recorded in Book 1856, Page 45 of the St. Louis County Records; thence along the South line of said Highway, South 84 degrees 30 minutes West, 300 feet to the Northeast corner of property conveyed to Mall Tool Company, by deed recorded in Book 2923, Page 291 of the St. Louis County Records; thence along the East line of said Mall Tool Company property, South 5 degrees 30 minutes East, 219.86 feet to a point in the South line of property conveyed to Stella T. Heinbuecher, by deed recorded in Book 541, Page 190 of the St. Louis County Records; thence along the South line of said Heinbuecher property, North 88 degrees 6 minutes East, 300.60 feet to the Southwest corner of property conveyed to Sinwell, as aforesaid; and thence along the West line of said Sinwell property, North 5 degrees 30 minutes West, 238.88 feet to the point of beginning.

PARCEL 2:

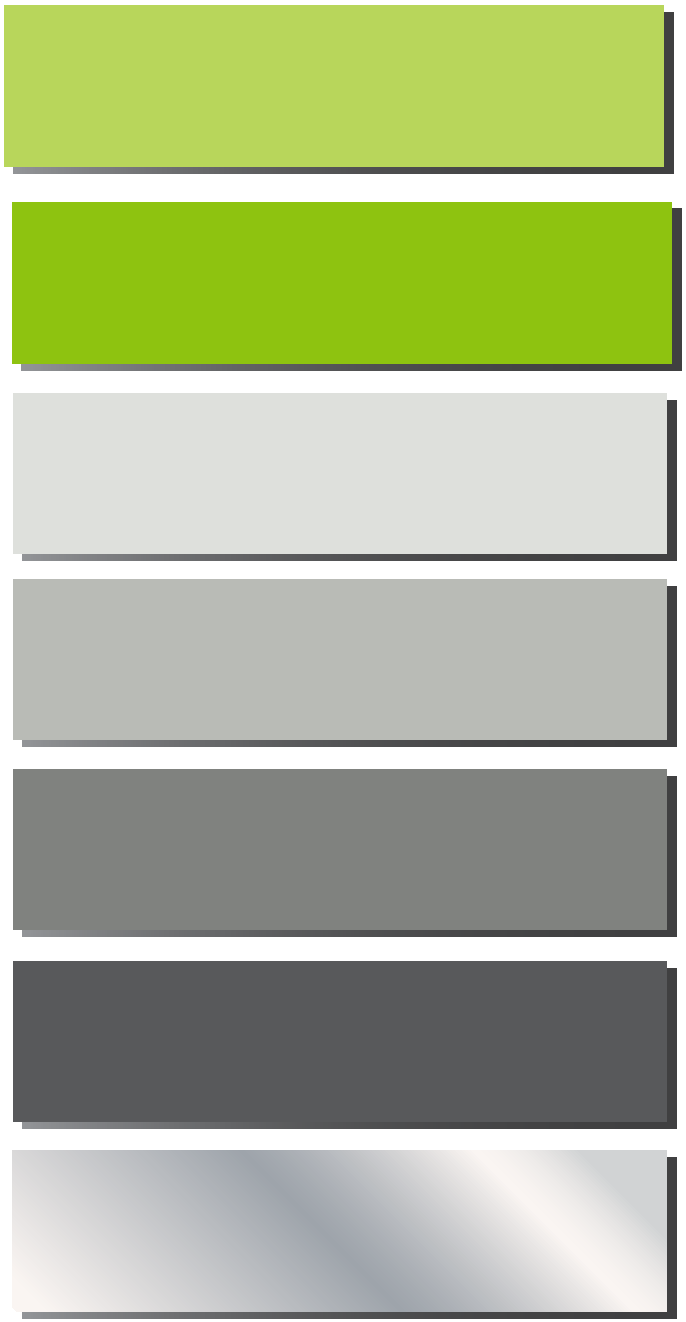
A tract of land in U.S. Survey 2453, Township 44 North, Range 5 East, in St. Louis County, Missouri, described as:

Beginning at an old iron pipe in the South line of U.S. Highway 66, 100 feet wide at the Northwest corner of tract conveyed to Edward C. Schneider, by deed recorded in Book 1852, Page 118 of the St. Louis County Records; thence along the West line of tract so conveyed to Schneider, South 5 degrees 30 minutes East, 219.86 feet to an old iron rod at the Southwest corner of said tract; thence South 88 degrees 6 minutes West, 100 feet, more or less, to the Southwest corner of property conveyed to Edward Pivirotto and wife by deed recorded in Book 2925, Page 465 of the St. Louis County Records; thence North 5 degrees 30 minutes West along the East line of said Pivirotto property, 213 feet, more or less, to a point in the South line of said U.S. Highway 66; and thence North 84 degrees 30 minutes East along said Highway, 100 feet to the point of beginning.

PARCEL 3:

A tract of land in U.S. Survey 2453, Township 44 North, Range 5 East, in St. Louis County, Missouri, described as:

Beginning at a point in the South line of U.S. Highway 66 (also known as Watson Road, 100 feet wide) at the Northwest corner of tract conveyed to Traroloc Investment Company, Inc., by deed recorded in Book 4313, Page 338 of the St. Louis County Records; thence along the West line of tract so conveyed to Traroloc Investment Company, Inc., South 5 degrees 30 minutes East, 213.60 feet to a point; thence South 88 degrees 06 minutes West, 118.02 feet to a point; thence North 5 degrees 30 minutes West, 206.30 feet, more or less, to a point in the South line of said U.S. Highway 66; thence North 84 degrees 30 minutes East along the South line of said Highway 66, 118 feet, more or less, to the point of beginning.



EXR Wasabi Green
- Storage roll-up doors / Customer Loading doors / Faux doors
- Wall color around office to identify "Where"
- Limit use to about 30% of exterior building surface

Electric Lime
- Interior - Accent Wall Panels

Nebulous White
- Primary color. Avoid using on large wall masses

Argos
- Secondary wall color / accent color used to breakup Nebulous White

Cityscape
- 40" +/- Base Color on Single story buildings
- Storage door surround on multi-storage buildings / faux door
- Use sparingly on large wall masses

Iron Ore
- Canopies, awnings, exterior handrails, etc.

Silversmith
- Corrugated or smooth metal panels
- Sign towers, accent walls

ExtraSpace Storage

ExtraSpace Storage 2015 branding color palette

MED. GRAY AREA:
. LIGHT GAUGE FRAMING PARAPET EXTENSION WITH EIFS SYSTEM
. 15′ L x 7′ H STOREFRONT DISPLAY WINDOWS
. TOP OF PARAPET 2′0″ ABOVE EXISTING PARAPET
. 4′ PLINTH OF 4″ SPLIT FACE CMU

LIGHT GRAY AREA:
. 33′6″ x 22′4″ MASS PROJECTED 12″ FROM FACE OF EXISTING WALL
. LIGHT GAUGE FRAMING WITH EIFS SYSTEM
. 22′ L x 7′ H STOREFRONT DISPLAY WINDOWS
. TOP OF PARAPET 4′0″ ABOVE EXISTING PARAPET

DARK GRAY AREA:
. LIGHT GAUGE FRAMING PARAPET EXTENSION WITH HORIZONTAL CORRUGATED METAL CLADDING
. TOP OF PARAPET 2′0″ ABOVE EXISTING PARAPET
. (2) BYPASS DOORS
. PRE-ENGINEERED METAL CANOPY: 25′ L x 11′ D WITH STRUTS AND 14′ CLEARANCE
. 4′ PLINTH OF 4″ SPLIT FACE CMU

EIFS WITH REVEAL JOINTS AND NEW PARAPET CAP

CONCEPTUAL | AERIAL FROM NORTHEAST

WATSON SELF STORAGE

10300 WATSON ROAD
ST. LOUIS, MO 63127

AUGUST 3, 2016

OFFICE AREA:

- REMOVE ARCHED WALL AREAS AND RECONSTRUCT HEADER BETWEEN EXISTING COLUMNS
- HORIZONTAL CORRUGATED METAL PANELS BETWEEN COLUMNS

CONCEPTUAL | NORTH ELEVATION

WATSON SELF STORAGE

10300 WATSON ROAD
ST. LOUIS, MO 63127

AUGUST 3, 2016

DARK GRAY AREA:

- LIGHT GAUGE FRAMING PARAPET EXTENSION WITH EIFS AND HORIZONTAL CORRUGATED METAL CLADDING
- TOP OF PARAPET 6′0″ ABOVE EXISTING PARAPET
- (2) BYPASS DOORS
- PRE-ENGINEERED METAL CANOPY: 25′ L x 11′ D WITH STRUTS AND 14′ CLEARANCE
- 4′ PLINTH OF 4″ SPLIT FACE CMU

CONCEPTUAL | EASTBOUND APPROACH

WATSON SELF STORAGE

10300 WATSON ROAD
ST. LOUIS, MO 63127

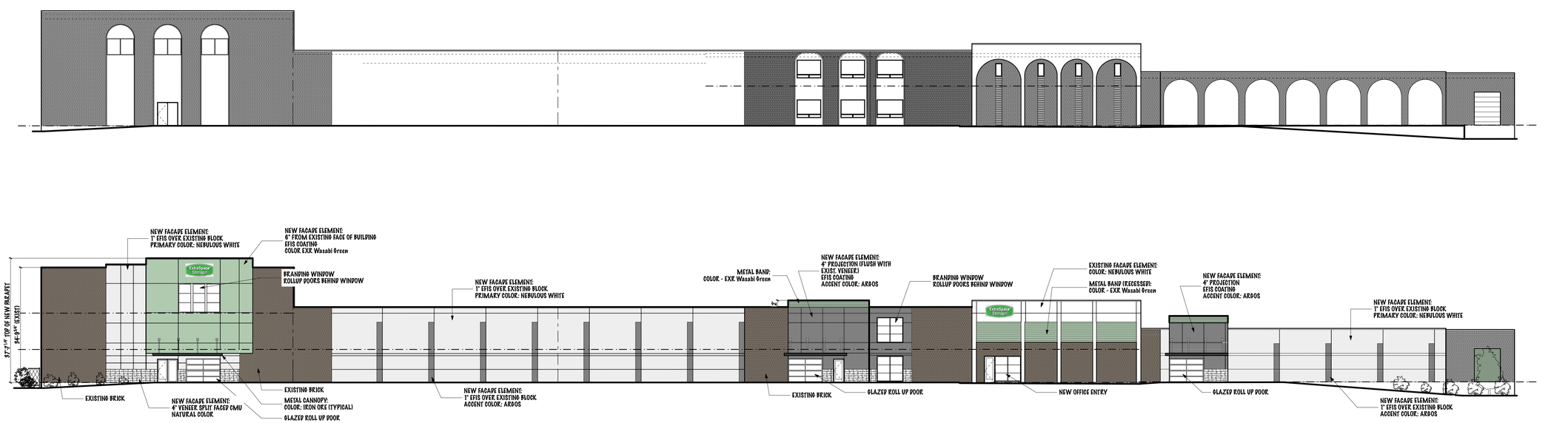
AUGUST 3, 2016

CONCEPTUAL | WESTBOUND APPROACH

WATSON SELF STORAGE

10300 WATSON ROAD
ST. LOUIS, MO 63127

AUGUST 3, 2016



1 ELEVATION - FRONT (STREET)

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

NOT FOR CONSTRUCTION / PRELIMINARY

AGM, INC
5115 SAINT CHARLES PLACE
SAINT LOUIS, MO. 63119

TEL: 314.696.2910
FAX: 314.272.7007
MOB: 314.960.6006

ARCHITECT
GAREN MILLER

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STRUCTURAL & MEP CONSULTANTS

.

CIVIL CONSULTANTS

.

WATSON ROAD SELF STORAGE FACILITY

10300 WATSON ROAD
SAINT LOUIS, MO 63127

10/27/16

MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

PROJECT NO:	011120
MODEL FILE:	*WatsonRoadStorage101316*
DRAWN BY:	GM/AH
CHK'D BY:	Garen Miller
COPYRIGHT	2016 ; AGM, Inc. All rights reserved

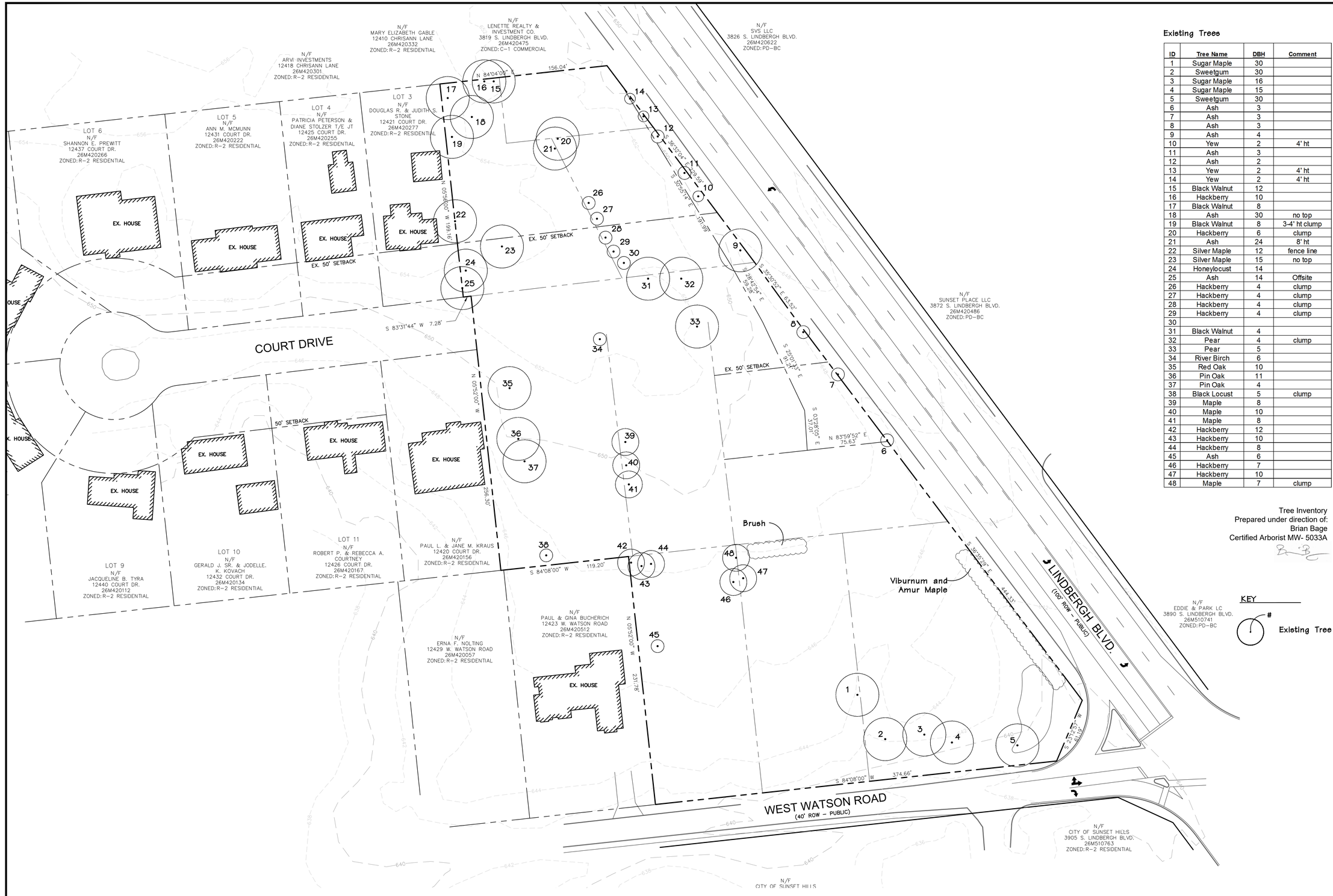
SHEET TITLE

Presentation Elevations

08

SHEET 8 OF 1

BIM Server: AGMBIM19 - BIM Server 19/Storage Facilities/WatsonRoadStorage101316 published on Thursday, October 27, 2016



Tree Stand Delineation Plan

SCALE 1"=40'

Existing Trees

ID	Tree Name	DBH	Comment
1	Sugar Maple	30	
2	Sweetgum	30	
3	Sugar Maple	16	
4	Sugar Maple	15	
5	Sweetgum	30	
6	Ash	3	
7	Ash	3	
8	Ash	3	
9	Ash	4	
10	Yew	2	4' ht
11	Ash	3	
12	Ash	2	
13	Yew	2	4' ht
14	Yew	2	4' ht
15	Black Walnut	12	
16	Hackberry	10	
17	Black Walnut	8	
18	Ash	30	no top
19	Black Walnut	8	3-4' ht clump
20	Hackberry	6	clump
21	Ash	24	8' ht
22	Silver Maple	12	fence line
23	Silver Maple	15	no top
24	Honeylocust	14	
25	Ash	14	Offsite
26	Hackberry	4	clump
27	Hackberry	4	clump
28	Hackberry	4	clump
29	Hackberry	4	clump
30			
31	Black Walnut	4	
32	Pear	4	clump
33	Pear	5	
34	River Birch	6	
35	Red Oak	10	
36	Pin Oak	11	
37	Pin Oak	4	
38	Black Locust	5	clump
39	Maple	8	
40	Maple	10	
41	Maple	8	
42	Hackberry	12	
43	Hackberry	10	
44	Hackberry	8	
45	Ash	6	
46	Hackberry	7	
47	Hackberry	10	
48	Maple	7	clump

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

KEY

Existing Tree

Prepared For:
Client Name: Olga Despotis Trust
c/o Dr. George Despotis
Address: 12511 Elaine Drive,
St. Louis, MO 63131
Telephone Number: 314-984-9715

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
10/12/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villas At Sunset Hills

Sunset Hills, St. Louis County, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates
landscape/architects/planners
207 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636/519-8668 fax 636/519-0997
e-mail: larry@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD

Date: 10/12/16
Job #: 935.021

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FIXTURE MOUNTING HEIGHT INCLUDES 30" BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.44	3.5	0.5	2.88	7.00
PROPERTY LINE	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	1	F1	SINGLE	59	59	1.000	GLEON-AF-01-LED-E1-SL3-HSS
	2	F2	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-SL4-HSS
	3	F4	SINGLE	113	339	1.000	GLEON-AF-02-LED-E1-SL4-HSS

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES TO THE FOLLOWING MAY BE LOCATION, LUMINAIRE TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY REFERENCED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

N/F
ARVI INVESTMENTS
12418 CHRISANN LANE
26M420301
ZONED: R-2 RESIDENTIAL

N/F
MARY ELIZABETH GABLE
12410 CHRISANN LANE
26M420332
ZONED: R-2 RESIDENTIAL

N/F
LENETTE REALTY & INVESTMENT CO.
3819 S. LINDBERGH BLVD.
26M420475
ZONED: C-1 COMMERCIAL

N/F
SVS LLC
3826 S. LINDBERGH BLVD.
26M420622
ZONED: PD-BC

LOT 3
N/F
DOUGLAS R. & JUDITH S. STONE
12421 COURT DR.
26M420277
ZONED: R-2 RESIDENTIAL

LOT 4
N/F
PATRICIA PETERSON & DIANE STOLZER T/E JT
12425 COURT DR.
26M420255
ZONED: R-2 RESIDENTIAL

LOT 5
N/F
ANN M. MCMUNN
12431 COURT DR.
26M420222
ZONED: R-2 RESIDENTIAL

LOT 6
N/F
SHANNON E. PREWITT
12437 COURT DR.
26M420266
ZONED: R-2 RESIDENTIAL

LOT 7
N/F
SMP HOMES LLC
12443 COURT DR.
26M420211
ZONED: R-2 RESIDENTIAL

LOT 8
N/F
GERALD W. & HELEN A. SMITH
12446 COURT DR.
26M420145
ZONED: R-2 RESIDENTIAL

LOT 9
N/F
JACQUELINE B. TYRA
12440 COURT DR.
26M420112
ZONED: R-2 RESIDENTIAL

LOT 10
N/F
GERALD J. SR. & JODELLE. K. KOVACH
12432 COURT DR.
26M420134
ZONED: R-2 RESIDENTIAL

LOT 11
N/F
ROBERT P. & REBECCA A. COURTNEY
12426 COURT DR.
26M420167
ZONED: R-2 RESIDENTIAL

N/F
PAUL L. & JANE M. KRAUS
12420 COURT DR.
26M420156
ZONED: R-2 RESIDENTIAL

N/F
PAUL & GINA BUCHERICH
12423 W. WATSON ROAD
26M420512
ZONED: R-2 RESIDENTIAL

N/F
ERNA F. NOLTING
12429 W. WATSON ROAD
26M420057
ZONED: R-2 RESIDENTIAL

N/F
SUNSET PLACE LLC
3872 S. LINDBERGH BLVD.
26M420486
ZONED: PD-BC

N/F
EDDIE & PARK LC
3890 S. LINDBERGH BLVD.
26M510741
ZONED: PD-BC

N/F
CITY OF SUNSET HILLS
3905 S. LINDBERGH BLVD.
26M510763
ZONED: R-2 RESIDENTIAL

N/F
CITY OF SUNSET HILLS
12450 W. WATSON ROAD
26M140333
ZONED: R-2 RESIDENTIAL

PROPOSED FENCE

EXISTING FENCE (U.I.P.)

COMMON GROUND

STORM WATER

POTENTIAL BERM w/ SIGHT-PROOF FENCE

COMMON GROUND RESIDENTIAL TRACT LOT = 3.788 Ac.

POTENTIAL ACQUIRED MODOT R.O.W.

POTENTIAL BERM w/ SIGHT-PROOF FENCE

8' HIGH SITE PROOF FENCE

COURT DRIVE

CONNECT TO EXISTING COURT DRIVE

PRIVATE DRIVE

LINDBERGH BLVD. (100' ROW - PUBLIC)

PROPOSED CREDIT UNION 4,234 SF
30 PARKING STALLS

DRIVE-THRU

TRASH ENCLOSURE

COMMERCIAL TRACT LOT = 1.122 Ac.

WEST WATSON ROAD
(40' ROW - PUBLIC)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

10'x18' PATIO (TYP)

33.67'

103'±

231'±

256.30'

119.20'

156.04'

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VITRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH

PREPARED FOR:

PULTE HOMES OF ST. LOUIS
17107 CHESTERFIELD AIRPORT ROAD
SUITE 120
CHESTERFIELD, MISSOURI 63005
PHONE: 636.537.7122
email: matthew.segal@pultegroup.com

ST. LOUIS COUNTY BENCHMARK

#18-157 ELEV.=663.46

"L" ON THE NORTHWEST CORNER OF A SIGNAL CONTROL BOX; 47' SOUTH OF EAST WATSON ROAD AND 49' EAST OF LINDBERGH BOULEVARD.

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX. (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PHOTOMETRIC PLAN FOR:

VILLAS AT SUNSET HILLS

SUNSET HILLS
ST. LOUIS COUNTY, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

10/26/2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1. 2016-10-26 - REVISED PER CITY COMMENTS

DRAWN BY:	CHECKED BY:
J.M.B./T.S.	G.M.S.
DATE: 10/12/2016	JOB NO: 216-5846
M.S.D. P #:	BASE MAP #: 26-M
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NO.:
1 of 1

DRAWING FILE: S:\SOLARWINDS\Stock\Pulte Sales Development Revised\Lighting\Site.dwg, 10/25/2016 9:56:48 AM, Adobe PDF

FINAL DEVELOPMENT PLAN
10300 WATSON ROAD

A TRACT OF LAND IN U.S. SURVEY 2453, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE 5TH P.M.,
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

UTILITY CONTACTS:

SOUTHWESTERN BELL:
1010 PINE STREET
ST. LOUIS, MISSOURI 63101
(314) 235-2300
ATTENTION: R.O.W. DEPARTMENT

LACLEDE GAS COMPANY:
720 OLIVE STREET
ST. LOUIS, MISSOURI 63101
(314) 342-0500
ATTENTION: DAN RYAN

MISSOURI-AMERICAN WATER COMPANY :
727 CRAIG ROAD
ST. LOUIS, MISSOURI 63141
(314) 991-3404
ATTENTION: DAVE MOORE

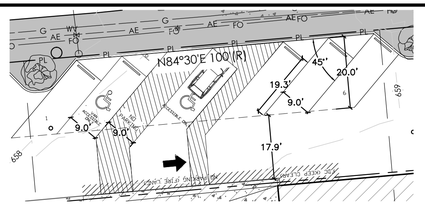
AMEREN UE:
P.O. BOX 66149
ST. LOUIS, MISSOURI 63166-3149
(314) 342-1000
ATTENTION: AL BANGERT

CHARTER COMMUNICATIONS:
MAPPING AND DESIGN DEPARTMENT
3660 SOUTH GEYER ROAD
KIRKWOOD, MISSOURI 63017
(314) 579-4800

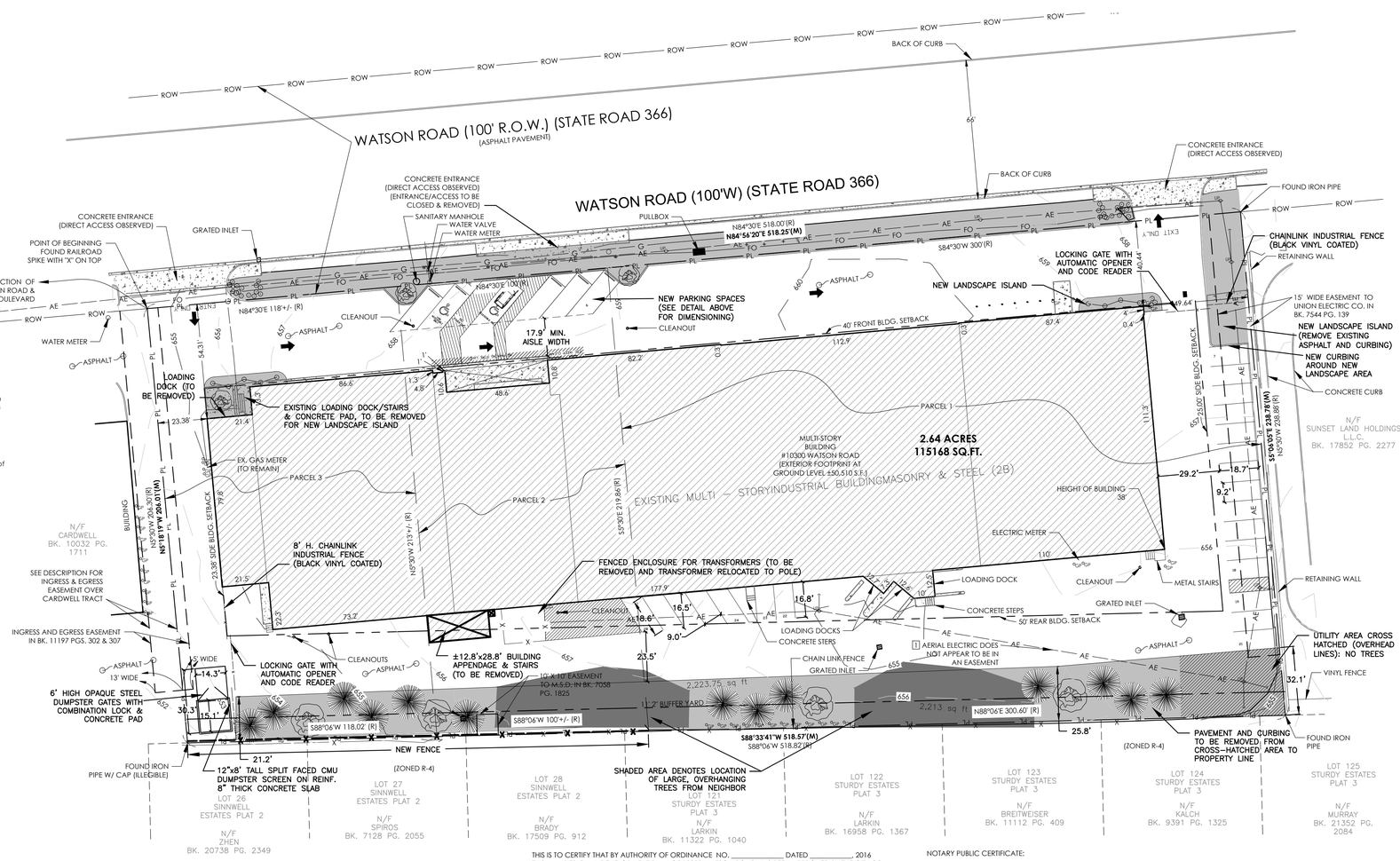
MEHLVILLE FIRE PROTECTION DISTRICT:
11020 MUELLER ROAD
ST. LOUIS, MISSOURI 63123
314-894-0420

LINDBEREGH SCHOOL DISTRICT:
4900 SOUTH LINDBERGH BLVD.
SAPPINGTON, MISSOURI 63126
(314) 729-2480

METROPOLITAN ST. LOUIS SEWER DISTRICT:
2350 MARKET STREET
ST. LOUIS, MISSOURI 63103
(314) 768-6200



45° PARKING DETAIL



0 30' 60'

SCALE: 1" = 30'

Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

MISSOURI ONE CALL NOTE

TICKET NO. 162112341
COMPANIES NOTIFIED:

AMEREN MISSOURI ELECTRIC
ATT DISTRIBUTION
CHARTER COMMUNICATIONS
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER
ST LOUIS METROPOLITAN SEWER

LEGEND

RIGHT-OF-WAY LINE	ROW
AERIAL ELECTRIC	AE
GAS LINE	G
FIBER OPTIC CABLE	FO
SANITARY SEWER	SAN
FENCE	X
UTILITY POLE	
MANHOLE	○
GRATED INLET	▤
GUARD POST	GP
LIGHT	☼
WATER VALVE	WV
CONCRETE	

PARKING LOT PAVING IMPROVEMENTS

The entire parking lot will either be resealed and restriped or partially milled and receive an overlay.

DESCRIPTION FOR INGRESS AND EGRESS EASEMENT OVER CARDWELL TRACT:

An Easement for Ingress and Egress being the same as recorded in Deed Book 11197 Page 302 over a tract of land conveyed to Cardwell in Deed Book 10032 Page 1711, in U.S. Survey 2453, Township 44 North, Range 5 East, in the City of Sunset Hills, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northeast corner of a tract of land conveyed to Cardwell in Deed Book 10032 Page 1711 and being the point of beginning of the easement described herein; thence along the east line of said Cardwell tract S05°18'19"E 181.02 feet; thence leaving said east line S84°39'26"W 13.00 feet; thence N05°18'19"W 181.08 feet to the north line of said Cardwell tract; thence along said north line N84°56'20"E 13.00 feet to the point of beginning.

EASEMENT NOTES:

(Per Schedule B, File No. 20161495 of Chicago Title Insurance Company, effective date of June 14, 2016 at 8:00 AM)

Item 9. Easement granted to the Metropolitan St. Louis Sewer District in Book 7058 Page 1825, plotted hereon.

Item 10. Easement granted to Union Electric Company in Book 7544 Page 139, plotted hereon.

Item 11. Easements for ingress and egress as described in Book 11197 Pages 302 and 307, plotted hereon. This easement appears to be for a joint driveway for the surveyed property and the contiguous property to the west.

SURVEY NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

2. Source of Title: Chicago Title Insurance Company, File No. 20161495, effective date June 14, 2016 at 08:00 AM.

3. (R) - Denotes recorded deed or plat information.

4. (M) - Denotes measured survey information gathered by 21 Design Group.

5. This property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map for St. Louis County, Missouri and incorporated areas, Panel 317 of 445, Map Number 29189C0317K, Effective Date of February 4, 2015.

6. Benchmark: St. Louis County Benchmarks Chapter 18, Station #18129, elevation=413.78' (NGVD 29) or elevation 413.32' (NAVD 1988).

7. No evidence was observed of recent earth moving work, building construction, or building additions while conducting the fieldwork.

8. No proposed changes in street right of way lines were made available to the surveyor. No evidence was observed of recent street or sidewalk construction or repairs while conducting the fieldwork.

9. The utilities on the property are as indicated with regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

10. No markers were observed by the surveyor of field delineation of wetlands conducted by a qualified specialist hired by the client.

11. No specific plottable offsite easements with necessary access permissions obtained by the client were requested from the surveyor.

12. The zoning setback requirements are plotted hereon. See Development Regulations note near bottom right of sheet.

13. There are no gaps between the record parcels on the property.

14. This drawing shall not be used for construction purposes. It was prepared to meet permitting requirements for the City of Sunset Hills, Missouri.

STATE OF MISSOURI
BENJAMIN KUENZEL
NUMBER 2006002831
PROFESSIONAL ENGINEER

Benjamin Kuenzel #2006002831
State of Missouri
Professional Engineer
for 21 Design Group, Inc.
E.C. #2013005879

PARKING NOTES:

22 Existing parking spaces to remain (unchanged)

6 Standard Passenger Vehicle Spaces reconfigured to:

9'x24' (MIN.) 45 degree parking spaces. One way lane and clear areas to drop off of goods.

All loading and unloading for storage customers done at the Watson Side (front) of the building.

BUILDING:

PARKING CALCULATIONS:

USE:	AREA:	CODE REQUIREMENTS	REQUIRED PARKING
SELF-STORAGE	93,955 S.F.	5.0 P.S./1st 5,000 S.F. + 1.0 P.S. /ADD. 5,000 S.F.	23 SPACES
OFFICE:	1,000 S.F.	1.0 P.S./200 S.F.	5 SPACES
TOTAL:	94,955 S.F.		28 SPACES
TOTAL SPACES PROVIDED:			28 SPACES

PROJECT DATA:

CURRENT ZONING "PD-LC(B)" PLANNED DEVELOPMENT LIMITED COMMERCIAL DISTRICT BY THE CITY OF SUNSET HILLS, MO

REQUIRED:	PROVIDED:		
MINIMUM SITE SIZE		1.0 ACRES	2.64 ACRES
MINIUM LOT WIDTH		100 FEET	518.00 FEET
MAXIMUM SITE COVERAGE		70%	87%
MINIMUM BUILDING SETBACKS			
FRONT YARD		40 FEET	40.44 FEET
SIDE YARD		25 FEET	23.38/49.64 FEET
REAR YARD		25 FEET	N/A
FROM ABUTTING RESIDENTIAL ZONING DISTRICT		50 FEET	52 FEET
BUILDING HEIGHT LIMITATION		35 HEIGHT	35 HEIGHT
MINIMUM BUFFER REQUIREMENTS			
REAR YARD ABUTTING RESIDENTIALLY ZONING PROPERTY		20 FEET	20 FEET
SIDE YARD ABUTTING RESIDENTIALLY ZONED PROPERTY		5 FEET	N/A
MAXIMUM FLOOR AREA RATIO		1.5	1.21

FLOOR AREA RATIO:

MAXIMUM ALLOWED = 1.5
ACTUAL = (115,168)/(94,966) = 1.21

THIS IS TO CERTIFY THAT BY AUTHORITY OF ORDINANCE NO. _____ DATED _____, 2016 THIS AMNDED FINAL DEVELOPMENT PLAN OF 10300 WATSON ROAD HAS BEEN APPROVED BY THE CITY OF SUNSET HILLS, MISSOURI ON THIS _____DAY OF _____, 2016.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
MAYOR

_____
CITY CLERK

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN ON THE FINAL DEVELOPMENT PLAN OF 10300 WATSON ROAD HEREBY AGREES, DECLARES AND COVENANTS THAT FROM THE DATE OF RECORDING OF THIS PLAT IN THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS, THE PROPERTY SHALL BE DEVELOPED ONLY AS SHOWN HEREON AND IN ACCORDANCE WITH ORDINANCE NO. _____ OF THE CITY OF SUNSET HILLS.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2016

NOTARY PUBLIC CERTIFICATE:

STATE OF MISSOURI)
COUNTY OF _____) SS

On this ___ day of _____, 20__, before me personally appeared _____
_____, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notorial seal the day and year first above written.

_____
Notary Public

NOTARY PUBLIC CERTIFICATE:

STATE OF MISSOURI)
COUNTY OF _____) SS

On this ___ day of _____, 20__, before me personally appeared _____
_____, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notorial seal the day and year first above written.

_____
Notary Public

THE UNDERSIGNED OWNER AND HOLDER OF NOTE AS SECURED BY DEED OF TRUST RECORDED IN DEED BOOK_____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS DOES HEREBY JOIN IN AND APPROVE THIS FINAL DEVELOPMENT PLAN.

IN WITNESS TEHREOF, THE UNDERSIGNED HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2016.

_____
NAME

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

ON THIS _____ DAY OF _____, 2016 BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING ME DULY SWORN.

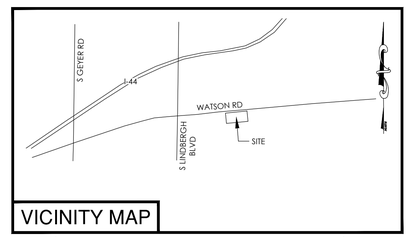
NOTARY PUBLIC CERTIFICATE:

STATE OF MISSOURI)
COUNTY OF _____) SS

On this ___ day of _____, 20__, before me personally appeared Paul H. Steinhoff and Mary E. Steinhoff, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notorial seal the day and year first above written.

_____
Notary Public



VICINITY MAP

AREA MAP - NOT TO SCALE

SURVEY CERTIFICATE OF AUTHORITY NO. LS-2013008264
ENGINEERING CERTIFICATE OF AUTHORITY NO. E-2013005879

DATE:	10/25/16
PROJECT NO:	0259-16
DRAWN BY:	B.J.K.
SCALE:	1"=30'
SHEET NAME:	
FINAL DEVELOPMENT PLAN 10300 WATSON ROAD	

© 21 DESIGN GROUP
ENGINEERING AND SURVEYING
1351 Jefferson, Suite 301
Washington, MO 63090
mail@21designgroup.net
636-432-5029 (tel.)

WATSON ROAD (100'W) (STATE ROAD 366)

518.2'

445.2'

EXISTING MULTI - STORY
INDUSTRIAL BUILDING
MASONRY & STEEL (2B)
51,154.25 sq ft GROUND FLOOR
33,534 GSF 2nd floor
10,278 GSF 3rd Floor
TOTAL 94,966 square feet
(93,955 Storage Occupany
1,000 square feet Office)

UTILITY AREA (Overhead lines): NO TREES

2,223.75 sq

11.5' 16' 17.4' 12.8' 17.6' 12.3' 15.5' 120.6' 16.2' 13.8' 14' 105' 15' 16' 15' 16.5' 56'

SHADED AREA DENOTES LOCATION OF LARGE,
OVERHANGING TREES FROM NEIGHBOR

Key Notes

L1 SEED AND STRAW
SEED NEW LAWN AREAS USING SEED PLANTING AND FERTILIZING TECHNIQUES. ALL LAWN AREAS TO BE POSITIVELY DRAINED TO DESIGNATED

L2 Bloodtwig dogwood
(1) Bloodtwig dogwood -gallon container - Provide 1 plant per symbol marked

L3 Blue Sage
(6) six BLUE SAGE - Salvia azurea- planted in groups of three within close spacing as recommended by nursery. Provide 6 plants per symbol marked on plan

L4 Fountain Grass
(1) FOUNTAIN GRASS - 1 gallon pot. Provide 1 plant per symbol

L5 Mulch Area
Provide mulch for area shown on plan.

L6 Hardy hibiscus
(1) hardy hibiscus - Hibiscous 'Blue River II' - container grown one gallon - Provide 1 plant per symbol marked.

L7 American Basswood
(1) AMERICAN BASSWOOD DIC. TREE - Tilia americana - container grown or burlaped - 4' high - Provide 1 plant per symbol marked.

L8 Red cedar
(1) Red Cedar - Juniperus virginiana "Taylor" - container grown or burlaped - 4' high - Provide 1 plant per symbol marked. - Use only Native Species for Missouri.

L9 Slender deutzia (shrub)
(1) Slender Deutzia - Deutzia gracilis "Nikko" - 2.5 quart container - Provide 1 plant per symbol marked.

L11 JAPANESE MAPLE
(1) JAPANESE MAPLE - Acer Palmatum var. dissectum 'Tamukeyama - container grown or burlaped - 4' high - Provide 1 plant per symbol marked.

L13 FENCE
Remove and dispose of existing chain link fencing. Provide new vinyl fence (6' High) to match existing residental Vinyl Fencing.

1
AS-2

SITE PLAN - PROPOSED LANDSCAPE PLAN

SCALE: 1" = 40'

0 20' 40' 80'

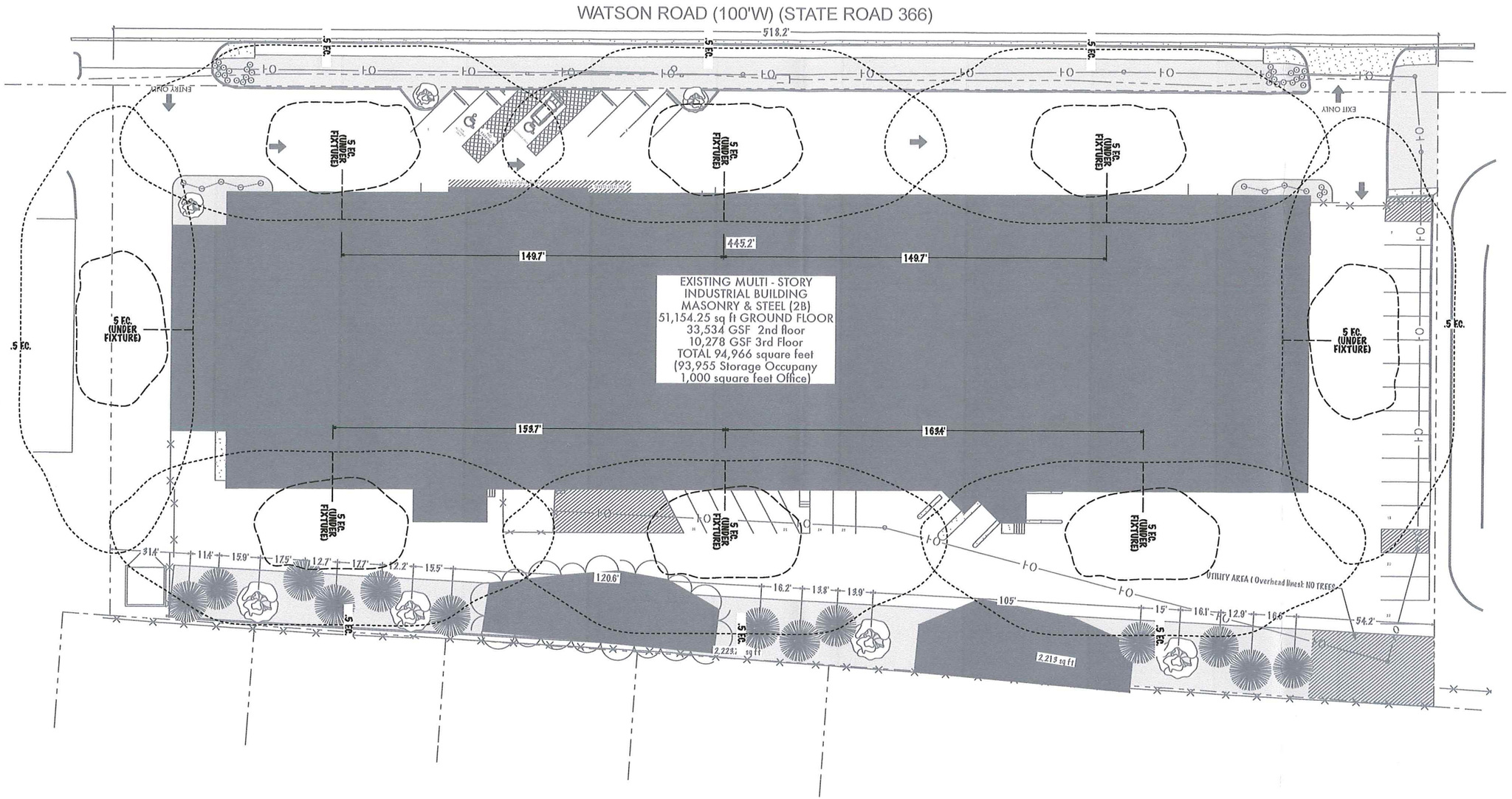
WATSON ROAD SELF STORAGE FACILITY

PROPOSED REDEVELOPMENT OF THE COLOR ART BUILDING
10300 Watson Road, Sunset Hills, MO.

ARCHITECT
GAREN MILLER

P-33-16

DESIGN DEVELOPMENT / NOT FOR CONSTRUCTION / NOT FOR DISTRIBUTION
Friday, October 28, 2016



1 AS-1 SITE PLAN - LIGHTING CONTOUR

SCALE: 1" = 40'

WATSON ROAD SELF STORAGE FACILITY

PROPOSED REDEVELOPMENT OF THE COLOR ART BUILDING

10300 Watson Road, Sunset Hills, MO.

ARCHITECT GAREN MILLER

DESIGN DEVELOPMENT / NOT FOR CONSTRUCTION / NOT FOR DISTRIBUTION

Monday, October 24, 2016

BILL NO. 39
ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDED CONDITIONAL USE PERMIT TO ST. JUSTIN THE MARTYR CATHOLIC CHURCH TO ALLOW THE REINSTALLATION OF AN ELECTRONIC CHURCH BELL SYSTEM AT 11910 EDDIE & PARK ROAD.

WHEREAS, a petition was received from St. Justin the Martyr Catholic Church to allow the reinstallation of an electronic church bell system at 11910 Eddie & Park Road.; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on November 2, 2016, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on December 13, 2016 in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "R-1" single family residential.

2. The Amended Conditional Use Permit Application requests the right to allow the reinstallation of an electronic church bell system at 11910 Eddie & Park Road.

3. The Planning and Zoning Commission has recommended that the Amended Conditional Use Permit be approved.

4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

(A) Substantially increase traffic hazards or congestion

(B) Substantially increase fire hazards.

(C) Adversely affect the character of the neighborhood.

(D) Adversely affect the general welfare of the community.

(E) Overtax public utilities

(F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS 7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, an Amended Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amended conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to St. Justin the Martyr Catholic Church for the reinstallation of an electronic church bell system at 11910 Eddie & Park Road in the City of Sunset Hills, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee: None

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2016._____
MAYOR

APPROVED this _____ day of _____, 2016. _____
MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-34-16
DATE 10-12-16
FEE N/A

CONDITIONAL USE PERMIT

1. Is this an Amended Conditional Use Permit ☑ Yes ☐ No Date of original CUP 1996 - St. Louis County Annexed to Sunset Hills

2. Applicant's Name ST JUSTIN THE MARTYR CATHOLIC CHURCH

3. Mailing Address 11910 EDDIE & PARK RD 63127 Phone (314) 843-8482

4. Agent's Name and Address JACK BUELT 9140 FOX ESTATES DR. SUNSET HILLS, MO. 63127
(If different than Applicant)

5. Property Owner's Name ARCHDIOCESE OF ST LOUIS

6. Address of Property 11910 EDDIE & PARK RD. 63127

7. Area of Property to be used INSTALL SOUND SYSTEM IN BUILDING WITH EXTERNAL SPEAKERS

8. Existing Zoning R-1

9. Proposed Use SEE BELOW

10. Remarks and Reasons REQUESTING AN AMENDMENT TO THE CONDITIONAL USE PERMIT TO RE-INSTALL A CARILLON BELL SOUND SYSTEM TO MARK VARIOUS RELIGIOUS SERVICES - SEE ATTACHMENT

11. Legal Description (to be attached) N/A

12. Scale Drawings of Property, Area to be used and Proposed Development Plans (to be attached) N/A

13. Fee: $250 for one acre or less. More than one acre $250 plus $25 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Jack Buelt, parishioner
on behalf of Father Bill Kempf, Pastor

May 08

P-34-16

Title: Amended Conditional Use Permit to allow the reinstallation of the electronic church bell system at 11910 Eddie & Park Road (St Justin the Martyr Catholic Church).

Petitioner: Jack Built
9140 Fox Estates Drive
Sunset Hills, Missouri 63127

Owner: St Louis County Catholic Church Real Estate
St Justin the Martyr Catholic Church
11910 Eddie & Park Road
Sunset Hills, Missouri 63127

Date: November 2016

Summary:

This application is for an Amended Conditional Use Permit to allow the reinstallation of the electronic church bell system at St Justin the Martyr Catholic Church, 11910 Eddie & Park Road. The property is located on the south side of Eddie & Park Road, approximately 1600 feet east of Robyn Road. The property is currently zoned R-1, Single Family Residential-1acre minimum lot size. The properties to the south are also zoned R-1. The properties to the east and west, are zoned R-2, Single Family Residential-20,000 square foot minimum lot size. The properties to the north, across Eddie & Park Road, are in the City of Crestwood and zoned R-3, 10,000 square foot residential.

Staff analysis:

The petitioner is proposing to reinstall an electronic church bell system. The petitioner has stated that the original system, which was installed when the church was built, fell into disrepair several years ago and was not replaced. The petitioner now wishes to replace the system.

Appendix B, Zoning Regulations, Section 7.3 outlines criteria and standards for conditional use permit approval.

7.3-1 Criteria: The board shall not approve any conditional use, which they determine to:

(A) Substantially increase traffic hazards or congestion.

Traffic should not be increased. No changes are proposed to the site. The only change is replacement of the electronic church bell system.

(B) Substantially increase fire hazards.

Fire hazards should not be substantially increased. Mehlville Fire District and St Louis County would review the plans to ensure building and fire code requirements are met.

(C) Adversely affect the character of the neighborhood.

The character of the neighborhood should not be affected. The site would not change.

(D) Adversely affect the general welfare of the community.

It does not appear that the general welfare of the community would be negatively impacted by this project.

(E) Overtax public utilities.

Public utilities would not be overtaxed.

(F) Conflict with standards of 7.3-2 and 7.3-3.

The requirements of Section 7.3-2 and 7.3-3 have been met.

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

This development would not conflict with the Comprehensive Plan. This is an existing use.

All other requirements listed in Appendix B Zoning Regulations, Section 7 Conditional use procedures and standards, have been met.

P-34-16

ATTACHMENT TO APPLICATION FOR AMENDED CUP – ST. JUSTIN MARTYR

St. Justin had a Carillon Bell System when the Church was built 50 years ago. It produced the sound of large brass bells. The system was used to play the "Angelus" at 12 noon and 6 p.m., the call to Mass, funeral tolls, wedding peal, and to mark other religious ceremonies.

After a number of years the system broke down and it was determined that there was no cost-effective way to repair it and that it had to be replaced with newer technology.

Apparently the pastor at the time and his advisors decided to defer replacement because of the cost and lack of funding. So the system was just shut down.

Recently a new pastor was installed at St. Justin and with his permission a task force was formed to study the feasibility of replacing the original system.

A new Carillon Bell System was found that would replicate the old system and meet budgetary (funding) requirements. The new system proposed to be installed is manufactured by Chime Master and is installed in hundreds of churches throughout the country.

It has volume settings that can be adjusted to meet any noise ordinance limits. It will be used during daytime hours and shut down in night time hours.

It will be used as in the past to mark various religious services.

It also has the capability to play seasonal hymns such as Christmas Carols with the brass bells sound.

This is an electronic digital system and the bell sounds will come from speakers mounted on the church roof.

Again, the proposed system is a replacement for what was installed when the church was built and covered under the original Conditional Use Permit.

