



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 22, 2022
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

PUBLIC HEARING

2022 Property Tax Rate

Summary: Public Hearing Setting the 2022 Property Tax Rate (Including Debt) for the City of Creve Coeur.

CONSENT AGENDA

1. Approval of August 