BILL NO. 40

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 4.10-12b OF APPENDIX B OF THE CODE TO AMEND THE REGULATIONS IN THE PD-LS ZONING DISTRICT.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: The petition of Pulte Homes for a text amendment was presented to the Planning and Zoning Commission of the City of Sunset Hills on November 2, 2016. The Planning and Zoning Commission recommended denial of the petition for a text amendment.

Section 2: A public hearing upon the petition of the City of Sunset Hills for a text amendment was held on December 13, 2016 before the Board of Aldermen of the City of Sunset Hills.

Section 3: Appendix B, Section 4.10-12b shall be amended as follows:

4.10-12b PD-LS Planned Development-Lifestyle:

(A) Intent and purpose: The PD-LS district is intended to provide greater flexibility in both the types of uses to be developed and the density of the development than what would otherwise be permitted by this ordinance. This district is specifically intended to allow for creative residential developments or a combination of residential and office and retail commercial uses that create unique living and/or living/working/shopping environments. Since the "lifestyle" environments that are contemplated by the PD-LS are not potentially compatible with adjacent land uses in other parts of the city, the application of this district is limited to parcels or parcel assemblies with the acreage and location criteria as follows:

1. Frontage of not less than eighteen hundred (1800) feet to Interstate Route 44 (I-44), and having access (directly or indirectly via a public street) to Lindbergh Boulevard (Missouri Route 61/67), and containing not less than fifty (50) acres, (Sunset Manor)
2. Frontage of not less than six hundred (600) feet to Lindbergh Boulevard (Missouri Route 61/67) north of Eddie & Park Road and containing not less than twenty-five (25) acres, (Heimos Property) or
3. Frontage of not less than nine hundred fifty (950) feet to Rott Road west of Lindbergh Boulevard but no further west than the eastern boundary line of the property that is the site of the Fenton Fire Protection District Fire Station and containing not less than seven (7) acres (Laumeier

Condominiums and The Sheridan at Laumeier Park Assisted Living Facility).

4. Frontage of not less than five hundred (500) feet adjacent to the west side of Lindbergh Boulevard (Missouri Route 61/67), extending north from west Watson Road and containing not less than four (4) acres.

(B) Permitted uses: Permitted uses (except where limited herein) shall be as established in the conditions of the ordinance adopted by the board of aldermen governing the particular PD-LS District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts or the C-1 Commercial District. In addition, the following uses are permitted in conjunction with:

1. Proposed developments meeting the location and site area criteria as set forth in (A) 1 above:

a. Luxury multi-family apartments or condominiums in multi-story buildings including mid-rise or high-rise structures provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

b. Multi-story office buildings (with or without first floor retail or service uses) provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

c. Buildings containing first floor retail uses with office or residential uses on upper stories provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five but need not exceed three hundred (300) feet.

2. Proposed developments meeting the location and site area criteria as set forth in (A) 2 above:

a. Luxury multi-family apartments or condominiums of not more than three (3) stories or thirty five (35) feet in height provided that any

such structure shall be setback from any residentially zoned property by at least one hundred (100) feet;

b. Buildings containing first floor retail uses with office or residential uses on upper stories of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least two hundred (200) feet;

3. Proposed developments meeting the location and site area criteria as set forth in (A)3.:

Luxury multi-family apartments, condominiums and assisted living units of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least fifty (50) feet, but not including any office, retail or service commercial development. Property management, nursing or administrative offices and kitchen and cafeteria facilities that serve the residents shall not be prohibited by this section.

4. Proposed developments meeting the location and site area criteria as set forth in (A)4 above:

Attached townhome units of not more than two (2) stories or thirty-five (35) feet in height provided that such units shall be setback from residentially zoned property by at least ten (10) feet.

(C) Development standards:

1. Minimum site size: As stipulated in (A) above
2. Maximum site coverage: As provided for in the site plan approved by the board of aldermen
3. Minimum lot size/density for detached or attached single family dwellings: As provided for in the site plan approved by the board of aldermen
4. Minimum building setbacks from abutting residentially zoned property: As provided for in this section
5. Building height limitations: Except as limited by this Section, principal building height shall be as provided for in the site plan approved by the board of aldermen
6. Minimum buffer requirements:

a. Residential abutting residentially zoned property of the same density: None

b. Residential abutting residentially zoned property of lower density: ~~20 feet~~ (10 feet).

c. Residential abutting commercially zoned property: ~~30 feet~~ (10 feet).

d. Non-residential uses abutting existing or proposed residential uses: ~~30 feet~~ (10 feet).

7. Development phasing: (see Section 4.10-16)

8. Maximum residential density:

a. For residential development components provided for in this Section under the provisions of (B)1: None

b. For residential development components provided for in this section under the provisions of (B)2, 3 and 4

An average of not more than six and one-half (6.5) units per gross acre for all portions of the development devoted to residential uses (not including any portion of the development devoted to non-residential uses). Maximum residential density for assisted living units shall be determined by the site plan approved by the board of aldermen.

Section 4: This Ordinance shall take effect immediately upon its passage and approval.

PASSED THIS ____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-35-16
DATE 10-12-16
FEE $150

AMENDMENT TO ZONING REGULATIONS
(TEXT AMENDMENT)

1. Applicant's Name 1.) Pultes Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport Rd, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, MO 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc. (If different than Applicant)
257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Existing Text Section 4.10-12b
5. Proposed Text See attached.
6. Address/Location of Property that would be affected (if applicable) Northwest quadrant of S. Lindbergh Blvd. and West Watson Road, at Court Drive
7. Remarks and Reasons Re-development for a planned development lifestyle community.
8. Fee: $150 for zoning (text) amendments without any regard to a specific piece of property

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills which are related to the proposed amendment. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: MSC
(MATT SEGAC)

May 08

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

AMENDMENT TO ZONING REGULATIONS
(TEXT AMENDMENT)

1. Applicant's Name 1.) Pultes Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport Rd, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, MO 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc. (If different than Applicant)
257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Existing Text Section 4.10-12b
5. Proposed Text See attached.
6. Address/Location of Property that would be affected (if applicable) Northwest quadrant of S. Lindbergh Blvd. and West Watson Road, at Court Drive
7. Remarks and Reasons Re-development for a planned development lifestyle community.
8. Fee: $150 for zoning (text) amendments without any regard to a specific piece of property

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills which are related to the proposed amendment. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: _____
Trustee

May 08

P-35-16

Title: Text Amendment (Amendment to Zoning Regulations) to Appendix B, Section 4.10-12b, Planned Development-Lifestyle

Petitioners: Pulte Homes of St Louis LLC
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005

Olga Despotis Trust c/o George Despotis
12511 Elaine Drive
St Louis, Missouri 63131

Agent: Stock & Associates Consulting Engineers, Inc
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005

Date: November 2016

Summary:

This petition is for an Amendment to the Zoning Regulations, known as a text amendment. The petitioner is proposing several changes to Appendix B Zoning Regulations, Section 4.10-12b Planned–Development Lifestyle. The current requirements of Section 4.10-12b is shown below, proposed changes are shown in red and language to be replaced is struck through:

4.10-12b PD-LS Planned Development-Lifestyle:

(A) Intent and purpose: The PD-LS district is intended to provide greater flexibility in both the types of uses to be developed and the density of the development than what would otherwise be permitted by this ordinance. This district is specifically intended to allow for creative residential developments or a combination of

residential and office and retail commercial uses that create unique living and/or living/working/shopping environments. Since the "lifestyle" environments that are contemplated by the PD-LS are not potentially compatible with adjacent land uses in other parts of the city, the application of this district is limited to parcels or parcel assemblies with the acreage and location criteria as follows:

1. Frontage of not less than eighteen hundred (1800) feet to Interstate Route 44 (I-44), and having access (directly or indirectly via a public street) to Lindbergh Boulevard (Missouri Route 61/67), and containing not less than fifty (50) acres, (Sunset Manor)
2. Frontage of not less than six hundred (600) feet to Lindbergh Boulevard (Missouri Route 61/67) north of Eddie & Park Road and containing not less than twenty-five (25) acres, (Heimos Property) or
3. Frontage of not less than nine hundred fifty (950) feet to Rott Road west of Lindbergh Boulevard but no further west than the eastern boundary line of the property that is the site of the Fenton Fire Protection District Fire Station and containing not less than seven (7) acres (Laumeier Condominiums and The Sheridan at Laumeier Park Assisted Living Facility).
4. Frontage of not less than five hundred (500) feet adjacent to the west side of Lindbergh Boulevard (Missouri Route 61/67), extending north from west Watson Road and containing not less than four (4) acres.

(B) Permitted uses: Permitted uses (except where limited herein) shall be as established in the conditions of the ordinance adopted by the board of aldermen governing the particular PD-LS District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts or the C-1 Commercial District. In addition, the following uses are permitted in conjunction with:

1. Proposed developments meeting the location and site area criteria as set forth in (A) 1 above:
   a. Luxury multi-family apartments or condominiums in multi-story buildings including mid-rise or high-rise structures provided that any

structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

b. Multi-story office buildings (with or without first floor retail or service uses) provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

c. Buildings containing first floor retail uses with office or residential uses on upper stories provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five but need not exceed three hundred (300) feet.

2. Proposed developments meeting the location and site area criteria as set forth in (A) 2 above:

a. Luxury multi-family apartments or condominiums of not more than three (3) stories or thirty five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least one hundred (100) feet;

b. Buildings containing first floor retail uses with office or residential uses on upper stories of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least two hundred (200) feet;

3. Proposed developments meeting the location and site area criteria as set forth in (A)3.:

Luxury multi-family apartments, condominiums and assisted living units of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least fifty (50) feet, but not including any office, retail or service commercial development. Property management, nursing or administrative offices and kitchen and cafeteria facilities that serve the residents shall not be prohibited by this section.

4. Proposed developments meeting the location and site area criteria as set forth in (A)4 above:

Attached townhome units of not more than two (2) stories or thirty-five (35) feet in height provided that such units shall be setback from residentially zoned property by at least ten (10) feet.

(C) Development standards:

1. Minimum site size: As stipulated in (A) above
2. Maximum site coverage: As provided for in the site plan approved by the board of aldermen
3. Minimum lot size/density for detached or attached single family dwellings: As provided for in the site plan approved by the board of aldermen
4. Minimum building setbacks from abutting residentially zoned property: As provided for in this section
5. Building height limitations: Except as limited by this Section, principal building height shall be as provided for in the site plan approved by the board of aldermen
6. Minimum buffer requirements:
   a. Residential abutting residentially zoned property of the same density: None
   b. Residential abutting residentially zoned property of lower density: ~~20 feet~~ (10 feet).
   c. Residential abutting commercially zoned property: ~~30 feet~~ (10 feet).

d. Non-residential uses abutting existing or proposed residential uses: ~~30 feet~~ (10 feet).

7. Development phasing: (see Section 4.10-16)

8. Maximum residential density:

   a. For residential development components provided for in this Section under the provisions of (B)1: None

   b. For residential development components provided for in this section under the provisions of (B)2, 3 and 4
   An average of not more than six and one-half (6.5) units per gross acre for all portions of the development devoted to residential uses (not including any portion of the development devoted to non-residential uses). Maximum residential density for assisted living units shall be determined by the site plan approved by the board of aldermen.

Staff analysis:

Currently, there is one (1) property in the City that is zoned PD-LS. The property occupied by Laumeier Place Condominiums and The Sheridan at Laumeier Park Assisted Living Facility.

This proposed text amendment would apply only to the property located at the northeast corner of West Watson Road and South Lindbergh Boulevard. See P-36-16 for that proposed rezoning.

The Planned Development Districts are intended to give the developer more flexibility in their project and the City more of an opportunity for input. Appendix B Zoning Regulations, Section 4.10-1states:
Intent and purpose:

The purpose of the planned development districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in

conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to afford a more thorough review process over both the design and future operation of the development. Planned developments are not intended to allow excessive densities, or the development of incompatible land uses, either with the development, or as the development relates to the general neighborhood.

The planned development districts are intended to facilitate the use of flexible technique of land development and site design, by providing relief from zoning requirements designed for conventional developments in order to obtain one (1) or more of the following objectives:

(A) Environmental design in the development of land that is a higher quality than is possible under the regulations otherwise applicable to the property.

(B) Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.

(C) Functional and beneficial uses of open space areas.

(D) Preservation of natural features of a development site.

(E) Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

(F) Rational and economical land use in relation to public utilities and services.

(G) Efficient and effective traffic circulation, both within and adjacent to the development site.

P-35-16

4.10-12b

PD-LS Planned Development-Lifestyle:

(A)

Intent and purpose: The PD-LS district is intended to provide greater flexibility in both the types of uses to be developed and the density of the development than what would otherwise be permitted by this ordinance. This district is specifically intended to allow for creative residential developments or a combination of residential and office and retail commercial uses that create unique living and/or living/working/shopping environments. Since the "lifestyle" environments that are contemplated by the PD-LS are not potentially compatible with adjacent land uses in other parts of the city, the application of this district is limited to parcels or parcel assemblies with the acreage and location criteria as follows:

1. Frontage of not less than eighteen hundred (1800) feet to Interstate Route 44 (I-44), and having access (directly or indirectly via a public street) to Lindbergh Boulevard (Missouri Route 61/67), and containing not less than fifty (50) acres,

2. Frontage of not less than six hundred (600) feet to Lindbergh Boulevard (Missouri Route 61/67) north of Eddie & Park Road and containing not less than twenty-five (25) acres, or

3. Frontage of not less than nine hundred fifty (950) feet to Rott Road west of Lindbergh Boulevard but no further west than the eastern boundary line of the property that is the site of the Fenton Fire Protection District Fire Station and containing not less than seven (7) acres.

4. Frontage of not less than five hundred (500) feet adjacent to the west side of Lindbergh Boulevard (Missouri Route 61/67), extending north from West Watson Road and containing not less than four (4) acres.

(B)

Permitted uses: Permitted uses (except where limited herein) shall be as established in the conditions of the ordinance adopted by the board of aldermen governing the particular PD-LS District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts or the C-1 Commercial District. In addition, the following uses are permitted in conjunction with:

1.

Proposed developments meeting the location and site area criteria as set forth in (A) 1 above:

a.

Luxury multi-family apartments or condominiums in multi-story buildings including mid-rise or high-rise structures provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

b.

Multi-story office buildings (with or without first floor retail or service uses) provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five (35) but need not exceed three hundred (300) feet;

c.

Buildings containing first floor retail uses with office or residential uses on upper stories provided that any structure of up to thirty-five (35) feet in height shall be setback from any residentially zoned property by at least one hundred (100) feet, with said setback being increased by five (5) feet for every one (1) foot of building height above thirty-five but need not exceed three hundred (300) feet.

2.

Proposed developments meeting the location and site area criteria as set forth in (A) 2 above:

a.

Luxury multi-family apartments or condominiums of not more than three (3) stories or thirty five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least one hundred (100) feet;

b.

Buildings containing first floor retail uses with office or residential uses on upper stories of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least two hundred (200) feet;

3.

Proposed developments meeting the location and site area criteria as set forth in (A)3.:

Luxury multi-family apartments, condominiums and assisted living units of not more than three (3) stories or thirty-five (35) feet in height provided that any such structure shall be setback from any residentially zoned property by at least fifty (50) feet, but not including any office, retail or service commercial development. Property management, nursing or administrative offices and kitchen and cafeteria facilities that serve the residents shall not be prohibited by this section.

4.

Proposed developments meeting the location and site area criteria as set forth in (A) 4 above:

Attached townhome units of not more than two (2) stories or thirty-five (35) feet in height provided that such units shall be setback from residentially zoned property by at least ten (10) feet.

(C)

Development standards:

1. *Minimum site size:* As stipulated in (A) above

2. *Maximum site coverage:* As provided for in the site plan approved by the board of aldermen

3. *Minimum lot size/density for detached* ***or attached*** *single family dwellings:* As provided for in the site plan approved by the board of aldermen

4. *Minimum building setbacks from abutting residentially zoned property:* As provided for in this section

5. *Building height limitations:* Except as limited by this Section, principal building height shall be as provided for in the site plan approved by the board of aldermen

6. *Minimum buffer requirements:*

   a. Residential abutting residentially zoned property of the same density: None

   b. Residential abutting residentially zoned property of lower density: ~~20 ft~~. **(10 ft.)**

   c. Residential abutting commercially zoned property~~: 30 ft~~.**(10 ft.)**

   d. Non-residential uses abutting existing or proposed residential uses: ~~30 ft~~. **(10 ft.)**

7. *Development phasing: (see Section 4.10-16)*

8.

Maximum residential density:

a.

For residential development components provided for in this Section under the provisions of (B)1: None

b.

For residential development components provided for in this section under the provisions of (B) 2, **3 and 4**,

An average of not more than six and one-half (6.5) units per gross acre for all portions of the development devoted to residential uses (not including any portion of the development devoted to non-residential uses). Maximum residential density for assisted living units shall be determined by the site plan approved by the board of aldermen.

BILL NO. 41

ORDINANCE NO. _____

AN ORDINANCE APPROVING A ZONING CHANGE FROM R-2 SINGLE FAMILY RESIDENTIAL TO PD-LS PLANNED DEVELOPMENT LIFESTYLE FOR THE PROPERTIES AT 12415, 12412 AND 12406 COURT DRIVE, 3825, 3851 AND 3863 SOUTH LINDBERGH BOULEVARD AND 12405, 12411 AND 12417 WEST WATSON ROAD.

WHEREAS, a petition was received from Pulte Homes for a zoning change from R-2 Single Family Residential to PD-LS Planned Development Lifestyle for the properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard and 12405, 12411 and 12417 West Watson Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, a meeting before the Planning and Zoning Commission was held on November 2, 2016, upon the petition, notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that a zoning change from R-2 Single Family Residential to PD-LS Planned Development Lifestyle for the properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard and 12405, 12411 and 12417 West Watson Road be denied in accordance with the petition received; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A zoning change from R-2 Single Family Residential to PD-LS Planned Development Lifestyle for the properties at 12415, 12412 and 12406 Court Drive, 3825, 3851 and 3863 South Lindbergh Boulevard and 12405, 12411 and 12417 West Watson Road is hereby approved.

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

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-36-16
DATE 10-12-16
FEE #350

CHANGE OF ZONING

1. Applicant's Name 1.) Pulte Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport R, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, Missouri 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc.
(If different than Applicant)
257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Property Owner's Name Olga Despotis Trust
5. Address of Property South Lindbergh Boulevard
6. Area of Property +/- 4.910 acres
7. Existing Zoning 'R-2' Residential & 'C-1' Commercial Districts Proposed Zoning "PD-LS" Planned Development Lifestyle
8. Proposed Use Multi-family Residential Villas and Credit Union w/ Drive up windows & ATM
9. Remarks and Reasons Re-Development for a planned development lifestyle community.
10. Legal Description (to be attached)
11. Scale Drawings of Property and Proposed Development Plans (to be attached)
12. Fee: One acre or less $250. More than one acre $250 plus $25.00 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: M. Segal
(MATT SEGAL)

May 08

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

CHANGE OF ZONING

1. Applicant's Name 1.) Pulte Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport R, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, Missouri 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc. (If different than Applicant) 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Property Owner's Name Olga Despotis Trust
5. Address of Property South Lindbergh Boulevard
6. Area of Property +/- 4.910 acres
7. Existing Zoning 'R-2' Residential & 'C-1' Commercial Districts Proposed Zoning "PD-LS" Planned Development Lifestyle
8. Proposed Use Multi-family Residential Villas and Credit Union w/ Drive up windows & ATM
9. Remarks and Reasons Re-Development for a planned development lifestyle community.

10. Legal Description (to be attached)

11. Scale Drawings of Property and Proposed Development Plans (to be attached)

12. Fee: One acre or less $250. More than one acre $250 plus $25.00 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: _____ Trustee

May 08

P-36-16

Title: Change of Zoning, submitted by Pulte Homes of St Louis, LLC and Olga Despotis Trust c/o George Despotis, from C-1 Commercial and R-2 Single Family Residential-20,000 square foot minimum lot size, to PD-LS Planned Development-Lifestyle at 12415 Court Drive, 12412 Court Drive, 12406 Court Drive, 3825 South Lindbergh Boulevard, 3851 South Lindbergh Boulevard, 3863 South Lindbergh Boulevard, 12405 West Watson Road, 12411 West Watson Road and 12417 West Watson Road.

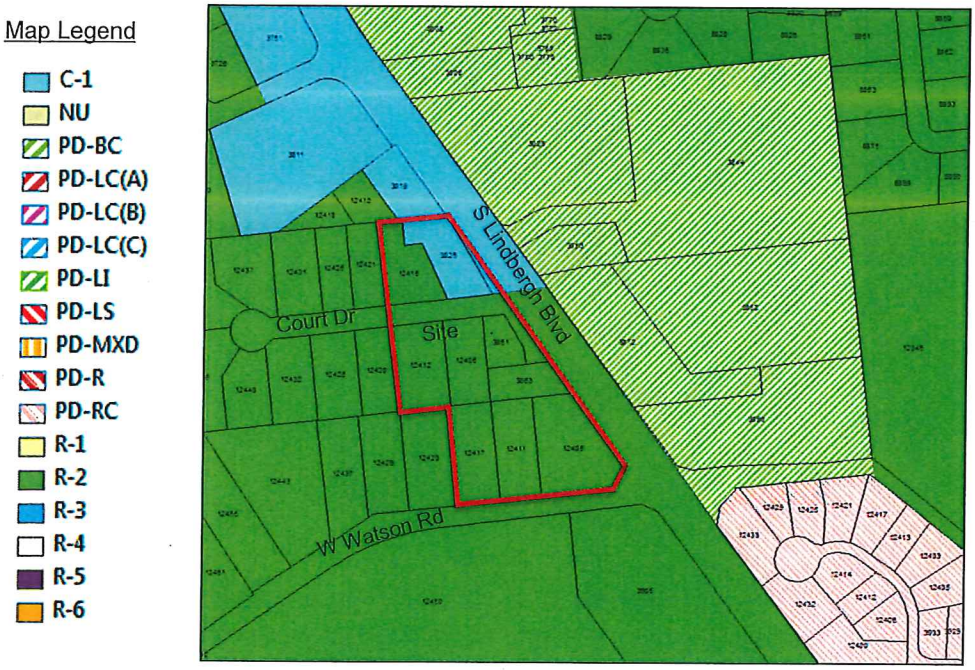
Petitioners: Pulte Homes of St Louis LLC (contract purchasers)
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005

Olga Despotis Trust c/o George Despotis
12511 Elaine Drive
St Louis, Missouri 63131

Agent: Stock & Associates Consulting Engineers, Inc
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005

Date: November 2016

* Maps are for informational use only. Not a representation of the project.



* Maps are for informational use only. Not a representation of the project.

Summary:

This petition is for a Change of Zoning, known as a map amendment, for several properties located on the northwest corner of West Watson Road and South Lindbergh Boulevard. The property at 3825 South Lindbergh Boulevard is currently zoned C-1, Commercial. The properties at 12415, 12412 and 12406 Court Drive, 3851 and 3863 South Lindbergh Boulevard, 12405, 12411 and 12417 West Watson Road are currently zoned R-2, Single Family Residential 20,000 square foot minimum lot size.

The properties to the east (across South Lindbergh Boulevard) are zoned PD-BC, Planned Development-Business Commercial. The properties to the south (across West Watson Road) are zoned R-2, Single Family Residential-20,000 square foot minimum lot size and are occupied by the City Offices and Watson Trail Park. The properties to the west are zoned R-2 and the properties to the north are zoned R-2 and C-1.

Staff analysis:

This petition is for a change of zoning to the PD-LS, Planned Development-Lifestyle District. Please see Petition P-35-16 for proposed changes to the PD-LS Zoning Requirements. The petitioner is proposing to redevelop the properties with a mixed-use development, to include 20 attached single-family dwellings and a bank at the corner of South Lindbergh Boulevard and West Watson Road. There are currently single-family dwellings on two (2) of the lots, along West Watson Road, that would be demolished. The property at 3825 South Lindbergh Boulevard is currently zoned C-1 and has two (2) parking lots and a concrete pad, remaining from the business that formerly occupied the property. That commercial use is proposed to move to the corner of South Lindbergh Boulevard and West Watson Road, being replaced by residential use.

This area of the City received significant damage during a tornado that took place on December 31, 2010. The property has been mostly vacant since that time. A task force was created as part of the recovery process. That group was to determine what type of future development would be appropriate for the area. Resolution 331 was approved by the Planning and Zoning Commission on November 2, 2011. That resolution states:

The Comprehensive Plan of the City of Sunset Hills shall be amended to designate the tornado-affected area, as shown on the attached map, for only residential, single family and/or a Courtyard type development, or a combination of both, as is permitted in the zoning classification PD-RC. There will be no consideration given for commercial development.

All petitions for change of zoning to a planned development district also require a Preliminary and Final Development Plan. See P-37-16 for the Preliminary Development Plan for this property.

P-36-16

PROPERTY DESCRIPTION

A tract of land being Lots 1, 2 and 3 of Robert Waterhouts Resubdivision of Lot 8 of Waterhout Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 43, Page 42 and Part of Lots 7 and 8 of Waterhout Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 17, Page 30 of the St. Louis County records located in U.S. Survey 2453, Township 44 North, Range 5 East of the Fifth Principal Meridian, Sunset Hills, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northeastern corner of tract of land as conveyed to Olga Despotis, Trustee by instrument recorded in Book 16659, Page 2375 of above said records, being located on the southwestern right-of-way line of Lindbergh Boulevard, variable width; thence along said right-of-way line, and its direct southeasterly prolongation South 36 degrees 32 minutes 04 seconds East, 229.59 feet; thence South 35 degrees 30 minutes 52 seconds East, 63.52 feet; thence South 36 degrees 35 minutes 29 seconds East, 444.33 feet; thence South 23 degrees 12 minutes 57 seconds West, 61.19 feet to the north right-of-way line of West Watson Road, 40 feet wide; thence along said right-of-way line, South 84 degrees 08 minutes 00 seconds West, 374.66 feet to the west line of a tract of land as conveyed to George J. Despotis, Trustee by instrument recorded in Book 19468, Page 1300 of above said records; thence along said west line, North 05 degrees 52 minutes 00 seconds West, 231.78 feet to the common line between above said Lots 7 and 8 of Waterhout Subdivision; thence along said common line, South 84 degrees 08 minutes 00 seconds West, 119.20 feet to the west line of a tract of land as conveyed Randy J. Gast by instrument recorded in Book 14787, Page 354 of above said records; thence along said west line and its direct northwesterly prolongation thereof, North 05 degrees 52 minutes 00 seconds West, 256.30 feet to the north right-of-way line of above said Court Drive; thence along said north right-of-way line, South 83 degrees 31 minutes 44 seconds West, 7.28 feet to the west line of a tract of and as conveyed to Harland T and Catherine C Gast, by instrument recorded in Book 7842, Page 368 of above said records; thence along said west line, North 05 degrees 56 minutes 00 seconds West, 199.16 feet to the north line of above said Lot 3, thence along the north line of said Lot 3 and above said Lot 8, North 84 degrees 04 minutes 00 seconds East, 156.04 feet to the Point of Beginning, containing 213,873 square feet or 4.910 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on September 14, 2016.

This property description was prepared using recorded and available information and is therefore subject to an actual boundary survey.

BILL NO. 42

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTIES AT 12415, 12412 AND 12406 COURT DRIVE, 3825, 3851 AND 3863 SOUTH LINDBERGH BOULEVARD 12405, 12411 AND 12417 WEST WATSON ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Preliminary Development Plan designated P-37-16 submitted by the Pulte Homes is hereby approved .

Section 2. This Ordinance shall take effect immediately upon passage and approval.

PASSED THIS _____ DAY OF _____, 2016.

_____
MAYOR

APPROVED THIS _____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-37-16
DATE 10-12-16
FEE 250

PRELIMINARY DEVELOPMENT PLAN

1. Applicant's Name 1.) Pulte Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport Rd, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, Missouri 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc. (If different than Applicant) 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Property Owner's Name Olga Despotis Trust
5. Address of Property South Lindbergh Boulevard
6. Area of Property +/- 4.910 acres
7. Existing Zoning 'R-2' Residential District & 'C-1' Comm. Dist. Proposed Zoning 'PD-LS' Planned Development Lifestyle
8. Proposed Use Multi-family Residential Villas and Credit Union w/ Drive up windows & ATM
9. Remarks and Reasons Re-Development for a planned development lifestyle community.
10. Legal Description (to be attached)
11. Scale Drawings of Property and Proposed Development Plans (to be attached)
12. Fee: Ten acres or less $250.00. More than ten acres $250 plus $25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: M.S. (MATT SEGAC)

May 08

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

PRELIMINARY DEVELOPMENT PLAN

1. Applicant's Name 1.) Pulte Homes of St. Louis, LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis
2. Mailing Address 1.) 17107 Chesterfield Airport Rd, Suite 120, Chesterfield, MO 63017 2.) 12511 Elaine Drive, St. Louis, Missouri 63131 Phone 1.) 636-537-7122 2.) 314-984-9715
3. Agent's Name and Address Stock & Associates Consulting Engineers, Inc.
(If different than Applicant)
257 Chesterfield Business Parkway, Chesterfield, Missouri 63005
4. Property Owner's Name Olga Despotis Trust
5. Address of Property South Lindbergh Boulevard
6. Area of Property +/- 4.910 acres
7. Existing Zoning 'R-2' Residential District & 'C-1' Comm. Dist. Proposed Zoning 'PD-LS' Planned Development Lifestyle
8. Proposed Use Multi-family Residential Villas and Credit Union w/ Drive up windows & ATM
9. Remarks and Reasons Re-Development for a planned development lifestyle community.

10. Legal Description (to be attached)

11. Scale Drawings of Property and Proposed Development Plans (to be attached)

12. Fee: Ten acres or less $250.00. More than ten acres $250 plus $25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: _____ Trustee

May 08

P-37-16

Title: Preliminary Development Plan, submitted by Pulte Homes of St Louis, LLC and Olga Despotis Trust c/o George Despotis, from C-1 Commercial and R-2 Single Family Residential-20,000 square foot minimum lot size, to PD-LS Planned Development-Lifestyle at 12415 Court Drive, 12412 Court Drive, 12406 Court Drive, 3825 South Lindbergh Boulevard, 3851 South Lindbergh Boulevard, 3863 South Lindbergh Boulevard, 12405 West Watson Road, 12411 West Watson Road and 12417 West Watson Road.

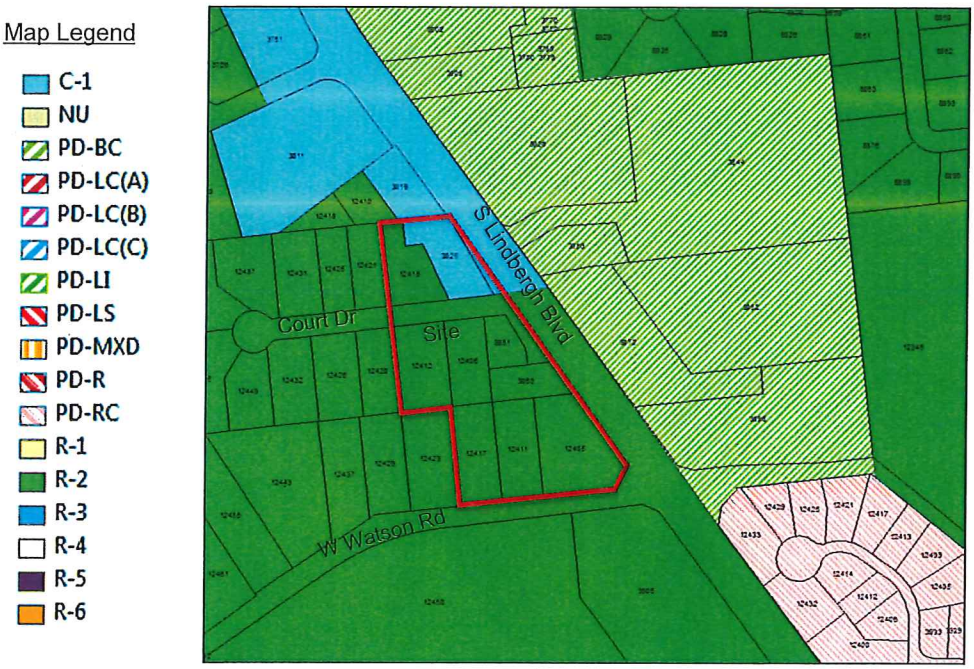
Petitioners: Pulte Homes of St Louis LLC (contract purchasers)
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005

Olga Despotis Trust c/o George Despotis
12511 Elaine Drive
St Louis, Missouri 63131

Agent: Stock & Associates Consulting Engineers, Inc
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005

Date: November 2016

* Maps are for informational use only. Not a representation of the project.



* Maps are for informational use only. Not a representation of the project.

Summary:

This petition is for a Preliminary Development Plan, for nine (9) properties located on the northwest corner of West Watson Road and South Lindbergh Boulevard. The property at 3825 South Lindbergh Boulevard is currently zoned C-1, Commercial. The properties at 12415, 12412 and 12406 Court Drive, 3851 and 3863 South Lindbergh Boulevard, 12405, 12411 and 12417 West Watson Road are currently zoned R-2, Single Family Residential 20,000 square foot minimum lot size. Petition P-36-16 is for a Change of Zoning from C-1 and R-2 to PD-LS, Planned Development-Lifestyle.

The properties to the east (across South Lindbergh Boulevard) are zoned PD-BC, Planned Development-Business Commercial. The properties to the south (across West Watson Road) are zoned R-2, Single Family Residential-20,000 square foot minimum lot size and are occupied by the City Offices and Watson Trail Park. The properties to the west are zoned R-2 and the properties to the north are zoned R-2 and C-1. The properties are proposed to be rezoned to PD-LS by Petition P-36-16. This Petition cannot be approved without PD-LS zoning.

A portion of the proposed development (approximately 9,300 square feet, shown as a hatched area on the plans) is currently part of MoDOT right-of-way. The petitioner is in negotiations to acquire the area. The petitioner must have ownership of the entire property prior to approval of a Final Development Plan.

Staff analysis:

This petition is for a Preliminary Development Plan. The petitioner is proposing a mixed-use development on nine (9) of the properties at the corner of South Lindbergh Boulevard and West Watson Road. The property at 3825 South Lindbergh Boulevard, which is the northeast corner of the development, is currently zoned C-1, Commercial and was most recently occupied by the "Black and Decker Building". The remaining properties are currently zoned R-2, Single Family Residential-20,000 square foot minimum lot size and were all occupied by single-family dwellings prior to the tornado.

There are currently single-family dwellings on two (2) of the properties on West Watson Road that would be demolished.

The proposed development would consist of 20 attached single-family units, ranging from two (2) to five (5) attached dwellings and a bank, which would be located at the northwest corner of South Lindbergh Boulevard and West Watson Road. The bank would have drive thru facilities, which are considered a motor vehicle oriented business (MVOB) and require a conditional use permit. See P-38-16 for the Conditional Use Permit (CUP) petition.

Planned Development Districts are intended to give the developer more flexibility in their project and the City more of an opportunity for input. Petition P-36-16 is for a Change of Zoning from C-1 Commercial and R-2 Single Family Residential-20,000 square foot minimum lot size to PD-LS Planned Development-Lifestyle.

Appendix B Zoning Regulations, Section 4.10-1states: Intent and purpose:
The purpose of the planned development districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to afford a more thorough review process over both the design and future operation of the development. Planned developments are not intended to allow excessive densities, or the development of incompatible land uses, either with the development, or as the development relates to the general neighborhood.

The planned development districts are intended to facilitate the use of flexible technique of land development and site design, by providing relief from zoning requirements designed for conventional developments in order to obtain one (1) or more of the following objectives:

(A) Environmental design in the development of land that is a higher quality than is possible under the regulations otherwise applicable to the property.

(B) Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.

(C) Functional and beneficial uses of open space areas.

(D) Preservation of natural features of a development site.

(E) Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

(F) Rational and economical land use in relation to public utilities and services.

(G) Efficient and effective traffic circulation, both within and adjacent to the development site.

Per Appendix B Zoning Regulations, Section 4.10-5 General development standards:

(A) The approval of planned development may provide for such exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No planned development shall be allowed which would result in:

1. Inadequate or unsafe vehicular access to the development;
2. Traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers;

This development includes a new extension of Court Drive that would exit onto West Watson Road. The proposed bank would have a drive thru, which is considered a motor vehicle oriented business (MVOB) and all MVOB's require a traffic study. A traffic study was conducted for a petition in May of this year for a bank. That petition did not include the residential portion of the proposed development.

3. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities or utilities which serve or are proposed to serve the planned development;

The proposed development should not create an undue burden on parks, recreation areas, schools, fire and police protection or other public facilities or utilities.

4. A failure to comply with the performance standards referenced in Section 5.17;

Section 5.17 Performance standards, states:

No building or structure shall be used, erected, structurally altered, enlarged or maintained, unless it shall be in conformity with the St. Louis County Performance Standard Regulations as contained in Section 1003.163, subsection 3, "Zoning Performance Standard Regulations" of the Revised Ordinances of St. Louis County 1964 as amended by Ordinance No. 3552 of St. Louis County adopted April 8, 1965, and as those ordinances are hereafter amended.

(Ord. No. 1537, § 1(Exh. A), 12-9-2003)

All proposed structures would be required to obtain zoning approval from the City and a building permit approval from St Louis County.

5. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.

The proposed development should not have detrimental impacts on the surrounding area. The properties were formerly occupied by one business and the remainder of the properties were occupied by single-family dwellings. The business and most of the dwellings were destroyed or have been removed. Two (2) single-family dwellings remain but would be removed if these petitions are approved.

Per Chapter 24-104. Width of sidewalks: All sidewalks constructed within the city shall be not less than five (5) feet in width.

(Ord. No. 59, § 35, 12-5-1957)

The petitioner is proposing four foot (4') wide sidewalks along Court Drive. This will require a variance from the Board of Adjustment.

If you recommend approval of this petition, a condition of variance approval prior to approval of a final development plan, should be part of the motion.

P-37-16

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PLANNED DEVELOPMENT COMMENT RESPONSE

Re: **Villas at Sunset Hills**
Sunset Hills, Missouri
(Stock Project No. 216-5846.1)

Date: **October 27, 2016**

The following information is in response to review comments issued October 26, 2016.

1.) Text Amendment Section 4.10-12b(C)6d – Text has been revised to match the Site Plan. (10' foot setback/buffer).
2.) Drive-thru stacking spaces have been identified on the Site Plan. Current layout accommodates 10 stacking spaces. City code requires a minimum of 15 stacking spaces (5 spaces per lane, 3 total lanes). Project respectfully requests relief from this requirement.
3.) The proposed development intends to constructs a 5' wide sidewalk along West Watson Road and the portion of the Lindbergh Boulevard frontage in front of the credit union parcel. The development intends to pay the "in-lieu fee" for the remaining frontage of Lindbergh Boulevard. (450' x 5' = 2250 SF; 2250 SF = 250 SY; @ $40/SY = $10,000)
4.) The proposed planned development intends to constructs 4' wide sidewalks on both sides of Court Drive and the Court Drive Extension within the development. A 4' wide sidewalk is ADA compliant, pursuant to ADA Accessibility Guidelines (ADAAG) Section R301.3.1 Continuous Width "minimum continuous unobstructed clear width of a pedestrian route shall be 4 ft." and Section R301.3.2 Width at Passing Space "Walkways in pedestrian access routes less than 5 feet in clear width shall provide passing spaces at intervals of 200 feet maximum". The current layout meets these criteria through use of driveways as "passing space".
5.) See enclosed description of the proposed credit union.

257 CHESTERFIELD BUSINESS PARKWAY •ST. LOUIS, MO 63005 •(636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

BILL NO. 43

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO GEORGE DESPOTIS FOR OPERATION OF A BANK WITH A DRIVE THRU AT THE NORTHWEST CORNER OF SOUTH LINDBERGH BOULEVARD AND WEST WATSON ROAD, FORMERLY KNOWN AS 12405 WEST WATSON ROAD.

WHEREAS, a petition was received from George Despotis for operation of a Bank with a drive thru at the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on November 2, 2016, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending denial to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on December 13, 2016, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "PD-LS" Planned Development-Lifestyle.

2. The Conditional Use Permit Application requests the right to operate a Bank with a drive thru in a building at the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road.

3. The Planning and Zoning Commission has recommended that the Conditional Use Permit be denied.

4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

(A) Substantially increase traffic hazards or congestion

(B) Substantially increase fire hazards.

(C) Adversely affect the character of the neighborhood.

(D) Adversely affect the general welfare of the community.

(E) Overtax public utilities

(F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS 7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, a Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to George Despotis, to use the premises in the City of Sunset Hills, Missouri, known as the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road for operation of a Bank with a drive thru, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee:

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2016_____
MAYOR

APPROVED this _____ day of _____, 2016_____
MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-38-16
DATE 10-12-16
FEE #350

CONDITIONAL USE PERMIT

1. Is this an Amended Conditional Use Permit ☐ Yes ☐ No Date of original CUP _____

2. Applicant's Name 1.) Pulte Homes of St. Louis LLC and 2.) Olga Despotis Trust c/o Dr. George Despotis

3. Mailing Address 1.) 17107 Chesterfield Airport Road, Suite 120, Chesterfield, MO 63017 Phone 1.) 636-537-7122
2.) 12511 Elaine Drive, St. Louis, MO 63131 2.) 314-984-9715

4. Agent's Name and Address Stock & Associates Consulting Engineers, Inc.
(If different than Applicant)
257 Chesterfield Business Parkway, Chesterfield, Missouri 63005

5. Property Owner's Name Olga Despotis Trust

6. Address of Property South Lindbergh Boulevard

7. Area of Property to be used +/- 4.91 Acres

8. Existing Zoning 'R-2' Residential and 'C-2' Commercial District

9. Proposed Use Mixed Use Development - Residential Villas and Credit Union with drive-thru and ATM.

10. Remarks and Reasons Re-Development for a planned development lifestyle community.

11. Legal Description (to be attached)

12. Scale Drawings of Property, Area to be used and Proposed Development Plans (to be attached)

13. Fee: $250 for one acre or less. More than one acre $250 plus $25 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: M. Segal OD Trust Trustee
(MATT SEGAL)

May 08

P-38-16

Title: Conditional Use Permit, submitted by Pulte Homes of St Louis, LLC and Olga Despotis Trust c/o George Despotis, to construct and operate a bank with a drive thru (MVOB) on the northwest corner of South Lindbergh Boulevard and West Watson Road.

Petitioners: Pulte Homes of St Louis LLC (contract purchasers)
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005

Olga Despotis Trust c/o George Despotis
12511 Elaine Drive
St Louis, Missouri 63131

Agent: Stock & Associates Consulting Engineers, Inc
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005

Date: November 2016

Summary:

This petition is for a Conditional Use Permit for the construction and operation of a bank with a drive through, which is considered a motor vehicle oriented business (MVOB) on the northwest corner of South Lindbergh Boulevard and West Watson Road. The property is currently zoned R-2, Single Family Residential-20,000 square foot minimum lot size. The properties to the north, south and west are also zoned R-2. The property to the east, across South Lindbergh Boulevard, is zoned PD-BC Planned Development-Business Commercial.

Staff analysis:

The petitioner is proposing to construct and operate a bank with a drive through on 1.058 acres at the northwest corner of South Lindbergh Boulevard and West Watson Road. The bank would be part of a mixed-use development proposed in Petition P-37-16. The property is proposed to be rezoned from C-1, Commercial and R-2, Single Family Residential-20,000 square foot minimum lot size by Petition P-36-16.

Banks are a permitted use in the C-1, Commercial Zoning District and the PD-LS Planned Development-Lifestyle , however, a drive through is considered a motor vehicle oriented business (MVOB) and requires a conditional use permit. Per Appendix B Zoning Regulations, Section 7.3 Criteria and standards for conditional use permit approval:

7.3-1 Criteria: The board shall not approve any conditional use, which they determine to:

(A) Substantially increase traffic hazards or congestion.

An increase in traffic will occur with any new business. Hazards or congestion should not be substantially increased. A traffic study that was prepared for a previous petition (P-13-16) has been submitted.

(B) Substantially increase fire hazards.

Fire hazards should not be substantially increased. The new structure would meet all current zoning, building and fire codes.

(C) Adversely affect the character of the neighborhood.

The character of the neighborhood should be minimally affected. The bank is part of a larger, mixed use development.

(D) Adversely affect the general welfare of the community.

It does not appear that the general welfare of the community will be negatively impacted by this project.

(E) Overtax public utilities.

Public utilities will not be overtaxed due to the proposed use.

(F) Conflict with standards of 7.3-2 and 7.3-3.

The requirements of Section 7.3-2 7.3-3 would be met.

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

Resolution 331 was approved in November 2011. It designated this area as Residential, single family and/or a courtyard type development or combination of both as is permitted in the zoning classification PD-LS.

Per Appendix B Zoning Regulations, Section 6.5-1 Schedule of off-street parking requirements: Drive-through facilities:

Five (5) stacking spaces for each customer service station, including drive-up service windows, drive-up automated teller machines (ATM), drive-up banking service lanes, but not including drive-up public telephones. Parking circulation aisles shall not be utilized to satisfy this requirement.

Per Section 6.3-5(C): Vehicle stacking spaces: Queuing or waiting area for drive-through facilities shall be a minimum of eleven (11) feet in width and twenty (20) feet in length per required stacking space.

The required stacking spaces are not met on the current plan. If the required number of stacking spaces cannot be met, it would require a variance from the Board of Adjustment, if the petitioner can prove a hardship exists.

If you recommend approval of this petition, a condition of variance approval prior to approval of a final development plan, should be part of the motion.

P-38-16

Proposed First Community Credit Union Facility

Subject Site: 1.12 acre tract located on the northwest corner of West Watson Road and Lindbergh Boulevard.

Present Zoning: "R-2" Residential District

Proposed Zoning: "PD-LS" Planned Development- Lifestyle

Proposed Development: Credit Union Facility, consisting of:

a.) 4,234 sq. ft. in gross floor area (approx. 58' x 73')
b.) 1- story brick & masonry building (see architectural elevation)
c.) 2- drive up teller windows and 1- ATM station to be located on the western elevation or rear of the building (covered by a small overhead canopy approx. 20' wide and projecting about 50' out from the main building)
d.) Drive-up tell windows and ATM will be served by 3 drive-thru lanes and 1 by-pass lane. Stacking will be provided for a total of 10 cars within the drive-thru lanes.
e.) Anticipated Hours of Operation: Lobby- 8:30 am to 4:00 pm Monday- Thursday
8:30 am to 6:00 pm on Friday
8:30 am to 12 noon on Saturday
Drive thru- 7:30 am to 6:00 pm Monday-Friday
7:30 am to 12 noon on Saturday
f.) Proposed Parking: 30 Spaces (Required Parking is 22 spaces based on 1 sp/per 200 s.f. of floor area) Parking spaces will be broken up into smaller bays of about 6 spaces each to minimize their visual impact and facilitate screening.
g.) Maximum Floor Area Ratio Allowed: 1.5
h.) Floor Area Ratio Proposed: .09 (4,234s.f./48,874 s.f.)
i.) Proposed Building Setbacks: Min. 30' from Lindbergh Boulevard & West Watson Road
Min. 15' from proposed internal Private Drive
j.) Proposed Parking & Drive Setbacks: Min. 10' (with landscape buffering)
k.) Access: To be provided by 1- bi-directional curb cut off of Lindbergh Boulevard and 1- bi-directional curb cut off the proposed internal private drive.

Planning Rationale: The most important element of this proposed land use is inherent in the use itself. It is a very low intensity banking type use with limited hours of operation, that will not generate significant additional traffic volumes. (see previously submitted traffic study by CBB) It will be situated at the corner of a heavily travelled State roadway and a major City street and will provide an excellent buffer between the proposed residences and the traffic on those roadways. It will blend in well, in terms of intensity and character, with the City's police department building to the south, across West Watson, and with the commercial office buildings (Enterprise Bank & Trust) located directly across Lindbergh Boulevard.

P-38-16

Prepared for P-13-16
Used for P-30-16 & P-38-16

TRANSPORTATION ENGINEERS+PLANNERS

SINCE 1973

May 20, 2016

Dr. George J. Despotis, Trustee
Olga Despotis Trust
12511 Elaine Drive
St. Louis, Missouri 63131

RE: Traffic Impact Study – Proposed First Community Credit Union
Northwest Corner of Lindbergh Boulevard and West Watson Road/Eddie and Park Road
Sunset Hills, Missouri
CBB Job Number 48-16

Dear Dr. Despotis:

In accordance with your request, CBB has completed a traffic impact study for a proposed bank in Sunset Hills, Missouri. The site is generally located in the northwest quadrant of Lindbergh Boulevard and West Watson Road/Eddie and Park Road as shown in **Figure 1.**

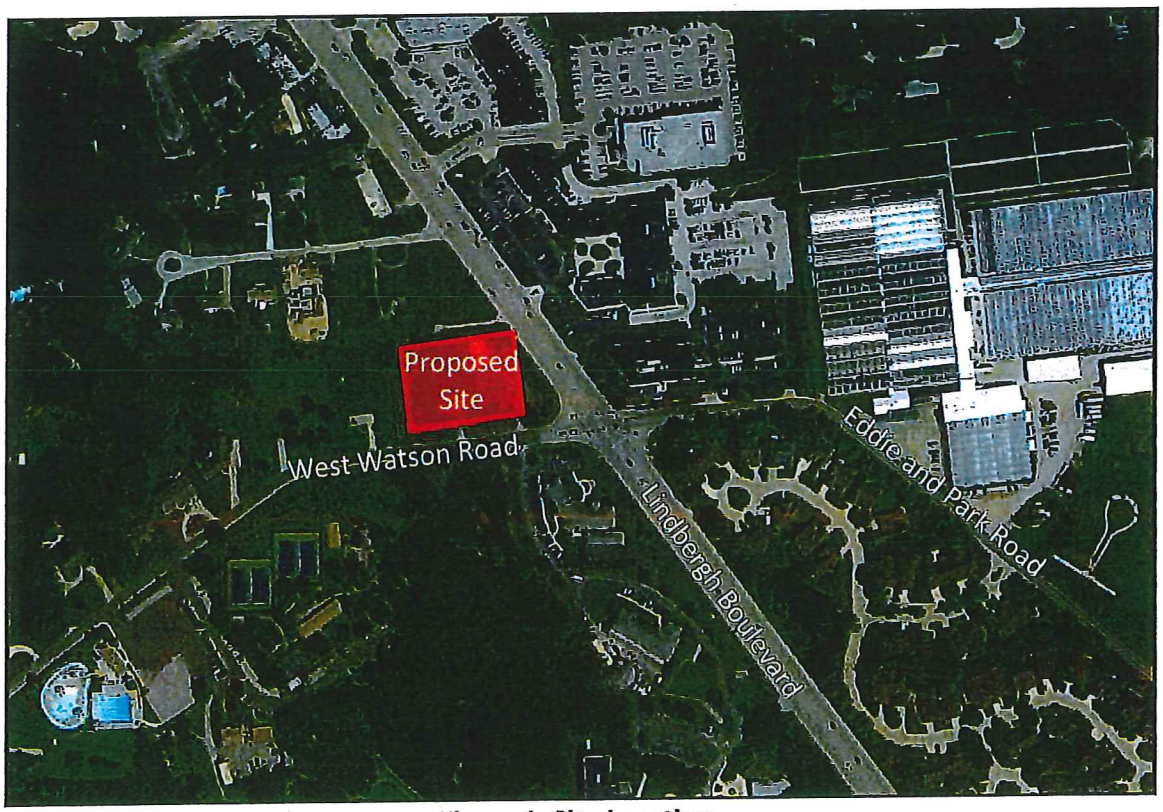


Figure 1: Site Location

cbbtraffic.com

12400 Olive Blvd, Suite 430
St. Louis, MO 63141
T 314.878.6644
F 314.878.5876

450 Cottonwood Road, Suite B
Glen Carbon, IL 62034
T 618.656.2612
F 314.878.5876

It is our understanding that the proposed development would consist of a 4,234 square-foot bank with two drive-through teller lanes and one drive-through ATM lane.

Access to the site is proposed via two full-access driveways, including one driveway on Lindbergh Boulevard and one driveway on West Watson Road. In the ultimate site plan, the Lindbergh Boulevard driveway is proposed directly opposite the existing commercial driveway on the east side of the road, approximately 350 feet north of the West Watson Road centerline. However, this layout will require the acquisition of the property to the immediate north of the existing site; therefore, an initial driveway is proposed slightly to the south as an interim measure. The initial site plan is illustrated in **Figure 2**, and the ultimate driveway location is shown with the asterisks.

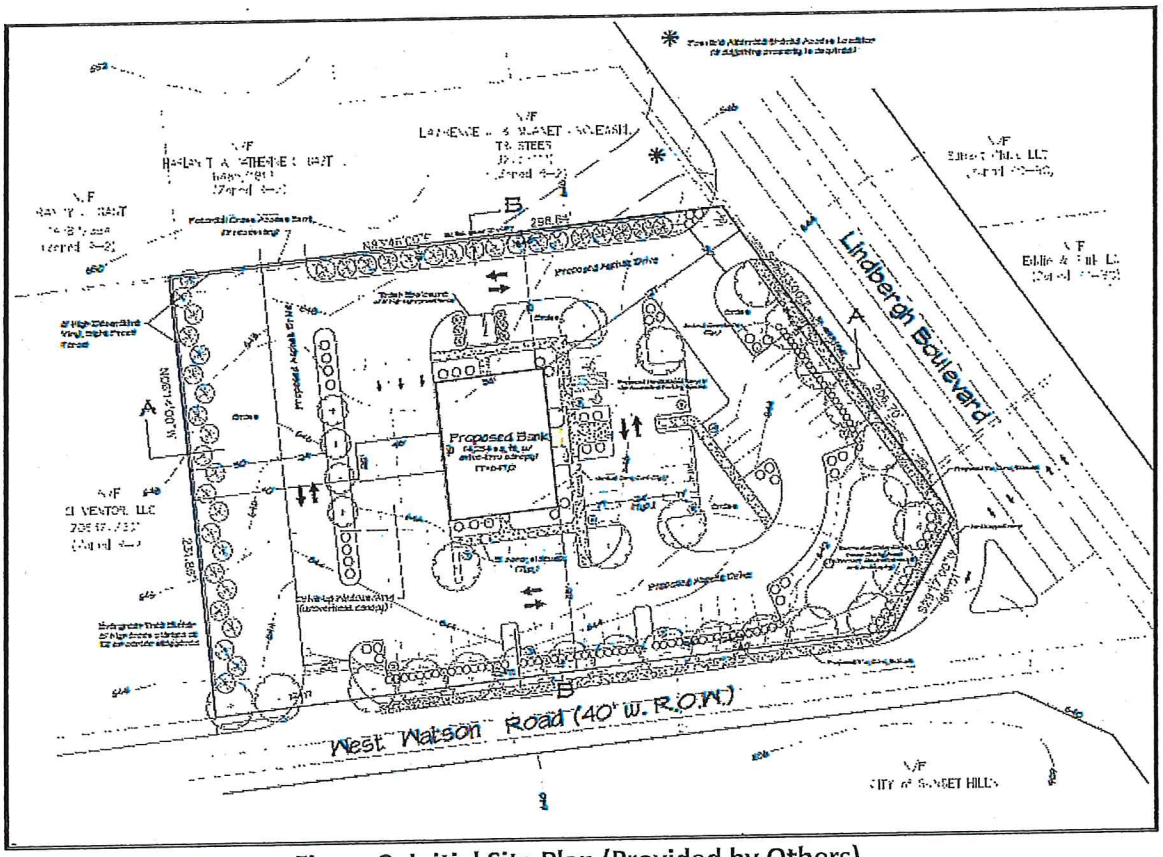


Figure 2: Initial Site Plan (Provided by Others)

The purpose of this study was to determine the number of trips that would be generated by the proposed development, evaluate the impact of the additional trips on the adjacent roads as well as current operating conditions and determine the ability of motorists to safely enter and exit the site. Where necessary, roadway improvements (lane additions and/or traffic control modifications) were recommended to mitigate the impact of the development. Due to the peaking characteristics of the proposed use, the focus of our analysis was the midday and PM peak hours of a typical weekday as well as the midday peak hour of a typical Saturday.

Existing Traffic Conditions

Lindbergh Boulevard is a five-lane principal arterial highway with left-turn lanes at the major intersections along the corridor. Lindbergh Boulevard is owned and maintained by the Missouri Department of Transportation (MoDOT). The highway will be referenced as a north-south route throughout the remainder of this report. In the study area, Lindbergh Boulevard provides two through lanes in each direction as well as a two-way center left-turn lane. According to MODOT's ADT Map from 2013, Lindbergh Boulevard carries approximately 20,500 vehicles per day (vpd) in the vicinity of the site. The posted speed limit is 35 miles per hour (mph).

West Watson Road is a two-lane road that runs east west. The posted speed limit along West Watson Road is 30 mph. Sidewalk is provided along the south side of the roadway. East of Lindbergh Boulevard, West Watson Road changes names to Eddie and Park Road, which also provides two lanes and has a posted speed limit of 30 mph. Sidewalks are not provided along Eddie and Park Road.

The intersection of Lindbergh Boulevard and West Watson Road/Eddie and Park Road is controlled by a traffic signal. Northbound and southbound left-turns operate under lead-lag protected-permissive phasing, and eastbound and westbound left-turns operate under permissive-only phasing. The northbound and southbound approaches provide one left-turn lane, one through lane, and one shared through/right-turn lane with a right-turn channel. The eastbound and westbound approaches provide one shared left-turn/through lane and one channelized right-turn lane.

In order to establish existing traffic conditions, manual turning movement counts from the signalized intersection of Lindbergh Boulevard with West Watson Road/Eddie and Park Road were referenced from the Fall of 2014 for the weekday midday (11:00 a.m. - 1:00 p.m.), PM (4:00 p.m. - 6:00 p.m.), and Saturday midday (11:00 a.m. - 1:00 p.m.) peak periods. This data revealed the weekday peak hours of the adjacent roadway to be from 12:00-1:00 p.m. and 4:45-5:45 p.m. and the Saturday midday peak hour to be from 11:45 a.m. to 12:45 p.m. The existing peak hour traffic volumes are summarized in **Exhibit 1**.

Proposed Development

As previously discussed, it is our understanding that the proposed development consists of a bank with two drive-through teller lanes and one drive-through ATM lane. Access to the site is proposed via two full-access driveways with one inbound lane and one outbound lane provided by each driveway. The ultimate site plan in shown in **Exhibit 2.**

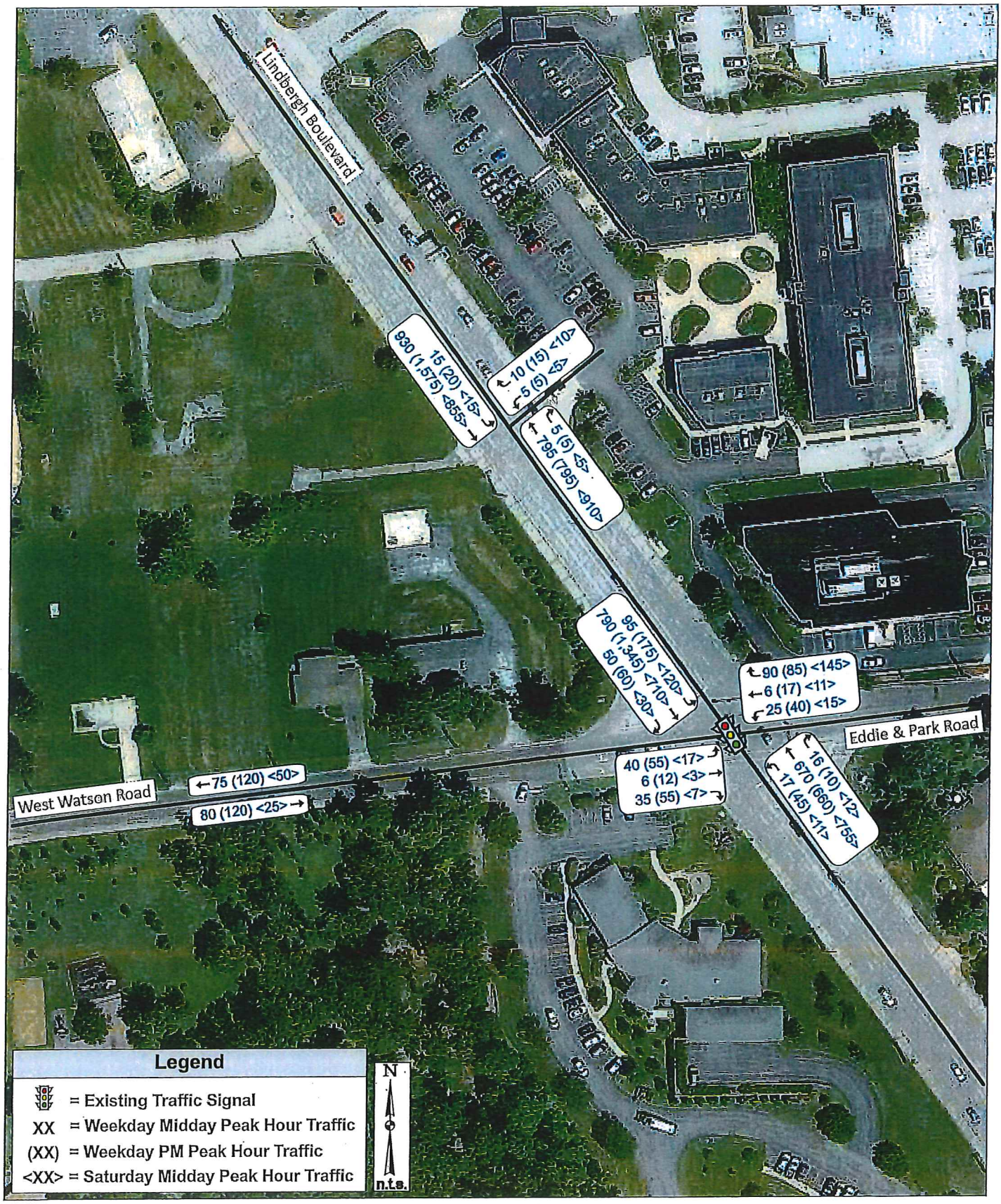


Exhibit 1: Existing Traffic Volumes

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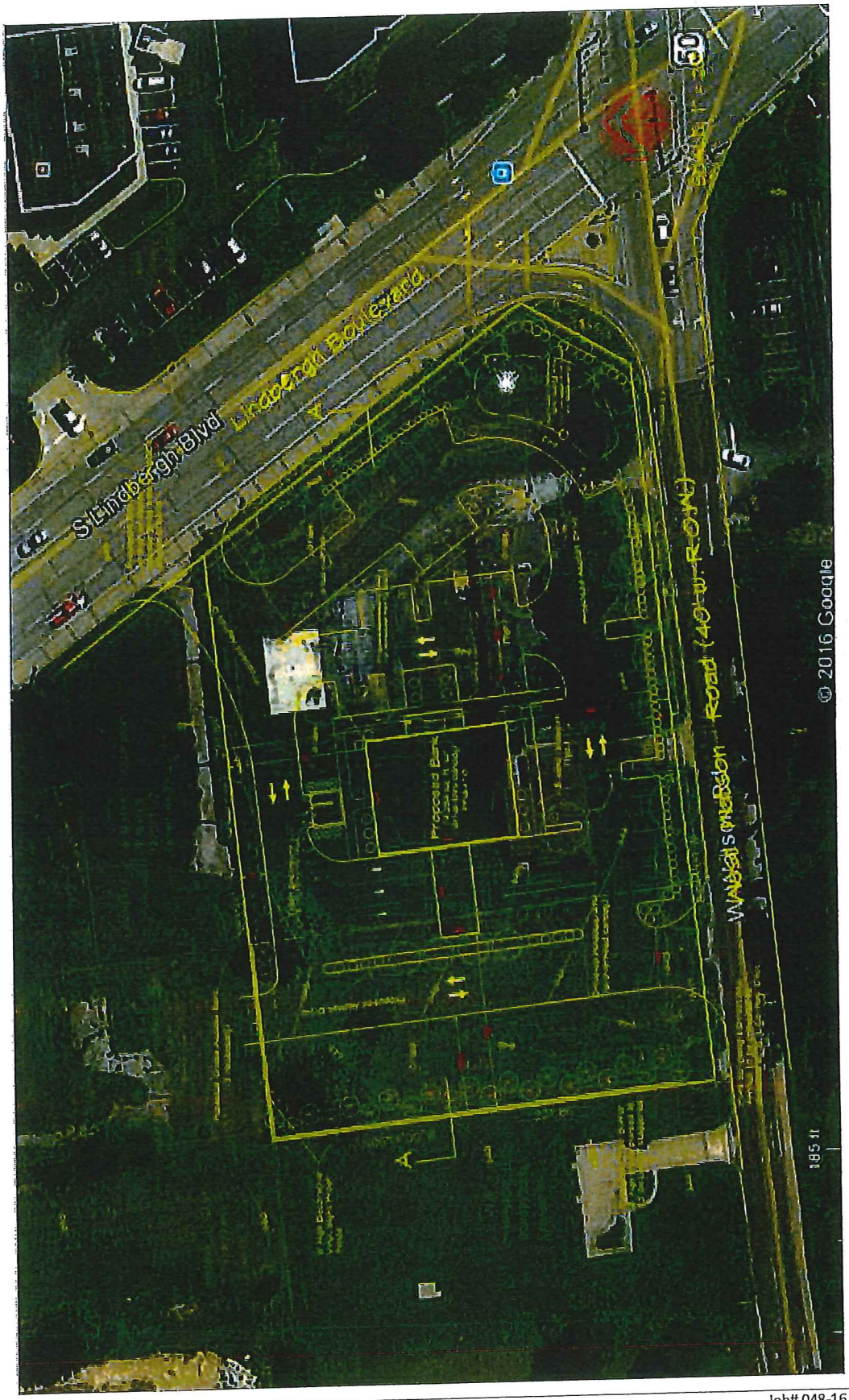

Exhibit 2: Proposed Site Plan (provided by others)

Trip Generation

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed development would generate during the midday and PM weekday peak hours as well as the Saturday midday peak hour. The traffic was forecasted based upon information provided in the "Trip Generation Manual", Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

The average trip rate was used for Land Use 912: Drive-in Bank. Since ITE does not provide specific trip generation estimates for the weekday midday peak hours, the higher of the AM and PM peak hour of generator rates was applied to estimate the midday traffic. As shown in **Table 1**, the proposed development is expected to generate 70 total trips during the weekday midday peak hour, 70 total trips during the weekday PM peak hour, and 60 total trips during the Saturday midday peak hour.

A significant portion of these trips would already be traveling along Lindbergh Boulevard and West Watson Road/Eddie and Park Road and would be attracted to the proposed bank as part of another trip (i.e. "pass-by" trips). These trips would represent patrons attracted to the bank on their way to or from home, work, or another destination as a "convenience stop." Based upon statistical data provided by the Institute of Transportation Engineers it was assumed that 47% of the development's traffic would be pass-by in nature during the weekday midday and PM peak hours, and 20% of the development's traffic would be pass-by during the Saturday midday peak hour, as shown in Table 1. As a result, the proposed bank would generate 40 new trips during the weekday midday peak hour, 40 new trips during the weekday PM peak hour, and 50 new trips during the afternoon peak hour.

Table 1: ITE Trip Generation Estimate for Proposed Bank

Land Use	*Size (Drive-In Lanes)*	*Weekday Midday Peak Hour*			*Weekday PM Peak Hour*			*Saturday Midday Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*
Trip Generation Based on ITE Code 881										
Drive-In Bank	2	35	35	70	35	35	70	30	30	60
New Trips		20	20	40	20	20	40	25	25	50
Pass-by Trips		15	15	30	15	15	30	5	5	10

Trip Distribution

The traffic generated by the proposed redevelopment was assigned to the adjoining roadway system based on existing traffic patterns. It is anticipated that the directional distribution of new site-generated trips would be:

- 45% to/from the north on Lindbergh Boulevard;
- 40% to/from the south on Lindbergh Boulevard;
- 10% to/from the east on Eddie and Park Road; and
- 5% to/from the west on West Watson Road.

The trip distribution was applied to the site-generated traffic volumes and assigned to the roadways, as shown in **Exhibit 3**. This site-generated traffic was added to the existing traffic volumes to reflect the 2016 Build Traffic Volumes for the weekday midday and PM peak hours and Saturday midday peak hour, as shown in **Exhibit 4**.

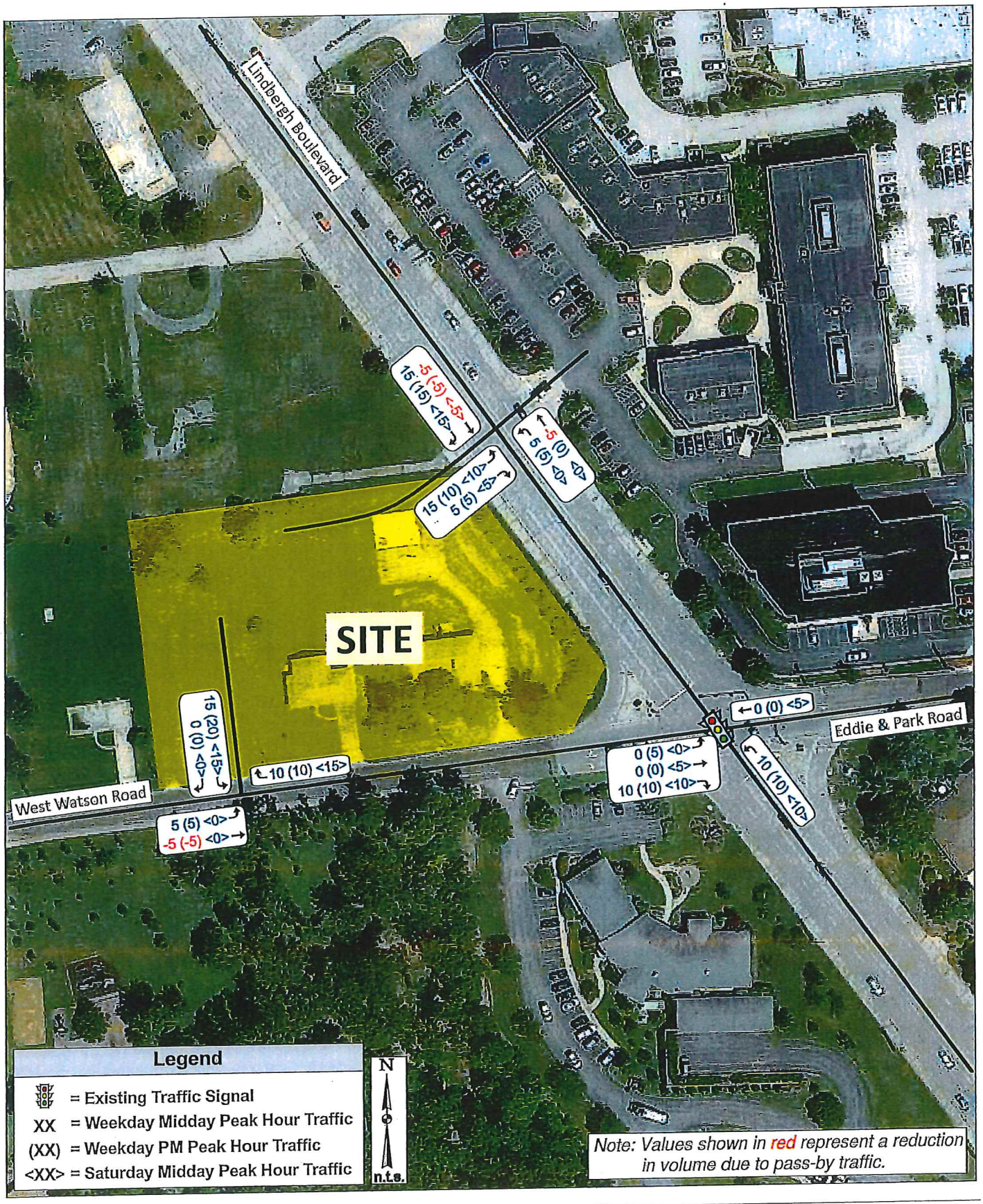

Exhibit 3: Site-Generated Traffic Volumes

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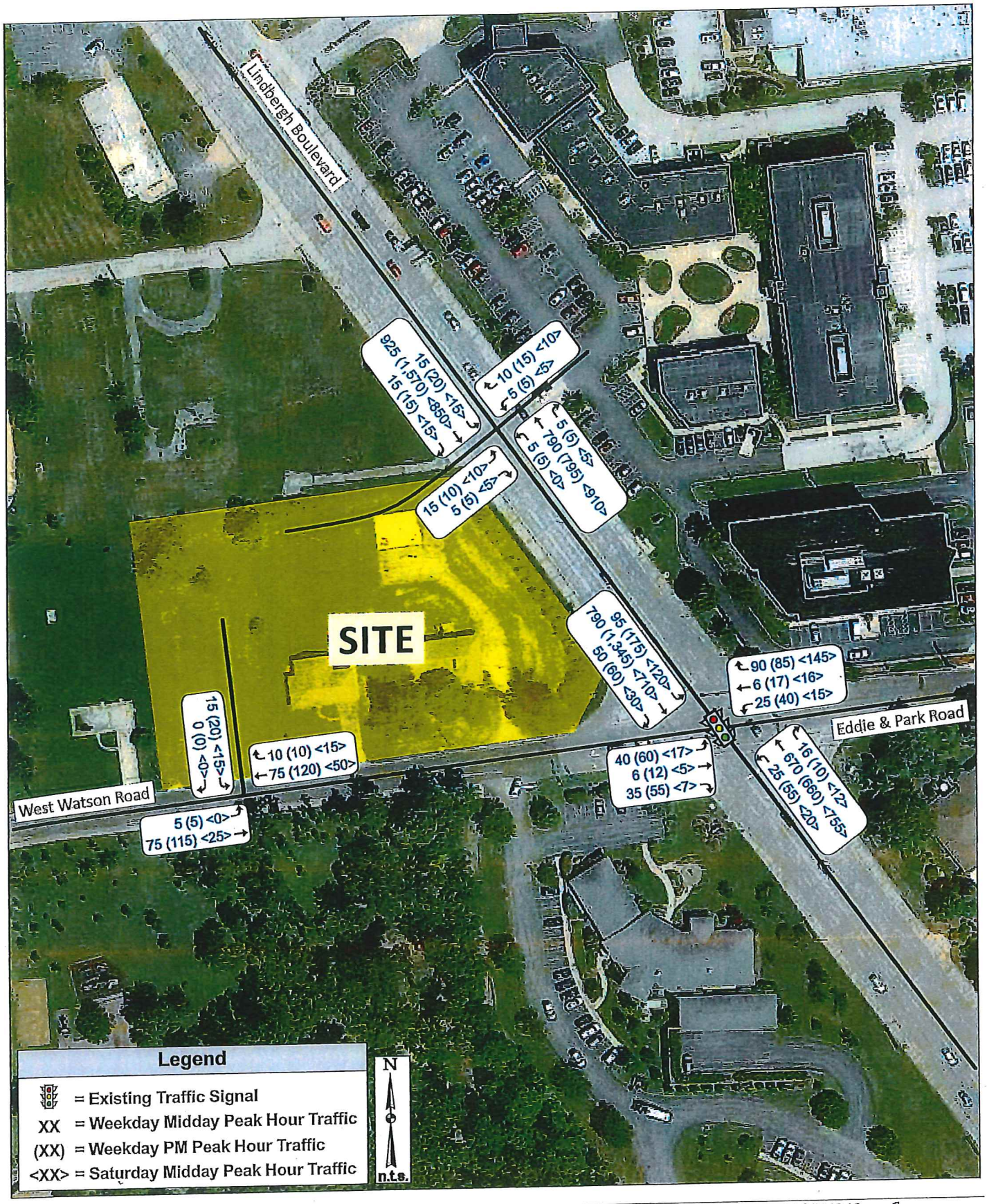

Exhibit 4: 2016 Build Traffic Volumes

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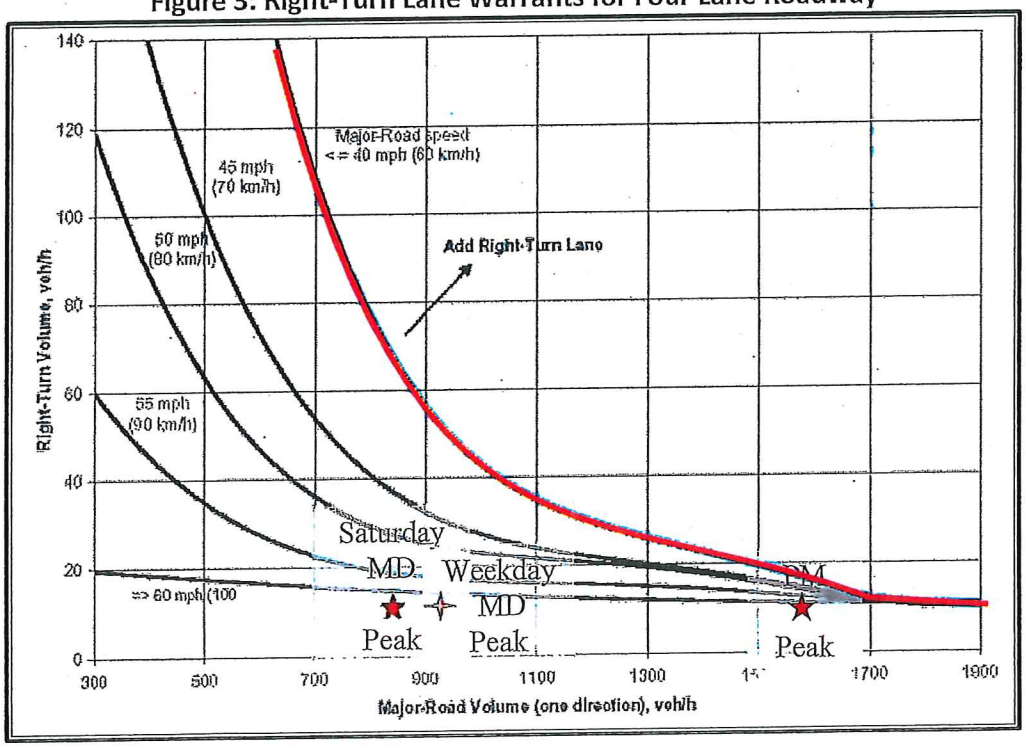
Right-Turn Lane Warrants

The need for a separate southbound right-turn lane on Lindbergh Boulevard at the proposed commercial entrance was compared to MoDOT's Access Management Guidelines (AMG) methods. Right-turn lanes are considered an asset to promote safety and improved traffic flow at relatively high conflict locations. Separate right-turn lanes are intended to remove turning vehicles from the through lanes which reduces the potential for rear-end collisions at intersections.

The MoDOT figure, *Right Turn Lane Warrant for a Four-Lane Roadway,* was utilized to address traffic volumes at the intersection of Lindbergh Boulevard with the proposed site driveway. **Figure 3** illustrates the Build Traffic Volumes plotted on the MoDOT figure for evaluation of right-turn lanes. Based on the number of southbound right-turns needed to satisfy the criteria and southbound traffic volumes along Lindbergh Boulevard, a separate southbound right-turn lane would not be warranted based on MoDOT's AMG at the site driveway to Lindbergh Boulevard.

Figure 3: Right-Turn Lane Warrants for Four Lane Roadway



2016 TRAFFIC ANALYSIS

Study Procedures: The existing and forecasted operating conditions were analyzed using SYNCHRO 8, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is often considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because varying transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 2** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 2: Level of Service Thresholds

Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	***Unsignalized Intersections***
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

The study intersections were evaluated using the methodologies described above. **Table 3** summarizes the results of the Existing and 2016 Build operating conditions during the weekday midday and PM peak hours as well as the Saturday midday peak hour.

Table 3: Operating Conditions Summary – Existing and 2016 Build Conditions

Intersection / Approach	Weekday Midday Peak Hour		Weekday PM Peak Hour		Saturday Midday Peak Hour	
	Existing Conditions	2016 Build Conditions	Existing Conditions	2016 Build Conditions	Existing Conditions	2016 Build Conditions
Lindbergh Boulevard at West Watson Road/Eddie and Park Road (Signalized)						
Eastbound West Watson Road Approach	C (33.0)	C (33.0)	C (34.5)	D (35.9)	C (31.0)	C (33.5)
Westbound Eddie and Park Road Approach	C (20.2)	C (20.2)	C (25.3)	C (24.9)	B (19.2)	B (19.8)
Northbound Lindbergh Boulevard Approach	A (3.1)	A (3.1)	B (11.9)	B (12.2)	A (6.9)	A (7.0)
Southbound Lindbergh Boulevard Approach	A (1.5)	A (1.5)	A (5.7)	A (5.9)	A (4.6)	A (6.1)
Overall	***A (4.8)***	***A (4.8)***	***A (9.9)***	***B (10.2)***	***A (7.3)***	***A (8.2)***
Lindbergh Boulevard at Proposed Site Driveway/Existing Commercial Driveway (Side-Street Stop)						
Eastbound Site Driveway Approach		C (20.2)		E (44.0)		C (17.4)
Westbound Commercial Driveway Approach	B (12.3)	B (13.0)	B (12.2)	B (12.9)	B (12.2)	B (12.7)
Northbound Lindbergh Boulevard Left-Turn		B (10.4)		C (15.1)		A (10.0)
Southbound Lindbergh Boulevard Left-Turn	A (9.6)	A (9.6)	A (9.4)	A (9.4)	A (9.8)	A (9.8)
West Watson Road at Proposed Site Driveway (Side-Street Stop)						
Eastbound West Watson Road Left-Turn		A (<1.0)		A (<1.0)		A (<1.0)
Southbound Site Driveway Approach		A (9.5)		B (10.1)		A (9.0)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

2016 Traffic Conditions

Under existing conditions, the intersection of Lindbergh Boulevard and West Watson Road/Eddie and Park road operates at highly desirable levels of service (LOS A overall) during each peak hour. The proposed bank would have little to no effect on the operations at the signalized intersection, which would maintain LOS A overall during each peak hour.

The proposed site driveways are expected to operate at acceptable to desirable levels of service during each peak hour with the exception of the eastbound site driveway at Lindbergh Boulevard during the weekday PM peak hour, which will operate at LOS E. This is due to heavy southbound through volumes on Lindbergh Boulevard, which occasionally limits the ability for a vehicle to enter or cross the traffic stream from the side street.

It should be acknowledged, however, that it is not uncommon along heavily traveled arterials, such as Lindbergh Boulevard, for left-turning vehicles on side-streets and private drives to incur lengthy delays. The presence of a center-left-turn lane along Lindbergh Boulevard does allow for a motorist to complete their turn in two stages as opposed to waiting for a simultaneous gap in both directions of traffic flow. For example, a motorist exiting the proposed site destined to the north on Lindbergh Boulevard could wait for the southbound lanes to clear, turn into the center-left-turn lane and then wait for a gap in the northbound flows to merge into traffic. This practice is common throughout the greater St. Louis Metropolitan area and was assumed in these analyses.

Furthermore, it is highly likely that longer delays turning directly out onto Lindbergh Boulevard will encourage exiting traffic to use the signal at West Watson Road, which can easily accommodate those turns at a good level of service and very safely.

Restricted Exiting Left-Turns Alternative

As was previously mentioned, the initial site plan proposes the site driveway at Lindbergh Boulevard to be located slightly south of the existing commercial driveway on the east side of the roadway. In the future, the site driveway is expected to be moved north to properly align with the opposing driveway, but the existing property limits prevent this. The location of the initial proposed driveway creates a conflict for vehicles making left-turns out of the site, as they would cross paths with vehicles making left-turns out of the opposing commercial driveway. Because of this, CBB recommends restricting left-turns onto Lindbergh Boulevard from the initially proposed site driveway until the driveways are aligned directly opposite each other. Northbound and southbound left-turns into the opposing driveways would be allowed as they would not conflict with each other.

The restriction of left-turns out of the site driveway onto Lindbergh Boulevard would require the 10 vph making that movement during each peak hour to instead exit with a left-turn onto West Watson followed by a left-turn onto Lindbergh Boulevard at the signal. The extra turning movements would not significantly affect operations at the West Watson Road site driveway due to the low through volumes on West Watson Road. Furthermore, the intersection of Lindbergh Boulevard and West Watson Road/Eddie and Park Road would not be significantly affected, with the eastbound approach degrading from LOS C to a still-acceptable LOS D during each peak hour due to the added left-turn volume.

Parking and Drive-Through Queuing

The site plan was reviewed to verify that the City's parking and drive-through stacking requirements are met. The City's parking code requires 1 space for each 200 square feet of floor area, or 1 space for every 2 employees, whichever is greater; plus 1 space for each motor vehicle used in conjunction with the operation of the business. The proposed 4,234-SF bank would require 22 parking spaces. A total of 54 parking spaces is proposed on the site, which well exceeds the City's minimum requirement.

The City also requires drive-through facilities to provide 5 stacking spaces (or 100 feet) for the drive-up window. The site plan provided shows storage for approximately four vehicles (80 feet) in the drive-through lane from the teller window before affecting circulation. While this does not quite meet the City requirement, four stacking spaces for each lane is expected to be plenty sufficient for a site generating 35 entering vehicle trips during the peak hour. Also, the queues stacking back to five vehicles would not impede site access and will not affect the public roads in any way.

20-Year Traffic Volumes (2036)

2036 No-Build (Existing plus 20 years of Background Growth) Traffic Volumes: The 2036 No-Build traffic volumes included an annual growth rate of 0.5%, which represents a global increase of approximately 10.5% over the existing conditions for the 20-year period. The 2036 No-Build traffic volumes for the peak hours are shown in **Exhibit 5.**

2036 Build (2036 No-Build plus Site-Generated Trips) Traffic Volumes: The site generated traffic volumes from the full build-out of the site (Exhibit 3) were added to the 2036 No-Build traffic volumes (Exhibit 5) to determine the total volumes in the 2036 Build conditions. The 2036 Build traffic volumes for the peak hours are shown in **Exhibit 6.**

20-Year Operating Conditions: The study intersections were re-evaluated using the same methodologies described above. **Table 4** summarizes the results of the design-year analyses, which reflects the 2036 No-Build and 2036 Build operating conditions with average delays for the study intersections during weekday midday and PM peak hours and the Saturday midday peak hour.

The 2036 Build conditions represent only slightly higher average delay at each intersection approach over the 2016 Build conditions with little to no change in level of service. As was the case for the 2016 conditions, the proposed development did not significantly affect operations between the No-Build and Build conditions. No roadway improvements are currently recommended, but increased traffic volumes along Lindbergh Boulevard may cause a southbound auxiliary right-turn lane to be warranted in the future, especially when the sites to the north develop, which will share the Lindbergh Boulevard access driveway.

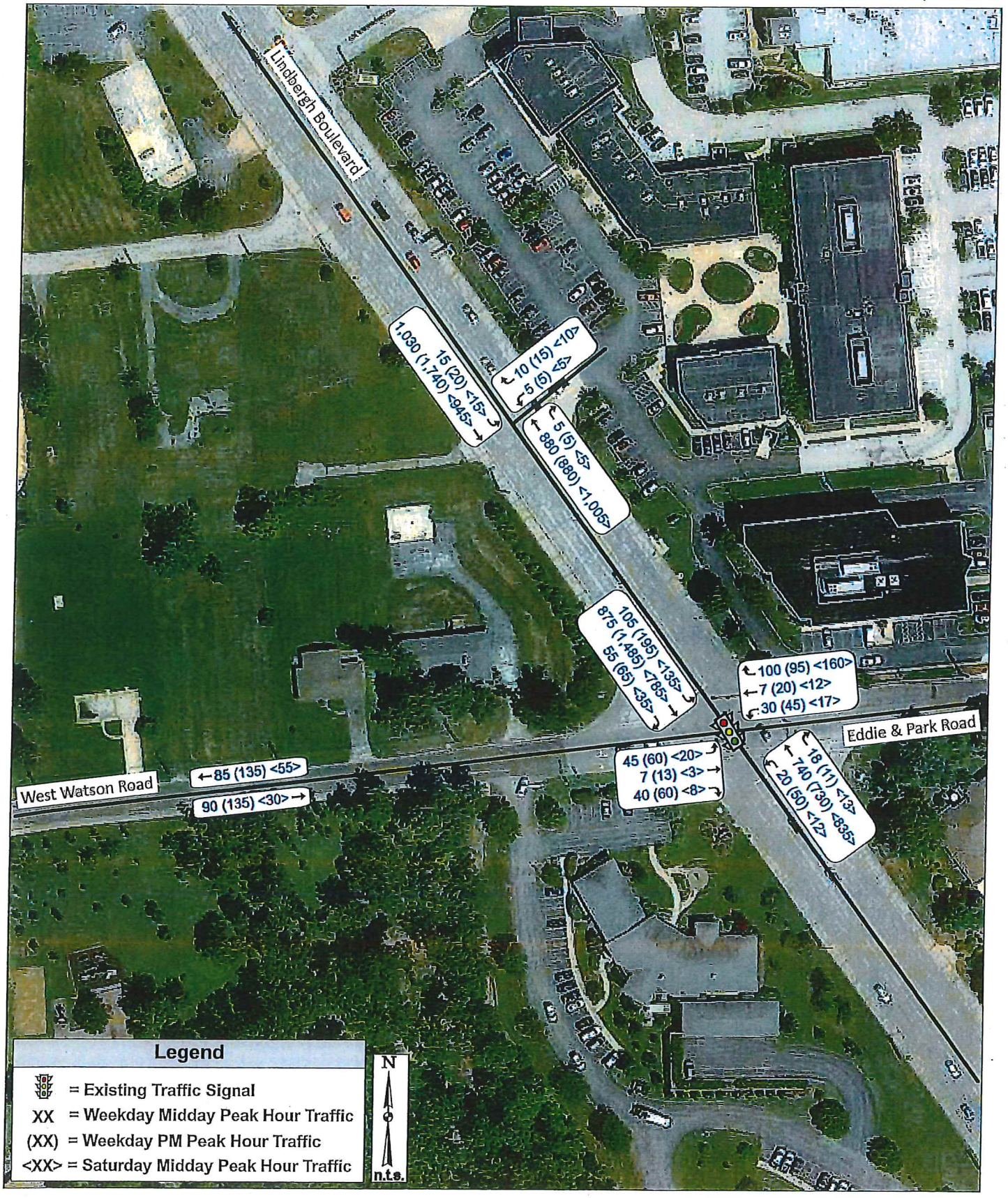


Exhibit 5: 2036 No-Build Traffic Volumes

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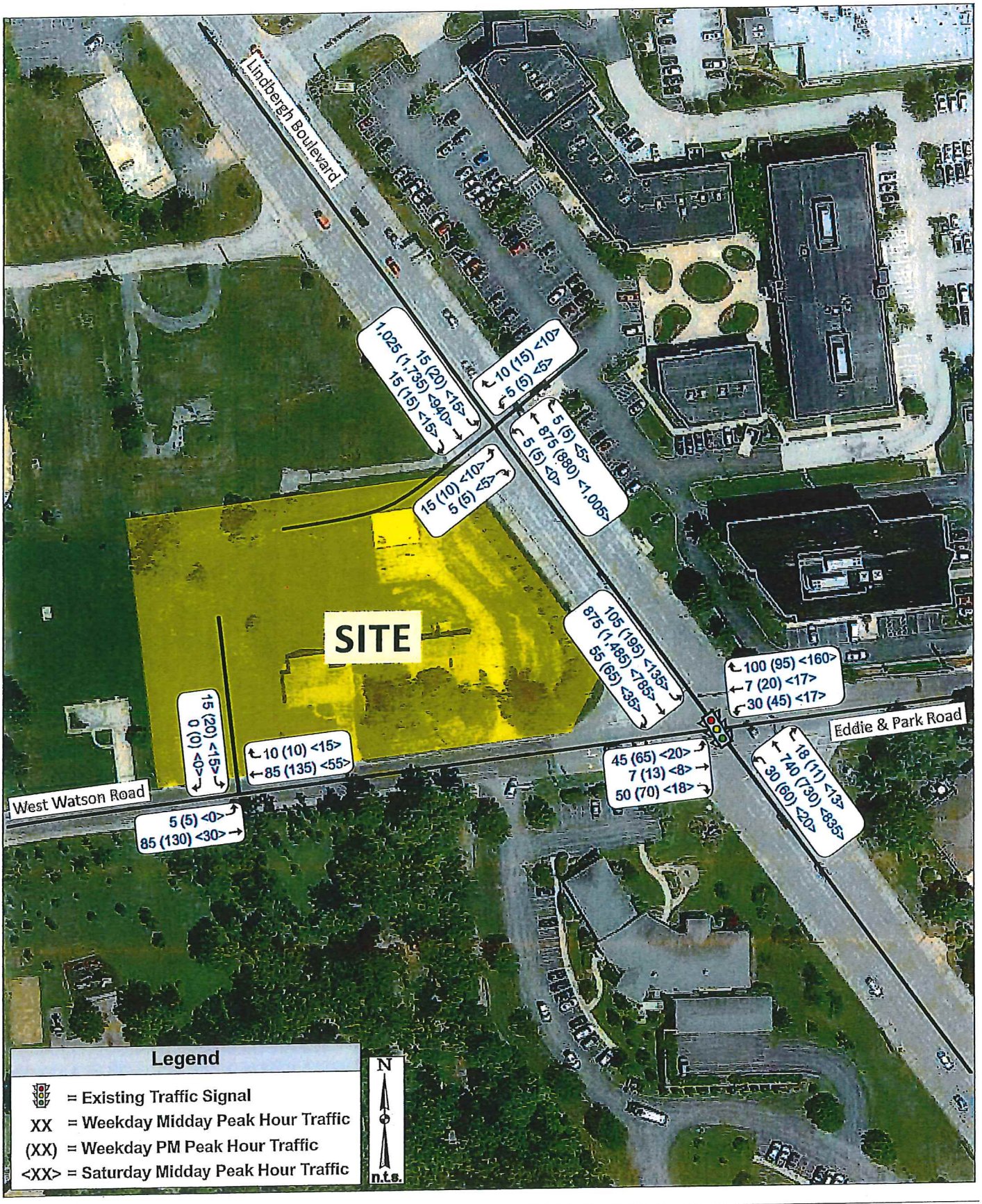

Exhibit 6: 2036 Build Traffic Volumes

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Table 4: Operating Conditions Summary – 2036 No-Build and Build Conditions

Intersection / Approach	Weekday Midday Peak Hour		Weekday PM Peak Hour		Saturday Midday Peak Hour	
	2036 No-Build Conditions	2036 Build Conditions	2036 No-Build Conditions	2036 Build Conditions	2036 No-Build Conditions	2036 Build Conditions
Lindbergh Boulevard at West Watson Road/Eddie and Park Road (Signalized)						
Eastbound West Watson Road Approach	C (32.6)	C (30.6)	C (34.9)	C (34.6)	C (32.0)	C (27.1)
Westbound Eddie and Park Road Approach	C (20.9)	C (20.9)	C (27.1)	C (26.1)	B (19.2)	B (19.7)
Northbound Lindbergh Boulevard Approach	A (3.5)	A (3.5)	B (12.6)	B (13.0)	A (7.6)	A (7.6)
Southbound Lindbergh Boulevard Approach	A (2.1)	A (2.1)	A (7.5)	A (7.7)	A (5.0)	A (6.6)
Overall	***A (5.3)***	***A (5.3)***	***B (11.2)***	***B (11.6)***	***A (7.9)***	***A (8.7)***
Lindbergh Boulevard at Proposed Site Driveway/Existing Commercial Driveway (Side-Street Stop)						
Eastbound Site Driveway Approach		C (22.6)		F (57.0)		C (19.2)
Westbound Commercial Driveway Approach	B (12.8)	B (13.6)	B (12.8)	B (13.6)	B (12.7)	B (13.3)
Northbound Lindbergh Boulevard Left-Turn		B (10.9)		C (16.9)		A (10.4)
Southbound Lindbergh Boulevard Left-Turn	A (9.9)	A (9.9)	A (9.8)	A (9.7)	B (10.3)	A (10.3)
West Watson Road at Proposed Site Driveway (Side-Street Stop)						
Eastbound West Watson Road Left-Turn		A (<1.0)		A (<1.0)		A (<1.0)
Southbound Site Driveway Approach		A (9.6)		B (10.4)		A (9.1)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

SUMMARY

CBB completed the preceding study to address the traffic impacts associated with a proposed bank in the northwest quadrant of Lindbergh Boulevard and West Watson Road/Eddie and Park Road in Sunset Hills, Missouri. The following summary is provided:

- Access to the site is proposed via two unsignalized full-access driveways, including one driveway on Lindbergh Boulevard and one driveway on West Watson Road.
- The proposed site was assumed to generate a total of 70 trips during both the weekday midday and weekday PM peak hours and 60 total trips during the Saturday midday peak hour.
- A southbound auxiliary right-turn lane in not warranted at Lindbergh Boulevard and the proposed site driveway but could be warranted in the future with increased traffic volumes from additional development on the adjacent northern tracts.
- All intersection approaches are expected to operate at acceptable levels (LOS D or better) under 2016 Build conditions during each peak hour except the eastbound exit onto Lindbergh Boulevard during the weekday PM peak hour (LOS E). Per driver expectation left-turns out may incur longer delays during the PM peak due to heavy southbound through volumes or redirect to the West Watson signal.
- All intersection approaches are expected to operate at acceptable levels (LOS D or better) under 2036 Build conditions with little change between 2016 Build and 2036 Build operations with the exception of the eastbound exit as noted above.
- The ultimate site plan places the site driveway at Lindbergh directly across from the existing commercial driveway on the opposite side. However, the current property line does not permit this alignment, so the proposed driveway would be placed slightly south of the desired location as an interim measure. To alleviate access conflicts, CBB recommends that left-turns out of the site onto Lindbergh Boulevard be restricted.
- The initial offset alignment of the curb cut on Lindbergh would have little to no effect on traffic levels accessing the site driveways if left unrestricted. The recommendation for no left out restriction is based on the offset alignment. The signal has ample capacity to accommodate any vehicles that wish to use it as an alternate for egress from the site when accessing Lindbergh.
- Based on the City Code, 22 parking spaces are needed. Since 54 spaces are proposed, parking will be more than adequate.
- The site plans shows 80 feet of stacking distance from the teller window in each lane, which does not quite meet the City's requirements.. However, due to the relatively low traffic at a drive-in bank site, the proposed stacking distance is expected to be sufficient.
- CBB does not recommend any further improvements based on the ultimate site plan.

We trust that you will find the information presented in this report useful in evaluating the traffic impacts associated with the proposed bank. Please do not hesitate to contact me in our St. Louis office (314) 878-6644, ext. 12 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

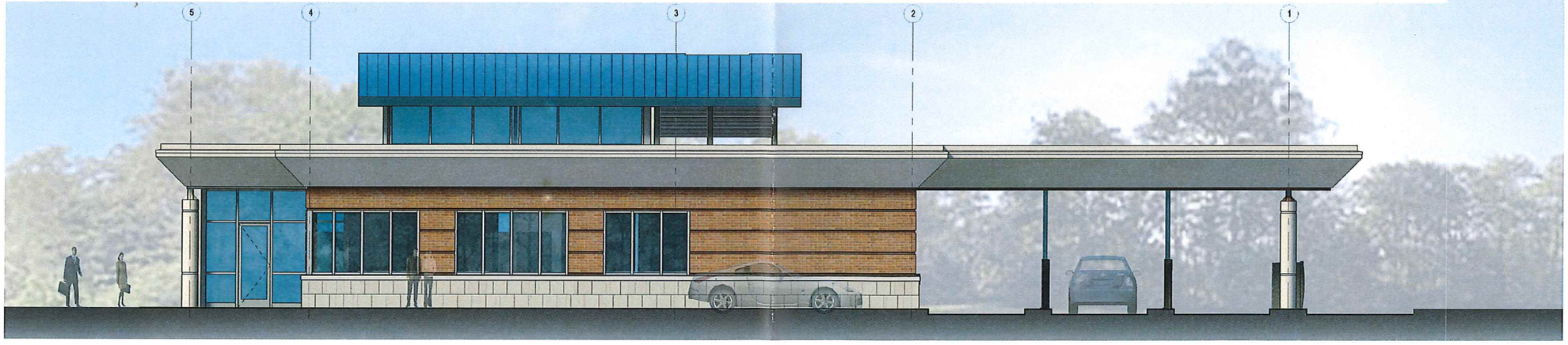
Sincerely,

Lee Cannon

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

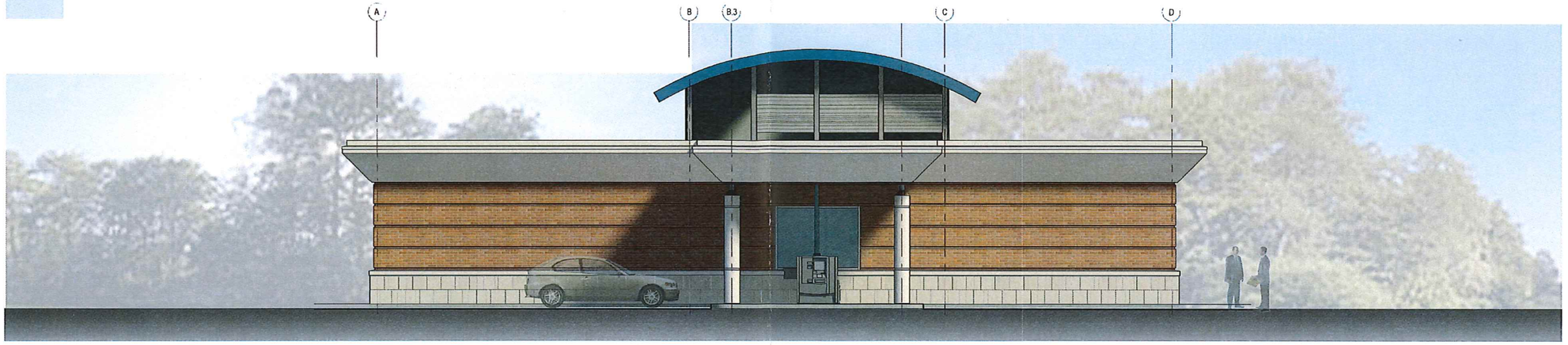
P-38-16

1 ELEVATION - PLAN EAST
+A3-01 3/16" = 1'-0"



2 ELEVATION - PLAN NORTH
+A3-01 3/16" = 1'-0"

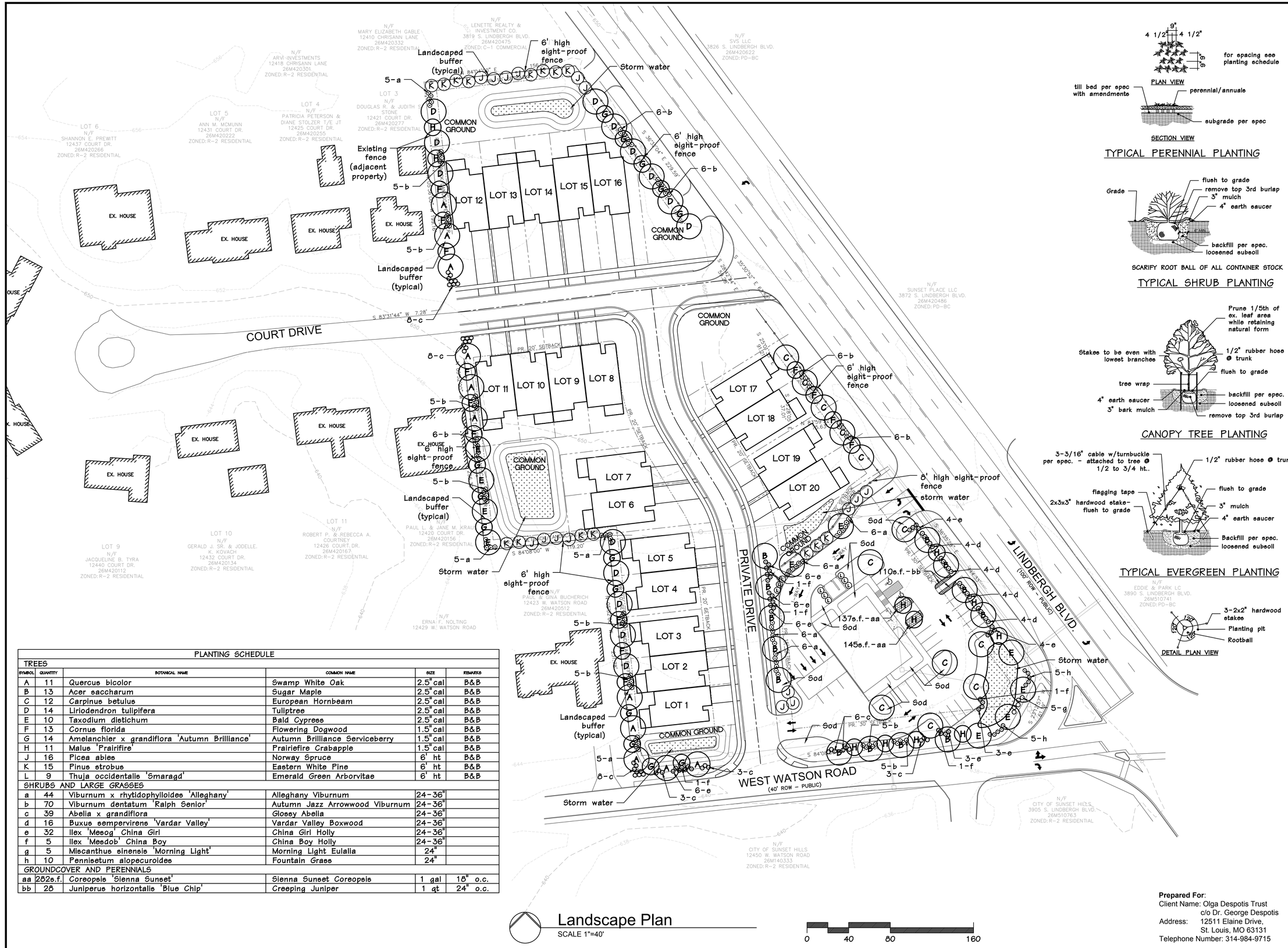
CREDIT UNION - SUNSET HILLS



1 ELEVATION - PLAN WEST
+A3-02 3/16" = 1'-0"

2 ELEVATION - PLAN SOUTH
+A3-02 3/16" = 1'-0"

CREDIT UNION - SUNSET HILLS



Landscape Plan
SCALE 1"=40'

0 40 80 160

PLANTING SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	11	Quercus bicolor	Swamp White Oak	2.5" cal	B&B
B	13	Acer saccharum	Sugar Maple	2.5" cal	B&B
C	12	Carpinus betulus	European Hornbeam	2.5" cal	B&B
D	14	Liriodendron tulipifera	Tuliptree	2.5" cal	B&B
E	10	Taxodium distichum	Bald Cypress	2.5" cal	B&B
F	13	Cornus florida	Flowering Dogwood	1.5" cal	B&B
G	14	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" cal	B&B
H	11	Malus 'Prairifire'	Prairiefire Crabapple	1.5" cal	B&B
J	16	Picea abies	Norway Spruce	6' ht	B&B
K	15	Pinus strobus	Eastern White Pine	6' ht	B&B
L	9	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' ht	B&B
SHRUBS AND LARGE GRASSES					
a	44	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	24-36"	
b	70	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	24-36"	
c	39	Abelia x grandiflora	Glossy Abelia	24-36"	
d	16	Buxus sempervirens 'Vardar Valley'	Vardar Valley Boxwood	24-36"	
e	32	Ilex 'Meseog' China Girl	China Girl Holly	24-36"	
f	5	Ilex 'Mesdob' China Boy	China Boy Holly	24-36"	
g	5	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia	24"	
h	10	Pennisetum alopecuroides	Fountain Grass	24"	
GROUNDCOVER AND PERENNIALS					
aa	262s.f.	Coreopsis 'Sienna Sunset'	Sienna Sunset Coreopsis	1 gal	18" o.c.
bb	28	Juniperus horizontalis 'Blue Chip'	Creeping Juniper	1 qt	24" o.c.

TYPICAL PERENNIAL PLANTING

SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING

CANOPY TREE PLANTING

TYPICAL EVERGREEN PLANTING

Prepared For:
Client Name: Olga Despotis Trust
c/o Dr. George Despotis
Address: 12511 Elaine Drive,
St. Louis, MO 63131
Telephone Number: 314-984-9715

JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT
STATE OF MISSOURI
10/25/16
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villas At Sunset Hills

Sunset Hills, St. Louis County, Missouri

Revisions:

Date	Description	No.
10/26/16	City Comments	1

Drawn: KP
Checked: RS

loomisAssociates
landscapeArchitects/planners
727 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636/519-8668 Fax: 636/519-0797
e-mail: lainfo@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

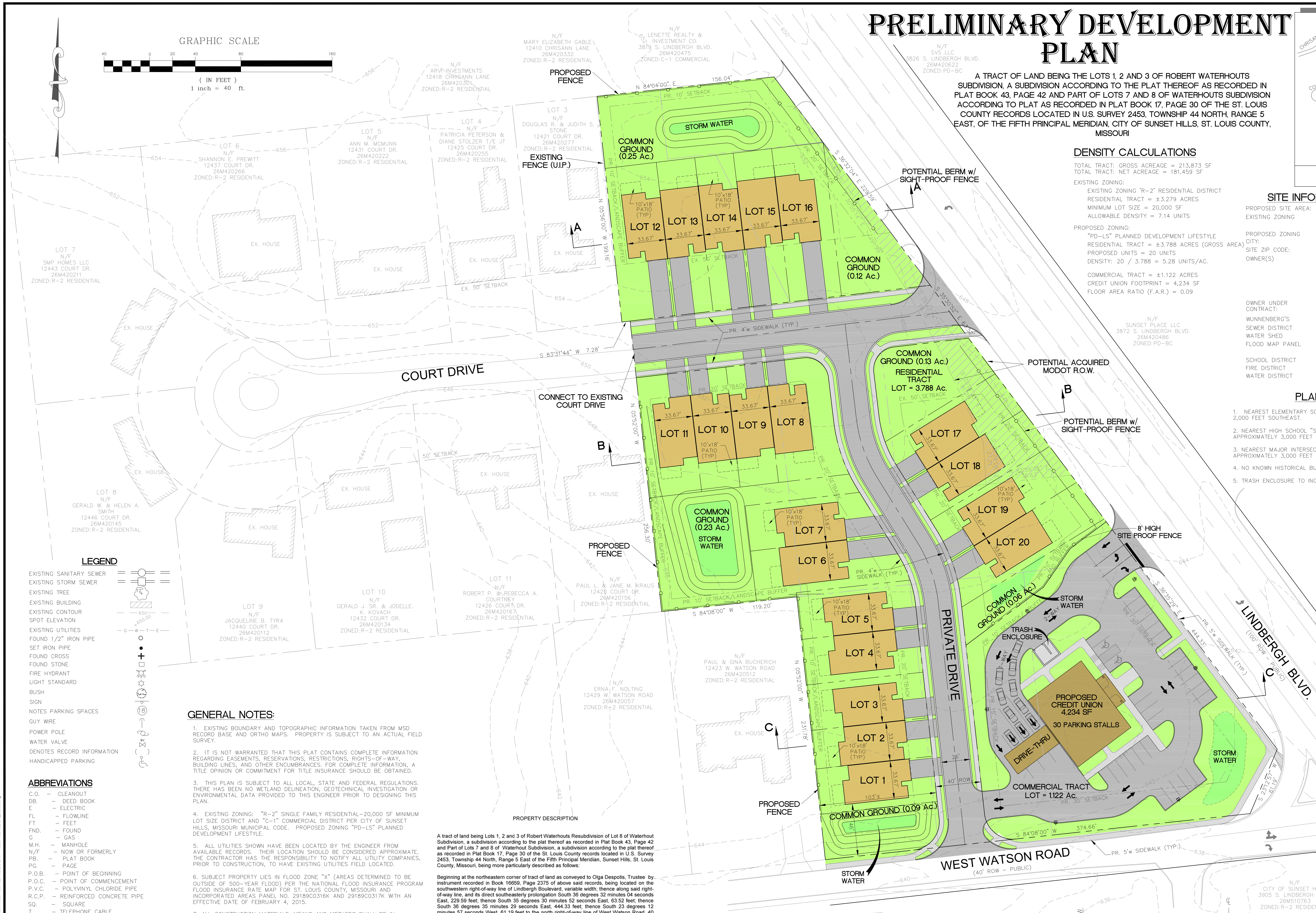
Date: 10/12/16
Job #: 935.021

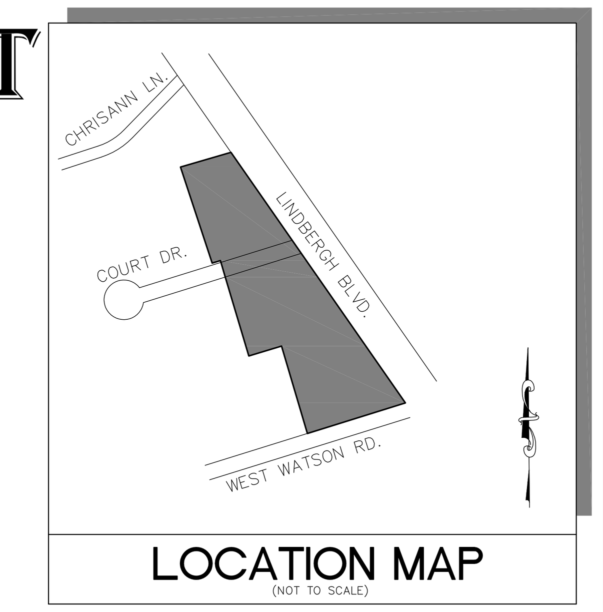
P-37-16

DRAFT
LOW-RES PROOF

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING THE LOTS 1, 2 AND 3 OF ROBERT WATERHOUTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 42 AND PART OF LOTS 7 AND 8 OF WATERHOUTS SUBDIVISION ACCORDING TO PLAT AS RECORDED IN PLAT BOOK 17, PAGE 30 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEY 2453, TOWNSHIP 44 NORTH, RANGE 5 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI





LOCATION MAP
(NOT TO SCALE)

DENSITY CALCULATIONS

TOTAL TRACT: GROSS ACREAGE = 213,873 SF
TOTAL TRACT: NET ACREAGE = 181,459 SF

EXISTING ZONING:
- EXISTING ZONING 'R-2' RESIDENTIAL DISTRICT
- RESIDENTIAL TRACT = ±3.279 ACRES
- MINIMUM LOT SIZE = 20,000 SF
- ALLOWABLE DENSITY = 7.14 UNITS

PROPOSED ZONING:
- "PD-LS" PLANNED DEVELOPMENT LIFESTYLE
- RESIDENTIAL TRACT = ±3.788 ACRES (GROSS AREA)
- PROPOSED UNITS = 20 UNITS
- DENSITY: 20 / 3.788 = 5.28 UNITS/AC.

- COMMERCIAL TRACT = ±1.122 ACRES
- CREDIT UNION FOOTPRINT = 4,234 SF
- FLOOR AREA RATIO (F.A.R.) = 0.09

SITE INFORMATION:

PROPOSED SITE AREA:	= ±4.91 Acres
EXISTING ZONING	= "R-2" RESIDENTIAL DISTRICT AND "C-1" COMMERCIAL DISTRICT
PROPOSED ZONING	= "PD-LS" PLANNED DEVELOPMENT LIFESTYLE
CITY:	= SUNSET HILLS, MISSOURI
SITE ZIP CODE:	= 63127
OWNER(S)	= OLGA DESPOTIS TRUST = GEORGE J. DESPOTIS TRUSTEE = HARLAN T. & CATHERINE C. GAST = RANDY J. GAST = LAWRENCE J. & JANET M. GNOJEWSKI = PAUL F. CARDWELL TRUSTEE ETAL
OWNER UNDER CONTRACT:	= PULTE HOMES OF ST. LOUIS, LLC 17107 CHESTERFIELD AIRPORT ROAD, STE 120
WUNNENBERG'S	= PAGE 47 GRID 28-T
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	= MERAMEC RIVER
FLOOD MAP PANEL	= 29189C0316K & 29189C0317K, = ZONE X DATED FEB. 4, 2015
SCHOOL DISTRICT	= LINDBERGH
FIRE DISTRICT	= MEHLVILLE FIRE PROTECTION DISTRICT
WATER DISTRICT	= MISSOURI AMERICAN WATER COMPANY

PLAN NOTES:

1. NEAREST ELEMENTARY SCHOOL "TRUMAN ELEMENTARY" APPROXIMATELY 2,000 FEET SOUTHEAST.
2. NEAREST HIGH SCHOOL "SOUTH TECHNICAL HIGH SCHOOL" APPROXIMATELY 3,000 FEET SOUTHWEST.
3. NEAREST MAJOR INTERSECTION. "LINDBERGH BLVD. AND WATSON ROAD, APPROXIMATELY 3,000 FEET NORTH.
4. NO KNOWN HISTORICAL BUILDINGS ON SUBJECT SITE.
5. TRASH ENCLOSURE TO INCLUDE 6' TALL SIGHT PROOF FENCE.

PROPOSED SETBACKS

- FRONT YARD = 20 FEET
- SIDE YARD = 0 FEET
- REAR YARD = 10 FEET

RESIDENTIAL LOT INFO

- MINIMUM LOT SIZE = 3,400 SF
- MAXIMUM LOT SIZE = 6,400 SF
- AVERAGE LOT SIZE = 4,700 SF

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

ABBREVIATIONS

- C.O. – CLEANOUT
- DB. – DEED BOOK
- E – ELECTRIC
- FL – FLOWLINE
- FT – FEET
- FND. – FOUND
- G – GAS
- M.H. – MANHOLE
- N/F – NOW OR FORMERLY
- PB. – PLAT BOOK
- PG. – PAGE
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- P.V.C. – POLYVINYL CHLORIDE PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- SQ. – SQUARE
- T – TELEPHONE CABLE
- V.C.P. – VITRIFIED CLAY PIPE
- W – WATER
- (86'W) – RIGHT-OF-WAY WIDTH

GENERAL NOTES:

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD RECORD BASE AND ORTHO MAPS. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
3. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL INVESTIGATION OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
4. EXISTING ZONING: "R-2" SINGLE FAMILY RESIDENTIAL-20,000 SF MINIMUM LOT SIZE DISTRICT AND "C-1" COMMERCIAL DISTRICT PER CITY OF SUNSET HILLS, MISSOURI MUNICIPAL CODE. PROPOSED ZONING "PD-LS" PLANNED DEVELOPMENT LIFESTYLE.
5. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
6. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PANEL NO. 29189C0316K AND 29189C0317K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
7. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF SUNSET HILLS, ST. LOUIS COUNTY, METROPOLITAN ST. LOUIS SEWER DISTRICT AND MISSOURI DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
8. IMPROVEMENTS SHOWN SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.

PROPERTY DESCRIPTION

A tract of land being Lots 1, 2 and 3 of Robert Waterhouts Resubdivision of Lot 8 of Waterhout Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 43, Page 42 and Part of Lots 7 and 8 of Waterhout Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 17, Page 30 of the St. Louis County records located in U.S. Survey 2453, Township 44 North, Range 5 East of the Fifth Principal Meridian, Sunset Hills, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northeastern corner of tract of land as conveyed to Olga Despotis, Trustee by instrument recorded in Book 16659, Page 2375 of above said records, being located on the southwestern right-of-way line of Lindbergh Boulevard, variable width; thence along said right-of-way line, and its direct southeasterly prolongation South 36 degrees 32 minutes 04 seconds East, 229.59 feet; thence South 35 degrees 30 minutes 52 seconds East, 63.52 feet; thence South 36 degrees 35 minutes 29 seconds East, 444.33 feet; thence South 23 degrees 12 minutes 57 seconds West, 61.19 feet to the north right-of-way line of West Watson Road, 40 feet wide; thence along said right-of-way line, South 84 degrees 08 minutes 00 seconds West, 374.66 feet to the west line of a tract of land as conveyed to George J. Despotis, Trustee by instrument recorded in Book 19468, Page 1300 of above said records; thence along said west line, North 05 degrees 52 minutes 00 seconds West, 231.78 feet to the common line between above said Lots 7 and 8 of Waterhout Subdivision; thence along said common line, South 84 degrees 08 minutes 00 seconds West, 119.20 feet to the west line of a tract of land as conveyed Randy J. Gast by instrument recorded in Book 14787, Page 354 of above said records; thence along said west line and its direct northwesterly prolongation thereof, North 05 degrees 52 minutes 00 seconds West, 256.30 feet to the north right-of-way line of above said Court Drive; thence along said north right-of-way line, South 83 degrees 31 minutes 44 seconds West, 7.28 feet to the west line of a tract of and as conveyed to Harland T and Catherine C Gast, by instrument recorded in Book 7842, Page 368 of above said records; thence along said west line, North 05 degrees 56 minutes 00 seconds West, 199.16 feet to the north line of above said Lot 3, thence along the north line of said Lot 3 and above said Lot 8, North 84 degrees 04 minutes 00 seconds East, 156.04 feet to the Point of Beginning, containing 213,873 square feet or 4.910 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on September 14, 2016.

This property description was prepared using recorded and available information and is therefore subject to an actual boundary survey.

ST. LOUIS COUNTY BENCHMARK

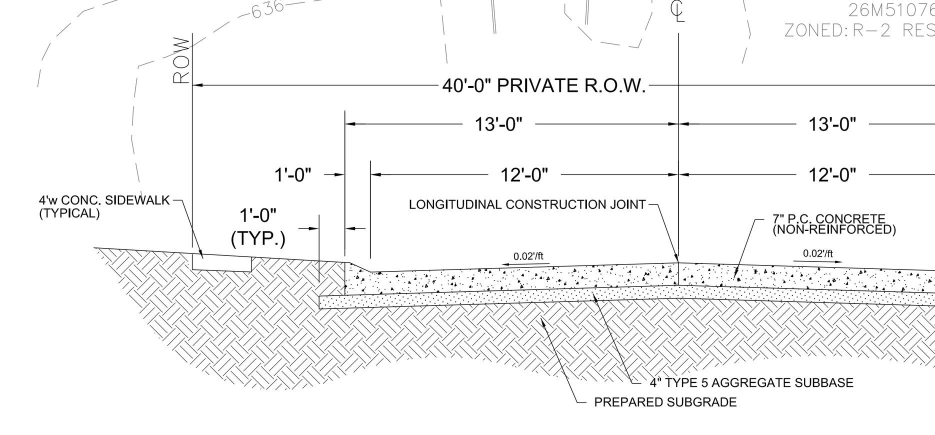
#18-157 ELEV.=663.46

"L" ON THE NORTHWEST CORNER OF A SIGNAL CONTROL BOX; 47' SOUTH OF EAST WATSON ROAD AND 49' EAST OF LINDBERGH BOULEVARD.

PARKING CALCULATIONS

SECTION 6.5 MINIMUM REQUIRED OFF-STREET PARKING
- DWELLINGS – SINGLE FAMILY
- REQUIRED: 3 SPACES PER DWELLING UNIT
- REQUIRED: 3 SPACES x 20 UNITS = 60 SPACES
- PROVIDED: 60 SPACES

CREDIT UNION
- REQUIRED: 1 SPACE / 200 SF
- REQUIRED: 4,234 SF/ 200 SF = 22 SPACES
- PROVIDED: 30 SPACES



Typical Street Section
(NOT TO SCALE: FOLLOW DIMENSIONS)

PREPARED FOR:

PULTE HOMES OF ST. LOUIS
17107 CHESTERFIELD AIRPORT ROAD
SUITE 120
CHESTERFIELD, MISSOURI 63005
PHONE: 636.537.7122
email: matthew.segal@pultegroup.com

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VILLAS AT SUNSET HILLS

SUNSET HILLS
ST. LOUIS COUNTY, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
10/26/2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

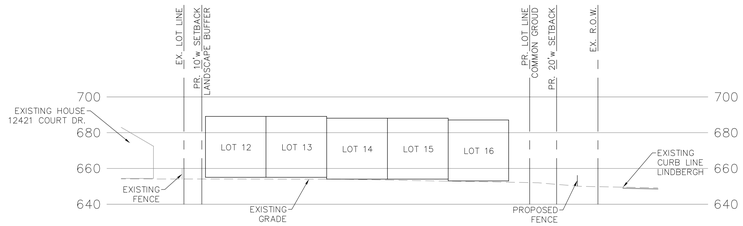
REVISIONS:
1. 2016-10-26 - REVISED PER CITY COMMENTS

DRAWN BY: J.M.B./T.S.	CHECKED BY: G.M.S.
DATE: 10/12/2016	JOB NO: 216-5846
M.S.D. P #:	BASE MAP #: 26-M
S.L.C. H&T #:	H&T S.U.P. #
M.D.N.R. #:	

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

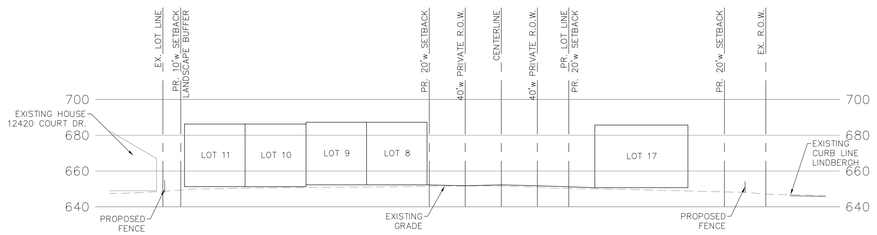
SHEET NO.: C1.0

DRAWING FILE: O:\DRAW5800\2165846\Preliminary Development Plan\5846-base.dwg LAYOUT: Model PLOTTED: Oct 27, 2016 - 11:38am PLOTTED BY: jacob.buening



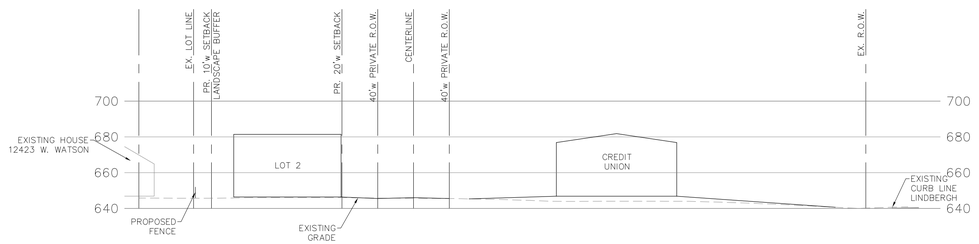
SITE SECTION A-A

SCALE: V: 1"=40'
H: 1"=10'



SITE SECTION B-B

SCALE: V: 1"=40'
H: 1"=10'



SITE SECTION C-C

SCALE: V: 1"=40'
H: 1"=10'

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: generall@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VILLAS AT SUNSET HILLS

SUNSET HILLS
ST. LOUIS COUNTY, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2511
PROFESSIONAL ENGINEER

10/26/2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1. 2016-10-26 - REVISED PER CITY COMMENTS

DRAWN BY: J.M.B./T.S.	CHECKED BY: G.M.S.
DATE: 10/12/2016	JOB NO: 216-5846
M.S.D. P #:	BASE MAP #: 26-M
S.L.C. H&T #:	H&T S.U.P. #
M.D.N.R. #:	

SHEET TITLE:
PRELIMINARY SITE SECTIONS

SHEET NO.:
C2.0

DRAWING FILE: C:\PROJ\2016\216-5846\Final Engineering\Final Development Plan\5846 section.dwg LAYOUT: Model PLOTTED: Oct 26, 2016 - 12:48pm PLOTTED BY: Jacob Juenke

BILL NO. 44

ORDINANCE NO. _____

AN ORDINANCE DENYING A CONDITIONAL USE PERMIT TO GEORGE DESPOTIS FOR OPERATION OF A BANK WITH A DRIVE THRU AT THE NORTHWEST CORNER OF SOUTH LINDBERGH BOULEVARD AND WEST WATSON ROAD, FORMERLY KNOWN AS 12405 WEST WATSON ROAD.

WHEREAS, a petition was received from George Despotis for operation of a Bank with a drive thru at the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on November 2, 2016, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending denial to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on December 13, 2016, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "R-2" Single Family Residential.

2. The Conditional Use Permit Application requests the right to operate a Bank with a drive thru in a building at the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road.

3. The Planning and Zoning Commission has recommended that the Conditional Use Permit be denied.

4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

(A) Substantially increase traffic hazards or congestion

(B) Substantially increase fire hazards.

(C) Adversely affect the character of the neighborhood.

(D) Adversely affect the general welfare of the community.

(E) Overtax public utilities

(F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will:

(A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

(B) SUBSTANTIALLY INCREASE FIRE HAZARDS.

(C) ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD.

(D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

(E) OVERTAX PUBLIC UTILITIES

(F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS 7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.

(G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are violated, a Conditional Use Permit shall not issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby denied to George Despotis, to use the premises in the City of Sunset Hills, Missouri, known as the northwest corner of South Lindbergh Boulevard and West Watson Road, formerly known as 12405 West Watson Road for operation of a Bank with a drive thru, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

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

PASSED this _____ day of _____, 2016_____
MAYOR

APPROVED this _____ day of _____, 2016_____
MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR

RESOLUTION NO. 399

RESOLUTION APPROVING A CONTRACT WITH BARTON ELECTRIC AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS

WHEREAS, the Board of Alderman has determined that it is appropriate to accept the proposal presented by Barton Electric for the installation of new Athletic Field Lighting at Minnie Ha Ha Park. The total cost of the proposal is $159,000. Sufficient funds have been included in the approved 2016 budget and the 2017 budget for this project.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN HEREBY APPROVES THE CONTRACT WITH BARTON ELECTRIC AND AUTHORIZES THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS.

PASSED by the Board of Alderman this 13th day of December, 2016

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

RESOLUTION NO. _____

RESOLUTION APPROVING A CONTRACT WITH BARTON ELECTRIC AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS

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NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN HEREBY APPROVES THE CONTRACT WITH BARTON ELECTRIC AND AUTHORIZES THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS.

PASSED by the Board of Alderman this 13th day of December, 2016

_____
Mayor

ATTEST:

_____
Deputy City Clerk

City of Sunset Hills
Department of Parks & Recreation
Inter-Office Memo

TO:	Mayor Fribis and Board of Aldermen	DT:	November 29, 2016
FR:	Gerald Brown, Director of Parks & Recreation	RE:	Athletic Field Lighting Minnie Ha Ha

The Parks & Recreation Department went out for bid on new athletic field lighting at Minnie Ha Ha Park. The Parks & Recreation Department hired Gateway Design Studio Engineer to help assist with the bid specifications/drawings, etc. The master plan identified (6) light poles with 60' (30) foot candles to provide adequate lighting for all fields. Bids were received on November 3 at 2pm; we received (5) bids on the project; the lowest and best bid for the project is:

Barton Electric	$159,000	($175,000 – actual bid, but we are excepting a credit for $16,000 for the removal of the practice lights)
Ameren UE Work	$24,201	
Total Project Cost	$183,000	

Other Bids:

All Purpose Erectors	-$245,351
Reinholt Electric	-$215,524
Bates Electric	-$294,920
Schaffer Electric	-$247,430

Barton Electric is highly experienced with Athletic Field Lighting, they have partnered with MUSCO Lighting; who is the number 1 supplier for athletic field lighting in Missouri. Barton has completed over 200 jobs with MUSCO for these particular projects.

The Parks & Recreation Department has the following funds budgeted for the project:
2016 budget - $85,000
2017 budget - $98,675
Total $183,675

The lighting was designed for potential flooding, we have the power source approximately 15' above grade, poles are placed on 3' concrete bases, poles are completely steel and the height of the structures/power source are above the 100 year flood plan. The Parks & Recreation Department has identified numerous organizations that are interested in renting the fields out for practices and games. Here are just a few of the organizations that are willing to rent fields (Lindbergh Lacrosse Team, St. Louis Steamers Soccer Organization, Sporting JB soccer organization and various other smaller clubs). We also want to utilize the fields for flag football, band concerts and other special events. We believe these fields will be a good revenue source for years to come.

INSTRUCTIONS FOR EXECUTING CONTRACT

The Contractor, in executing the Contract, shall follow the following requirements:

The Contractor and the Owner shall sign the Contract Documents in not less than triplicate.

If the Contractor is a corporation, the following certificate shall be executed:

I, Elaine Barton certify that I am the President ~~secretary~~ of the corporation named as Contractor herein above, that Elaine Barton who signed the following Contract on behalf of the Contractor was then of said corporation; that said Contract was duly signed for and in behalf of said corporation by Authority of its governing body, and is within the scope of its corporate powers.

If the Contract is signed by the secretary of the corporation, the above certificate shall be executed by some other officer of the corporation under the corporate seal. In lieu of the foregoing certificate, there may be attached to the contract copies of the records of the corporation which will evidence the official character and authority of the officers signing. Said copies shall be duly certified by the secretary or assistant secretary under the corporate seal to be true copies.

If the Contractor is a partnership, each partner shall sign the Contract. If the Contract is not signed by each partner there shall be attached to the Contract a duly authenticated power of attorney evidencing the signer's (signers') authority to sign such a Contract for and in behalf of the partnership.

If the Contractor is an individual, the trade name (if the Contractor is operating under a trade name) shall be indicated in the Contract and Contract shall be signed by such individual. If signed by one other than the Contractor there shall be attached to the Contract a duly authenticated power of attorney evidencing the signer's authority to execute such contract for and in behalf of the Contractor.

The full name and business address of the Contractor shall be inserted and the Contract shall be signed with his official signature. The name of the signing party or parties shall be typewritten or printed under all signatures to the Contract.

The Contract shall be deemed as having been awarded when formal notice of award shall have been duly served upon the intended awardee (i.e., the bidder with whom the Owner contemplates entering into a Contract) by some officer or agent of the Owner duly authorized to give such notice.

CITY-CONTRACTOR AGREEMENT

This is an agreement made and entered into the 13 day of December, 2016, by and between the City of Sunset Hills, Missouri (hereinafter called "City") and Barton Electric Inc., a Corporation with offices at 247 State Route 160, Trenton, IL 62293 (hereinafter called "Contractor").

WITNESSETH: That Whereas, the Contractor submitted the successful bid for the Minnie Ha Ha Park Lighting Project.

NOW THEREFORE: The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents consist of the Bid, Instructions to Bidders, General Conditions, Special Provisions, State Wage Determination, Specifications, Drawings, Construction Schedule, all Addenda, all Modifications issued after execution of this Contract, and this Agreement which together form the Contract, and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions are applicable to this Agreement.

ARTICLE II.

Performance of the Work

The Contractor, acting as an independent contractor, shall furnish all supervision, labor, equipment, tools, materials, and supplies necessary to perform and shall perform all work in accordance with the Contract Documents and any applicable City ordinances, and state and federal laws. Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III.

Prevailing Wages

All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the prevailing hourly rate of wages for work in this locality as established by the State of Missouri Department of Labor and Industrial Relations and the Federal Employment Standards of the Department of Labor. Contractor hereby acknowledges that Contractor knows the prevailing hourly rate of wages for this project. In accordance with Section 290.250 of the Revised Statutes of the State of Missouri, Contractor shall forfeit to the City ten dollars ($10.00) for each worker employed, for each calendar day or portion thereof, such worker is paid less than the stipulated rates for any work done under this contract by the Contractor or any subcontractor under the Contractor.

ARTICLE IV.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed under the Contract shall commence within 10 days of the date of the written notice to proceed from the City to the Contractor and shall be completed within 150 consecutive calendar days from and including the date of said written notice to proceed.

ARTICLE V.

The Contract Sum and Payments

The Contract Sum shall be ($ 159,000). Based upon Applications for Payment submitted by the Contractor on or before the first day of the month, in accordance with the General Conditions and the rates and/or amounts stated in the bid of the Contractor dated 12.13.16 which is by reference made a part hereof, the City shall pay the Contractor for the performance of the work as follows:

(1) Ninety-five percent (95%) of the portion of the Contract Sum properly allocable to labor, materials and equipment incorporated into the Work through the period ending up to the last day of the preceding month, less the aggregate of all previous progress payments;

(2) Upon substantial completion of the Work, a sum sufficient to increase the total payments to ninety-five percent (95%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE VI.

Manner and Time of Completion

(a) The Contractor shall prepare and submit for the City's approval a Construction Schedule for the Work in a bar chart format. Said Construction Schedule shall indicate the dates for starting and completing the various stages of construction. Said Construction Schedule shall be submitted to the City within fourteen days after Contractor is awarded the Contract or by the time of the Preconstruction Conference, if one is held.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provision of Article VII hereof, the Contractor shall pay the City as liquidated damages and not as a penalty, the sum of Two hundred-fifty dollars ($250.00) for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied. However, if the delay is excusable under Article VII hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VII hereof shall be borne by the Contractor.

ARTICLE VII.

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (b) of Article VI hereof, provided the Contractor takes such action as is necessary to remedy the delay in the manner specified in paragraph (c) of Article VI hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the

aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefor is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VII.

ARTICLE VIII.

Changes in the Work

(a) The City may make changes within the general scope of the Contract by altering, adding to or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article VI and Article VII hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the unit prices previously specified; to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE IX.

Termination by City or Contractor

(a) If the Contractor is adjudged to be bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or prompt payment for material or labor, or disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, terminate the Contract by giving written notice to the Contractor and his surety. Upon such notification the City shall be entitled to take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient, which may include, but is not limited to, the City itself completing the work or the City hiring others to complete said work. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Sum shall exceed the expenses of finishing the Work, including additional engineering, architectural, managerial and administrative expenses, and liquidated damages, such excess shall be paid to the Contractor. If such expenses and damages exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand. In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City in the manner and to the extend directed by the City all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefor, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article IX, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE X.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and affect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

(a) Worker's Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employer's Liability coverage in the amount of $500,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$ 500,000 each person $1,000,000 each occurrence
Property Damage:	$1,000,000 each occurrence $1,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$ 500,000 each person $1,000,000 each occurrence
Property Damage:	$1,000,000 each accident

(d) Owner's Protective Bodily Injury

Including Death:	$ 500,000 each person $ 500,000 each occurrence
Property Damage:	$ 500,000 each occurrence $ 500,000 aggregate

The Owner's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project. The certificates must state the City of Sunset Hills is an additional insured.

ARTICLE XI.

The Work

The Contractor shall furnish all labor, equipment, materials, and service necessary for the installation of the Athletic Field Lighting where shown on the construction drawings and specifications.

.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF SUNSET HILLS

(SEAL)

By_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR

Burton Electric, Inc.

(SEAL)

By Rebecca Burton
Title: President

ATTEST:

Title: Accounting

SCALE 1" = 50'-0"

ABBREVIATIONS

EXISTING CONDITIONS LEGEND

- EXIST. TREE
- UP — EXIST. UTILITY POLE
- OHE — EXIST. OVERHEAD ELECTRIC

PROPOSED CONDITIONS LEGEND

- 60 FT. GALV. STEEL POLE W/ (3) 1500 W. METAL HALIDE LIGHT FIXTURES - 30 FC min.
- 60 FT. GALV. STEEL POLE W/ 1500 W. METAL HALIDE LIGHT FIXTURES - 30 FC min (Both Sides - Phase 2 & 3)
- PARKING AREA LIGHT W/ 20 FT. POLE

CONSTRUCTION PHASING NOTES:

1. PHASE 1 shall include all equipment and lighting for Soccer Field #1 and installation of the parking area light as shown. In addition, all conduit for future phases shall be installed
2. PHASE 2 shall include lighting for Soccer Field #2.
3. PHASE 3 shall include additional lighting for the parking lot (in light poles shown for Soccer Field #1 and additional lighting for the Practice Field on light poles shown for Soccer Field #2.

NOTE:
- 100 YR. BASE FLOOD ELEVATION = ELEV. 421.0 FIRM Map #29189C0318K
- Existing conditions information taken from Google Earth aerial photo imagery dated 4/2016
- Topographic information taken from MSD ortho topo maps

FIELD LIGHTING PLAN

A record original of this document is on file at the office of GATEWAY DESIGN STUDIO. Any unauthorized alterations or changes made without the expressed consent from GATEWAY DESIGN STUDIO shall deem us not responsible for any said alterations and changes.

gateway design studio, llc
planning
landscape architecture
environmental design

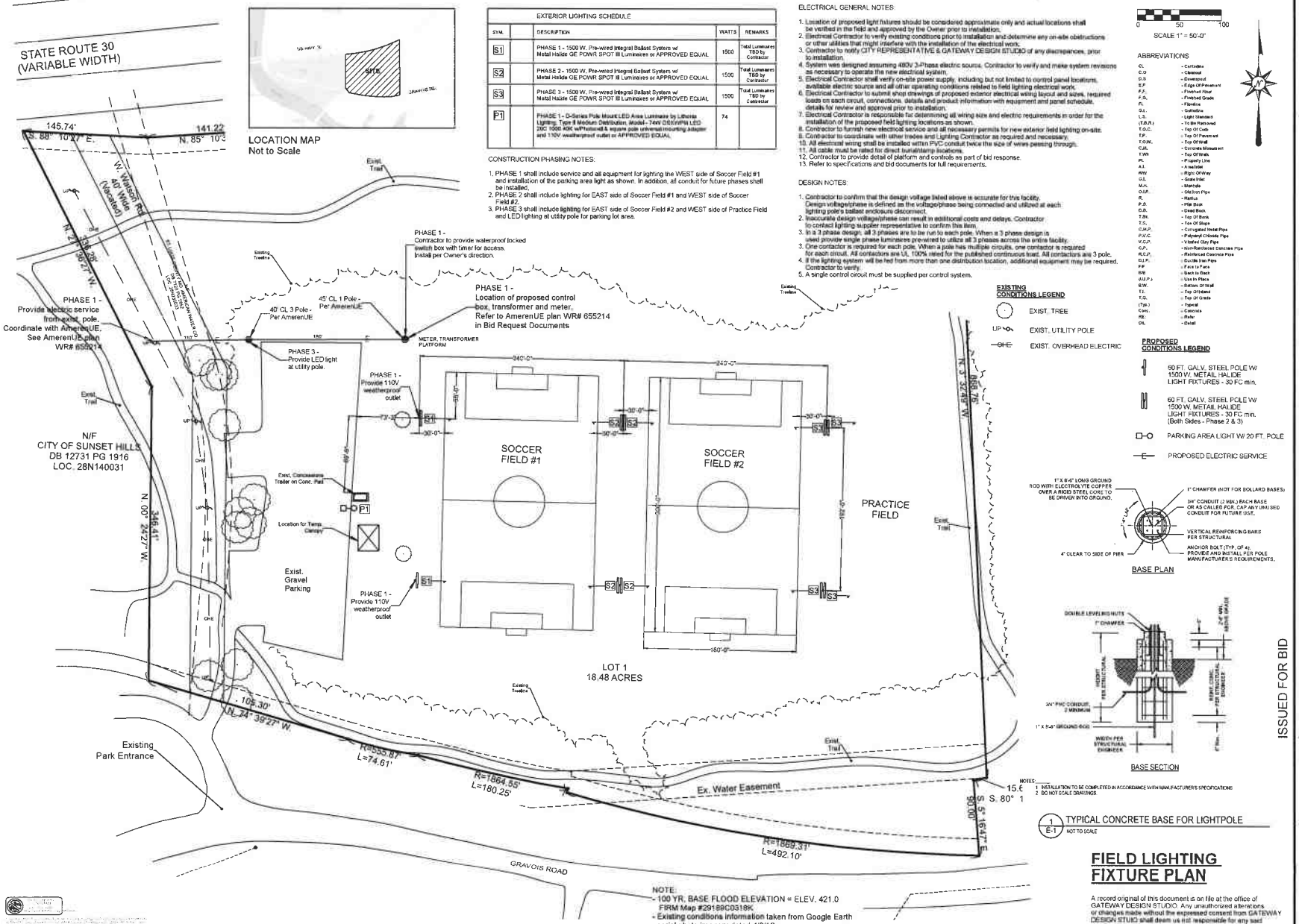
Prepared For:
City of Sunset Hills
Parks and Recreation Dept.

MINNIE HAHA PARK ATHLETIC FIELD LIGHTING IMPROVEMENTS

801 Old Gravois Rd.
Sunset Hills, Mo. 63127

Sheet No.
E-1

Ckd. By: RPW
Original Date: 9/21/16
Dwn. By: CJS/RPW
Project No: 016-05



EXTERIOR LIGHTING SCHEDULE				
SYM.		DESCRIPTION	WATTS	REMARKS
S1		PHASE 1 - 1500 W. Pre-wired Integral Ballast System w/ Metal Halide GE POWR SPOT III Luminaires or APPROVED EQUAL	1500	Total Luminaires TBD by Contractor
S2		PHASE 2 - 1500 W. Pre-wired Integral Ballast System w/ Metal Halide GE POWR SPOT III Luminaires or APPROVED EQUAL	1500	Total Luminaires TBD by Contractor
S3		PHASE 3 - 1500 W. Pre-wired Integral Ballast System w/ Metal Halide GE POWR SPOT III Luminaires or APPROVED EQUAL	1500	Total Luminaires TBD by Contractor
P1		PHASE 1 - D-Series Pole Mount LED Area Luminaire by Lithonia Lighting, Type II Medium Distribution, Model - 74W DSXW1P# LED 20C 1000 40K w/Photocell & square pole universal mounting adapter and 110V weatherproof outlet or APPROVED EQUAL	74	

CONSTRUCTION PHASING NOTES:

1. PHASE 1 shall include service and all equipment for lighting the WEST side of Soccer Field #1 and installation of the parking area light as shown. In addition, all conduit for future phases shall be installed.
2. PHASE 2 shall include lighting for EAST side of Soccer Field #1 and WEST side of Soccer Field #2.
3. PHASE 3 shall include lighting for EAST side of Soccer Field #2 and WEST side of Practice Field and LED lighting at utility pole for parking lot area.

ELECTRICAL GENERAL NOTES:

1. Location of proposed light fixtures should be considered approximate only and actual locations shall be verified in the field and approved by the Owner prior to installation.
2. Electrical Contractor to verify existing conditions prior to installation and determine any on-site obstructions or other utilities that might interfere with the installation of the electrical work.
3. Contractor to notify CITY REPRESENTATIVE & GATEWAY DESIGN STUDIO of any discrepancies, prior to installation.
4. System was designed assuming 480V 3-Phase electric source. Contractor to verify and make system revisions as necessary to operate the new electrical system.
5. Electrical Contractor shall verify on-site power supply, including but not limited to control panel locations, available electric source and all other operating conditions related to field lighting electrical work.
6. Electrical Contractor to submit shop drawings of proposed exterior electrical wiring layout and sizes, required loads on each circuit, connections, details and product information with equipment and panel schedule, details for review and approval prior to installation.
7. Electrical Contractor is responsible for determining all wiring size and electric requirements in order for the installation of the proposed field lighting locations as shown.
8. Contractor to furnish new electrical service and all necessary permits for new exterior field lighting on-site.
9. Contractor to coordinate with other trades and Lighting Contractor as required and necessary.
10. All electrical wiring shall be installed within PVC conduit twice the size of wires passing through.
11. All cable must be rated for direct burial/damp locations.
12. Contractor to provide detail of platform and controls as part of bid response.
13. Refer to specifications and bid documents for full requirements.

DESIGN NOTES:

1. Contractor to confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect.
2. Inaccurate design voltage/phase can result in additional costs and delays. Contractor to contact lighting supplier representative to confirm this item.
3. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used provide single phase luminaires pre-wired to utilize all 3 phases across the entire facility.
4. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
5. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contractor to verify.
6. A single control circuit must be supplied per control system.

EXISTING CONDITIONS LEGEND

- EXIST. TREE
- UP — EXIST. UTILITY POLE
- OHE — EXIST. OVERHEAD ELECTRIC

SCALE 1" = 50'-0"

0 50 100

ABBREVIATIONS

CL	- Centerline
C.O	- Cleanout
D.S	- Downspout
E.P	- Edge Of Pavement
F.F.	- Finished Floor
F.G.	- Finished Grade
FL	- Flowline
G.L.	- Guideline
L.S.	- Light Standard
(T.B.R.)	- To Be Removed
T.O.C.	- Top Of Curb
T.P.	- Top Of Pavement
T.O.W.	- Top Of Wall
C.M.	- Concrete Monument
T.W.	- Top Of Walk
PL	- Property Line
A.I.	- Area Inlet
R/W	- Right Of Way
G.I.	- Grate Inlet
M.H.	- Manhole
O.I.P.	- Old Iron Pipe
R.	- Radius
P.S.	- Pile Spot
D.B.	- Deed Book
T.Bk.	- Top Of Bank
T.O.	- Toe Of Slope
C.M.P.	- Corrugated Metal Pipe
P.V.C.	- Polyvinyl Chloride Pipe
V.C.P.	- Vitrified Clay Pipe
C.P.	- Non-Reinforced Concrete Pipe
R.C.P.	- Reinforced Concrete Pipe
D.I.P.	- Ductile Iron Pipe
F/F	- Face to Face
B/B	- Back to Back
(U.I.P.)	- Use In Place
B.W.	- Bottom Of Wall
T.I.	- Top Of Island
T.G.	- Top Of Grade
(Typ.)	- Typical
Conc.	- Concrete
REF.	- Refer
DTL	- Detail

PROPOSED CONDITIONS LEGEND

- 60 FT. GALV. STEEL POLE W/ 1500 W. METAL HALIDE LIGHT FIXTURES - 30 FC min.
- 60 FT. GALV. STEEL POLE W/ 1500 W. METAL HALIDE LIGHT FIXTURES - 30 FC min. (Both Sides - Phase 2 & 3)
- PARKING AREA LIGHT W/ 20 FT. POLE
- PROPOSED ELECTRIC SERVICE

BASE PLAN

BASE SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS

1 / E-1 TYPICAL CONCRETE BASE FOR LIGHTPOLE
NOT TO SCALE

NOTE:
- 100 YR. BASE FLOOD ELEVATION = ELEV. 421.0
  FIRM Map #29189C0318K
- Existing conditions information taken from Google Earth aerial photo imagery dated 4/2/15
- Topographic information taken from MSD ortho topo maps.

FIELD LIGHTING FIXTURE PLAN

A record original of this document is on file at the office of GATEWAY DESIGN STUDIO. Any unauthorized alterations or changes made without the expressed consent from GATEWAY DESIGN STUDIO shall deem us not responsible for any said alterations and changes.

File: C:\16proj\016-05\E-1-MinnieHaHaFields-REV 10-11-16

ISSUED FOR BID

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gateway design studio, llc
planning
landscape architecture
environmental design
Vision...Sustainability...Purpose!
p: 636 kaefer trails st. louis, mo. 63021
ph: 314.703.1800 web: www.gatewaydc.com

Prepared For:
City of Sunset Hills
Parks and Recreation Dept.

MINNIE HAHA PARK
ATHLETIC FIELD
LIGHTING IMPROVEMENTS
801 Old Gravois Rd.
Sunset Hills, Mo. 63127

REVISIONS
Date:
10-11-16 Owner/Electrician Comments

Sheet No.
E-1

Ckd. By. RPW | Original Date: 10/11/16 | Dwn. By. CJS/RPW

Project No: 016-05

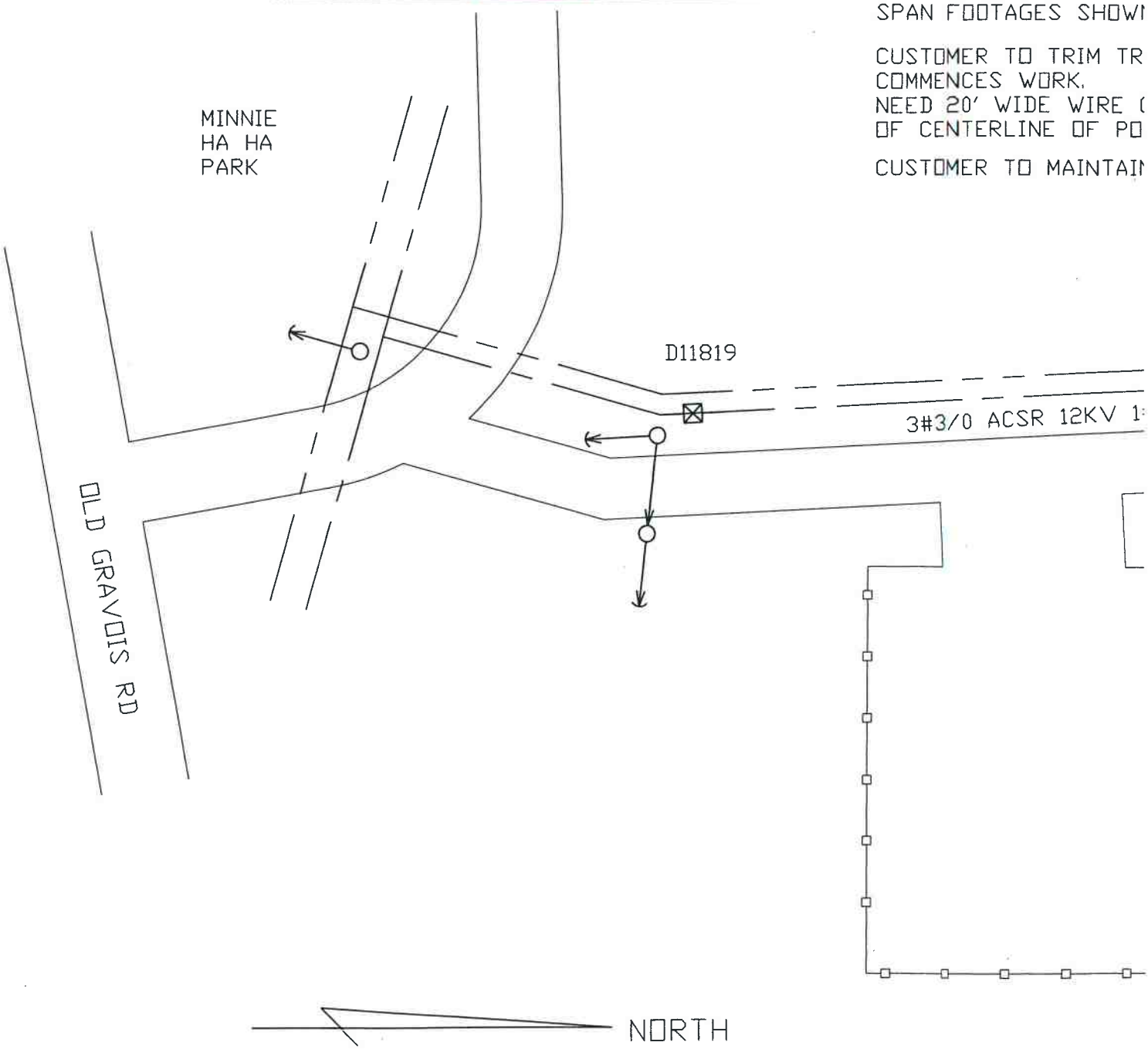
WR #: 655214	A.C. NBCL	EST. BY: DBA	EST. DISTRICT: MACKENZIE	HIGHEST VOLTAGE: 34KV	DATE: 8-29-16	JOB STKD:	AREA MAP:	FEEDER: 110-58	WNBRG GRID: 46-U30
LOC. 801 OLD GRAVOIS RD. - SOCCER FIELD				MUNICIPALITY: SUNSET HILLS		VOL. & PAGE: V. 10 PG. 038		TREE TRIM #:	BT. ENG.
CUST. CITY OF SUNSET HILLS				CHARGES: YES	AMOUNT: SEE SEGA	DIST. APPR. TM 9/2/16		JOB TYPE: SIMP	BT. DISTRICT:

Ameren UE

SPAN FOOTAGES SHOWI

CUSTOMER TO TRIM TR
COMMENCES WORK.
NEED 20' WIDE WIRE (
OF CENTERLINE OF PO

CUSTOMER TO MAINTAI



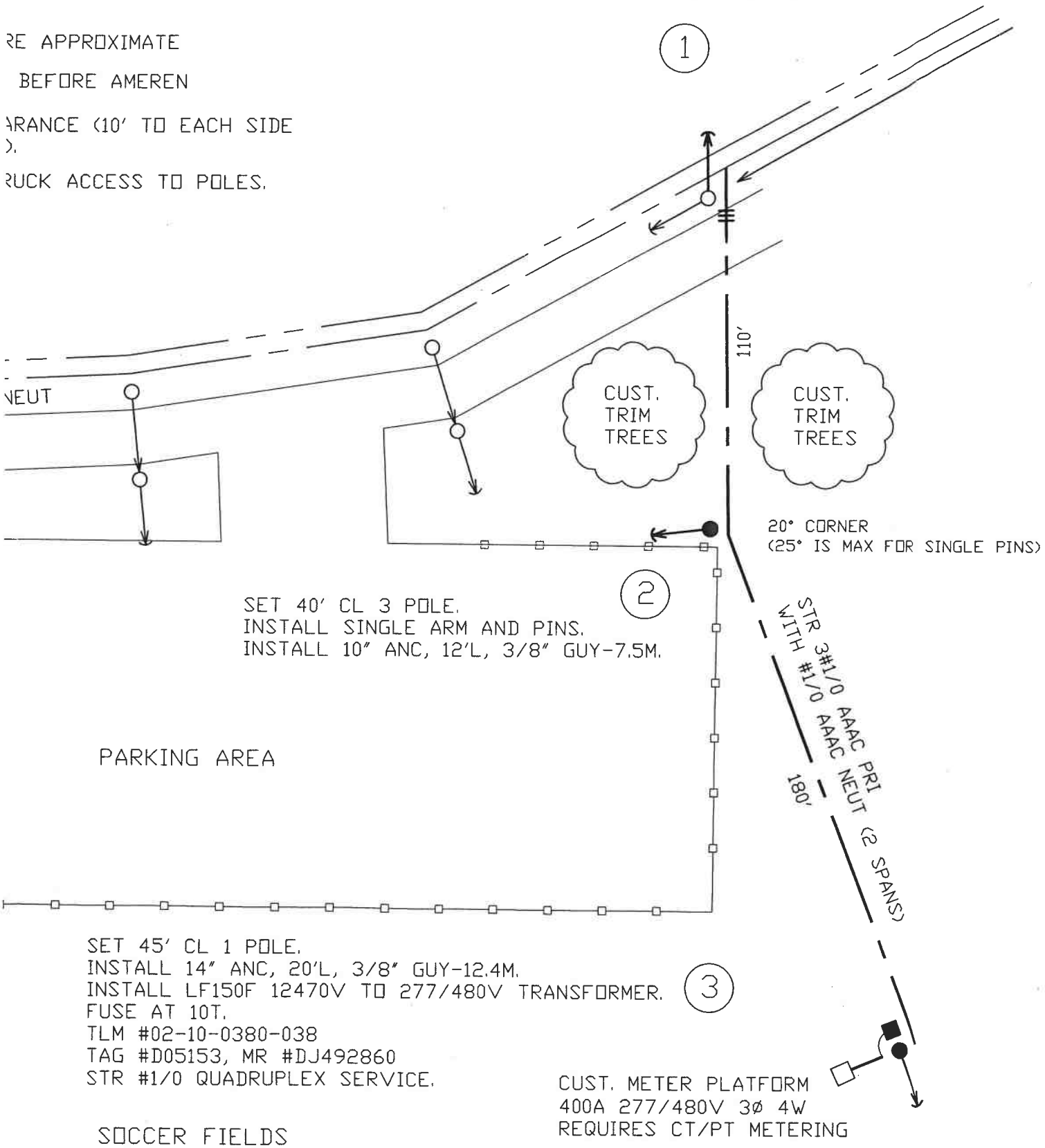
INSTALL 3ø FUSED TAP - 65T.
INSTALL 10" ANC, 15'L, 3/8" GUY.
NEUTRAL NEEDS TO BE LOWERED PER DIST. STD.
CATV LOWER ATTACHMENT.

RE APPROXIMATE

BEFORE AMEREN

ARRANCE (10' TO EACH SIDE
).

RUCK ACCESS TO POLES.



MUSCO LIGHTING PROPOSAL
PREPARED FOR:

Minnie HaHa Park Soccer and Rec Area

Lighting Project
Saint Louis, MO
November 2, 2016

Project #182835

Submitted by:
Musco Sports Lighting, LLC

2107 Stewart Road
Muscatine, Iowa 52761
Toll Free: 800-756-1205
Fax: 800-374-6402

We Make It Happen.

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A. SUBMITTAL CHECKLIST

B. EQUIPMENT LAYOUT

C. ON FIELD LIGHTING DESIGN

D. LIFE CYCLE COST CALCULATIONS

E. STRUCTURAL INFORMATION

F. ELECTRICAL DISTRIBUTION PLANS

G. PERFORMANCE GUARANTEE

H. CONTROLS AND MONITORING

I. WARRANTY

J. PROJECT REFERENCES

K. PRODUCT INFORMATION

L. DELIVERY

M. NON-COMPLIANCE

A. SUBMITTAL CHECKLIST

SUBMITTAL CHECKLIST

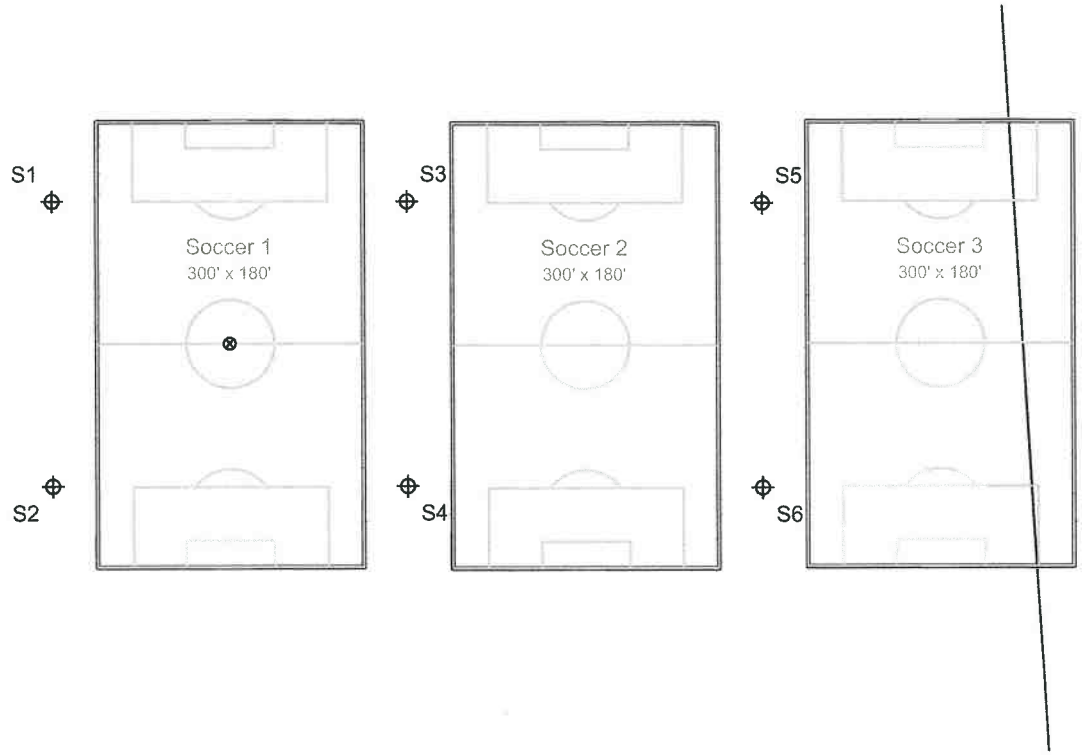
Design Submittal Data Checklist and Certification
All items listed below are mandatory, shall comply with the specification, and be submitted with lighting bid proposal.

Included	Tab	Item	Description
x	A	Checklist	Listing of all information being submitted must be included on the table of contents. List the name of the manufacturer's local representative and his/her phone number. Signed submittal checklist to be included.
x	B	Equipment Layout	Drawing(s) showing field layouts with pole locations.
x	C	On Field Lighting Design	Lighting design drawing(s) showing: a. Field Name, date, file number, prepared by, and other pertinent data b. Outline of field(s) being lighted, as well as pole locations referenced to the center of the field (x & y). Illuminance levels at grid spacing specified c. Pole height, number of fixtures per pole, as well as luminaire information including wattage, lumens and optics d. Height of light level test meter above field surface e. Summary table showing the number and spacing of grid points; average, minimum and maximum illuminance levels in foot candles (fc); uniformity including maximum to minimum ratio, coefficient of variance and uniformity gradient; number of luminaries, total kilowatts, average tilt factor; light loss factor. f. Alternate manufacturers shall provide both initial and maintained light scans using a maximum 0.65 Light Loss Factor to calculate maintained values.
x	D	Life Cycle Cost Calculation	Document life cycle cost calculations as defined in the specification. Identify energy costs for operating the luminaires, maintenance cost for the system including spot lamp replacement, and group relamping costs. All costs should be based on 25 years.
x	E	Structural Calculations	Pole structural calculations and foundation design showing foundation shape, depth backfill requirements, rebar and anchor bolts (if required). Pole base reaction forces shall be shown on the foundation drawing along with soil bearing pressures. Design must be stamped by a structural engineer in the state of Missouri.
x	F	Electrical Distribution Plans	If bidding an alternate system, manufacturer must include a revised electrical distribution plan including changes to service entrance, panels and wire sizing if loads exceed specified kW.
x	G	Performance Guarantee	Provide performance guarantee including a written commitment to undertake all corrections required to meet the performance requirements noted in these specifications at no expense to the owner. Light levels must be guaranteed per specification for 25 years.
x	H	Control & Monitoring System	Manufacturer shall provide written definition and schematics for automated control system to include monitoring. They will also provide examples of system reporting and access for numbers for personal contact to operate the system.
x	I	Warranty	Provide written warranty information including all terms and conditions.
x	J	Project References	Manufacturer to provide a list of a minimum of 5 references of similar athletic fields completed within the past three years in Missouri.
x	K	Product Information	Complete set of product brochures for all components, including a complete parts list, UL Listings, and Manufacturers Certificate of Corrosion Protection.
x	L	Delivery	Manufacturer shall supply an expected delivery timeframe from receipt of approved submittals and complete order information.
x	M	Non-Compliance	Manufacturer shall list all items that do not comply with the specifications. If in full compliance, tab may be omitted.

Manufacturer: Musco Sports Lighting LLC Signature: Todd Stych

Contact Name Todd Stych Date: 11 / 01 / 16

B. EQUIPMENT LAYOUT



MY PROJECT

Name: **Minnie HaHa Park Soccer and Rec Area**
Location: Saint Louis,MO

EQUIPMENT LAYOUT

INCLUDES:
- Soccer 1
- Soccer 2
- Soccer 3

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
2	S1-S2	60'	-	60'	1500W MZ	5
2	S3-S4	60'	-	60'	1500W MZ	5/5*
2	S5-S6	60'	-	60'	1500W MZ	11
6	TOTALS					52

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN

By: **Justin Van Soelen**
File # / Date: 182835 31-Oct-16

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C. ON FIELD LIGHTING DESIGN

Pole / Fixture Summary

Pole ID	Pole Height	Fixture Qty	Lamp Type	Group
S1	60'	5	1500W MZ	A
S2	60'	5	1500W MZ	A
S3	60'	5	1500W MZ	A
		5	1500W MZ	B
S4	60'	5	1500W MZ	A
		5	1500W MZ	B
S5	60'	6	1500W MZ	C
		5	1500W MZ	B
S6	60'	6	1500W MZ	C
		5	1500W MZ	B
6		***52***		

Calculation Grid Summary

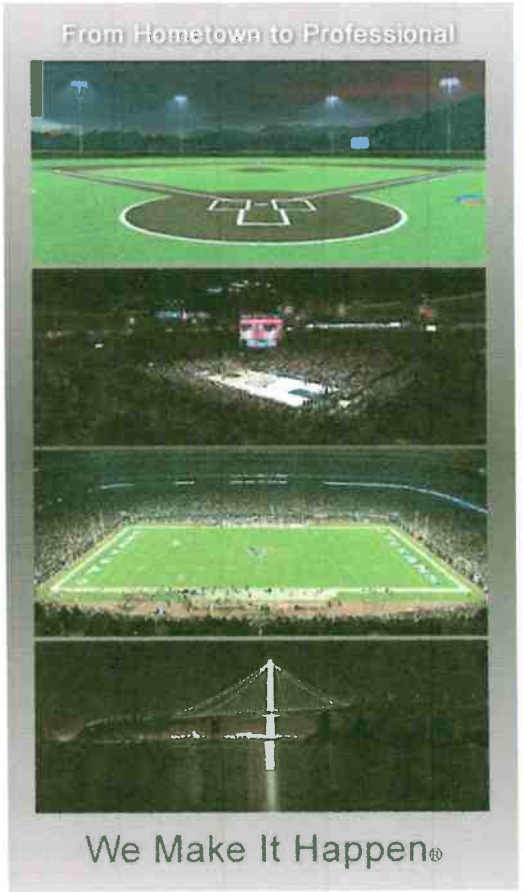
Grid Name	Calculation Metric	Light Level				Uniformity		Groups	Fixture Qty
		Type	Ave	Min	Max	Max/Min	Ave/Min		
Soccer 1	Horizontal Illuminance	Constant	32.2	20	46	2.27	1.59	A	20
Soccer 2	Horizontal Illuminance	Constant	31.4	20	45	2.20	1.55	B	20
Soccer 3	Horizontal Illuminance	Constant	32.6	22	49	2.26	1.49	C	12

Group Summary

Group	Description	Load	Fixture Qty
A	Soccer 1	31.28 kW	20
B	Soccer 2	31.28 kW	20
C	Soccer 3	18.77 kW	12

MY PROJECT

Name: Minnie HaHa Park Soccer and Rec Area
Location: Saint Louis,MO



ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 182835 31-Oct-16

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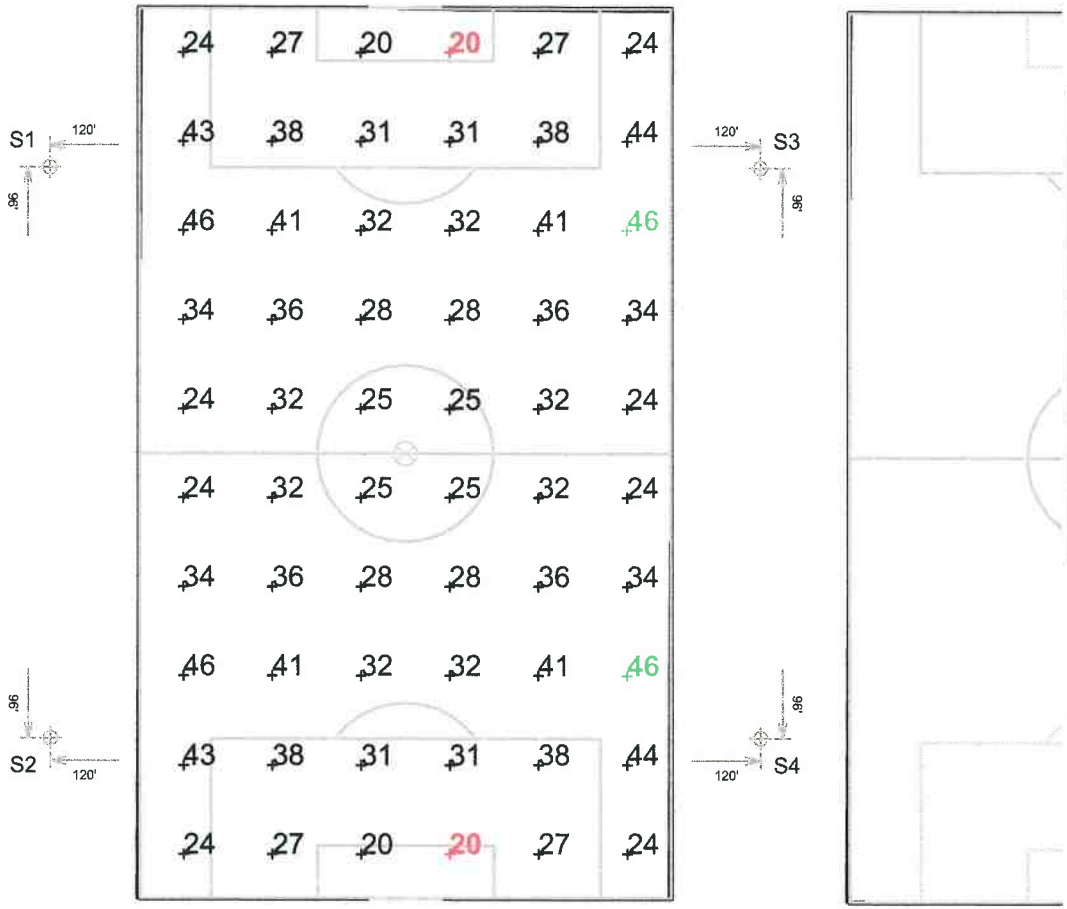
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S1-S2	60'	-	60'	1500W MZ	5	5	0
2	S3-S4	60'	-	60'	1500W MZ	5/5*	5	5
4			TOTALS			30	20	10

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MY PROJECT

Name: Minnie HaHa Park Soccer and Rec Area
Location: Saint Louis,MO

GRID SUMMARY

Name: Soccer 1
Size: 300' x 180'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY — HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	32.15
Maximum:	46
Minimum:	20
Avg / Min:	1.59
Guaranteed Max / Min:	2.5
Max / Min:	2.27
UG (adjacent pts):	1.78
CU:	0.65
No. of Points:	60

LUMINAIRE INFORMATION

Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	20
Avg KW:	31.28 (34.0 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 182835 31-Oct-16

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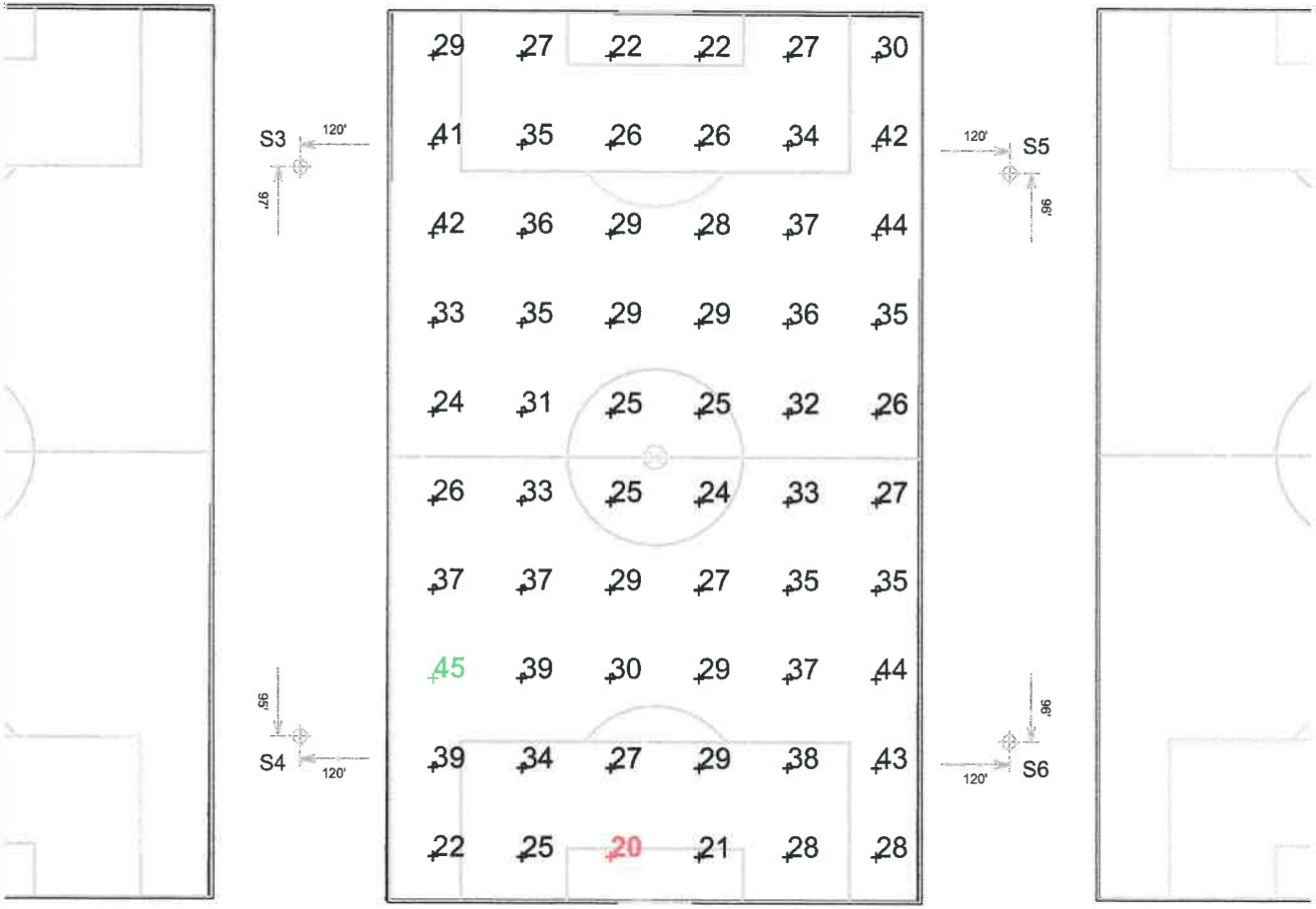
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S3-S4	60'	-	60'	1500W MZ	5/5*	5	5
2	S5-S6	60'	-	60'	1500W MZ	11	5	6
4			TOTALS			42	20	22

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MY PROJECT

Name: Minnie HaHa Park Soccer and Rec Area
Location: Saint Louis,MO

GRID SUMMARY

Name: Soccer 2
Size: 300' x 180'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY — HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	31.40
Maximum:	45
Minimum:	20
Avg / Min:	1.55
Guaranteed Max / Min:	2.5
Max / Min:	2.20
UG (adjacent pts):	1.74
CU:	0.63
No. of Points:	60

LUMINAIRE INFORMATION

Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	20
Avg KW:	31.28 (34.0 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 182835 31-Oct-16

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	S5-S6	60'	-	60'	1500W MZ	11	6	5
2	TOTALS					22	12	10

SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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MY PROJECT

Name: Minnie HaHa Park Soccer and Rec Area
Location: Saint Louis,MO

GRID SUMMARY

Name: Soccer 3
Size: 300' x 180'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY — HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	32.60
Maximum:	49
Minimum:	22
Avg / Min:	1.49
Guaranteed Max / Min:	2.5
Max / Min:	2.26
UG (adjacent pts):	1.73
CU:	0.55
No. of Points:	30

LUMINAIRE INFORMATION

Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	12
Avg KW:	18.77 (20.4 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 182835 31-Oct-16

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D. LIFE CYCLE COST CALCULATIONS

25-Year Life-Cycle Cost Comparison

Minnie HaHa Park
Soccer and Rec Area
Saint Louis, MO
November 2, 2016
Warranty Period: 25 Years

	Typical Floodlighting Equipment	Musco Green	Your Savings
Hours	7,500	7,500	
Average kW	139.3	81.3	58.0
Total kW	1,044,900.0	609,960.0	434,940.0
Metric Tons of CO2	720.5	420.6	299.9
Energy	**$83,592**	**$48,797**	**$34,795**
Group Relamp	$26,876	$0	$26,876
Lamp Maintenance	$3,750	$0	$3,750
Controls - Energy	$8,360	$0	$8,360
Controls - Labor	$0	$0	$0
25-Year Life-Cycle Cost	**$122,578**	**$48,797**	**$73,781**

Assumptions

Field Name	Annual Operating Hours	Energy Cost per kWh	Typical Floodlighting Equipment No. Fixtures	Typical Floodlighting Equipment Avg. kW	Green Generation Lighting™ No. Fixtures	Green Generation Lighting™ Avg. kW	Controls Energy Savings	Controls Labor Savings	Fixture Wattage
Soccer 1	300	$ 0.08	33	53.46	20	31.28	10%	$0.00	1500W
Soccer 2	300	$ 0.08	33	53.46	20	31.28	10%	$0.00	1500W
Soccer 3	300	$ 0.08	20	32.40	12	18.77	10%	$0.00	1500W
		$ 0.08	86	139.32	52	81.33			

NOTES:
Carbon dioxide (CO_2) is emitted by the power plant when generating the total kWh used by the lighting system. Generating one kWH of electricity in the United States emits an average of 1.52 lbs. of CO_2. One metric ton equals 2,204.6 lbs.
Source for CO_2 calculations: http://www.epa.gov/cleanenergy/energy-resources/refs.html (10-26-12)

Life-cycle costs are based upon the assumptions above given by the customer.

Any variation in this data will change the life-cycle cost proportionately. Typical Floodlighting Equipment total kWh includes base operating hours plus extra kWh consumed if no controls system included. Musco guarantees the average Green Generation Lighting system kW per hour and useful life of the lamp.

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We Make It Happen

E. STRUCTURAL INFORMATION

PRELIMINARY FOUNDATION AND POLE ASSEMBLY DRAWING

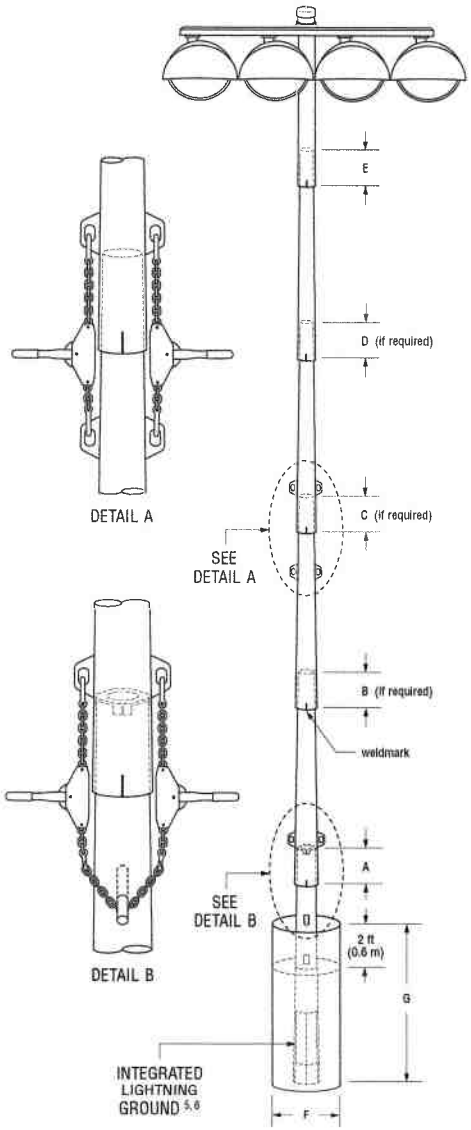

TABLE 1: POLE ASSEMBLY

POLE ID	MOUNTING HEIGHT ft (m)	# OF LUMINAIRES	ASSEMBLED POLE WEIGHT [3] lb (kg)
S1	60 (18.3)	5	1301 (590)
S2	60 (18.3)	5	1301 (590)
S3	60 (18.3)	10	1947 (883)
S4	60 (18.3)	10	1947 (883)
S5	60 (18.3)	11	2037 (924)
S6	60 (18.3)	11	2037 (924)

Pole Assembly Notes:

1. Steel pole should overlap concrete base and be seated tight with 1 1/2 ton come-alongs (contractor provided).
2. Align weldmarks on steel sections before assembling.
3. Assembled pole weight includes steel sections, crossarms, luminaires, and electrical components enclosures.
4. This document is not intended for use as an assembly instruction. See *Installation Instructions: Light-Structure Green Lighting System™* for complete assembly procedure.

TABLE 2: FOUNDATION DETAILS

POLE ID	CONCRETE BASE WEIGHT lb(kg)	BURIAL INFORMATION [3,4] F in (mm)	G ft (m)	CONCRETE BACKFILL [1,2] yd³ (m³)	CUT BASE	LIGHTNING GROUND [5] TYPE	SUPPLEMENTAL INSTRUCTION
S1	1840 (835)	30 (762)	10 (3.0)	1.2 (0.9)	NO	INTEGRATED [6]	
S2	1840 (835)	30 (762)	10 (3.0)	1.2 (0.9)	NO	INTEGRATED [6]	
S3	2710 (1229)	30 (762)	12 (3.7)	1.5 (1.1)	NO	INTEGRATED [6]	
S4	2710 (1229)	30 (762)	12 (3.7)	1.5 (1.1)	NO	INTEGRATED [6]	
S5	2710 (1229)	30 (762)	12 (3.7)	1.5 (1.1)	NO	INTEGRATED [6]	
S6	2710 (1229)	30 (762)	12 (3.7)	1.5 (1.1)	NO	INTEGRATED [6]	

Foundation Notes:

1. Concrete backfill is calculated to 2 ft (0.6m) below grade (no overage included). Top 2 ft (0.6m) to be class 5 soil compacted to 95% density of surrounding undisturbed soil unless otherwise specified in stamped structural design.
2. Concrete backfill required 3000 lb/in² (20 MPa) minimum unless otherwise specified in stamped structural design.
3. Foundation design per 2009 IBC ,90 mph ,exposure category C ,variation STD.
4. Assumes IBC class 5 soils.
5. Standard bases include integrated lightning protection. If bases are cut, supplemental lightning protection is required. Contact Musco for materials and instruction.
6. Lightning protection is a manufacturer installed concrete encased electrode and connector. Ground connection is made when concrete base is installed and footing is poured. No additional steps required.

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Minnie HaHa Park Soccer and Rec Area - Saint Louis, MO, USA

Date: 10/31/2016 Scale: N/A
Rep: Todd Stych Page: 1 of 1
Project: 182835 Preliminary

musco lighting

F. ELECTRICAL DISTRIBUTION PLANS

Electrical distribution plans will require no change.

G. PERFORMANCE GUARANTEE

Musco hereby guarantees compliance with the following specifications for your project. Furthermore, Musco guarantees the constant light levels for 25 years.

Field	Constant Average Illumination	Uniformity	Lamp Tilt Factor	Average kW Demand
Soccer 1	30 FC	2.5:1.0	1.0	31.28
Soccer 2	30 FC	2.5:1.0	1.0	31.28
Soccer 3 (Practice Field)	30 FC	2.5:1.0	1.0	18.77

This guarantee is dependent upon the following:

- All test stations matched exactly to the number and location of points supplied with the Musco computer generated light scan for constant light levels.
- Pole placement must be within 3 feet of Musco recommendation.
- Voltage supply to the ballast of all fixtures must be no less than 97% of the designed secondary voltage.

In the unlikely event that these performance specifications are not met, Musco shall provide necessary corrective action at no expense to the owner.

We trust this meets with your approval.

Musco Sports Lighting, LLC

Jeff Rogers
VicePresident

H. CONTROLS AND MONITORING

Control System Summary

Project Specific Notes:

Project Information

Project #:	182835
Project Name:	Minnie HaHa Park Soccer and Rec Area
Date:	10/31/16
Project Engineer:	J Van Soelen
Sales Representative:	Todd Stych
Control System Type:	Control and Monitoring
Communication Type:	Digital Cellular
Scan:	182835
Document ID:	182835P1V1-1031081933
Distribution Panel Location or ID:	SO 1-3
Total # of Distribution Panel Locations for Project:	1
Design Voltage/Hertz/Phase:	480/60/3
Control Voltage:	120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1.Control and Monitoring Cabinet	24 X 72

	QTY	SIZE
Total Contactors	10	30 AMP
Total Off/On/Auto Switches:	3	

Preliminary Plans
Confirm all Details - voltage,
# of distribution panels, etc.

Materials Checklist

Contractor/Customer Supplied:

- ❑ A single control circuit must be supplied per distribution panel location.
  - — If the control voltage is NOT available, a control transformer is required.
- ❑ Electrical distribution panel to provide overcurrent protection for circuits
  - — Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ❑ Wiring:
  - — Dedicated control power circuit
  - — Power circuit to and from lighting contactors
  - — Harnesses for cabinets at remote locations
  - — Means of grounding, including lightning ground protection
- ❑ Electrical conduit wireway system
  - — Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ❑ Mounting hardware for cabinets
- ❑ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ❑ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central ™ operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements

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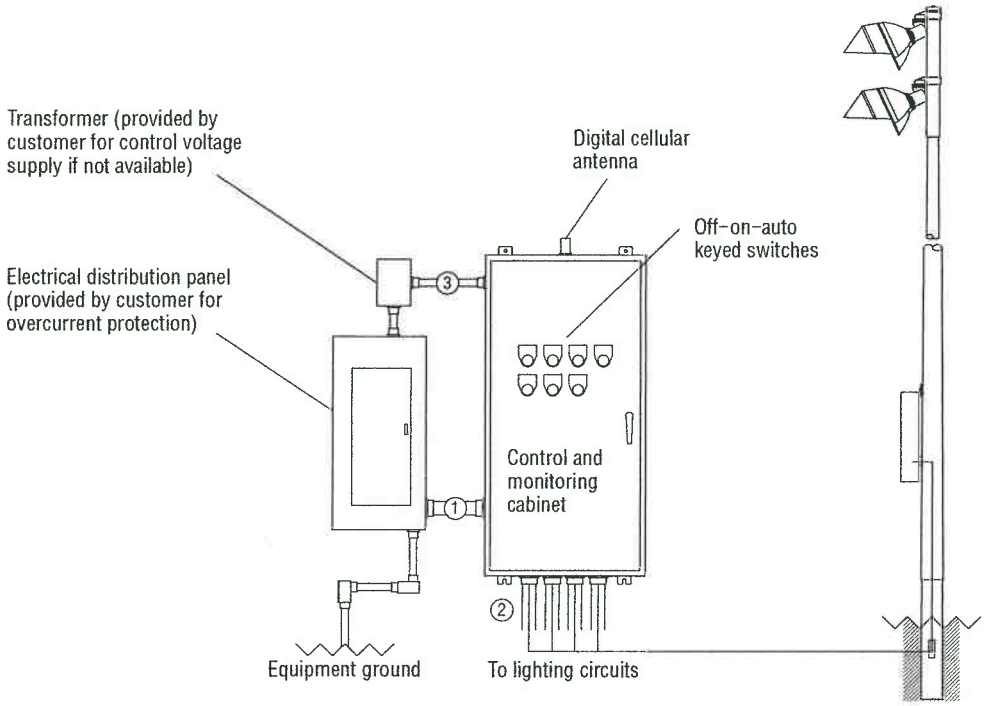
Control•Link® Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	Note A	Note B	27	No	A – E
2	Load power to lighting circuits	Note A	Note B	N/A	No	A – D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D

R60-32-00_C

Notes:
A. Voltage and phasing per the notes on cover page.
B. Calculate per load and voltage drop.
C. All conduit diameters should be per code.
D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.

IMPORTANT: Control (3) wires must be in separate conduit from line and load power wiring (1, 2).

Control System Summary

SWITCHING SCHEDULE

Field/Zone Description	Zones
Soccer 1	1
Soccer 2	2
Soccer 3	3

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 3038.0
	SEALED: 350.8

BALLAST SPECIFICATIONS .90 Minimum Power Factor	VOLTAGE: 480v		THREE PHASE				
BALLAST OPERATING VOLTAGE	208	220	240	277	347	380	480
1500 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	8.6	8.3	7.5	6.5	5.1	4.7	3.7
1000 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	6.5	6.4	5.8	4.9	4.0	3.6	2.9

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
S1	Soccer 1	5	**14.8**	30	C1	1
S2	Soccer 1	5	**14.8**	30	C2	1
S3	Soccer 1	5	**14.8**	30	C3	1
S4	Soccer 1	5	**14.8**	30	C4	1
S3	Soccer 2	5	**14.8**	30	C5	2
S4	Soccer 2	5	**14.8**	30	C6	2
S5	Soccer 2	5	**14.8**	30	C7	2
S6	Soccer 2	5	**14.8**	30	C8	2
S5	Soccer 3	6	**14.8**	30	C9	3
S6	Soccer 3	6	**14.8**	30	C10	3

Control System Summary

PANEL SUMMARY

CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole S1	14.80		
1	1	C2	Pole S2	14.80		
1	1	C3	Pole S3	14.80		
1	1	C4	Pole S4	14.80		
1	1	C5	Pole S3	14.80		
1	1	C6	Pole S4	14.80		
1	1	C7	Pole S5	14.80		
1	1	C8	Pole S6	14.80		
1	1	C9	Pole S5	14.80		
1	1	C10	Pole S6	14.80		

ZONE SCHEDULE

			CIRCUIT DESCRIPTION	
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	POLE ID	CONTACTOR ID
Zone 1	1	Soccer 1	S1 S2 S3 S4	C1 C2 C3 C4
Zone 2	2	Soccer 2	S3 S4 S5 S6	C5 C6 C7 C8
Zone 3	3	Soccer 3	S5 S6	C9 C10

I. WARRANTY

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Musco Sports Lighting, LLC will provide all materials and labor to maintain operation of your lighting system to original design criteria for 25 years, or until maximum hours of coverage have accumulated, whichever comes first. Musco products and services are guaranteed to perform on your project as detailed in this document.

Light

Average Constant Light™ illumination levels are guaranteed through Musco's Smart Lamp® power regulator and service technology.

Musco will electronically monitor lamp operation and operating hours, and will group re-lamp as described in the Project Details on the following page.

Individual lamp outages that occur during the lamp warranty and maintenance period are repaired when the usage of any field is materially impacted. If actual usage exceeds the maximum hours of coverage, the customer will be required to purchase lamp replacements in order to maintain the warranty to the end of 25 years.

Energy Consumption

Average and maximum energy consumptions for your lighting system are guaranteed.

Monitoring, Maintenance and Control Services

Musco shall monitor the performance of your lighting system, including on/off status, hours of usage and lamp outages. If fixture outages that affect playability are detected, Musco will contact you and proactively dispatch technicians.

On-off control of your lighting system is provided via an easy-to-use web site scheduling system, phone, fax, or email. Our trained Control-Link Central™ service center staff is available toll-free 24/7. Regular usage reports are always available on Control-Link Central's web site.

Structural Integrity

Your project has been designed to IBC 2009, 90 mph, exposure C.

Structural integrity of equipment manufactured by Musco is guaranteed.

Musco has a team of people to ensure fulfillment of our product and services warranty and maintains financial reserves dedicated to support our fulfillment of this warranty. Please keep this document as your signed contract guaranteeing comprehensive service for the 25 year period.

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Musco Constant 25™

25-Year Product Assurance & Warranty Program

Project Details

Project Name: Minnie HaHa Park Soccer and Rec Area **Project Number:** 182835

Owner: City of Sunset Hills **City:** Saint Louis **State:** MO

Product(s) Covered: Light-Structure Green™ System

Date Issued: Date of shipment

Expiration: Date of shipment + 25 years **or maximum hours of coverage noted below, whichever occurs first**

Total Average kW per hour: 81.33 **Total Maximum kW per hour:** 88.40

Musco products and services are guaranteed to perform on your project as follows:

Field/Zone	Fixture Quantity	Lamp Type/ Lamp Hours	Average Target Constant Light Level	Uniformity Max/Min	Total Relamps Included	Estimated Annual/25-Year Estimated Usage Hours	Maximum Hours of Coverage
Soccer 1	20	1500 Watt MZ / 5,000	30 FC	2.5:1.0	1	300 / 7,500	10,000
Soccer 2	20	1500 Watt MZ / 5,000	30 FC	2.5:1.0	1	300 / 7,500	10,000
Soccer 3 (Practice Field)	12	1500 Watt MZ / 5,000	30 FC	2.5:1.0	1	300 / 7,500	10,000

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Musco Constant 25™

25-Year Product Assurance & Warranty Program

Terms and Conditions

Service under this Contract is provided by Musco Sports Lighting, LLC ("Musco") or an authorized servicer approved by Musco. Services performed under this Contract shall consist of furnishing labor and parts necessary to restore the operation of the Covered Product(s) to original design criteria provided such service is necessitated by failure of the Covered Product(s) during normal usage. This Contract covers Product(s) consisting of Musco's Green Generation Lighting® with Control-Link® and any additional Musco manufactured product as listed on page 2.

"We", "us" and "our" mean Musco. "You" and "your" mean the purchaser of the Covered Product(s). No one has the authority to change this Contract without the prior written approval of Musco. Musco shall not assume responsibility for their agents or assignees other than as described below. If there is a conflict between the terms of this Contract and information communicated either orally or in writing by one or more of our employees or agents, this Contract shall control.

Additional Provisions

1. **Availability of Service:** Control-Link Central operators shall be available 24/7 via web site, phone, fax, or email. Maintenance service specialists shall be available 8AM to 5PM Central Time, and services shall be rendered during these same hours in your local time zone, Monday through Friday (with the exception of national holidays). Hours of operation are subject to change without notice to you. Musco will exercise all reasonable efforts to perform service under this Contract, but will not be responsible for delays or failure in performing such services caused by adverse weather conditions, acts of any government, failure of transportation, accidents, riots, war, labor actions or strikes or other causes beyond its control.

2. **Determination of Repairs:** Musco will utilize the field monitoring system and any information provided by the customer to determine when the usage of the field is materially impacted. From this information, Musco will determine needed repair and/or replacement of Covered Product(s) and parts. Repair will be with product(s) of like kind and quality.

3. **Your Requirements Under this Contract:** You must meet all electrical and installation requirements as specified by the manufacturer. In addition, you promise and assure: full cooperation with Musco, Musco's technicians and authorized servicers during telephone diagnosis and repair of the Covered Product(s); reasonable accessibility of the Covered Product(s); a non-threatening and safe environment for service.

   You agree to check fuses and to replace fuses as needed. Musco provides spare fuses in the lowest alpha-numeric numbered enclosure. Musco will replenish spare fuses used.

   You agree to keep your Green Generation Lighting system online. This means keeping the required control voltage to the control system at all times. Any deviation from this practice must be discussed with Musco's Warranty Department.

4. **Service Limitations - This Contract does not cover:** Maintenance, repair or replacement necessitated by loss or damage resulting from any external causes such as, but not limited to, theft, environmental conditions, negligence, misuse, abuse, improper electrical/power supply, unauthorized repairs by third parties, attachments, damage to cabinetry, equipment modifications, vandalism, animal or insect infestation, physical damage to Covered Products parts or components, failure of existing structures, supporting electrical systems or any non-Musco equipment, or acts of God/ nature (including, but not limited to: earthquake, flood, tornadoes, typhoons, hurricanes or lightning).

5. **Contract Limitations:**

   a. EXCLUSIONS FROM COVERAGE: IN NO EVENT WILL MUSCO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH INCLUDE, BUT ARE NOT LIMITED TO, ANY DELAY IN RENDERING SERVICE OR LOSS OF USE DURING THE REPAIR PERIOD OF THE COVERED PRODUCT(S) OR WHILE OTHERWISE AWAITING PARTS.

   b. Limitation of Liability: To the extent permitted by applicable law, the liability of Musco, if any, for any allegedly defective Covered Product(s) or components shall be limited to repair or replacement of the Covered Product(s) or components at Musco's option. THIS CONTRACT IS YOUR SOLE EXPRESS WARRANTY WITH RESPECT TO THE COVERED PRODUCT(S). ALL IMPLIED WARRANTIES WITH RESPECT TO THE COVERED PRODUCT(S) INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY EXCLUDED.

   c. For the purposes of and by your acceptance of this Contract you acknowledge and agree that if a surety bond ("Bond") is provided the warranty and/or maintenance guarantee provided for in this Contract and any corresponding liability on behalf of the issuing surety under the Bond is limited to the first twelve (12) months of said warranty and/or maintenance guarantee coverage period. Any warranty and/or guarantee coverage period in excess of said initial 12 month period does not fall within the scope of the Bond and shall be the sole responsibility of Musco.

   d. Musco requires reasonable access for a crane or man lift equipment to service the lighting system. Musco will not be responsible for damage from operating the vehicle on the property when the equipment is operated in the prescribed manner over the designated access route.

6. **Transfer and Assignment:** Except to owners, you shall not have the right to assign or otherwise transfer your rights and obligations under this Contract except with the prior written consent of Musco; however, a successor in interest by merger, operation of law, assignment or purchase or otherwise of your entire business shall acquire all of your interests under this Contract.

7. **Governing Law:** Unless otherwise governed by applicable state law, the Contract shall be interpreted and enforced according to the laws of the State of Iowa.

8. **Subrogation:** In the event Musco repairs or replaces any Covered Product(s), parts or components due to any defect for which the manufacturer or its agents or suppliers may be legally responsible, you agree to assign your rights of recovery to Musco. You will be reimbursed for any reasonable costs and expenses you may incur in connection with the assignment of your rights. You will be made whole before Musco retains any amounts it may recover.

Signature: _____

Vice President of Sales

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J. PROJECT REFERENCES

Project Installations: Missouri*

Baseball

American Legion Gold Field
Columbia, Missouri

Atkins Youth Baseball Complex
Columbia, Missouri

California High School
California, Missouri

Ed Ronsick Baseball Field
Washington, Missouri

Harrisburg R8 High School
Harrisburg, Missouri

Liberty Baseball Stadium
Sedalia, Missouri

Pilot Grove High School
Pilot Grove, Missouri

Randy Ragsdale Field
Farmington, Missouri

Saint John Vianney High School
Saint Louis, Missouri

Shawnee Sports Complex
Cape Girardeau, Missouri

Soccer

Central Missouri State University
Intramural Soccer
Warrensburg, Missouri

Chesterfield Valley Sports Complex
Chesterfield, Missouri

Kirksville High School
Kirksville, Missouri

Lou Fusz Soccer
Maryland Heights, Missouri

Missouri State University
Field Hockey / Soccer
Springfield, Missouri

Monsignor Meyer Youth Center
Saint Louis, Missouri

Park Hills South High School
Kansas City, Missouri

Football

Blair Oaks High School
Jefferson City, Missouri

Blue Springs High School
Blue Springs, Missouri

Bowling Green High School
Bowling Green, Missouri

Eureka High School
Eureka, Missouri

Fort Zumwalt East High School
O'Fallon, Missouri

Jefferson City High School
Jefferson City, Missouri

Jennie Jaynes Stadium
Sedalia, Missouri

Kirkwood High School
Kirkwood, Missouri

Marionville High School
Marionville, Missouri

Marquette High School
Chesterfield, Missouri

Owensville High School
Owensville, Missouri

Ozark High School
Ozark, Missouri

Raytown High School
Kansas City, Missouri

Rock Bridge High School
Columbia, Missouri

Rockwood Summit
Fenton, Missouri

Saint John Vianney High School
Saint Louis, Missouri

Sarcoxie High School
Sarcoxie, Missouri

School of Osage
Osage Beach, Missouri

Southeast Missouri State University
Houck Stadium
Cape Girardeau, Missouri

Truman State University
Kirksville, Missouri

Washington University LED
Saint Louis, Missouri

Softball

Camdenton High School
Camdenton, Missouri

Central Methodist University
Fayette, Missouri

Jefferson City Binder Park
Jefferson City, Missouri

Joplin Sports Complex
Joplin, Missouri

Willard High School
Willard, Missouri

Multi-Facility

La Plata Baseball & Softball
La Plata, Missouri

Lathrop High School
Baseball, Softball & Football
Lathrop, Missouri

McNair Park
Saint Charles, Missouri

Shawnee Sports Complex
Soccer & Softball
Kansas City, Missouri

Tennis

Cosmo Park Tennis
Columbia, Missouri

Westhoff Tennis
O'Fallon, Missouri

Other

Dan Kinney Miracle Field
Springfield, Missouri

Kansas City Police Training Facility
Kansas City, Missouri

*Partial Listing

Musco Sports Lighting, LLC 2008 - 2016 • M-2018-enUS-4

K. PRODUCT INFORMATION

MUSCO Lighting

Light·Structure GREEN™

For your budget, for the environment.

"OFFERED WITH THE CONFIDENCE EARNED AND LEARNED FROM 30 YEARS OF TECHNOLOGY INNOVATION."

Musco's Light-Structure GREEN™

Musco's Green friendly system will reduce by half or more, the cost of operating and maintaining your ballfield lighting system.

For Your Budget

Innovative photometric improvements of the luminaire result in substantially more efficient light control.

Musco's evolution of fundamental lamp principles creates a new operating system — Smart Lamp™.

Savings

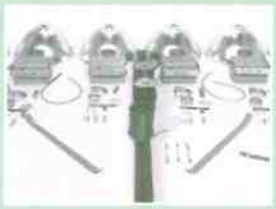
25 Year Life Cycle Cost Savings

Prior Technology Fixture Quantity	52
Light-Structure Green™ Fixture Quantity	32
1. Energy — photometric improvement	$23,080
2. Group Relamp	$16,250
3. Lamp Maintenance	$3,750
4. Energy — controls	$5,770
5. Labor — controls	$10,000
Total Projected Savings	**$58,850**

1. 300 hours per year, 9¢ per kilowatt hour
2. $125 per luminaire for relamp labor and materials.
3. Average of 7.5 repairs at $500 each.
4. 25% savings by switching on and off 20 minutes closer to actual usage time.
5. 15 minutes labor for turning on and off at $8 labor rate — 2,500 operations.

Musco's journey to the Green Generation — 30 years of "good old fashioned" new technology

1976
Existing technology



1977
Factory assembled and wired light cluster — SportsCluster®. Predictable results, easier installation.

1981
Glare control research

1982
Temporary lighting service and rolling lab — Mobile Lighting System

1987
Easier maintenance — remote ballasts

. . . for a More Energy Conscious Generation.

Amazing new technology . . . big cost benefits.

And best of all, it does wonderful things for the adjoining environment. It puts much less light on nearby properties. It protects the beauty of the dark night skies.

For The Environment

Spill and glare control features are now a standard part of every luminaire at no extra cost.

This green generation luminaire system cuts spill by half or more, even when compared to Musco's prior industry-leading technology.

Less Spill

360' x 225' Soccer Field

30fc Average Maintained		30fc Constant Illumination
Light·Structure with Total Light Control™ photometric option	**Fixture Type**	**Light·Structure Green™**
1500W MZ	**Lamp Type**	1500W MZ
Vertical Illumination		
0.50 fc	**Average**	**0.15 fc**
0.74 fc	**Maximum**	**0.26 fc**
52	**# of Luminaires**	**32**

Now 25 years of unprecedented, trouble-free operation

Musco's *Constant 25* ™ product assurance and warranty program guarantees:

- Constant light levels and group lamp replacements at the end of rated lamp life
- Reduced energy consumption
- Monitoring, maintenance, and remote on/off control services
- System structural integrity

1989
Glare control with efficiency — SportsCluster·2®

1991
Complete lighting and electrical system from foundation-to-poletop. Light·Structure System™

1997
Facility management services — 10 Club Service® and Control·Link®

2005
Energy, environment . . . today's prices — Light·Structure Green™

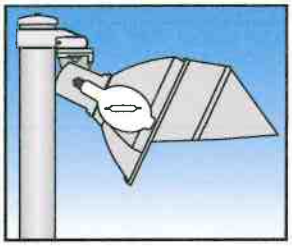
Light-Structure Green™ System — still Five Easy Pieces™ plus:

Improved Luminaire Efficiency

1. **Reflector system:** More than 2000 photometric patterns provide optimal energy efficiency and minimal spill light for each project.
2. **Visor System:** Several visor choices provide energy efficient light on the field and minimal spill light. The aerodynamics reduce wind load on the poles.
3. **Side Shift Beam Control:** Beams can be adjusted within the luminaire horizontally as well as vertically. We can now custom fit the light to the corners.

Smart Lamp™ Operating System

1. **Lamp:** 30 years of lamp experience has taught Musco how to operate the lamp with less energy and extend its life with a system of timed power adjustments.
2. **Geared tilt adjustment:** With a geared leveling mechanism, the lamp arc tube operates in the energy advantageous horizontal position.



Increased Durability, Assured Results

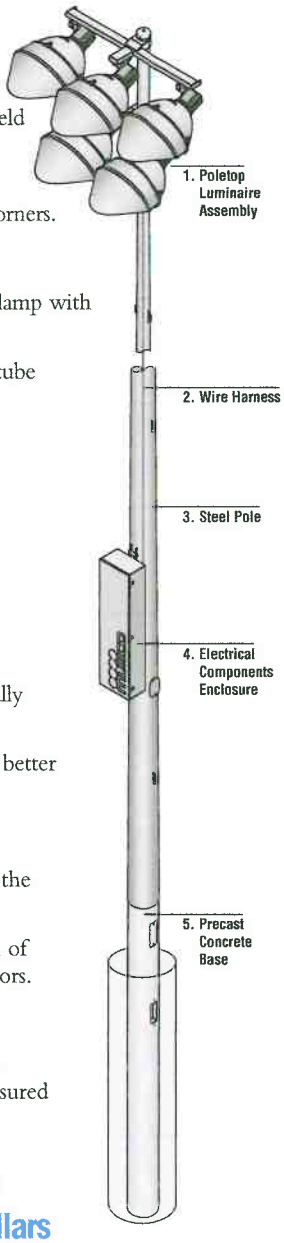
1. **Die-Cast aluminum reflector housing:** Provides a rugged foundation for building and maintaining a sophisticated photometric unit.
2. **Gasketing:** Improved material and gasket system design virtually eliminate "outgasing" and other contamination of the reflectors and lens.
3. **Factory Assembled Luminaires:** The luminaire ships totally assembled: avoids contaminants, saves time, improves aiming accuracy.
4. **Attaching Mechanism:** The factory assembled luminaire connects electrically and structurally to the crossarm with one simple attachment.
5. **Factory Aiming:** Musco's well established service of factory aiming is even better with Light-Structure Green™. . . field, changes can still be done.

Solid control and flexible management

1. **Controls and monitoring:** This system, in one simple cabinet, included in the base price, saves energy and gives you a solid, flexible management tool.
2. **Control Link Central™:** Real people at Musco, 24/7, support the operation of your lights . . . from office, field or home . . . benefits field users and neighbors.

Ultimate guarantee

With **Green Generation Lighting,** Musco's Constant 25™ guarantees it all for 25 years, plus free relamping at the end of the lamps' rated life. All of this is assured by Musco's field service department and their technicians.



Light-Structure Green™ is the result of more than a dozen inventions and innovations from more than 10 million dollars of research and capital investment by Musco.

MUSCO Lighting

We Make It Happen.

800/825-6030
www.musco.com
e-mail: lighting@musco.com

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Patents Issued and Pending

100% TOTAL RECOVERED FIBER ALL POST-CONSUMER FIBER
MOHAWK Paper manufactured with windpower

5 Easy Pieces™

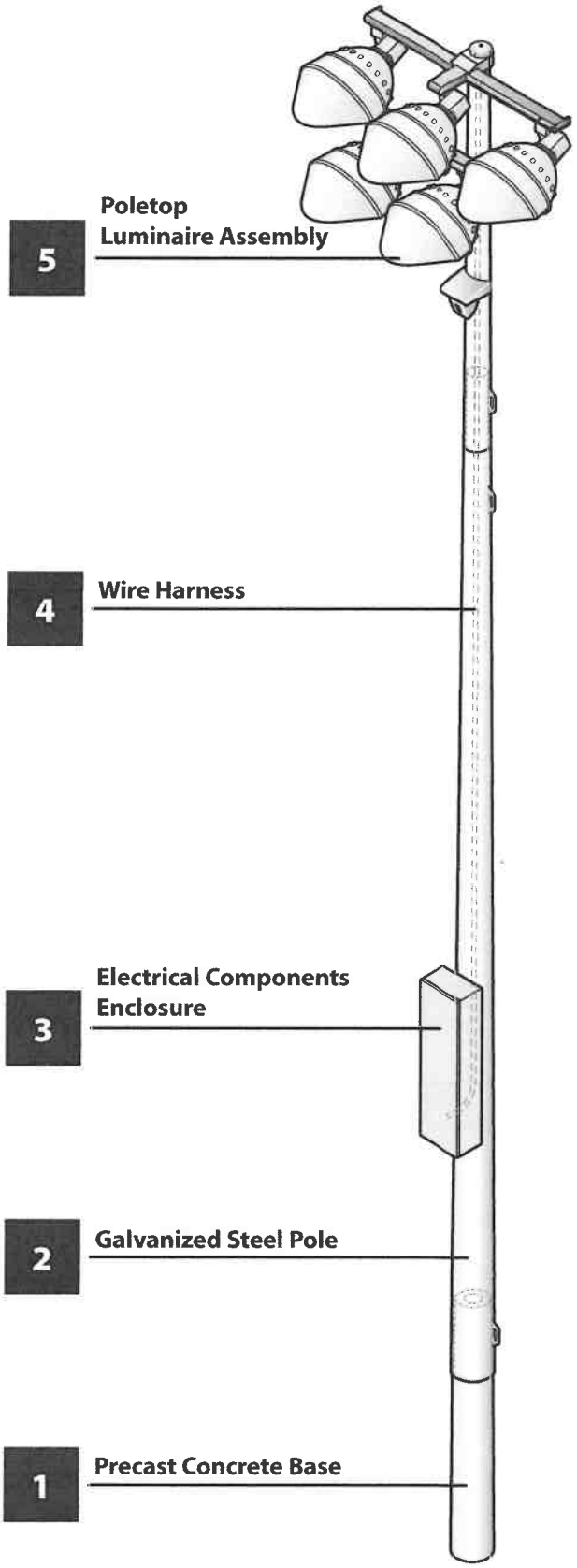
Complete System from Foundation to Poletop

Factory wired, aimed, and tested

Fast, trouble-free installation

Comprehensive corrosion package

Integrated lightning ground



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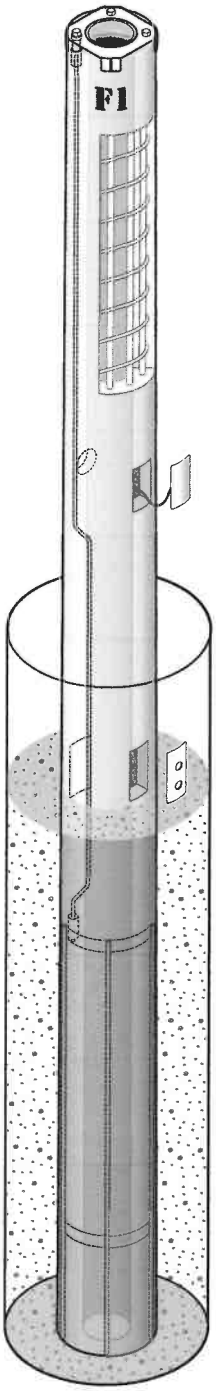
Precast Concrete Base – HID and LED



Overview

The precast concrete base is set directly into the ground and backfilled with concrete. The base includes an integrated lightning ground system.

Features

Base

- Set pole on base in 24 hours
- Tapered upper section for slip-fit steel pole
- Access holes for wire entry
- Epoxy coated ends prevent water intrusion
- Lifting hole accepts load-rated steel rod provided by Musco

Integrated Lightning Ground System

- Complies with NFPA 780, UL 96A, and EN 62305 standards when installed per Musco installation instructions
- UL Listed, Class II Lightning Protection, file number E337467
- Tested up to 100 kA by independent laboratory
- Steel pole interfaces with integrated grounding system by means of the pole grounding connector
- 2/0 AWG (crossectional area of 67.4 mm^2) grounding electrode conductor
- Concrete-encased grounding electrode, 20 feet (6.1 m) total length, ½ inch (12.7 mm) diameter

Technical Specifications

Base dimensions vary. For measurements refer to project specific *Foundation and Pole Assembly* drawing.

Construction

- Spun concrete construction
- Prestressed vertical strands and steel coil spiral for radial reinforcement throughout base
- Minimum design strength is 9500 lb/in^2 (65.5 MPa) at 28 days
- Meets ASTM C1804 design requirements

Quality Assurance Tests

- 28-day compressive strength
- Bending moment capacity
- Grounding system continuity

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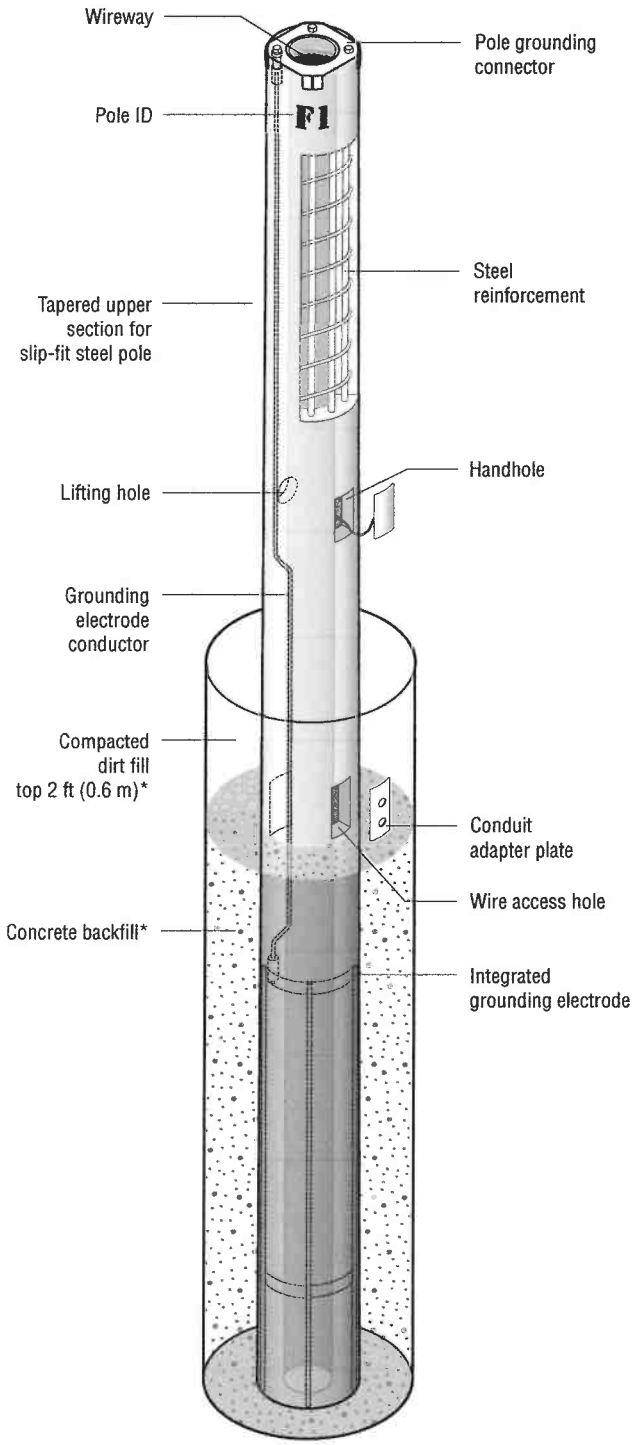
Precast Concrete Base – HID and LED



*Standard pier foundation shown. Foundation and/or backfill may vary per alternate foundation design.

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Galvanized Steel Pole

Overview

The galvanized steel pole is designed to slip-fit together with the precast concrete base and the poletop luminaire assembly.

Features

- Slip-fit connection allows pole assembly with come-alongs
- Built-in hardware for attaching electrical components enclosure
- Wire access from inside the pole (no exposed wiring or conduit)
- Shipped in sections for easier handling
- Labeled with pole identification for location on field

Technical Specifications

Pole dimensions vary. For measurements refer to project specific pole configuration drawing.

Construction

- Pole designs comply with all major building codes
- High strength, low alloy, tapered, round steel pole
- Hot-dip galvanized inside and outside after fabrication to ASTM-A123 standards
- Built to AASHTO stress standards
- Grounding lug
- Pole shipped in sections
- Stainless steel fasteners passivated and coated
- Material certifications are available

Quality Assurance Tests (periodic sampling)

- Bending stress
- Minimum galvanizing thickness
- Straightness measurement

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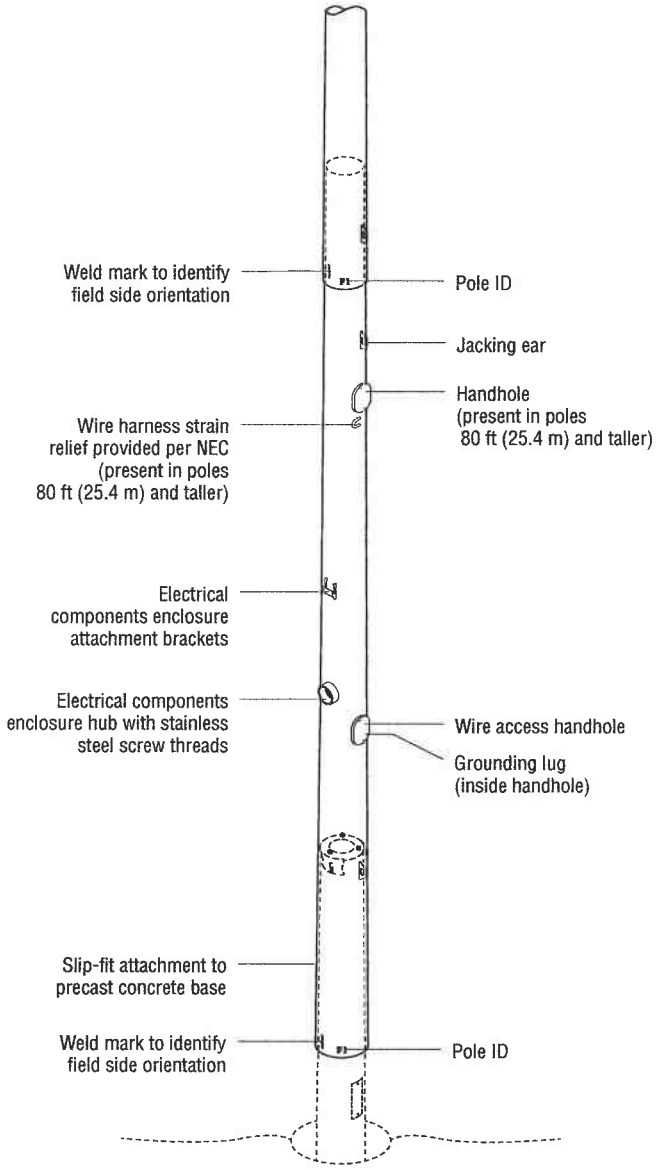
Galvanized Steel Pole



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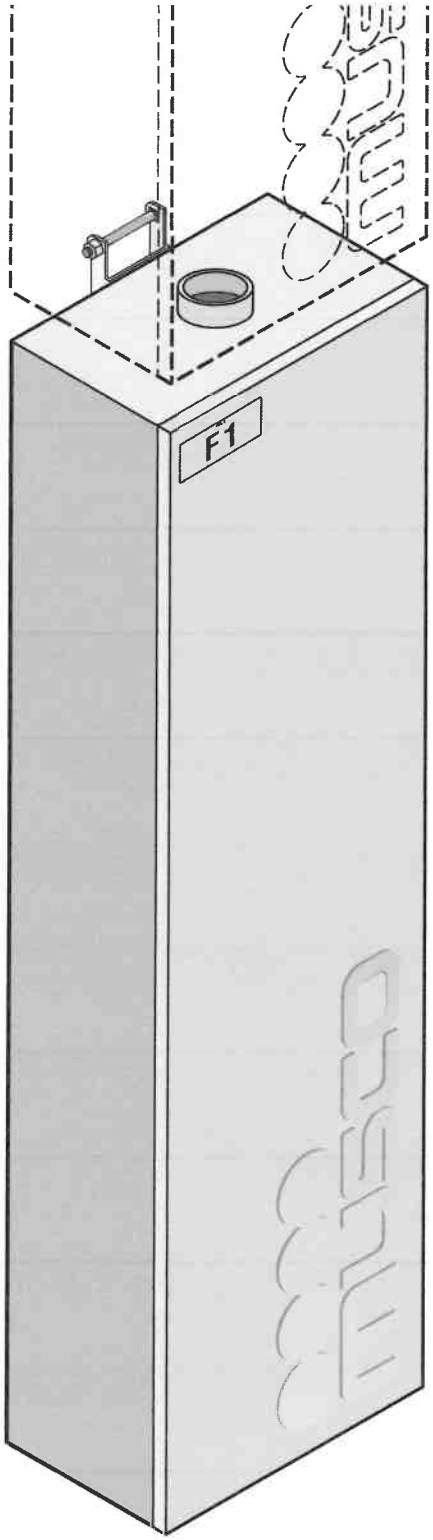
Electrical Components Enclosure



Overview

The electrical components enclosure contains all necessary equipment to operate luminaires. Built-in mounting hardware allows for easy attachment to the galvanized steel pole. Quick-connect plugs fasten to the wire harness.

Features

- Factory-built and tested as a unit
- Quick connect plug for easy field wiring
- Mounted 10 feet (3 m) above grade for servicing with ladder
- Labeled with pole identification and electrical information
- Luminaires individually fused and spare fuses supplied
- Wire access from inside the pole (no exposed wiring or conduit)
- Color coded wires and terminal blocks for phase wire distribution
- Disconnect per circuit
- Smart Lamp® control unit provides timed power adjustments

Technical Specifications

For amperage draws and circuitry refer to project-specific document.

Construction

- 0.08 inch (2 mm) thick, powder-coated aluminum
- NEMA type 3R (IP 44) enclosure
- Designed to operate in up to 55° C ambient temperature
- Full length stainless steel hinge
- All stainless steel fasteners passivated and coated
- Meets IEC touchsafe standards
- Up to six luminaires per enclosure

Quality Assurance Tests

- Grounding continuity
- High potential dielectric withstand
- Ballast and capacitor operation (open-circuit voltage and short-circuit current)
- Full functionality test

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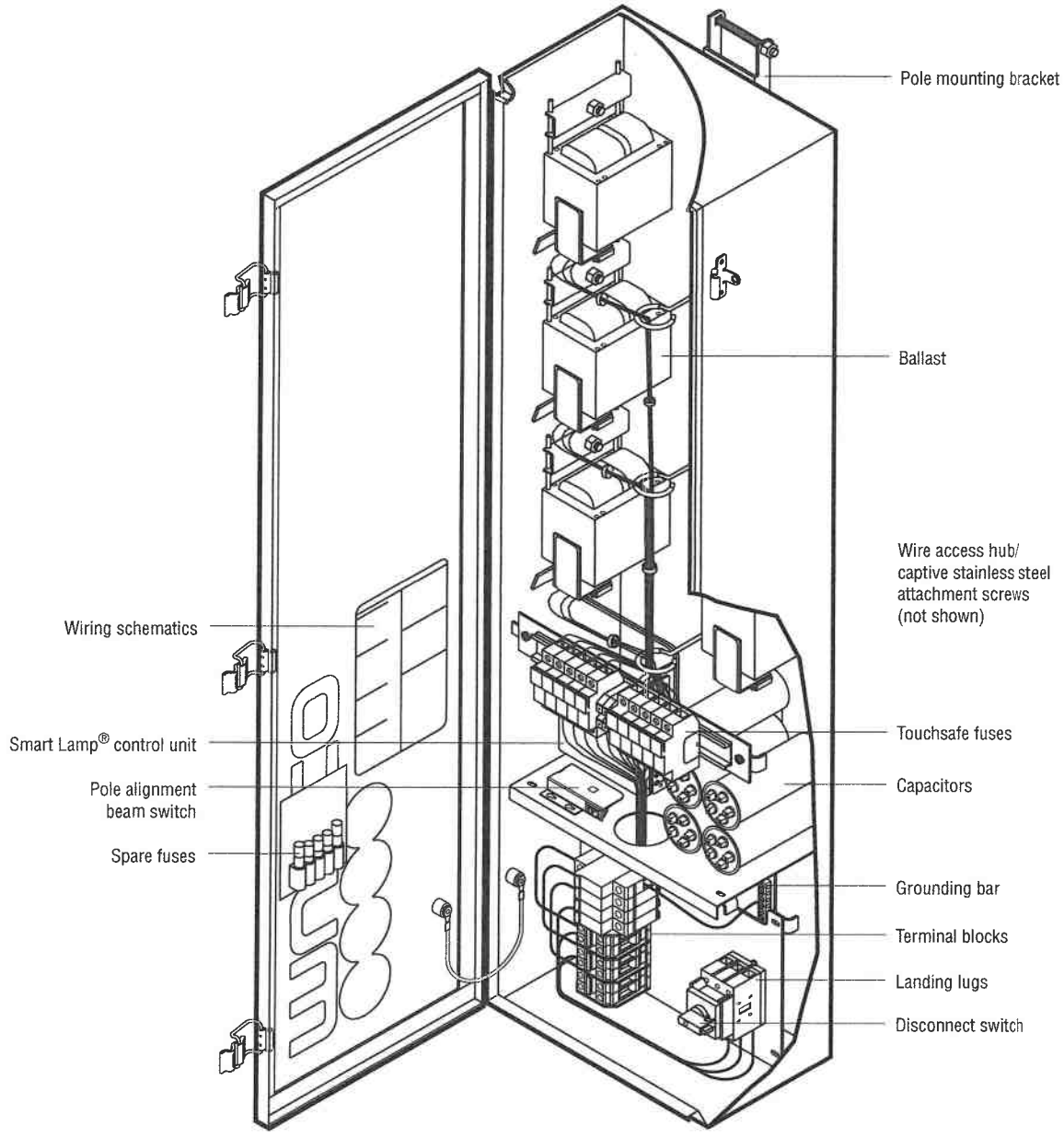
Smart Lamp® is a registered trademark in United States and Canada, trademarked in all other countries. · M-1309-en04-5

Electrical Components Enclosure



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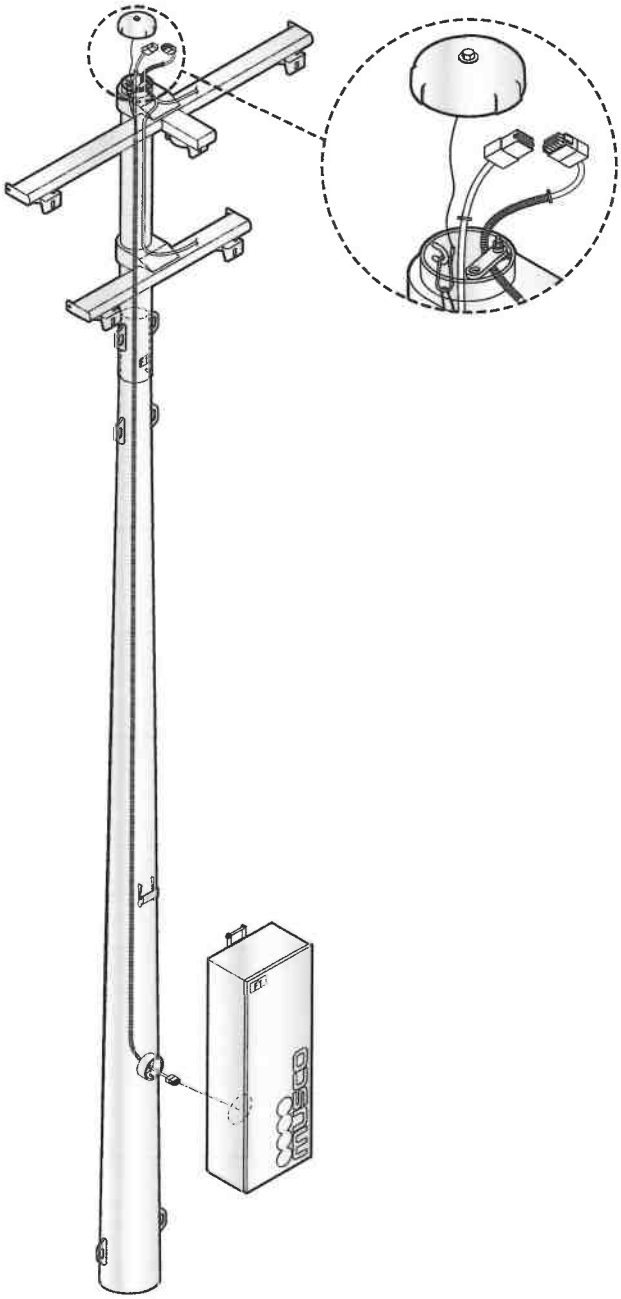
Smart Lamp® is a registered trademark in United States and Canada, trademarked in all other countries. · M-1309-en04-5

Wire Harness



Overview

The factory-built wire harness connects the electrical components enclosure to the poletop luminaire assembly.

Features

- Factory-assembled support grip alleviates strain on connections
- Quick connect plugs for easy field wiring
- Spiral wound cable eliminates slippage
- Protective sleeve prevents wire damage
- All internal wiring, no exposed wires
- Labels identify pole and luminaires

Technical Specifications

Construction

- Spiral wound, wrapped cable, 14 AWG copper wire
- Integral wire support grip
- Two wires per luminaire
- Each harness supports up to six luminaires

Quality Assurance Tests

- Connector/load resistance
- High potential dielectric withstand
- Grounding continuity
- Termination crimp

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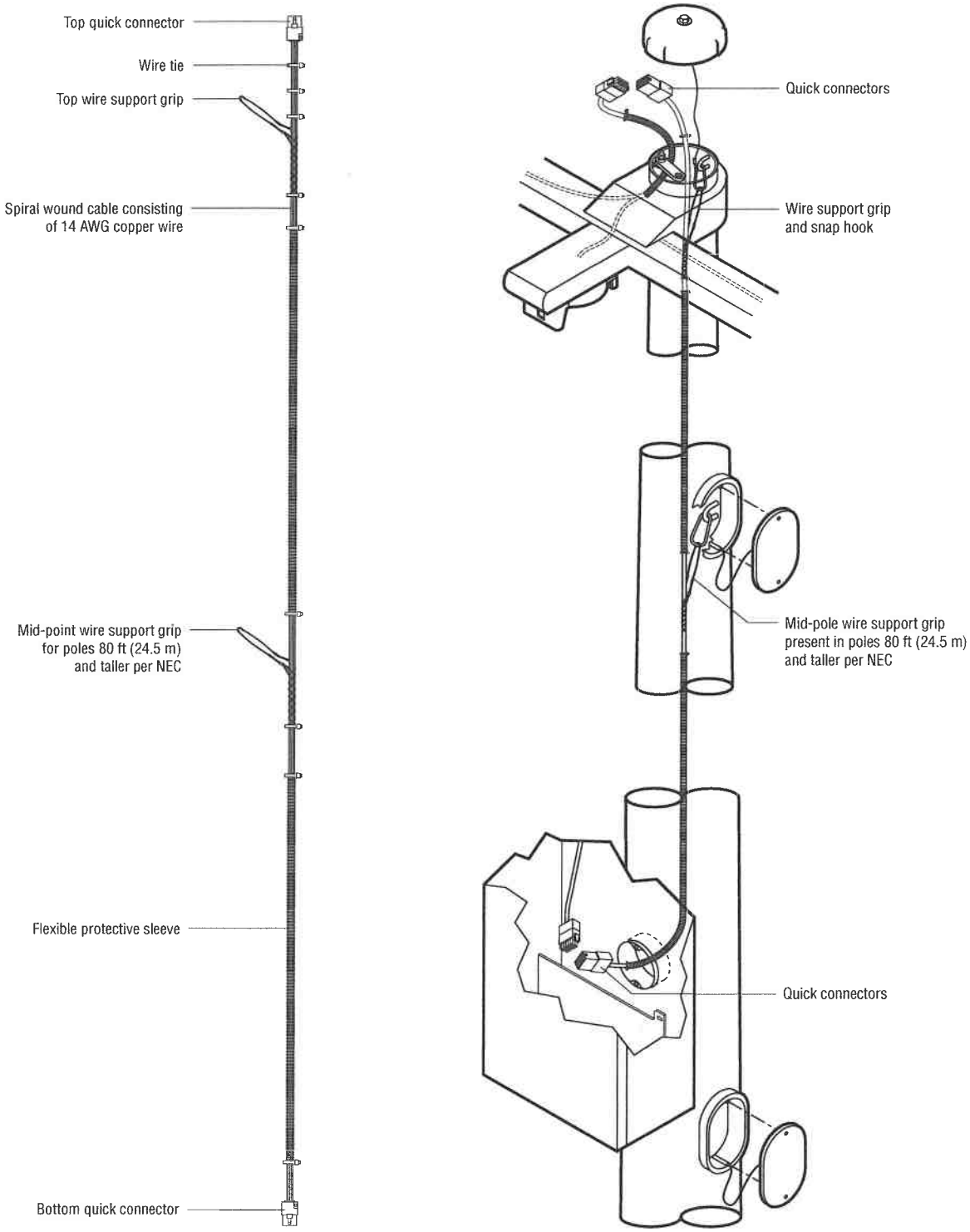
Wire Harness



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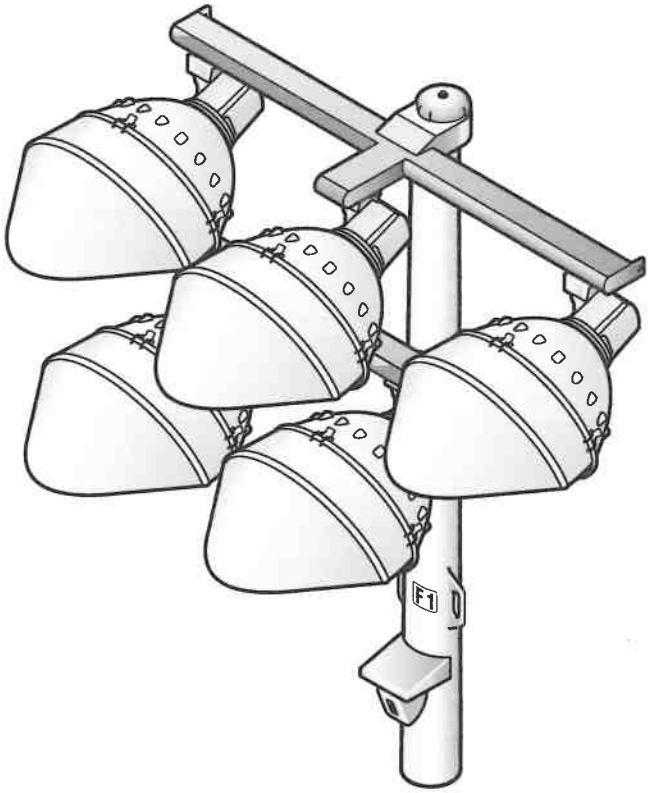
Poletop Luminaire Assembly



Overview

The factory-aimed poletop luminaire assembly is the upper section of the pole and slip-fits together with the galvanized steel pole.

Features

- Luminaire mounts and connects in a single step
- Slip-fit connection allows assembly with come-alongs
- D-shaped crossarm reduces wind loading
- Each luminaires is factory-built, tested, and ships as a unit
- Luminaries are factory-aimed to two-tenths degree of accuracy
- All luminaires are factory-wired to a quick-connect harness for easy installation
- Labels identify pole and luminaire location
- No exposed wiring or conduit
- Factory-set pole alignment beam allows easy field alignment

Technical Specifications

Construction

- Crossarms and pole shaft hot-dip galvanizing inside and outside after fabrication meets ASTM-A123 and EN 1461 standards
- All aluminum components powder-coated or anodized to mil-A-8625F and BS 5599
- Luminaire and knuckle powder-coated die-cast aluminum
- All stainless steel fasteners passivated and coated
- Crossarms constructed of ⅛ inch wall thickness D-shaped steel tubing
- Polecap attached with stainless steel lanyard and securing bolt

Quality Assurance Tests

- Reflector photometric test
- Lamp lumen output
- Galvanizing thickness
- High potential dielectric withstand
- Electrical continuity

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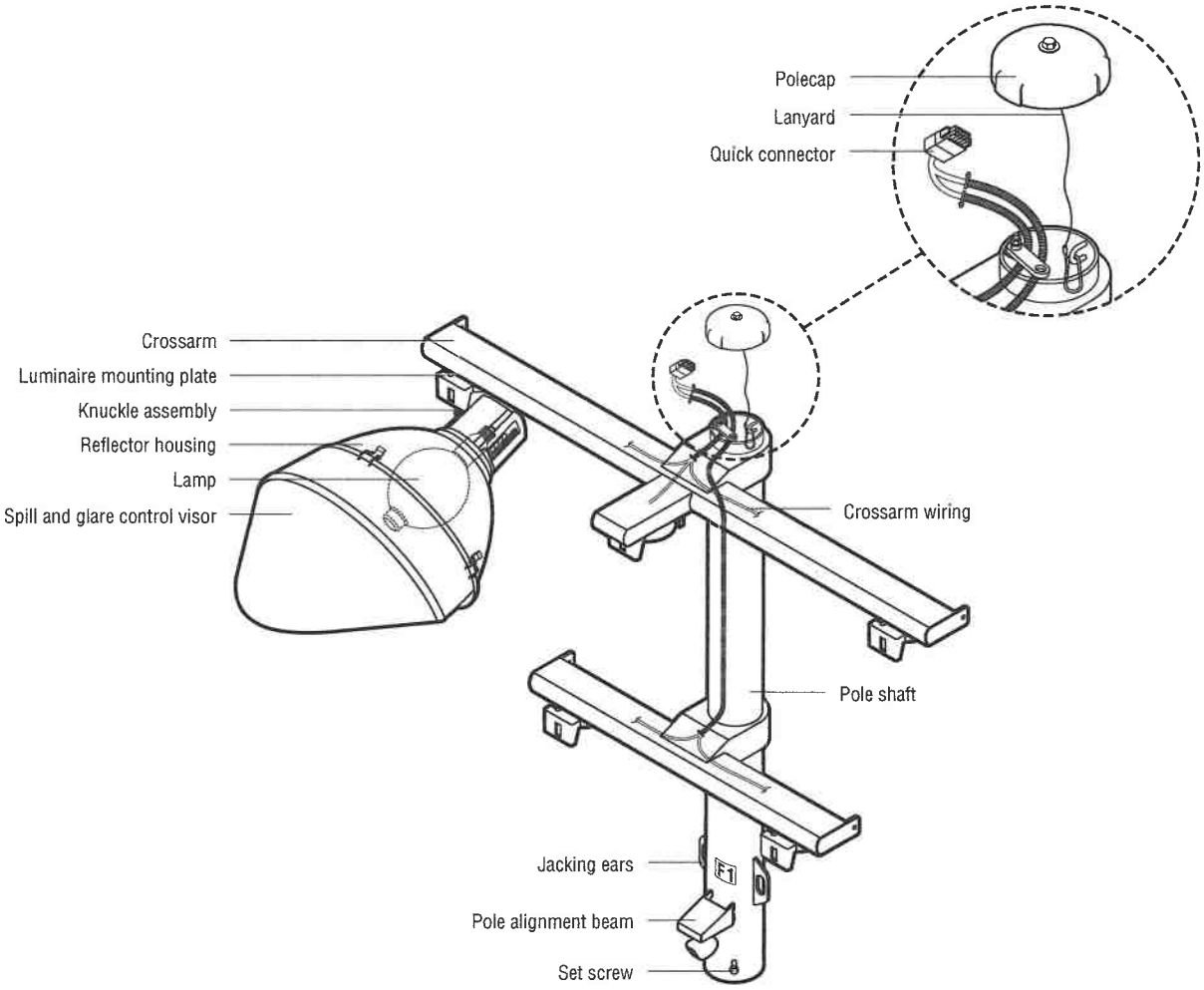
Poletop Luminaire Assembly



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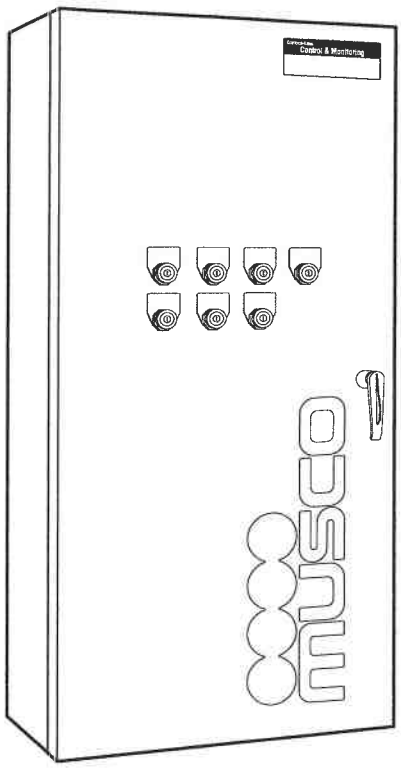
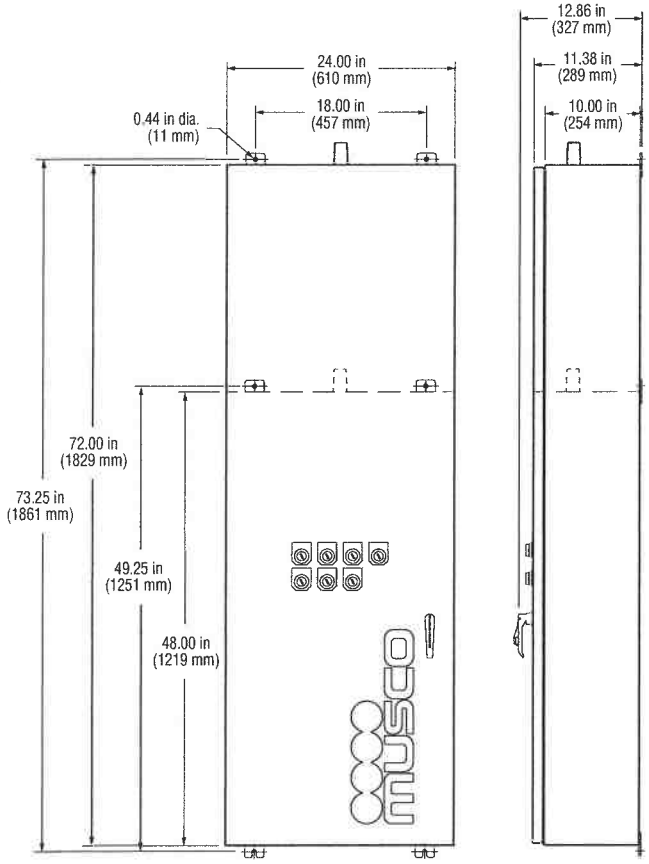
Datasheet: **Control-Link® Control and Monitoring System**





Overview

Control-Link® control and monitoring system provides flexible remote on/off control, monitoring, and management of your lighting system.

Features

Control

- Lighting system and auxiliary equipment
- Customized on/off control via phone, website, smartphone application, email, or fax up to 10 years in advance
- Multi-level user security settings
- Key-activated on/off/auto switches allow manual or automated control
- Seven controllable lighting zones

Monitoring

- Detects lamp outages and other issues that affect light quality

Management and Support

- Control-Link Central™ service center provides support 24 hours a day, 7 days a week for scheduling, monitoring, and reporting
- Luminaire outage notification within the next business day
- Customized usage reports through website

Technical Specifications

Ratings

UL 508A Listed E204954

FCC Part 15 ..... Class A compliant

Operating temperature ..... -4 °F to 140 °F (-20 °C to 60 °C)

Weight for 72 inch (1829 mm) cabinet ..... 180 lb (82 kg)

Weight for 48 inch (1219 mm) cabinet ..... 140 lb (64 kg)

Short Circuit Current Rating (SCCR)

with 30 A contactors* ..... 18 kA

with 60 or 100 A contactors* ..... 25 kA

*Minimum circuit breaker interrupt rating must be greater than or equal to SCCR rating listed above.

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Technical Specifications

Construction

- NEMA type 4 cabinet
- Powder-coated aluminum 5052 H32 cabinet and panel
- Lockable, 3-point latch
- Supports lighting system voltage up to 480 V
- Requires 120 V phase-to-neutral control voltage
- Protective cover isolates high voltage

Internal Details

- Factory wired, programmed, and tested
- Internally fused
- Control power terminal blocks provided
- One control circuit operates entire cabinet
- Plug-in wire harnesses provided to connect multiple cabinets

Control Module

Receives and stores schedules from Control-Link Central™ service center, operates your equipment, and verifies schedules were carried out.

- Stores and executes schedules for up to 7 days
- Reboots automatically and executes current schedule when power is restored, in case of power interruption

Monitoring Modules

Monitors Musco lighting system and reports issues to keep facilities operating and to help plan routine maintenance. Alerts Control-Link Central service center to schedule appropriate action or maintenance.

Communication Module

Integrated communication system providing two-way reliable, high speed communication to Control-Link Central service center with no additional monthly charges during warranty period.

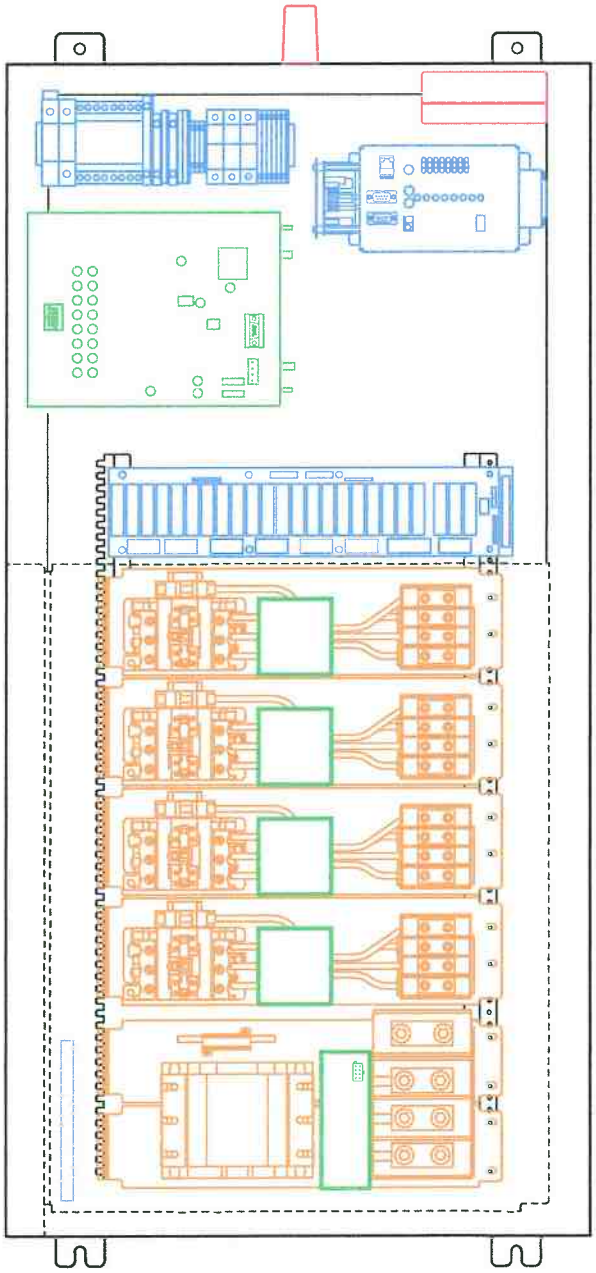
Contactor Modules

Switches equipment based on control module schedules.

- Tested and UL-listed for continuous operation at 100% of rated current
- Contactors rated for 30, 60, or 100 A

Ground Bar

Provides integral ground bar for lighting equipment grounding.



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Safety: **UL Product Certification**

UL Product Certification for:

Musco Sports Lighting, LLC
100 1st Ave W
PO Box 808
Oskaloosa, IA 52577
USA

UL Category	Covers	UL Number
High-Intensity Discharge Surface-Mounted Luminaires	• SportsCluster Green™ and Light-Structure Green™ luminaires and remote ballast assemblies • Sports Cluster® and SportsCluster-2® luminaires and remote ballast assemblies • Light-Structure 2™ and Light-Structure System™ luminaires and remote ballast assemblies • 1000 W Light-Pak™ and Light-Pak indoor luminaires with Multi-Watt™ control system • 1000 W Show-Light™ and Show-Light Green™ luminaires with hooded light actuator system and remote ballast assemblies • 2000 W Mirtran™ luminaire • Stadium 2K Fixture™ 2000 W luminaire and Hot Restrike Green™ 2000 W hot restrike luminaire	E33316
Management Equipment, Energy	Lighting control systems for: • Control-Link® control and monitoring system • Control-Link retrofit control system	E139944
Industrial Control Panels	Control panels and enclosures for: • Control-Link control and monitoring system • Control-Link retrofit control system • Lighting contactor cabinets • Multi-Watt control systems	E204954
Emergency Lighting and Power Equipment	• Auxiliary Lighting Interface Cabinet (ALIC)	E311491
Luminaire Fittings	Galvanized steel poles 12 ft (3.7 m) or less for: • Poles for Mirtran luminaire mounting • Rooftop poles • Special applications	E132445
Luminaire Pole in Excess of 12 ft (3.7 m)	Galvanized steel poles greater than 12 ft (3.7 m) for: • Light-Structure Green system luminaire mounting • Light-Structure system luminaire mounting • Sportspole™ structure or mounting system and special applications	E325078

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Safety: **UL Product Certification**

UL Category	Covers	UL Number
Devices, Scaffolding	Service platforms for: • Light-Structure Green and Light-Structure System luminaires and remote ballast assemblies • SportsCluster Green and Sports Cluster luminaires and remote ballast assemblies	SA7004
Lightning Conductors, Air Terminals, and Fittings	• Light-Structure Green pole structure concrete base	E337467
Light-Emitting-Diode Surface-Mounted Luminaires	• LED luminaires and driver assemblies • LED auxiliary luminaires	E338094

A copy of the UL Certificate of Compliance is available upon your request.

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Manufacturer's Certification of Corrosion Protection for Light-Structure Green™ and SportsCluster Green™ Lighting Systems

The following standard corrosion protection is provided on your equipment:

- All exposed components are constructed of corrosion-resistant material and/or coated to protect against corrosion.
- All exposed carbon steel is hot-dip galvanized, meeting ASTM A123 and ISO/EN 1461.
- All exposed aluminum is powder-coated with high-performance polyester or anodized. All exterior reflective inserts are anodized, coated with a clear, high-gloss, durable fluorocarbon, and protected from direct environmental exposure to prevent reflective degradation or corrosion.
- All exposed hardware and fasteners are stainless steel of 18-8 grade or better, passivated, and coated with an aluminum based thermosetting epoxy resin for protection against corrosion and stress corrosion cracking. Alternately, for hardware in non-stressed applications, an electroless nickel coating meeting ASTM B733 may be used. Pole strapping used to mount certain equipment to light poles is annealed grade 304 stainless steel and passivated.
- Certain structural fasteners are carbon steel, galvanized meeting ASTM A153 and ISO/EN 1461 (for hot-dip galvanizing), or ASTM B695 (for mechanical galvanizing).

This corrosion protection package only applies to equipment manufactured by Musco.

Musco Sports Lighting, LLC

Greg Kubbe
Product Development Manager

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Assessment of Field Performance of Musco Green Generation Lighting® System

Prepared by Christian K. Monrad, P.E., LEED AP

23 May 2014

Executive Summary

The following report is my assessment of the field performance of Musco's Green Generation Lighting system; in particular the ability to provide illumination levels that meet or exceed the design illumination levels for the duration of the useful lamp life. Upon review of representative laboratory and field test data by Musco and my own field evaluations, I find the system utilizes a lumen maintenance control strategy with automated timed power adjustments that is applied such that illumination levels do not fall below target design levels during the useful life of the lamp.

Background (Overview)

Green Generation Lighting system, often referred to as Light-Structure Green™ system or SportsCluster Green™ system, was introduced in 2005 and has since been installed in thousands of sports-lighting facilities around the world. An independent study by Mosher Engineering Co., Kent Mosher P.E. (deceased 2009), proved the performance of the system met the claims of maintaining the illumination level with +/- 10% of the design level for the duration of the useful lamp life, and beyond to 25 years with proper lamp maintenance.

In 2010 the IES RP-6 sports lighting committee published a clarification to the design guideline for maintained illumination levels. The new guideline stated that the illumination levels shall not fall below the design level (maintained level) at any time. This removes the previously understood and accepted +/- 10% allowance in maintained and constant illumination levels.

Musco has implemented design changes to ensure all reasonable efforts are taken to meet the new guidelines of maintaining illumination levels at or above the target level.

Methodology

The assessment of the system performance included review of representative data from over 500,000 hours of laboratory and field testing data provided by Musco, review of previous field evaluation by Kent Mosher, P.E.; and personal evaluation of field performance of five sports fields in the Phoenix, AZ area.

Based on the provided engineering data and previous field studies, an expected field performance metric was formulated. This was then applied to the measured performance of the five sports fields to evaluate the overall field performance.

Results

To accurately predict illumination levels and achieve results in the field that closely match the predicted levels is challenging. It requires a thorough understanding of the performance of the light, structural and electrical components of the system. Engineering data provided on these components indicates Musco understands the lumen maintenance of their 1500 watt Z-Lamp and accounts for such in the photometry and adjusts for lumen and dirt depreciation via timed power adjustments using their proprietary Smart Lamp technology. Additionally, strict quality control measures are followed to ensure performance. As such, the Light Loss Factors of 1.0 used in Musco's designs is appropriate.

In the study conducted by Mosher Engineering in 2006, field performance of the lighting system was confirmed to meet the claims of illumination levels within +/-10% of the design levels for the duration of the useful lamp life. The actual performance of the measured field in the study was within -5.3% of the design level. This indicates an increase is needed to achieve new design guidelines of -0%. Recent design improvements, supported by the aforementioned engineering data, have increased the light output such that the previous drop below design level is now accounted for.

Field measured lighting results and evaluation against engineering data indicates the five fields meet the performance claims of the system—constant light levels that are maintained at or above the design illumination level for the duration of the useful lamp life.

Conclusion

Upon completion of my assessment of the field performance of Musco's Green Generation system I am confident in stating that the system does perform as claimed. Sports-lighting facility owners should expect their illumination levels to be maintained at or above the design level for the duration of the lamp life and beyond to the end of the warranty period, when proper lamp maintenance is performed.

EXPIRES 3/31/17

MONRAD
ENGINEERING INC
CONSULTING ELECTRICAL ENGINEERS

L. DELIVERY

Musco Lighting shall deliver equipment to the job site
4-6 weeks after submittal approval or release of order.

M. NON-COMPLIANCE

Musco Lighting complies with the specifications.

RESOLUTION NO. 400

RESOLUTION APPROVING THE LETTER OF AGREEMENT WITH LNB ARCHITECTURE & INTERIORS FOR ARCHITECTURE AND DESIGN SERVICES FOR THE CITY OF SUNSET HILLS

WHEREAS, the Board of Aldermen has determined that it is appropriate to accept the Letter of Agreement with LNB Architecture & Interiors for the Sunset Hills City Hall Renovation.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF ALDERMEN APPROVES THE LETTER OF AGREEMENT WITH LNB ARCHITECTURE & INTERIORS FOR THE SUNSET HILLS CITY HALL RENOVATION AND AUTHORIZES THE MAYOR TO EXECUTE THE SAME.

PASSED by the Board of Aldermen this 13th day of December, 2016.

_____
Mayor

ATTEST:

_____
City Clerk/ City Administrator

ARCHITECTURE & INTERIORS

338 S. KIRKWOOD RD.
UNIT 101A
KIRKWOOD, MO 63122
P: 314-909-4979
F: 314-909-7007
www.LNBarchitects.com

LETTER of AGREEMENT
Between the Owner and Architect

CLIENT/ PROPERTY OWNER
Bryson Baker, City Engineer/Director of Public Works
City of Sunset Hills
3939 S. Lindbergh Blvd.
Sunset Hills, MO 63127

BILLING ADDRESS
Bryson E. Baker bbaker@sunset-hills.com

DATE OF THE AGREEMENT: November 29, 2016

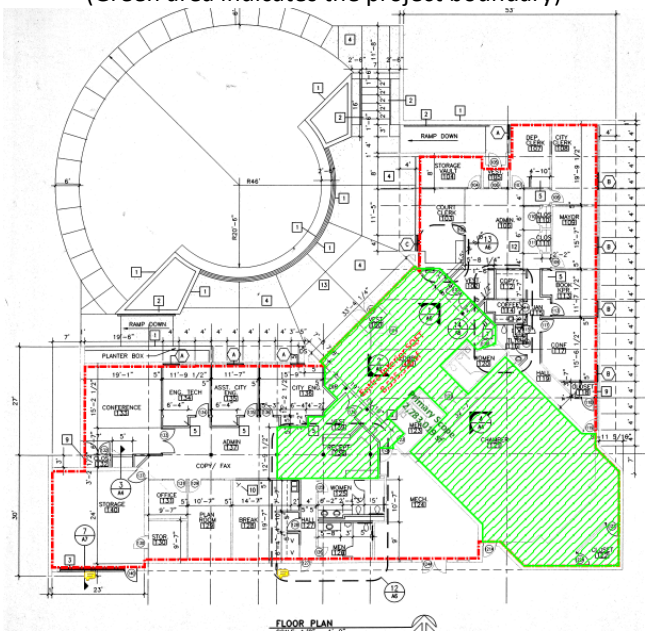
LNB Architecture & Interiors (LNB) is a full service architecture, planning and interior design firm. LNB is pleased to submit this contract for services to the City of Sunset Hills. Here and after, City of Sunset Hills, 3939 South Lindbergh Boulevard, Sunset Hills, Missouri 63127, shall be referred to as the Client/Owner doing business through Bryson Baker, City Engineer/Director of Public Works, City of Sunset Hills.

PROJECT DESCRIPTION

Project Name Sunset Hills City Hall Renovation
Project Address 3939 S. Lindbergh Blvd., Sunset Hills, MO 63127
Project Scope Interior Renovation to City Hall totaling 2,783 square feet made up of the following 3 areas:

1. Lobby,
2. Public Works reception area,
3. Board of Alderman Chambers.

(Green area indicates the project boundary)



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Project Goals

1. Functionality, Security, and Safety.
    a. Limit public access.
    b. Ability to secure the public.
    c. ADA
    d. MEPFP
        1) The mechanical systems have been updated twice since the building was built.
        2) It is unclear why only portions of the building are sprinkled
        3) Chambers is not sprinkled.
    e. Communications improvements in the Chamber
2. 1st class appearance.
   Aesthetics is their lowest priority, but understand it has the biggest visual impact and must be addressed.
    a. They want to modernize for comfort, without being "trendy".
    b. Cohesiveness with the existing design. Homogenize old and new.
       Furnishings: They want new furniture suggestions/recommendations for a cohesive look and feel. They don't like their current many different types/styles of furniture in Lobby and Reception.
    c. They consider Sunset Hills culture to be very conservative, and German decent, believing in "true value vs. perceived value"
    d. City Hall should have different look and feel from the interior finishes of the community center. The Community Center has been received well and the exterior is nice and the interior flow works for its services. The interior finishes should not be duplicated for this project.

SCOPE OF PROGRAMMING SERVICES:

The Architect's services are based on the project scope above. Changes to the project scope above may entitle the architect to Additional Services.

LNB is to provide minimal architectural program phase services in order to define a narrowed project scope for the 3 areas of focus and identify a potential cost for the project.

After completion of the program phase, LNB will be asked to submit a proposal for the AE design services based on the defined project scope. The format for the remaining AE services will be determined after the program phase: a) design, bid, build; or b) bridging, design-build)."

LISTEN & Learn

1. LNB will send questions to the City for review and comment.
2. The City is to provide LNB available historical documentation, list and information of equipment and furniture affected by scope.
3. **Meeting(s) #1** - LNB will **attend 1 day of 5 meetings** to include the following:
    Mtg 1-A. Facilities walk through, identifying specific goals, needs, wants, problems, concerns, concepts, ideas, building function, operations, and review list of equipment and furniture
    Mtg 1-B. Meeting with City Committee to discuss to discuss MEPFP, Lighting, A/V, and Communications and budget.
    Mtg 1-C. Meeting with City Committee to discuss construction phasing and potential future needs that may affect scope and budget
    Mtg 1-E. Meeting with Sunset Hill's staff and Police Department regarding security and emergency response.
    Mtg 1-D. Meeting with City Committee to discuss suitable interior finishes

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4. LNB will distribute meeting notes from meeting #1 to the City Committee for review and comment.

5. **Meeting #2** - Observe Board of Alderman Chamber's operations
    1. LNB will attend one **Pre-court session.**
    2. LNB will attend one **Court session.**

6. **Meeting #3** - Observe Board of Alderman Chamber's operations
    1. LNB will attend one **Board of Alderman session.**
7. LNB will distribute meeting notes from meeting #2 and #3 to the City Committee for review and comment.
8. Generate Program Draft #1 - LNB to receive answers to questionnaire from City Committee, evaluate and produce program draft with concept statement.
9. LNB will distribute program draft #1 to the City Committee for review.

What We Understand:

10. **Meeting #4** – **Program draft 1** LNB will meet with City Committee to review program draft and comments.
11. LNB will distribute meeting notes from meeting #4 to the City Committee for review and comment.
12. LNB will develop programmatic diagrams.
13. LNB will conduct a code review of the building and evaluate how it will affect the scope areas.

14. **Meeting #5** – LNB will meet with **St. Louis County & Mehlville Fire District for code review**.
15. Generate program draft #2 - LNB will revise the program based on meetings #4 and #5.
16. LNB will distribute program draft #2 to the City Committee for review.

17. **Meeting #6** – **Program draft 2** LNB will meet with City Committee to receive program comments.
18. LNB will distribute meeting notes from meeting #6 to the City Committee for review and comment.
19. LNB to make revisions to the program.

20. **Generation and Distribution of Program draft 3** to the City Committee for review, comment, and approval.
21. LNB will make minor tweaks as required.
22. LNB will coordinate with City Committee for Notice to Proceed.
23. **Generation of Program Based Cost Opinion** suitable to indicate a potential cost for the intended project based on the initial programming information available at this time. (Provided by a Sub-consultant professional estimator.)

24. **MEETING #7 –Cost Opinion** LNB will meet with City Committee to review the cost opinion and determine a course of action going forward.

25. **Submission of Deliverables**

SERVICES NOT IN SCOPE:

(Value provided upon request)

1. Services not listed above.
2. Detailed Existing Facility Documentation and Evaluation
3. LNB is not responsible for, unless requested by Client/Owner, obtaining any destructive testing or documenting of concealed conditions in existing structures or land, radon, asbestos or other hazardous material assessment or testing.
4. Programming Services exceeding the limits above with regard to meetings with the Owner and users, Interviews, and presentations to participants' user groups and presentations will be provided as an Additional Service. The Architect shall notify the Owner when the limit has been reached.

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5. Specific materials and presentations including but not limited to Council, the Board, and stakeholder groups will be provided as an Additional Service.
6. Design Phase Services
7. Construction Phase Services

OWNER'S RESPONSIBILITY

1. The Owner will provide the architect with data and information necessary to complete the programming services described above. This includes but is not limited to Facility standard, objectives, design standards and other criteria, existing plans or record drawings that pertain to the project scope.
2. The Owner will designate an authorized representative to participate on the Owner's behalf. The Owner will participate in and throughout the process in a timely manner and as mutually agreed to in a schedule which will be proposed at the beginning of the project.
3. The Owner will provide access to the property and personnel as needed by the architect and to facilitate decision making and gather Owner information on a timely basis to maintain the project schedule.

COMPENSATION

LNB proposes the Programming Services above for compensation: not to exceed $12,800.

- Architecture services noted above
- Reimbursable Sub Consultant:
  - Cost Estimator
    The sub-consultant to LNB is necessary to LNB in performing services related to this project. Sub-consultants to LNB shall be under direct contract to LNB, and shall be billed to the Client/Owner at direct cost. The sub-consultant's fee schedule and general conditions to their contract will be applied as if directly copied into this contract. See attachment future submission.
- Reimbursable expenses allowance $100

BILLING AND TERMS

Client/Owner will be billed at the beginning of each month for services performed the previous month or at the end of a phase should the services be completed before the end of the month.

10% Deposit of $1,280 at commencement of work. It will be credited towards LNB's invoice no sooner than upon the completion of the project unless otherwise noted. This is not a penalty, but a lost opportunity fee.

Terms:

- Net 30 days from date of invoice. 1 ½% interest per month will be charged on past due accounts.
- Accounts 60 days past due, where the Owner/Client has not contacted LNB to work out an arrangement will be sent to collections.
- LNB may, without waiving any claim or right against Client/Owner, and without liability whatsoever to the Client/Owner, terminate the performance of the service. In the event any portion of an account remains unpaid 90 days after billing, the Client/Owner shall pay cost of collection, including reasonable attorneys' fees.

Payment Owner to select a or b

a. _____←INITIAL Checks, cash and money orders.
b. _____←INITIAL On line credit card payments for an additional 3.4% Quick Books fee added to your invoice.

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ADDITIONAL SERVICES

FEE SCHEDULE

Principal Architect, Laura Neri Baebler	$135.00/hr.
Architecture Associates	$110.00/hr.
Design Associate	$95.00/hr.
Design Associate	$75.00/hr.
Support Associate	$55.00/hr.

REIMBURSABLE EXPENSES
Billed at cost of the work +10%

1. Printing, duplication, faxing, photographs, rendering, models, mock-ups, renderings, models, mock-ups, professional photography and presentation materials as requested by the Client/Owner. Long distance telephone calls, postal express, and courier/delivery services.
2. Sub-consultants' Fee
3. Fees paid for authorities having jurisdiction.
4. Travel Time to meetings beyond the scope defined above
5. Travel mileage at a rate in accordance with current IRS standards for mileage reimbursements.
6. Expense of professional liability insurance dedicated exclusively to this project or the expense of additional insurance coverage or limits if the Client/Owner requests such insurance in excess of that normally carried by the LNB.
7. Taxes levied on professional services and reimbursable expenses.
8. Other similar project expenditures discussed with Client prior to proceeding.
9. Expense of overtime work requiring higher than regular rates if authorized in advance by the Client/Owner.

ADDITIONAL SERVICES
Per the LNB fee schedule

1. Acoustics Consultant: $5,760
   See Attached proposal and scope of work from McClure Engineering

2. Audio Visual Consultant: $5,700
   See Attached proposal and scope of work from McClure Engineering

3. MEPFP Consultant $8,200
   See previous proposal draft v2

4. Field verification and modeling documentation of the existing building. LNB/EDM will be using the existing drawings provided by the City to perform the scope of work.
5. Observation of a Planning and Zoning meeting.
6. Administration area beyond the reception entry wall modifications.
7. Schematic Design
8. Bridging Documents
9. Bidding & Contract Negations
10. Optional Expanded Scope of Work.
11. Value Engineering
12. Structural Engineering
13. Design and Construction phase services and conferences beyond the scope defined above.
14. Revisions & Changes Directed by the Client/Owner after design was approved by the Client/Owner.

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Thank you and we look forward to working with you. If you have any questions, feel free to give me a call. Please sign and return one copy of this agreement along with the deposit.

Sincerely,

Digitally signed by Laura Neri Baebler
DN: cn=Laura Neri Baebler, o=LNB Architecture and Interiors, ou, email=Laura@LNBarchitects.com, c=US
Date: 2016.11.29 18:10:51 -06'00'

Signature *Date*

Laura Neri Baebler,
LNB Architecture & Interiors President

PROPOSAL ACCEPTED

I have read & understand the General Provisions attached:_____ ← INITIAL HERE

_____

Signature ***Date***

_____

Title

Unsigned letter agreement void after 30 days from date of issuance.

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GENERAL PROVISIONS:

CONSTRUCTION METHODS & SITE SAFETY:
LNB has no control over or responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions or practices in connection with the construction of the project. These are the sole responsibility of the contractor performing the work.

ESTIMATES:
Preliminary Budget Estimates: Since the Architect has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction contractor's procedures and methods, unavoidable delays, construction contractor's methods of determining prices, economic conditions, competitive bidding or market conditions and other factors affecting such estimates or projections, the Architect does not guarantee that actual rates, costs, performance, schedules will not vary from estimates prepared by LNB.

STANDARD OF CARE:
LNB will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional architectural practices in LNB's community. No warranty, expressed or implied, is included in this Agreement or in any drawing, specification, report or opinion produced pursuant to this Agreement.

OWNERSHIP OF DOCUMENTS AND DESIGNS:
All documents produced or furnished by LNB under this Agreement are instruments of service, and LNB retains an ownership and property interest in such documents including the copyrights therein, and may not be used by the Client/Owner for any other project or modified without the written consent of LNB.

TERMINATION:
Services may be terminated by the Client/Owner or LNB by seven (7) days written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, Client/Owner shall pay LNB all amounts due for services rendered and expenses incurred to the date of termination, including termination expenses.

DISPUTES:
In the event a dispute shall arise between the parties to this contract in excess of $2,500, then as a condition precedent to any legal action by either party, the parties agree to participate in at least one session of mediation in an effort to resolve the dispute. The parties agree to split the mediation fees equally. The mediation shall be administered by a mutually agreeable mediation service and shall be held in Clayton, Missouri, or such other location as is mutually agreeable.

APPLICABLE LAWS:
Unless otherwise specified, this Agreement and the Architect's (LNB) services shall be governed by the laws of the State of Missouri or State of Illinois, dependent on project location.

YARD SIGNS: Architect sign in yard allowed for the duration of the construction

PHOTOGRAPHY:
Project photos may be taken and used for architectural advertisement purposes. Client/Owner's identity and address will not be disclosed without prior written permission by the client/owner.

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SERVICE PHASES: *(PLEASE REFER TO THIS SECTION WHEN REVIEWING LNB INVOICES)*

CLC	Client/Owner Conference	Telephone conversations, presentations, meetings with the client/owner including travel to meetings away from the office, recording meeting notes.

Design & Construction Documents

PR	Programming	Is the process of discovering the owner/client's requirements and desires for a project and setting them down in written, numerical, and graphic form. For a project to be successful, all participants, including the owner/client, must understand and agree on the program at the outset.
SE	Site & Environmental Analysis	Involves research and evaluation of a project's context and may include environmental evaluation, land planning or design, and urban planning.
SD	Schematic Design	The development of graphic and written conceptual design solutions (floor plans with interior and exterior elevations, rough sketches) to the program for the owner/client's approval.
ESC	Engineering Systems Coordination	Involves selecting, specifying, and coordinating structural, mechanical, electrical, and other systems, and integrating them into the building design. These systems are normally designed by consultants in accordance with the client's needs.
BCA	Building Cost Analysis	Involves estimating the probable construction cost of a project.
CR	Code Research	Involves evaluating a specific project in the context of relevant local, state, and federal regulations that protect public health, safety, and welfare.
DD	Design Development	A project's schematic design is refined, including designing details and selecting materials. This step occurs after the owner/client has approved the schematic design.
CD	Construction Documents	Are the written and graphic instructions used for construction of the project. These documents must be accurate, consistent, complete, and understandable.
SMR	Specifications & Material Research	Leads to analysis and selection of building materials and systems for a project. The materials specified for a particular project communicate the requirements and quality expected during construction. Specifications are included in a project manual that is used during bidding and construction. Also includes Interior Design Selections & Coordination.
DCC	Documents Checking & Coordination	The means by which quality assurance is established and maintained throughout a project's development. Review & Red-Line.

Construction Contract Administration

BCN	Bidding & Contract Negotiation	Involves the establishment and administration of the bidding process, issuance of addenda, evaluation of proposed substitutions, review of bidder qualifications, analysis of bids, and selection of the contractor(s).
CA-Office	Construction Phase - Office	Construction contract administration tasks carried out in the architect's office include facilitating project communication, maintaining project records, reviewing and certifying amounts due to contractors, and preparing proposal request (PR's), change orders (CO's), architectural supplemental information (ASI's), and request for information (RFI's).
CA-Observ	Construction Phase-Observation	Construction contract administration tasks carried out in the field include observing construction for conformance with drawings and specifications and reviewing and certifying amounts due to contractors

CITY OF SUNSET HILLS
BILLS TO BE APPROVED
NOVEMBER BILLS
11/22/2016

REPORT KEY

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
ACCOUNT #/ NAME	OBLIGATION #	GENERAL DESCRIPTION	VENDOR #	VENDOR & DETAILED DESCR.	INVOICE STAGE	AMUNT PAID

Account masks

40	Admin
50	Public Works
60	PD
70	Court
80	Park
85	Pool
86	Ballfield

Capital Improv.

0550	PW
0560	PD
0580	Park

TOTAL OF THE BILLS TO BE APPROVED $33,329.38

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 00-00 2180 - GARNISHMENT						
	76354	CAE NO. 10SL-DR07731	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 10SL-DR07731	Paid	207.69
	76355	CASE NO. 21635311	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 21635311	Paid	184.62
	76356	CASE NO. 11SL-AC36036	8143	ST. LOUIS COUNTY CIRCUIT COURT		
			1	CASE NO. 11SL-AC36036	Paid	162.78
	76357	CASE NO. 11JE-AC06555	8190	MILLER & STEENO, P.C.		
			1	CASE NO. 11JE-AC06555	Paid	131.95
	76358	CASE NO. 51536201	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 51536201	Paid	253.85
A01 00-00 2180 - GARNISHMENT				*** Account total ***		940.89
A01 00-00 4690 - COMMUNITY CENTER INCOME						
	76330	CANCELLED MEMBERSHIP	8100	BILL KEEFER		
			1	CANCELLED MEMBERSHIP	Paid	145.57
	76331	REFUND FOR DODGEBALL	8227	ANNE BRANHAM		
			1	REFUND FOR DODGEBALL	Paid	75.00
A01 00-00 4690 - COMMUNITY CENTER INCOME				*** Account total ***		220.57
A01 40-00 5033 - EQUIPMENT REPAIR/MAINTENANCE						
	76344	LIBERTY RECORDER	5808	BUSCOMM INCORPORATED		
			1	LIBERTY RECORDER	Paid	584.39
A01 40-00 5033 - EQUIPMENT REPAIR/MAINTENANCE				*** Account total ***		584.39
A01 40-00 5040 - PROFESSIONAL FEES						
	76337	COMPLIANCE FEE	8121	WAGEWORKS, INC.		
			1	COMPLIANCE FEE	Paid	143.37
A01 40-00 5040 - PROFESSIONAL FEES				*** Account total ***		143.37
A01 40-00 5056 - SPECIAL EVENTS/INSTALLATION						
	76342	FOOD/SERVERS FOR CHRISTMAS PAR	6236	GIANINO'S		
			1	FOOD/SERVERS FOR CHRISTMAS PAR	Paid	675.33
A01 40-00 5056 - SPECIAL EVENTS/INSTALLATION				*** Account total ***		675.33
A01 50-00 5037 - GAS/OIL						
	76345	OFF ROAD DIESEL	1760	SIEVEKING, INC.		
			1	OFF ROAD DIESEL	Paid	313.31
A01 50-00 5037 - GAS/OIL				*** Account total ***		313.31
A01 50-00 5070 - ADDITIONAL ROAD MAINTENANCE						
	76350	STREET LIGHTING REIMBURSEMENT	8229	GRANDVIEW HOME OWNER'S ASSOCIA		
			1	REIMBURSE FOR STREET LIGHTING	Paid	5,486.14
A01 50-00 5070 - ADDITIONAL ROAD MAINTENANCE				*** Account total ***		5,486.14
A01 50-00 5075 - TREE REMOVAL						
	76335	TREE REMOVAL	8194	MEYER TREE SERVICE		
			1	TREE REMOVAL	Paid	1,755.00
	76336	TREE REMOVAL	8194	MEYER TREE SERVICE		
			1	TREE REMOVAL	Paid	250.00
A01 50-00 5075 - TREE REMOVAL				*** Account total ***		2,005.00

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-00 5078 - STORM SEWER - MAINTENANCE						
	76346	TY 5 MO BASE	8009	CENTRAL STONE COMPANY		
			1	TY 5 MO BASE	Paid	53.13
A01 50-00 5078 - STORM SEWER - MAINTENANCE				*** Account total ***		53.13
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR						
	76351	ALARM AND DETECTION	5745	TYCO SIMPLEX GRINNELL		
			1	ALARM AND DETECTION	Paid	572.00
	76352	ALRAM AND DETECTION	5745	TYCO SIMPLEX GRINNELL		
			1	ALARM AND DETECTION	Paid	573.35
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR				*** Account total ***		1,145.35
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE						
	76353	ALARM AND DETECTION	5745	TYCO SIMPLEX GRINNELL		
			1	ALARM AND DETECTION	Paid	573.35
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE				*** Account total ***		573.35
A01 50-10 5038 - CITY HALL - GROUNDS MAINT						
	76347	GARDEN MAINTENANCE	8195	BARBARA RINEY		
			1	GARDEN MAINTENANCE	Paid	742.80
A01 50-10 5038 - CITY HALL - GROUNDS MAINT				*** Account total ***		742.80
A01 60-00 5061 - JAIL EXPENSE						
	76334	FOOD FOR PRISONERS	8104	CARD SERVICES		
			1	FOOD FOR PRISONERS	Paid	128.90
A01 60-00 5061 - JAIL EXPENSE				*** Account total ***		128.90
A01 60-10 5067 - PD BLDG - ELECTRIC SERVICE						
	76315	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			1	MONTHLY SERVICE CHARGE	Paid	2,874.84
A01 60-10 5067 - PD BLDG - ELECTRIC SERVICE				*** Account total ***		2,874.84
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES						
	76328	64 GALLOPN CONTAINER	8207	MARCO TECHNOLOGIES		
			1	64 GALLON CONTAINER	Paid	50.00
	76333	62 GALLON CONTAINER	8207	MARCO TECHNOLOGIES		
			1	54 GALLON CONTAINER	Paid	50.00
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES				*** Account total ***		100.00
A01 80-00 5020 - INSURANCE						
	76343	CHANGE IN POLICY	5630	MISSOURI RURAL SERVICES		
			1	CHANGE IN POLICY	Paid	194.00
A01 80-00 5020 - INSURANCE				*** Account total ***		194.00
A01 80-00 5040 - PROFESSIONAL FEES						
	76329	PHOTOGRAPHER FOR HALLOWEEN	8127	WILLIAM GREENBLATT PHOTOGRAPHY		
			1	PHOTOGRAPHER FOR HALLOWEEN	Paid	337.50
A01 80-00 5040 - PROFESSIONAL FEES				*** Account total ***		337.50
A01 80-00 5047 - MAINTENANCE SUPPLIES						
	76326	CLEANER	6701	MPS INDUSTRIES		
			1	CLEANER	Paid	214.45
A01 80-00 5047 - MAINTENANCE SUPPLIES				*** Account total ***		214.45

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5078 - GROUND MAINTENANCE						
	76332	VARIOUS INVOICES	1691	RAINERI BUILDING MATERIALS, IN		
			1	VARIOUS INVOICES	Paid	368.40
	76341	SIGN PURCHASED AT FLEA MARKET	8228	DIANA ECKHARDT		
			1	SIGN PURCHASED AT FLEA MARKET	Paid	100.00
A01 80-00 5078 - GROUND MAINTENANCE				*** Account total ***		468.40
A01 86-00 5040 - UMPIRES						
	76327	BEER BUCKET VOUCHERS	8005	ST. LOUIS STEAMERS SOCCER ORGA		
			1	BEER BUCKET VOUCHERS	Paid	88.00
A01 86-00 5040 - UMPIRES				*** Account total ***		88.00
A01 87-00 5040 - CONTRACTUAL SERVICES						
	76316	GROUP FITNESS	8118	MICHELLE BEAUVAIS		
			1	GROUP FITNESS	Paid	1,926.00
	76317	GROUP FITNESS	7070	TANYA DUNLAP		
			1	GROUP FITNESS	Paid	178.00
	76318	GROUP FITNESS	7193	LAURA GRIESEDIECK		
			1	GROUP FITNESS	Paid	326.00
	76319	GROUP FITNESS	6607	ARTEMISA HEIZER		
			1	GROUP FITNESS	Paid	212.00
	76320	GROUP FITNESS	7042	LISA KILLOREN		
			1	GROUP FITNESS	Paid	196.00
	76321	GROUP CLASSES	7041	MOLLY MULLIGAN		
			1	GROUP FITNESS	Paid	172.00
	76322	GROUP CLASSES	7038	CHRISTY SCHAEFER		
			1	GROUP CLASSES	Paid	854.00
	76323	GROUP CLASSES	7571	LAUREN SPAETHE		
			1	GROUP FITNESS	Paid	86.00
	76324	GROUP FITNESS	7114	MARY VOLANSKY		
			1	GROUP FITNESS	Paid	146.00
	76325	GROUP FITNESS	8001	KATHERINE WINZENBURGER		
			1	GROUP FITNESS	Paid	86.00
A01 87-00 5040 - CONTRACTUAL SERVICES				*** Account total ***		4,182.00
A01 90-00 5220 - HEALTH INSURANCE						
	76359	CONSULTING FEES	5616	J.W. TERRILL - MARSH & McLENNA		
			1	CONSULTING FEES	Paid	1,950.00
A01 90-00 5220 - HEALTH INSURANCE				*** Account total ***		1,950.00
A05 50-00 5063 - ENGINEERING/SURVEYING						
	76349	LINDBERGH IMPROVEMENTS	7990	OATES ASSOCATION		
			1	LINDBERGH IMPROVEMENTS	Paid	4,762.50
A05 50-00 5063 - ENGINEERING/SURVEYING				*** Account total ***		4,762.50
A05 50-00 5095 - SIDEWALK CONSTRUCTION						
	76348	PROFESSIONAL SERVICES	4631	MUELLER AND NEFF REAL ESTATE		
			1	PROFESSIONAL SERVICES	Paid	600.00
A05 50-00 5095 - SIDEWALK CONSTRUCTION				*** Account total ***		600.00
A05 80-00 5048 - MINNIE HA HA EXPENSES						
	76340	GRAVEL	1930	WINTER BROTHERS MATERIAL COMPA		

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A05 80-00 5048 - MINNIE HA HA EXPENSES						
			1	GRAVEL	Paid	620.60
A05 80-00 5048 - MINNIE HA HA EXPENSES				*** Account total ***		620.60
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE						
	76338	TY 5 MO BASE	8009	CENTRAL STONE COMPANY		
			1	TY 5 MO BASE	Paid	166.96
	76339	VARIOUS INVOICES	1691	RAINERI BUILDING MATERIALS, IN		
			1	VARIOUS INVOICES	Paid	3,757.60
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE				*** Account total ***		3,924.56
* Report total *				*** Total ***		33,329.38

CITY OF SUNSET HILLS
BILLS TO BE APPROVED
DECEMBER BILLS
12/13/2016

REPORT KEY

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
ACCOUNT #/ NAME	OBLIGATION #	GENERAL DESCRIPTION	VENDOR #	VENDOR & DETAILED DESCR.	INVOICE STAGE	AMUNT PAID

Account masks

40	Admin
50	Public Works
60	PD
70	Court
80	Park
85	Pool
86	Ballfield

Capital Improv.

0550	PW
0560	PD
0580	Park

TOTAL OF THE BILLS TO BE APPROVED $213,469.16

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 00-00 4660 - SPECIAL PROGRAMS INCOME						
	76375	SIX FLAGS TICKETS	5669	MISSOURI PARKS & RECREATION AS		
			1	SIX FLAGS TICKETS	Inv	84.00
A01 00-00 4660 - SPECIAL PROGRAMS INCOME				*** Account total ***		84.00
A01 00-00 4690 - COMMUNITY CENTER INCOME						
	76410	TRIVIA NIGHT CANCELLATION	8231	JORDAN'S HEART		
			1	TRIVIA NIGHT CANCELLATION	Inv	250.00
A01 00-00 4690 - COMMUNITY CENTER INCOME				*** Account total ***		250.00
A01 40-00 5016 - MAYOR & BOA EXPENSES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			24	SPRINT	Inv	36.12
			68	FENTON CHABER OF COMMERCE	Inv	125.00
			111	TWISTED TREE	Inv	86.17
			156	CHAMBER OF COMMERCE	Inv	40.00
A01 40-00 5016 - MAYOR & BOA EXPENSES				*** Account total ***		287.29
A01 40-00 5030 - OFFICE SUPPLIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			154	STAPLES	Inv	5.58
			217	STAPLES	Inv	306.26
			219	NELCO	Inv	293.26
			220	AMAZON	Inv	43.27
			221	STAPLES	Inv	154.94
			222	AMAZON	Inv	20.98
			223	AMAZON	Inv	13.90
			224	AMAZON	Inv	65.25
A01 40-00 5030 - OFFICE SUPPLIES				*** Account total ***		903.44
A01 40-00 5040 - PROFESSIONAL FEES						
	76386	ASSISTED BILL WITH BONUS LIKE	1931	ZOBRIO		
			1	ASSISTED BILL WITH BONUS LIKE	Inv	85.00
A01 40-00 5040 - PROFESSIONAL FEES				*** Account total ***		85.00
A01 40-00 5042 - CITY ATTORNEY RETAINER						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			1	CITY ATTORNEY RETAINER	Inv	650.00
A01 40-00 5042 - CITY ATTORNEY RETAINER				*** Account total ***		650.00
A01 40-00 5044 - LITIGATION						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			7	LITIGATION	Inv	115.00
			8	LITIGATION	Inv	46.00
			10	LITIGATION	Inv	483.00
			21	LITIGATION	Inv	9,292.50
			22	LITIGATION	Inv	506.00
A01 40-00 5044 - LITIGATION				*** Account total ***		10,442.50
A01 40-00 5052 - NEWSLETTER						
	76384	NEWSLETTER	7958	MESSENGER PRINT GROUP, LLC		
			1	NEWSLETTER	Inv	1,602.50

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 40-00 5052 - NEWSLETTER				*** Continued ***		
	76385	REPLENISH BULK MAIL FUND #1453	6103	BUSINESS MAIL ENTRY UNIT		
			1	REPLENISH PERMIT #1453	Inv	3,000.00
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			152	STAPLES	Inv	33.99
	76436	NEWSLETTER	6775	SPECIALTY MAILING		
			1	NEWSLETTER	Inv	178.10
A01 40-00 5052 - NEWSLETTER				*** Account total ***		4,814.59
A01 40-00 5054 - PUBLICATIONS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			29	MISSOURI LAWYERS MEDIA	Inv	37.12
			30	MISSOURI LAWYERS MEDIA	Inv	49.00
			31	MISSOURI LAWYERS MEDIA	Inv	20.88
			32	MISSOURI LAWYERS MEDIA	Inv	60.20
	76435	SALES TAX REPORT	2273	COLLECTOR OF REVENUE		
			1	SALES TAX REPORT	Inv	20.00
A01 40-00 5054 - PUBLICATIONS				*** Account total ***		187.20
A01 40-00 5056 - SPECIAL EVENTS/INSTALLATION						
	76396	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
			6	CREDIT CARD PAYMENT	Inv	301.39
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			192	CHINA 1	Inv	100.00
			193	EDIBLE ARRANGEMENTS	Inv	125.00
			194	THE WINE BARREL	Inv	193.36
			195	PRETZEL BOY'S	Inv	64.97
A01 40-00 5056 - SPECIAL EVENTS/INSTALLATION				*** Account total ***		784.72
A01 40-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			110	INTERNATION	Inv	720.00
			113	MUNICIPAL LEAGUE	Inv	45.00
			141	POST DISPATCH	Inv	25.97
A01 40-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS				*** Account total ***		790.97
A01 40-00 5064 - SEMINARS/TRAINING						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			114	GFOA	Inv	100.00
A01 40-00 5064 - SEMINARS/TRAINING				*** Account total ***		100.00
A01 40-00 5068 - MISCELLANEOUS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			67	CREDIT	Inv	-38.52
			115	SMUGALA'S	Inv	28.75
			157	SHRED IT	Inv	91.46
			277	CREDIT	Inv	-50.00
A01 40-00 5068 - MISCELLANEOUS				*** Account total ***		31.69
A01 40-00 5099 - CAFETERIA PLAN						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			155	TASC	Inv	172.63
A01 40-00 5099 - CAFETERIA PLAN				*** Account total ***		172.63

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-00 5030 - OFFICE SUPPLIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			18	STAPLES	Inv	55.04
			42	OFFICE DEPOT	Inv	11.41
			45	OFFICE DEPOT	Inv	43.66
A01 50-00 5030 - OFFICE SUPPLIES				*** Account total ***		110.11
A01 50-00 5033 - EQUIPMENT REPAIR & MAINTENANCE						
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			8	CREDIT CARD PAYMENT	Inv	23.61
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			6	DOBBS	Inv	666.00
			39	ADVANCED AUTO	Inv	99.58
			44	LOWE'S AUTO	Inv	12.06
			50	DA-COM	Inv	42.00
			119	ERB	Inv	413.04
			120	ERB	Inv	17.94
			121	ERB	Inv	1,568.10
			123	ERB	Inv	12.52
			124	ERB	Inv	31.10
			209	K&K SUPPLY	Inv	237.50
A01 50-00 5033 - EQUIPMENT REPAIR & MAINTENANCE				*** Account total ***		3,123.45
A01 50-00 5037 - GAS/OIL						
	76393	REIMBURSE PETTY CASH	6584	PETTY CASH PUBLIC WORKS DEPART		
			2	GAS FOR BRYSON	Inv	10.00
	76428	DRUM	1760	SIEVEKING, INC.		
			1	DRUM	Inv	569.07
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			57	TIFCP	Inv	184.52
A01 50-00 5037 - GAS/OIL				*** Account total ***		763.59
A01 50-00 5038 - VEHICLE MAINTENANCE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			2	LOWE'S AUTO	Inv	33.88
			3	LOWE'S AUTO	Inv	90.18
			4	LOWE'S AUTO	Inv	47.10
			5	VANGUARD	Inv	990.56
			13	LOWE'S AUTO3	Inv	158.06
			14	LOWE'S AUTO	Inv	287.85
			16	LOWE'S AUTO	Inv	133.22
			17	LOWE'S AUTO	Inv	68.72
			36	CREST INDUSTRIES	Inv	9.63
			46	ADVANCED AUTO	Inv	37.41
			47	PILOT	Inv	2.00
			48	PILOT	Inv	11.00
			49	VANGUARD	Inv	861.02
			55	DAVE SINCLAIR	Inv	593.67
A01 50-00 5038 - VEHICLE MAINTENANCE				*** Account total ***		3,324.30
A01 50-00 5039 - MINOR TOOLS						
	76394	TOOL REPLACEMENT	8186	E & V TOOLS		

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-00 5039 - MINOR TOOLS						
			1	TOOL REPLACEMENT	Inv	314.94
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			10	CREDIT CARD PAYMENT	Inv	181.27
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			23	E & V TOOLS	Inv	446.33
			28	K & K SUPPLY	Inv	199.77
A01 50-00 5039 - MINOR TOOLS				*** Account total ***		1,142.31
A01 50-00 5044 - LITIGATION						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			4	LITIGATION	Inv	253.00
			5	LITIGATION	Inv	483.00
			6	LITIGATION	Inv	46.00
A01 50-00 5044 - LITIGATION				*** Account total ***		782.00
A01 50-00 5057 - UNIFORMS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			20	ARAMARK	Inv	70.10
			37	ARAMARK	Inv	70.10
			52	ARAMARK	Inv	70.10
			53	K&K SUPPLY	Inv	145.18
			65	ARAMARK	Inv	104.35
			199	TREEETOP	Inv	165.00
			203	K&K SUPPLY	Inv	78.23
			207	K&K SUPPLY	Inv	194.76
A01 50-00 5057 - UNIFORMS				*** Account total ***		897.82
A01 50-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			27	IX WEB HOSTING	Inv	74.47
A01 50-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS				*** Account total ***		74.47
A01 50-00 5064 - SEMINARS/TRAINING						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			162	HOLIDAY INN	Inv	234.46
			163	HOLIDAY INN	Inv	234.46
			164	RED LOBSTER	Inv	19.56
A01 50-00 5064 - SEMINARS/TRAINING				*** Account total ***		488.48
A01 50-00 5065 - PUBLIC WORKS - MILEAGE						
	76393	REIMBURSE PETTY CASH	6584	PETTY CASH PUBLIC WORKS DEPART		
			1	MILEAGE REIMBUURSEMENT	Inv	161.16
	76395	MNILEAGE REIMBURSEMENT	7939	LYNN SPRICK		
			1	MILEAGE REIMBURSEMENT	Inv	51.52
A01 50-00 5065 - PUBLIC WORKS - MILEAGE				*** Account total ***		212.68
A01 50-00 5067 - UTILITIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			26	SPRINT	Inv	78.12
			161	AT&T	Inv	30.00
A01 50-00 5067 - UTILITIES				*** Account total ***		108.12

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-00 5068 - MISCELLANEOUS						
	76393	REIMBURSE PETTY CASH	6584	PETTY CASH PUBLIC WORKS DEPART		
			3	TITLE FEE FOR NEW TRUCK	Inv	11.00
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			59	CREDIT CARD PAYMENT	Inv	59.88
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			64	AMAMZON	Inv	31.06
A01 50-00 5068 - MISCELLANEOUS				*** Account total ***		101.94
A01 50-00 5071 - ADDITIONAL ROAD CONSTRUCTION						
	76416	WEST WATSON ROAD - GENERAL	2500	HORNER & SHIFRIN, INC.		
			1	WEST WATSON ROAD	Inv	6,035.16
A01 50-00 5071 - ADDITIONAL ROAD CONSTRUCTION				*** Account total ***		6,035.16
A01 50-00 5073 - STORM DEBRIS REMOVAL						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			126	AMERICAN EAGLE WASTE	Inv	2,717.52
A01 50-00 5073 - STORM DEBRIS REMOVAL				*** Account total ***		2,717.52
A01 50-00 5077 - ROAD SIGN MAINTENANCE/REPLACE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			43	TRAFFIC ONTROL	Inv	20.17
			54	TRAFFIC CONTROL	Inv	48.00
			59	TRAFFIC CONTROL	Inv	90.13
A01 50-00 5077 - ROAD SIGN MAINTENANCE/REPLACE				*** Account total ***		158.30
A01 50-00 5080 - ROAD SWEEP/CLEANING						
	76426	STREET SWEEPING	2280	CONTRACTORS & MUNICIPAL SWEEP		
			1	STREET SWEEPING	Inv	2,378.00
A01 50-00 5080 - ROAD SWEEP/CLEANING				*** Account total ***		2,378.00
A01 50-00 5081 - WASTE COLLECTION						
	76388	WASTER WATER DISPOSAL	5068	THE KIESEL COMPANY		
			1	WASTER WATER DISPOSAL	Inv	1,307.00
	76427	DUMPING	8102	ENVIRONMENTAL RECYCLING		
			1	DUMPING	Inv	240.00
A01 50-00 5081 - WASTE COLLECTION				*** Account total ***		1,547.00
A01 50-00 5103 - EQUIPMENT - OFFICE						
	76425	DESJ.ABINETS	8233	NOLAN INTERIORS		
			1	DESK/CABINETS	Inv	1,686.00
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			38	WALMART	Inv	320.94
A01 50-00 5103 - EQUIPMENT - OFFICE				*** Account total ***		2,006.94
A01 50-01 5030 - PW BLDG - SUPPLIES						
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			9	CREDIT CARD PAYMENT	Inv	60.85
			62	CREDIT CARD PAYMENT	Inv	8.37
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			7	DISCOVERY	Inv	66.70
			15	PINNANCLE	Inv	465.09

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-01 5030 - PW BLDG - SUPPLIES				*** Continued ***		
			21	KB INDUSTRIAL	Inv	52.96
			34	AIRGAS	Inv	93.10
			51	KB INDUSTRIAL	Inv	39.99
			66	HOME CITY ICE	Inv	215.00
			205	K&K SUPPLY	Inv	94.06
			211	K&K SUPPLY	Inv	214.47
A01 50-01 5030 - PW BLDG - SUPPLIES				*** Account total ***		1,310.59
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR						
		76414 CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			11	CREDIT CARD PAYMENT	Inv	29.97
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR				*** Account total ***		29.97
A01 50-01 5038 - PW BLDG - GROUND MAINTENANCE						
		76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			143	BRUNETTI	Inv	35.00
A01 50-01 5038 - PW BLDG - GROUND MAINTENANCE				*** Account total ***		35.00
A01 50-01 5064 - PW BLDG - GAS SERVICE						
		76392 MONTHLY SERVICE CHARGE	5101	LACLEDE GAS COMPANY		
			1	MONTHLY SERVICE CHARGE	Inv	575.51
A01 50-01 5064 - PW BLDG - GAS SERVICE				*** Account total ***		575.51
A01 50-01 5065 - PW BLDG - TELEPHONE SERVICE						
		76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			12	CHARTER	Inv	79.09
			61	MITEL	Inv	83.56
A01 50-01 5065 - PW BLDG - TELEPHONE SERVICE				*** Account total ***		162.65
A01 50-01 5066 - PW BLDG - WATER/SEWER SERVICES						
		76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			149	MSD	Inv	140.40
A01 50-01 5066 - PW BLDG - WATER/SEWER SERVICES				*** Account total ***		140.40
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE						
		76393 REIMBURSE PETTY CASH	6584	PETTY CASH PUBLIC WORKS DEPART		
			4	KEYS FOR CITY HALL	Inv	28.35
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE				*** Account total ***		28.35
A01 50-10 5038 - CITY HALL - GROUNDS MAINT						
		76414 CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			58	CREDIT CARD PAYMENT	Inv	134.63
		76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			19	SITE ONE	Inv	94.31
			33	ASP	Inv	37.10
			142	BRUNETTI	Inv	41.00
A01 50-10 5038 - CITY HALL - GROUNDS MAINT				*** Account total ***		307.04
A01 50-10 5065 - CITY HALL - TELEPHONE SERVICE						
		76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			11	CHARTER	Inv	176.62

Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-10 5065 - CITY HALL - TELEPHONE SERVICE					
		60	MITEL	Inv	334.09
A01 50-10 5065 - CITY HALL - TELEPHONE SERVICE			*** Account total ***		510.71
A01 50-10 5066 - CITY HALL - WATER/SEWER					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		138	MSD	Inv	36.68
		139	MSD	Inv	457.78
A01 50-10 5066 - CITY HALL - WATER/SEWER			*** Account total ***		494.46
A01 60-00 5018 - RECRUITMENT					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		112	YOURMEMBER CAREETS	Inv	400.00
		226	MERCY MEDICAL	Inv	103.00
A01 60-00 5018 - RECRUITMENT			*** Account total ***		503.00
A01 60-00 5019 - CRIME PREVENTION					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		253	POSITIVE PROMOTIONS	Inv	309.29
		254	FOREMOST	Inv	374.57
A01 60-00 5019 - CRIME PREVENTION			*** Account total ***		683.86
A01 60-00 5030 - OFFICE SUPPLIES					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		234	AMAMZON	Inv	57.40
		237	OFFICE DEPOT	Inv	404.56
		240	OFFICE DEPOT	Inv	224.95
		248	OFFICE DEPOT	Inv	220.23
		249	OFFICE DEPOT	Inv	14.07
A01 60-00 5030 - OFFICE SUPPLIES			*** Account total ***		921.21
A01 60-00 5031 - POSTAGE					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		218	MARXAM	Inv	30.00
A01 60-00 5031 - POSTAGE			*** Account total ***		30.00
A01 60-00 5032 - PRINTING & COPIER EXPENSE					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		241	XEROX	Inv	119.38
A01 60-00 5032 - PRINTING & COPIER EXPENSE			*** Account total ***		119.38
A01 60-00 5035 - COMPUTERS					
	76387 FOR MT PRINTERS	5684	WORLD WIDE TECHNOLOGY, INC.		
		1	M-T PRINTERS	Inv	146.34
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		10	CHARTER	Inv	161.30
		132	REJIS	Inv	2,660.83
		151	REJIS	Inv	41.50
		160	REJIS	Inv	7.50
		242	VERIZON	Inv	280.09
A01 60-00 5035 - COMPUTERS			*** Account total ***		3,297.56

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 60-00 5038 - VEHICLE MAINTENANCE						
	76390	RADAR CERTIFICATE	6108	MC CLAIN RADAR SERVICES, LLC		
			1	RADAR CERTIFICATION	Inv	270.00
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			36	CREDIT CARD PAYMENT	Inv	8.38
			37	CREDIT CARD PAYMENT	Inv	9.81
			38	CREDIT	Inv	-3.27
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			40	SUNSET FORD	Inv	500.00
			41	SUNSET FORD	Inv	500.00
			58	LOWE'S AUTO	Inv	65.68
			214	ADGRAPHIX	Inv	169.00
			251	CODE 3	Inv	348.00
			258	ED ROEHR	Inv	18.00
A01 60-00 5038 - VEHICLE MAINTENANCE				*** Account total ***		1,885.60
A01 60-00 5044 - LITIGATION						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			3	LITIGATION	Inv	138.00
A01 60-00 5044 - LITIGATION				*** Account total ***		138.00
A01 60-00 5051 - VEHICLE CHANGEOVER						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			215	ADGRAPHIX	Inv	1,212.00
A01 60-00 5051 - VEHICLE CHANGEOVER				*** Account total ***		1,212.00
A01 60-00 5057 - UNIFORMS						
	76419	REIMBURSEMENT FOR PANTS	6712	MARY EBELER		
			1	REIMBURSEMENT FOR PANTS	Inv	54.98
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			229	LEON UNIFORM	Inv	32.98
			231	ED ROEHR	Inv	78.73
			233	LEON UNIFROMS	Inv	561.14
			239	COUNTRY SQUIRES	Inv	258.75
			244	LEON	Inv	303.98
			247	LEON UNIFORM	Inv	319.80
A01 60-00 5057 - UNIFORMS				*** Account total ***		1,610.36
A01 60-00 5058 - POLICE SUPPLIES						
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			39	CREDIT CARD PAYMENT	Inv	19.46
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			250	POLYLINE	Inv	70.38
A01 60-00 5058 - POLICE SUPPLIES				*** Account total ***		89.84
A01 60-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			136	APCO	Inv	92.00
			235	ST. LOUIS POST	Inv	25.97
			238	TRANSUNION	Inv	25.00
A01 60-00 5060 - MEMBERSHIPS/SUBSCRIPTIONS				*** Account total ***		142.97

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 60-00 5061 - JAIL EXPENSE						
	76420	FOOD FOR PRISONERS	8104	CARD SERVICES		
			1	FOOD FOR PRISONERS	Inv	133.66
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			137	ST. ANTHONY'S	Inv	26.00
			246	SLU CARE	Inv	100.00
A01 60-00 5061 - JAIL EXPENSE				*** Account total ***		259.66
A01 60-00 5068 - MISCELLANEOUS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			225	MERCY MEDICAL	Inv	99.00
			227	MERCY MEDICAL	Inv	74.00
			228	MERCY MEDICAL	Inv	50.00
			236	ABSOPURE	Inv	87.40
			245	FARMER BROTHERS	Inv	121.10
A01 60-00 5068 - MISCELLANEOUS				*** Account total ***		431.50
A01 60-00 5102 - EQUIPMENT - PATROL						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			230	ED ROEHR	Inv	182.00
			255	GANDER MOUNTAIN	Inv	49.97
A01 60-00 5102 - EQUIPMENT - PATROL				*** Account total ***		231.97
A01 60-10 5035 - PD BLDG - REPAIR & MAINTENANCE						
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			13	CREDIT CARD PAYMENT	Inv	19.94
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			158	SHRED IT	Inv	74.85
			243	GRAINGER	Inv	233.06
			252	BUILDINGSTARS	Inv	1,150.00
A01 60-10 5035 - PD BLDG - REPAIR & MAINTENANCE				*** Account total ***		1,477.85
A01 60-10 5038 - PD BLDG. - GROUND MAINTENANCE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			144	BRUNETTI	Inv	51.00
A01 60-10 5038 - PD BLDG. - GROUND MAINTENANCE				*** Account total ***		51.00
A01 60-10 5064 - PD BLDG - GAS SERVICE						
	76392	MONTHLY SERVICE CHARGE	5101	LACLEDE GAS COMPANY		
			2	MONTHLY SERVICE CHARGE	Inv	575.51
A01 60-10 5064 - PD BLDG - GAS SERVICE				*** Account total ***		575.51
A01 60-10 5065 - PD BLDG - TELEPHONE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			63	MITEL	Inv	125.34
			232	VERIZON	Inv	614.09
			257	AT&T	Inv	201.00
A01 60-10 5065 - PD BLDG - TELEPHONE				*** Account total ***		940.43
A01 60-10 5066 - PD BLDG - WATER SERVICE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			150	BRUNETTI	Inv	140.40
A01 60-10 5066 - PD BLDG - WATER SERVICE				*** Account total ***		140.40

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 60-10 5091 - PD TRAINING EXPENSES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			165	HARD ROCK HOTEL	Inv	1,310.96
A01 60-10 5091 - PD TRAINING EXPENSES				*** Account total ***		1,310.96
A01 60-10 5092 - INMATE SECURITY FUND EXPENSES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			256	WALGREEN'S	Inv	125.00
A01 60-10 5092 - INMATE SECURITY FUND EXPENSES				*** Account total ***		125.00
A01 70-00 5030 - OFFICE SUPPLIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			153	STAPLES	Inv	16.79
A01 70-00 5030 - OFFICE SUPPLIES				*** Account total ***		16.79
A01 70-00 5036 - COMMUNICATIONS EXPENSE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			131	REJIS	Inv	786.14
			133	REJIS	Inv	257.50
A01 70-00 5036 - COMMUNICATIONS EXPENSE				*** Account total ***		1,043.64
A01 70-00 5042 - JUDGE & PROSECUTOR RETAINERS I						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			2	PROSECUTOR RETAINER	Inv	1,200.00
A01 70-00 5042 - JUDGE & PROSECUTOR RETAINERS I				*** Account total ***		1,200.00
A01 70-00 5044 - LITIGATION						
	76437	NOVEMBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			9	LITIGATION	Inv	46.00
			11	LITIGATION	Inv	92.00
			12	LITIGATION	Inv	92.00
			13	LITIGATION	Inv	46.00
			14	LITIGATION	Inv	69.00
			15	LITIGATION	Inv	207.00
			16	LITIGATION	Inv	46.00
			17	LITIGATION	Inv	46.00
			18	LITIGATION	Inv	69.00
			19	LITIGATION	Inv	46.00
			20	LITIGATION	Inv	46.00
			23	LITIGATION	Inv	92.00
			24	LITIGATION	Inv	138.00
A01 70-00 5044 - LITIGATION				*** Account total ***		1,035.00
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES						
	76396	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
			1	CREDIT CARD PAYMENT	Inv	96.43
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			166	DOLLAR TREE	Inv	7.00
			167	GFS	Inv	265.65
			170	HOBBY LOBBY	Inv	1.99
			190	TRATTORIA TOSCANA	Inv	150.00
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES				*** Account total ***		521.07

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5030 - OFFICE SUPPLIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			175	POST OFFICE	Inv	141.00
			176	WALMART	Inv	28.86
			181	AMAZON	Inv	34.50
A01 80-00 5030 - OFFICE SUPPLIES				*** Account total ***		204.36
A01 80-00 5034 - EQUIPMENT LEASE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			25	SPRINT	Inv	42.14
			56	CEE KAY	Inv	14.82
			106	TELLE TIRE	Inv	410.50
			202	K&K SUPPLY	Inv	230.00
			212	K&K SUPPLY	Inv	145.00
A01 80-00 5034 - EQUIPMENT LEASE				*** Account total ***		842.46
A01 80-00 5035 - BUILDING MAINTENANCE						
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			50	CREDIT CARD PAYMENT	Inv	444.18
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			125	ERB	Inv	56.81
			145	BRUNETTI	Inv	21.00
A01 80-00 5035 - BUILDING MAINTENANCE				*** Account total ***		521.99
A01 80-00 5036 - EQUIPMENT RENTAL						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			204	K&K SUPPLY	Inv	504.92
			206	K&K SUPPLY	Inv	417.05
			208	K&K SUPPLY	Inv	2,575.00
			213	K&K SUPPLY	Inv	220.00
A01 80-00 5036 - EQUIPMENT RENTAL				*** Account total ***		3,716.97
A01 80-00 5037 - GAS/OIL						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			76	GAS	Inv	25.16
			90	QUIKTRIP	Inv	30.70
			103	ZINGERS	Inv	20.59
A01 80-00 5037 - GAS/OIL				*** Account total ***		76.45
A01 80-00 5038 - VEHICLE MAINTENANCE						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			96	ADVANCED AUTO	Inv	27.58
A01 80-00 5038 - VEHICLE MAINTENANCE				*** Account total ***		27.58
A01 80-00 5039 - MINOR TOOLS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			109	ADVANCED AUTO	Inv	61.56
A01 80-00 5039 - MINOR TOOLS				*** Account total ***		61.56
A01 80-00 5040 - PROFESSIONAL FEES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			75	TRUGREEN	Inv	96.30

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5040 - PROFESSIONAL FEES						
			127	TOTAL ACCESS	Inv	191.88
A01 80-00 5040 - PROFESSIONAL FEES				*** Account total ***		288.18
A01 80-00 5047 - MAINTENANCE SUPPLIES						
	76376	52 GALLON CONTAINER	8207	MARCO TECHNOLOGIES		
			1	62 GALLON CONTAINER	Inv	50.00
	76377	64 GALLON CONTAINER	8207	MARCO TECHNOLOGIES		
			1	64 GALLON CONTAINER	Inv	50.00
	76396	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
			4	CREDIT CARD PAYMENT	Inv	88.32
			5	CREDIT CARD PAYMENT	Inv	13.84
	76397	CREDIT CARD PAYMENT	5422	WAL-MART COMMUNITY		
			1	CREDIT CARD PAYMENT	Inv	19.35
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			24	CREDIT CARD PAYMENT	Inv	22.46
			25	CREDIT CARD PAYMENT	Inv	21.28
			26	CREDIT CARD PAYMENT	Inv	94.01
			55	CREDIT CARD PAYMENT	Inv	115.81
			56	CREDIT CARD PAYMENT	Inv	16.85
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			1	K&K SUPPLY	Inv	44.88
			35	CREST INDUSTRIES	Inv	10.46
			73	ADVANCED AUTO	Inv	11.69
			81	CINTAS	Inv	148.49
			118	ERB	Inv	2.54
			122	ERB	Inv	79.40
			129	MINUTEMAN PRESS	Inv	90.00
			174	SCHNUCKS	Inv	41.94
			197	HERE TODAY	Inv	57.72
			201	TREETOP	Inv	99.50
			260	WALMART	Inv	15.00
			261	DOLLAR TREE	Inv	83.00
			262	ARCH ENGRAVING	Inv	3.57
			263	PETSMART	Inv	75.00
			274	WALMART	Inv	37.49
			275	WALMART	Inv	31.91
A01 80-00 5047 - MAINTENANCE SUPPLIES				*** Account total ***		1,324.51
A01 80-00 5048 - MINNIE HA HA EXPENSES						
	76382	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			1	MONTHLY SERVICE CHARGE	Inv	263.78
	76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
			27	CREDIT CARD PAYMENT	Inv	38.93
			28	CREDIT CARD PAYMENT	Inv	89.97
			29	CREDIT CARD PAYMENT	Inv	6.97
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			92	JOHNNY ON THE SPOT	Inv	176.04
			146	BRUNETTI	Inv	15.00
A01 80-00 5048 - MINNIE HA HA EXPENSES				*** Account total ***		590.69
A01 80-00 5049 - GEMPP IMPROVEMENTS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5049 - GEMPP IMPROVEMENTS						
			78	KIRKWOOD MATERIAL	Inv	669.04
			79	KIRKWOOD MATERIAL	Inv	550.24
			91	ST. LOUIS COMPOSTING	Inv	80.00
			135	MSD	Inv	23.05
			216	K&K SUPPLY	Inv	550.00
A01 80-00 5049 - GEMPP IMPROVEMENTS				*** Account total ***		1,872.33
A01 80-00 5052 - PROMOTIONS/MARKETING						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			105	JS PALUCH	Inv	90.00
A01 80-00 5052 - PROMOTIONS/MARKETING				*** Account total ***		90.00
A01 80-00 5053 - RECREATION SUPPLIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			89	MPRA	Inv	330.00
			159	MINUTEMAN PRESS	Inv	135.00
A01 80-00 5053 - RECREATION SUPPLIES				*** Account total ***		465.00
A01 80-00 5057 - UNIFORMS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			69	CINTAS	Inv	119.69
			88	CINTAS	Inv	119.69
			93	CINTAS	Inv	148.49
			200	TREETOP	Inv	133.00
A01 80-00 5057 - UNIFORMS				*** Account total ***		520.87
A01 80-00 5060 - MEMBERSHIPS						
	76396	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
			3	CREDIT CARD PAYMENT	Inv	39.15
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			95	NRPA	Inv	30.00
A01 80-00 5060 - MEMBERSHIPS				*** Account total ***		69.15
A01 80-00 5064 - SEMINARS/TRAINING						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			264	MPRA	Inv	10.00
A01 80-00 5064 - SEMINARS/TRAINING				*** Account total ***		10.00
A01 80-00 5067 - UTILITIES						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			62	MITEL	Inv	208.90
			148	MSD	Inv	43.86
A01 80-00 5067 - UTILITIES				*** Account total ***		252.76
A01 80-00 5068 - MISCELLANEOUS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			130	MINUTEMAN PRESS	Inv	201.00
A01 80-00 5068 - MISCELLANEOUS				*** Account total ***		201.00
A01 80-00 5078 - GROUND MAINTENANCE						
	76379	CREDIT CARD PAYMENT	7364	JOHN DEERE FINANCIAL		

Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5078 - GROUND MAINTENANCE					
		1	CREDIT CARD PAYMENT	Inv	31.94
76380	CONCRETE	2420	GENERAL MATERIAL COMPANY CORP.		
		1	CONCRETE	Inv	23.61
76381	SAND	2420	GENERAL MATERIAL COMPANY CORP.		
		1	SAND	Inv	25.98
76414	CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
		1	CREDIT CARD PAYMENT	Inv	11.99
		3	CREDIT CARD PAYMENT	Inv	100.00
		4	CREDIT CARD PAYMENT	Inv	150.00
		5	CREDIT	Inv	-39.50
		6	CREDIT CARD PAYMENT	Inv	35.45
		7	CREDIT CARD PAYMENT	Inv	28.74
		12	CREDIT CARD PAYMENT	Inv	712.44
		14	CREDIT CARD PAYMENT	Inv	3.67
		16	CREDIT CARD PAYMENT	Inv	71.73
		17	CREDIT CARD PAYMENT	Inv	5.08
		18	CREDIT CARD PAYMENT	Inv	409.32
		19	CREDIT CARD PAYMENT	Inv	28.47
		20	CREDIT CARD PAYMENT	Inv	3.19
		21	CREDIT CARD PAYMENT	Inv	513.21
		22	CREDIT CARD PAYMENT	Inv	225.12
		23	CREDIT CARD PAYMENT	Inv	51.85
		30	CREDIT CARD PAYMENT	Inv	46.04
		31	CREDIT CARD PAYMENT	Inv	28.61
		32	CREDIT CARD PAYMENT	Inv	219.66
		33	CREDIT CARD PAYMENT	Inv	647.82
		34	CREDIT	Inv	-4.27
		35	CREDIT CARD PAYMENT	Inv	3.94
		40	CREDIT CARD PAYMENT	Inv	17.94
		41	CREDIT CARD PAYMENT	Inv	9.96
		42	CREDIT CARD PAYMENT	Inv	148.55
		43	CREDIT CARD PAYMENT	Inv	182.44
		44	CREDIT CARD PAYMENT	Inv	51.41
		45	CREDIT CARD PAYMENT	Inv	48.79
		46	CREDIT CARD PAYMENT	Inv	2.94
		47	CREDIT CARD PAYMENT	Inv	55.90
		48	CREDIT CARD PAYMENT	Inv	30.43
		49	CREDIT CARD PAYMENT	Inv	134.73
		52	CREDIT	Inv	-39.93
		53	CREDIT CARD PAYMENT	Inv	19.99
		54	CREDIT CARD PAYMENT	Inv	528.75
		60	CREDIT CARD PAYMENT	Inv	15.00
		61	CREDIT CARD PAYMENT 15.96	Inv	.00
		63	CREDIT CARD PAYMENT	Inv	15.96
76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		70	TRAFFICE CONTROL	Inv	72.00
		71	TRAFFIC CONTROL	Inv	24.00
		77	ONSITE	Inv	153.00
		84	BATES ELECTRIC	Inv	611.00
		108	CREDIT	Inv	-96.00
		117	SCHAEFFER	Inv	682.50

Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5078 - GROUND MAINTENANCE			*** Continued ***		
		134	ALAN ENVIRONMENTA	Inv	640.03
		184	GFS	Inv	57.37
		271	INDUSTRIAL SOAP	Inv	201.33
		272	FENTON FEED	Inv	396.00
		273	SITEONE	Inv	63.99
A01 80-00 5078 - GROUND MAINTENANCE			*** Account total ***		7,362.17
A01 80-00 5079 - KITUN PARK EXPENSES					
	76389 HINGE	3498	CROFT TRAILER		
		1	HINGE	Inv	10.90
	76391 MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
		1	MONTHLY SERVICE CHARGE	Inv	14.50
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		22	K&K SUPPLY	Inv	117.90
		210	K&K SUPPLY	Inv	19.96
A01 80-00 5079 - KITUN PARK EXPENSES			*** Account total ***		163.26
A01 85-00 5010 - CONCESSION STAND EXPENSE					
	76396 CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
		7	CREDIT CARD PAYMENT	Inv	184.66
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		169	HOBBY LOBBY	Inv	12.53
A01 85-00 5010 - CONCESSION STAND EXPENSE			*** Account total ***		197.19
A01 85-00 5035 - BUILDING/POOL MAINTENANCE					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		104	SUNSET AUQUATECH	Inv	22.75
A01 85-00 5035 - BUILDING/POOL MAINTENANCE			*** Account total ***		22.75
A01 86-00 5040 - UMPIRES					
	76374 UMPIRES FOR SOFTBALL	6301	ST. LOUIS METRO ASA		
		1	UMPIRE FOR SOFTBALL	Inv	286.00
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		107	HOME CITY ICE	Inv	285.00
A01 86-00 5040 - UMPIRES			*** Account total ***		571.00
A01 86-00 5078 - GROUNDS MAINTENANCE					
	76414 CREDIT CARD PAYMENT - GENERAL	2489	HOME DEPOT CREDIT SERVICES		
		51	CREDIT CARD PAYMENT	Inv	15.84
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		80	KIRKWOOD MATERIAL	Inv	126.00
		86	K&K SUPPLY	Inv	73.86
		116	SCHAEFFER	Inv	3,515.80
A01 86-00 5078 - GROUNDS MAINTENANCE			*** Account total ***		3,731.50
A01 86-00 5104 - CAPITAL IMPROVEMENTS					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
		259	MY PARKING SIGN	Inv	139.80
A01 86-00 5104 - CAPITAL IMPROVEMENTS			*** Account total ***		139.80
A01 87-00 5033 - EQUIPMENT MAINTENANCE					
	76432 CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 87-00 5033 - EQUIPMENT MAINTENANCE						
			99	ALLBRANDS FITNESS	Inv	329.00
			100	ALLBRANDS FITNESS	Inv	104.00
			101	ALLBRANDS FITNESS	Inv	70.68
A01 87-00 5033 - EQUIPMENT MAINTENANCE				*** Account total ***		503.68
A01 87-00 5035 - BUILDING MAINTENANCE						
	76409	ENMOTION ROLL	8230	THE SAUNDERS COMPANY		
			1	ENMOTION ROLL	Inv	148.50
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			72	CINTAS	Inv	90.38
			74	BATES ELECTRIC	Inv	340.00
			82	CINTAS	Inv	90.38
			87	CINTAS	Inv	90.38
			94	CINTAS	Inv	90.38
			97	UNIVERSAL	Inv	139.00
			98	INDUSTRIAL SOAP	Inv	222.01
			147	BRUNETTI	Inv	50.00
			168	NEW SYSTEM	Inv	350.65
			172	NEW SYSTEM	Inv	513.72
			177	NEW SYSTEM	Inv	89.91
			182	AMAZON	Inv	61.50
			183	AMAMZON	Inv	45.00
			185	NEW SYSTEM	Inv	479.85
			187	AMAMZON	Inv	39.74
			270	INDUSTRIAL SOAP	Inv	182.83
A01 87-00 5035 - BUILDING MAINTENANCE				*** Account total ***		3,024.23
A01 87-00 5040 - CONTRACTUAL SERVICES						
	76383	REIMBURSE FOR FACEBOOK AD	7602	TERESA JOHNSON		
			1	REIMBURSE FOR FACEBOOK AD	Inv	40.00
	76398	GROUP FITNESS	8118	MICHELLE BEAUVAIS		
			1	GROUP FITNESS	Inv	1,574.00
	76399	GROUP FITNESS	7070	TANYA DUNLAP		
			1	GROUP FITNESS	Inv	116.00
	76400	GROUP FITNESS	7193	LAURA GRIESEDIECK		
			1	GROUP FITNESS	Inv	366.00
	76401	GROUP FITNESS	6607	ARTEMISA HEIZER		
			1	GROUP FITNESS	Inv	344.00
	76402	GROUP FITNESS	7042	LISA KILLOREN		
			1	GROUP FITNESS	Inv	274.00
	76403	GROUP CLASSES	7041	MOLLY MULLIGAN		
			1	GROUP FITNESS	Inv	360.00
	76404	GROUP FITNESS	7038	CHRISTY SCHAEFER		
			1	GROUP FITNESS	Inv	1,368.00
	76405	BALLET PROGRAM	8068	NATALIIA SHELVY		
			1	BALLET PROGRAM	Inv	675.50
	76406	GROUP FITNESS	7571	LAUREN SPAETHE		
			1	GROUP FITNESS	Inv	144.00
	76407	GROUP FITNESS	7114	MARY VOLANSKY		
			1	GROUP FITNESS	Inv	118.00
	76408	GROUP FITNESS	8001	KATHERINE WINZENBURGER		

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 87-00 5040 - CONTRACTUAL SERVICES				*** Continued ***		
			1	GROUP FITNESS	Inv	104.00
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			8	DISCOVERY	Inv	51.30
			171	DONUT HOUSE	Inv	32.97
			196	DATAMAX	Inv	127.91
			265	ST. LOUIS COMMUNITY COLLEGE	Inv	139.00
			269	THE ELEMENTS DESIGN	Inv	164.00
A01 87-00 5040 - CONTRACTUAL SERVICES				*** Account total ***		5,998.68
A01 87-00 5047 - SUPPLIES						
	76396	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
			2	CREDIT CARD PAYMENT	Inv	139.53
			8	CREDIT CARD PAYMENT	Inv	91.25
	76417	RACE ITEMS	7006	FLEET FEET SPORTS CORPORATION		
			1	RACE ITEMS	Inv	1,381.00
	76418	64 GALLON CONTAINER	8207	MARCO TECHNOLOGIES		
			1	64 GALLON CONTAINER	Inv	50.00
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			9	CHARTER	Inv	219.10
			83	TOWN HALL	Inv	189.85
			178	FEDERHOFERS BAKERY	Inv	31.68
			179	WALMART	Inv	109.09
			186	DONUT HOUSE	Inv	23.22
			188	HOME DEPOT	Inv	115.99
			189	WALMART	Inv	44.82
			191	SCHNUCKS	Inv	24.46
			198	WALMART	Inv	71.30
			266	SONGFREEDOM	Inv	119.99
			268	POUND ROCKOUT WORKOUT	Inv	169.00
A01 87-00 5047 - SUPPLIES				*** Account total ***		2,780.28
A01 87-00 5052 - PROMOTIONS/MARKETING						
	76411	MARKETING/FLYERS	7937	FLASH SMILEY		
			1	MARKETING/FLYERS	Inv	399.05
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			85	FACEBOOK	Inv	18.75
			102	NS PUBLISHING	Inv	260.00
			180	FACEBOOK	Inv	15.78
			267	CONSTANT CONTACT	Inv	38.00
A01 87-00 5052 - PROMOTIONS/MARKETING				*** Account total ***		731.58
A01 87-00 5068 - MISCELLANEOUS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			128	MINUTEMAN PRESS	Inv	25.00
A01 87-00 5068 - MISCELLANEOUS				*** Account total ***		25.00
A01 87-00 5104 - IMPROVEMENTS						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			276	MARKERTEK	Inv	270.00
A01 87-00 5104 - IMPROVEMENTS				*** Account total ***		270.00

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 87-10 5064 - COMMUNITY CENTER GAS SERVICE						
	76378	MONTHLY SERVICE CHARGE	5101	LACLEDE GAS COMPANY		
			1	MONTHLY SERVICE CHARGE	Inv	87.81
A01 87-10 5064 - COMMUNITY CENTER GAS SERVICE				*** Account total ***		87.81
A01 87-10 5066 - COMMUNITY CENTER WATER/SEWER						
	76432	CREDIT CARD PAYMENT - GENERAL	7879	U.S. BANK		
			140	MSD	Inv	94.12
A01 87-10 5066 - COMMUNITY CENTER WATER/SEWER				*** Account total ***		94.12
A01 90-00 5220 - HEALTH INSURANCE						
	76433	CONSULTING FEE	5616	J.W. TERRILL - MARSH & McLENNA		
			1	CONSULTING FEE	Inv	1,950.00
	76434	DEDUCTIBLE REIMBURSEMENT	5616	J.W. TERRILL - MARSH & McLENNA		
			1	DEDUCTIBLE REIMBURSEMENT	Inv	624.00
A01 90-00 5220 - HEALTH INSURANCE				*** Account total ***		2,574.00
A05 50-00 5063 - ENGINEERING/SURVEYING						
	76421	HADLEY HILLS ROAD	8187	HR GREEN INC.		
			1	HADLEY HILLS ROAD	Inv	5,382.26
A05 50-00 5063 - ENGINEERING/SURVEYING				*** Account total ***		5,382.26
A05 50-00 5071 - PW - ADDITIONAL ROAD CONSTR						
	76415	WEST WATSON ROAD - CAP TAX	2500	HORNER & SHIFRIN, INC.		
			1	WEST WATSON ROAD	Inv	1,508.80
	76439	ADDITIONAL LABOR TO REMOVE SHI	8234	BAUMSTARK ROOFING, INC.		
			1	ADDITIONAL LABOR TO REMOVE SHI	Inv	47,073.00
A05 50-00 5071 - PW - ADDITIONAL ROAD CONSTR				*** Account total ***		48,581.80
A05 50-00 5095 - SIDEWALK CONSTRUCTION						
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			1	KIRKWOOD MATRIAL	Inv	190.80
A05 50-00 5095 - SIDEWALK CONSTRUCTION				*** Account total ***		190.80
A05 50-00 5102 - PW - EQUIPMENT						
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			17	EIME'S	Inv	2,715.00
A05 50-00 5102 - PW - EQUIPMENT				*** Account total ***		2,715.00
A05 60-00 5102 - POLICE - PATROL EQUIPMENT						
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			19	L3 MOBILE VISION	Inv	1,398.20
			20	L3 MOBILE VISION	Inv	10,346.50
A05 60-00 5102 - POLICE - PATROL EQUIPMENT				*** Account total ***		11,744.70
A05 80-00 5048 - MINNIE HA HA EXPENSES						
	76422	ASPHALT SOCCER ENTRANCE	8232	PIONEER PAVING AND SEALING CO.		
			1	ASPHALT SOCCER ENTRANCE	Inv	9,400.00
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			6	COMMON CENTS RENTAL	Inv	275.00
			7	COMMON CENTS RENTAL	Inv	125.00
			8	COMMON CENTS RENTAL	Inv	350.00

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A05 80-00 5048 - MINNIE HA HA EXPENSES				*** Continued ***		
			10	AMERICAN EAGLE WASTE	Inv	355.00
A05 80-00 5048 - MINNIE HA HA EXPENSES				*** Account total ***		10,505.00
A05 80-00 5103 - EQUIPMENT - OFFICE						
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			3	TRAFFIC CONTROL	Inv	347.94
			18	AMAZON	Inv	107.98
A05 80-00 5103 - EQUIPMENT - OFFICE				*** Account total ***		455.92
A05 80-00 5104 - PARK - IMPROVEMENTS						
	76412	CREDIT CARD PAYMENT - CAP TAX	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Inv	185.78
			2	CREDIT CARD PAYMENT	Inv	1.02
			3	CREDIT CARD PAYMENT	Inv	6.98
			4	CREDIT CARD PAYMENT	Inv	29.91
			5	CREDIT CARD PAYMENT	Inv	31.68
			6	CREDIT CARD PAYMENT	Inv	103.50
			7	CREDIT CARD PAYMENT	Inv	7.87
			8	CREDIT CARD PAYMENT	Inv	915.51
	76423	PARKS AND REC DEVELOPMENT	8188	FEATURE GROUP U.S.A.		
			1	PARKS AND REC DEVELOPMENT	Inv	5,300.00
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			2	CREST INDUSTRIES	Inv	68.48
			4	TRAFFIC CONTROL	Inv	411.84
			5	KIRKWOOD MATERIAL	Inv	53.50
			9	JIM BUTLER	Inv	113.49
			11	KIRKWOOD MATERIAL	Inv	3,457.32
			12	SCHAEFFER	Inv	4,398.95
			13	ERB	Inv	27.75
			14	ERB	Inv	35.62
			15	ERB	Inv	9.24
			16	CREDIT	Inv	-33.60
			21	K&K SUPPLY	Inv	88.68
			22	LOWE'S AUTO	Inv	8.09
A05 80-00 5104 - PARK - IMPROVEMENTS				*** Account total ***		15,221.61
A05 85-00 5035 - BUILDING MAINTENANCE						
	76443	GATEKICKER	6054	ACTIVE NETWORK		
			1	GATEKICKER	Inv	126.50
	76444	GATEKICKER	6054	ACTIVE NETWORK		
			1	GATEKICKER	Inv	126.50
A05 85-00 5035 - BUILDING MAINTENANCE				*** Account total ***		253.00
A05 85-00 5102 - EQUIPMENT - FURNISHINGS						
	76442	SERVICE COSTS	6054	ACTIVE NETWORK		
			1	SERVICE COSTS	Inv	400.00
A05 85-00 5102 - EQUIPMENT - FURNISHINGS				*** Account total ***		400.00
A05 86-00 5104 - IMPROVEMENTS						
	76412	CREDIT CARD PAYMENT - CAP TAX	2489	HOME DEPOT CREDIT SERVICES		
			9	CREDIT CARD PAYMENT	Inv	110.62
A05 86-00 5104 - IMPROVEMENTS				*** Account total ***		110.62

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A05 87-00 5103 - OFFICE EQUIPMENT						
	76431	CREDIT CARD PAYMENT - CAP TAX	7879	U.S. BANK		
			23	PITSSBURGH WATER COOLER	Inv	1,479.95
A05 87-00 5103 - OFFICE EQUIPMENT				*** Account total ***		1,479.95
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE						
	76413	CREDIT CARD PAYMENT - ROAD	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Inv	273.72
			2	CREDIT CARD PAYMENT	Inv	38.52
			3	CREDIT	Inv	-99.00
			4	CREDIT CARD PAYMENT	Inv	156.58
			5	CREDIT CARD PAYMENT	Inv	34.54
			6	CREDIT CARD PAYMENT	Inv	35.94
			7	CREDIT CARD PAYMENT	Inv	115.18
			8	CREDIT CARD PAYMENT	Inv	99.92
			9	CREDIT CARD PAYMENT	Inv	57.40
			10	CREDIT CARD PAYMENT	Inv	57.40
			11	CREDIT CARD PAYMENT	Inv	59.88
	76424	ROAD PATCH	6827	N.B. WEST CONTRACTING		
			1	ROAD PATCH	Inv	181.70
	76430	CREDIT CARD PAYMENT - ROAD	7879	U.S. BANK		
			1	MISSOURI PETROLEUM	Inv	220.00
			2	K&K SUPPLY	Inv	142.09
			3	KIRKWOOD MATERIAL	Inv	190.80
			4	ASP	Inv	33.00
			5	SITEONE	Inv	57.00
			6	KIRKWOOD MATERIAL	Inv	190.80
			7	INVENTORY SALES	Inv	132.82
			8	ST. LOUIS COUNTY TREASURER	Inv	143.00
			9	FRED WEBER	Inv	195.65
			10	FRED WEBER	Inv	96.85
			11	K&K SUPPLY	Inv	697.50
			12	K&K SUPPLY	Inv	40.12
			13	K&K SUPPLY	Inv	47.23
			14	PAVING MAINTENANCE SUPPLY	Inv	365.05
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE				*** Account total ***		3,563.69
A12 00-00 5005 - SERVICE CHARGES						
	76438	ADMINISTRATIVE FEES	5972	UMB BANK, N.A., CORPORATION		
			1	ADMINISTRATIVE FEES	Inv	914.25
A12 00-00 5005 - SERVICE CHARGES				*** Account total ***		914.25
A12 80-00 5049 - GEMPP PARK EXPENSES						
	76429	CREDIT CARD PAYMENT - P&S	7879	U.S. BANK		
			1	K&K SUPPLY	Inv	480.00
			2	KIRKWOOD MATERIAL	Inv	13.70
			3	KIRKWOOD MATERIAL	Inv	26.70
A12 80-00 5049 - GEMPP PARK EXPENSES				*** Account total ***		520.40
A12 80-00 5104 - IMPROVEMENTS/LAND ACQUISITION						
	76429	CREDIT CARD PAYMENT - P&S	7879	U.S. BANK		
			7	SIMPLY TO IMPRESS	Inv	224.00
A12 80-00 5104 - IMPROVEMENTS/LAND ACQUISITION				*** Account total ***		224.00

	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A12 85-00 5102 - EQUIPMENT-FURNISHINGS						
	76440	SERVICE COSTS	6054	ACTIVE NETWORK		
			1	SERVICE COSTS	Inv	1,000.00
A12 85-00 5102 - EQUIPMENT-FURNISHINGS				*** Account total ***		1,000.00
A12 85-00 5104 - iMPROVEMENTS						
	76441	DEBT PIN	6054	ACTIVE NETWORK		
			1	DEBIT PIN	Inv	920.00
A12 85-00 5104 - iMPROVEMENTS				*** Account total ***		920.00
A12 87-00 5104 - COMMUNITY CENTER IMPROVEMENTS						
	76429	CREDIT CARD PAYMENT - P&S	7879	U.S. BANK		
			4	MARKERTEK	Inv	282.95
			5	BEST BUY	Inv	35.00
			6	POUND BUSINESS STORE	Inv	268.87
			8	PICKLE BALL	Inv	140.97
A12 87-00 5104 - COMMUNITY CENTER IMPROVEMENTS				*** Account total ***		727.79
* Report total *				*** Total ***		213,469.16

CITY OF SUNSET HILLS
BILLS TO BE APPROVED
NOVEMBER MANUALS
11/30/2016

REPORT KEY

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
ACCOUNT #/ NAME	OBLIGATION #	GENERAL DESCRIPTION	VENDOR #	VENDOR & DETAILED DESCR.	INVOICE STAGE	AMUNT PAID

Account masks

40	Admin
50	Public Works
60	PD
70	Court
80	Park
85	Pool
86	Ballfield

Capital Improv.

0550	PW
0560	PD
0580	Park

TOTAL OF THE BILLS TO BE APPROVED $181,908.58

Manual Check-M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 00-00 2175 - HEALTH INSURANCE						
M	76311	PREMIUM SHORTAGE	8204	UHS PREMIUM BILLING		
			1	HEALTH INSURANCE	Paid	432.25
M	76373	HEALTH INSURANCE	8204	UHS PREMIUM BILLING		
			1	HEALTH INSURANCE	Paid	42,606.98
M				*** Total ***		43,039.23
A01 00-00 2175 - HEALTH INSURANCE				*** Account total ***		43,039.23
A01 00-00 2178 - LIFE INSURANCE						
M	76363	LIFE INSURANCE	6087	STANDARD INSURANCE COMPANY		
			1	LIFE INSURANCE	Paid	2.56
M				*** Total ***		2.56
A01 00-00 2178 - LIFE INSURANCE				*** Account total ***		2.56
A01 00-00 2179 - PENSION PAYABLE						
M	76364	CONTRIBUTIONS FOR NOVEMBER	1560	MISSOURI LAGERS		
			1	CONTRIBUTIONS FOR NOVEMBER	Paid	15,225.74
M				*** Total ***		15,225.74
A01 00-00 2179 - PENSION PAYABLE				*** Account total ***		15,225.74
A01 00-00 2180 - GARNISHMENT						
M	76301	CASE #10SL-DR07731	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE #10SL-DR07731	Paid	207.69
M	76302	CASE NO. 11SL-AC36036	8143	ST. LOUIS COUNTY CIRCUIT COURT		
			1	CASE NO. 11SL-AC36036	Paid	162.78
M	76303	CASE NO. 11JE-AC06555	8190	MILLER & STEENO, P.C.		
			1	CASE NO. 11JE-AC06555	Paid	131.96
M	76304	CASE NO. 21635311	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 21635311	Paid	184.62
M	76305	CASE NO. 51536201	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 51536201	Paid	253.85
M	76365	CASE NO. 10SL-DR07731	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 10SL-DR07731	Paid	207.69
M	76366	CASE NO. 21635311	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 21635311	Paid	184.62
M	76367	CASE NO. 11SL-AC36036	8143	ST. LOUIS COUNTY CIRCUIT COURT		
			1	CASE NO. 11SL-AC36036	Paid	162.78
M	76368	CASE NO. 11-JE-AC06555	8190	MILLER & STEENO, P.C.		
			1	CASE NO. 11JE-AC06555	Paid	131.96
M	76369	CASE NO. 51536201	5717	FAMILY SUPPORT PAYMENT CENTER		
			1	CASE NO. 51536201	Paid	253.85
M				*** Total ***		1,881.80
A01 00-00 2180 - GARNISHMENT				*** Account total ***		1,881.80
A01 00-00 2183 - VOLUNTARY LIFE INSURANCE						
M	76362	INSURANCE	5801	TRANSAMERICA WORKSITE MARKETIN		
			1	VOLUNTARY LIFE INSURANCE	Paid	1,241.76
M				*** Total ***		1,241.76

Manual Check=M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 00-00 2183 - VOLUNTARY LIFE INSURANCE				*** Account total ***		1,241.76
A01 00-00 2184 - VOLUNTARY CANCER INSURANCE						
M		76362 INSURANCE	5801	TRANSAMERICA WORKSITE MARKETIN		
			2	VOLUNTARY CANCER INSURANCE	Paid	147.40
M				*** Total ***		147.40
A01 00-00 2184 - VOLUNTARY CANCER INSURANCE				*** Account total ***		147.40
A01 00-00 2185 - VOLUNTARY ACCIDENT INSURANCE						
M		76362 INSURANCE	5801	TRANSAMERICA WORKSITE MARKETIN		
			3	VOLUNTARY ACCIDENT INSURANCE	Paid	299.32
M				*** Total ***		299.32
A01 00-00 2185 - VOLUNTARY ACCIDENT INSURANCE				*** Account total ***		299.32
A01 40-00 5016 - MAYOR & BOA EXPENSES						
M		76361 HOLIDAY LUNCH	5787	MOCCFOA		
			1	HOLIDAY LUNCH	Paid	105.00
M				*** Total ***		105.00
A01 40-00 5016 - MAYOR & BOA EXPENSES				*** Account total ***		105.00
A01 40-00 5042 - CITY ATTORNEY RETAINER						
M		76308 OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			1	CITY ATTORNEY RETAINER	Paid	650.00
M				*** Total ***		650.00
A01 40-00 5042 - CITY ATTORNEY RETAINER				*** Account total ***		650.00
A01 40-00 5044 - LITIGATION						
M		76308 OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			7	OCTOBER SERVICES	Paid	46.00
			8	OCTOBER SERVICES	Paid	460.00
			9	OCTOBER SERVICES	Paid	1,449.00
			11	OCTOBER SERVICES	Paid	414.00
			21	OCTOBER SERVICES	Paid	6,531.00
			22	OCTOBER SERVICES	Paid	125.00
M				*** Total ***		9,025.00
A01 40-00 5044 - LITIGATION				*** Account total ***		9,025.00
A01 40-00 5066 - TELEPHONE REIMBURSEMENT						
M		76372 CELL PHONE ALLOWANCE FOR DECEM	8203	ERIC STERMAN		
			1	CELL PHONE ALLOWANCE FOR DEC	Paid	50.00
M				*** Total ***		50.00
A01 40-00 5066 - TELEPHONE REIMBURSEMENT				*** Account total ***		50.00
A01 40-00 5068 - MISCELLANEOUS						
M		76370 LUNCHEON	5787	MOCCFOA		
			1	LUNCHEON	Paid	16.00
M				*** Total ***		16.00

	Manual Check-M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 40-00 5068 - MISCELLANEOUS					*** Account total ***		16.00
A01 50-00 5038 - VEHICLE MAINTENANCE							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				27	CREDIT CARD PAYMENT	Paid	2.30
	M				*** Total ***		2.30
A01 50-00 5038 - VEHICLE MAINTENANCE					*** Account total ***		2.30
A01 50-00 5044 - LITIGATION							
	M	76308	OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
				4	OCTOBER SERVICES	Paid	138.00
				5	OCTOBER SERVICES	Paid	344.00
				6	OCTOBER SERVICES	Paid	247.00
	M				*** Total ***		729.00
A01 50-00 5044 - LITIGATION					*** Account total ***		729.00
A01 50-00 5071 - ADDITIONAL ROAD CONSTRUCTION							
	M	76309	WEST WATSON ROAD	2500	HORNER & SHIFRIN, INC.		
				1	WEST WATSON ROAD	Paid	5,778.75
	M	76312	WEST WATSON ROAD	2642	L. KRUPP CONSTRUCTION INC.		
				1	WEST WATSON ROAD	Paid	60,562.94
	M				*** Total ***		66,341.69
A01 50-00 5071 - ADDITIONAL ROAD CONSTRUCTION					*** Account total ***		66,341.69
A01 50-00 5074 - STREET LIGHTING							
	M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
				2	MONTHLY SERVICE CHARGE	Paid	412.81
				3	MONTHLY SERVICE CHARGE	Paid	23.01
				4	MONTHLY SERVICE CHARGE	Paid	26.80
				5	MONTHLY SERVICE CHARGE	Paid	95.54
				9	MONTHLY SERVICE CHARGE	Paid	124.27
				10	MONTHLY SERVICE CHARGE	Paid	124.27
				14	MONTHLY SERVICE CHARGE	Paid	214.68
				16	MONTHLY SERVICE CHARGE	Paid	11.58
				17	MONTHLY SERVICE CHARGE	Paid	11.60
				18	MONTHLY SERVICE CHARGE	Paid	10.73
	M				*** Total ***		1,055.29
A01 50-00 5074 - STREET LIGHTING					*** Account total ***		1,055.29
A01 50-00 5078 - STORM SEWER - MAINTENANCE							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				31	CREDIT CARD PAYMENT	Paid	9.60
	M	76307	DRAIN MAINTENANCE	8226	MID AMERICA DRAIN		
				1	DRAIN MAINTENANCE	Paid	990.00
	M				*** Total ***		999.60
A01 50-00 5078 - STORM SEWER - MAINTENANCE					*** Account total ***		999.60

Manual Check-M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 50-01 5030 - PW BLDG - SUPPLIES						
	M	76242 CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			28	CREDIT CARD PAYMENT	Paid	18.60
			29	CREDIT CARD PAYMENT	Paid	18.58
	M			*** Total ***		37.18
A01 50-01 5030 - PW BLDG - SUPPLIES				*** Account total ***		37.18
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR						
	M	76242 CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			30	CREDIT CARD PAYMENT	Paid	72.25
	M			*** Total ***		72.25
A01 50-01 5035 - PW BLDG - MAINTENANCE & REPAIR				*** Account total ***		72.25
A01 50-01 5067 - PW BLDG - ELECTRIC SERVICE						
	M	76314 MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			12	MONTHLY SERVICE CHARGE	Paid	663.39
	M			*** Total ***		663.39
A01 50-01 5067 - PW BLDG - ELECTRIC SERVICE				*** Account total ***		663.39
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE						
	M	76242 CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			4	CREDIT CARD PAYMENT	Paid	20.97
	M			*** Total ***		20.97
A01 50-10 5035 - CITY HALL - REPAIR/MAINTENANCE				*** Account total ***		20.97
A01 50-10 5038 - CITY HALL - GROUNDS MAINT						
	M	76242 CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			13	CREDIT CARD PAYMENT	Paid	4.58
			14	CREDIT CARD PAYMENT	Paid	5.56
			15	CREDIT CARD PAYMENT	Paid	10.61
	M			*** Total ***		20.75
A01 50-10 5038 - CITY HALL - GROUNDS MAINT				*** Account total ***		20.75
A01 50-10 5067 - CITY HALL - ELECTRIC SERVICE						
	M	76314 MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			1	MONTHLY SERVICE CHARGE	Paid	2,536.09
			13	MONTHLY SERVICE CHARGE	Paid	4,825.38
	M			*** Total ***		7,361.47
A01 50-10 5067 - CITY HALL - ELECTRIC SERVICE				*** Account total ***		7,361.47
A01 60-00 5044 - LITIGATION						
	M	76308 OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
			3	OCTOBER SERVICES	Paid	69.00
	M			*** Total ***		69.00
A01 60-00 5044 - LITIGATION				*** Account total ***		69.00

	Manual Check=M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 70-00 5042 - JUDGE & PROSECUTOR RETAINERS I							
	M	76308	OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
				2	PROSECUTOR RETAINER	Paid	1,200.00
	M	76371	JUDGE 2 NIGHTS	4985	GILLESPIE HETLAGE & COUGHLIN L		
				1	JUDGE 2 NIGHTS	Paid	1,200.00
	M				*** Total ***		2,400.00
A01 70-00 5042 - JUDGE & PROSECUTOR RETAINERS I					*** Account total ***		2,400.00
A01 70-00 5044 - LITIGATION							
	M	76308	OCTOBER SERVICES	7028	CURTIS, HEINZ, GARRETT & O'KEE		
				10	OCTOBER SERVICES	Paid	69.00
				12	OCTOBER SERVICES	Paid	46.00
				13	OCTOBER SERVICES	Paid	142.50
				14	OCTOBER SERVICES	Paid	161.00
				15	OCTOBER SERVICES	Paid	115.00
				16	OCTOBER SERVICES	Paid	207.00
				17	OCTOBER SERVICES	Paid	552.00
				18	OCTOBER SERVICES	Paid	92.00
				19	OCTOBER SERVICES	Paid	115.00
				20	OCTOBER SERVICES	Paid	115.00
	M				*** Total ***		1,614.50
A01 70-00 5044 - LITIGATION					*** Account total ***		1,614.50
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES							
	M	76241	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
				3	CREDIT CARD PAYMENT	Paid	110.92
				4	CREDIT CARD PAYMENT	Paid	104.95
				5	CREDIT	Paid	-4.50
				6	CREDIT CARD PAYMENT	Paid	41.70
	M				*** Total ***		253.07
A01 80-00 5010 - SPECIAL PROGRAM EXPENSES					*** Account total ***		253.07
A01 80-00 5030 - OFFICE SUPPLIES							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				7	CREDIT CARD PAYMENT	Paid	45.05
	M				*** Total ***		45.05
A01 80-00 5030 - OFFICE SUPPLIES					*** Account total ***		45.05
A01 80-00 5033 - EQUIPMENT MAINTENANCE							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				6	CREDIT CARD PAYMENT	Paid	2.97
	M				*** Total ***		2.97
A01 80-00 5033 - EQUIPMENT MAINTENANCE					*** Account total ***		2.97
A01 80-00 5047 - MAINTENANCE SUPPLIES							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				5	CREDIT CARD PAYMENT	Paid	6.60

Manual Check=M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 80-00 5047 - MAINTENANCE SUPPLIES						
			20	CREDIT CARD PAYMENT	Paid	524.89
			21	CREDIT CARD PAYMENT	Paid	74.86
M				*** Total ***		606.35
A01 80-00 5047 - MAINTENANCE SUPPLIES				*** Account total ***		606.35
A01 80-00 5048 - MINNIE HA HA EXPENSES						
M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			23	CREDIT CARD PAYMENT	Paid	27.96
			24	CREDIT CARD PAYMENT	Paid	63.43
			25	CREDIT CARD PAYMENT	Paid	31.88
			26	CREDIT CARD PAYMENT	Paid	6.76
			32	CREDIT CARD PAYMENT	Paid	17.78
			33	CREDIT	Paid	-6.76
M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			6	MONTHLY SERVICE CHARGE	Paid	16.52
			7	MONTHLY SERVICE CHARGE	Paid	47.53
M				*** Total ***		205.10
A01 80-00 5048 - MINNIE HA HA EXPENSES				*** Account total ***		205.10
A01 80-00 5067 - UTILITIES						
M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
			19	MONTHLY SERVICE CHARGE	Paid	458.96
M				*** Total ***		458.96
A01 80-00 5067 - UTILITIES				*** Account total ***		458.96
A01 80-00 5078 - GROUND MAINTENANCE						
M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Paid	11.98
			2	CREDIT CARD PAYMENT	Paid	51.72
			3	CREDIT CARD PAYMENT	Paid	199.41
			10	CREDIT CARD PAYMENT	Paid	352.79
			11	CREDIT CARD PAYMENT	Paid	171.73
			16	CREDIT CARD PAYMENT	Paid	6.97
			17	CREDIT	Paid	-6.97
			22	CREDIT CARD PAYMENT	Paid	.59
M				*** Total ***		788.22
A01 80-00 5078 - GROUND MAINTENANCE				*** Account total ***		788.22
A01 85-00 5035 - BUILDING/POOL MAINTENANCE						
M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
			12	CREDIT CARD PAYMENT	Paid	21.02
			18	CREDIT CARD PAYMENT	Paid	67.11
			19	CREDIT	Paid	-5.18
M				*** Total ***		82.95
A01 85-00 5035 - BUILDING/POOL MAINTENANCE				*** Account total ***		82.95

Manual Check	M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A01 85-00 5067 - UTILITIES							
	M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
				15	MONTHLY SERVICE CHARGE	Paid	1,110.98
	M				*** Total ***		1,110.98
A01 85-00 5067 - UTILITIES					*** Account total ***		1,110.98
A01 86-00 5067 - UTILITIES							
	M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
				8	MONTHLY SERVICE CHARGE	Paid	1,096.53
	M				*** Total ***		1,096.53
A01 86-00 5067 - UTILITIES					*** Account total ***		1,096.53
A01 86-00 5078 - GROUNDS MAINTENANCE							
	M	76242	CREDIT CARD PAYMENT	2489	HOME DEPOT CREDIT SERVICES		
				8	CREDIT CARD PAYMENT	Paid	59.94
				9	CREDIT CARD PAYMENT	Paid	13.77
	M				*** Total ***		73.71
A01 86-00 5078 - GROUNDS MAINTENANCE					*** Account total ***		73.71
A01 87-00 5010 - CONCESSIONS							
	M	76241	CREDIT CARD PAYMENT	1720	SAM'S CLUB DIRECT		
				1	CREDIT CARD PAYMENT	Paid	35.94
				2	CREDIT CARD PAYMENT	Paid	88.77
	M				*** Total ***		124.71
A01 87-00 5010 - CONCESSIONS					*** Account total ***		124.71
A01 87-10 5067 - COMMUNITY CENTER ELECTRIC SERV							
	M	76314	MONTHLY SERVICE CHARGE	1890	AMEREN MISSOURI		
				11	MONTHLY SERVICE CHARGE	Paid	2,733.09
	M				*** Total ***		2,733.09
A01 87-10 5067 - COMMUNITY CENTER ELECTRIC SERV					*** Account total ***		2,733.09
A01 90-00 5220 - HEALTH INSURANCE							
	M	76306	HEALTH SAVINGS CONTRIBUTION	8225	KATHERINE HENDRICKS		
				1	HEALTH SAVINGS CONTRIBUTION	Paid	1,375.00
	M				*** Total ***		1,375.00
A01 90-00 5220 - HEALTH INSURANCE					*** Account total ***		1,375.00
A01 90-00 5240 - LIFE INSURANCE							
	M	76363	LIFE INSURANCE	6087	STANDARD INSURANCE COMPANY		
				2	LIFE INSURANCE	Paid	2,592.57
	M				*** Total ***		2,592.57
A01 90-00 5240 - LIFE INSURANCE					*** Account total ***		2,592.57
A05 50-00 5071 - PW - ADDITIONAL ROAD CONSTR							
	M	76310	WEST WATSON ROAD	2500	HORNER & SHIFRIN, INC.		

Manual Check=M	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A05 50-00 5071 - PW - ADDITIONAL ROAD CONSTR						
			1	WEST WATSON ROAD	Paid	1,444.69
M	76313	WEST WATSON ROAD	2642	L. KRUPP CONSTRUCTION INC.		
			1	WEST WATSON ROAD	Paid	15,140.74
M				*** Total ***		16,585.43
A05 50-00 5071 - PW - ADDITIONAL ROAD CONSTR				*** Account total ***		16,585.43
A05 80-00 5104 - PARK - IMPROVEMENTS						
M	76245	CREDIT CARD PAYMENT - CAP TAX	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Paid	7.32
			2	CREDIT CARD PAYMENT	Paid	13.64
			3	CREDIT CARD PAYMENT	Paid	216.22
			4	CREDIT CARD PAYMENT	Paid	4.97
			5	CREDIT CARD PAYMENT	Paid	17.51
			6	CREDIT CARD PAYMENT	Paid	14.91
			7	CREDIT CARD PAYMENT	Paid	9.97
			8	CREDIT CARD PAYMENT	Paid	45.49
M				*** Total ***		330.03
A05 80-00 5104 - PARK - IMPROVEMENTS				*** Account total ***		330.03
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE						
M	76243	CREDIT CARD PAYMENT - ROAD	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Paid	99.92
			2	CREDIT CARD PAYMENT	Paid	37.20
			3	CREDIT CARD PAYMENT	Paid	135.61
			4	CREDIT CARD PAYMENT	Paid	39.96
M				*** Total ***		312.69
A10 50-00 5070 - ROAD/BRIDGE MAINTENANCE				*** Account total ***		312.69
A12 87-00 5104 - COMMUNITY CENTER IMPROVEMENTS						
M	76244	CREDIT CARD PAYMENT - P&S	2489	HOME DEPOT CREDIT SERVICES		
			1	CREDIT CARD PAYMENT	Paid	59.97
M				*** Total ***		59.97
A12 87-00 5104 - COMMUNITY CENTER IMPROVEMENTS				*** Account total ***		59.97
* Report total *				*** Total ***		181,908.58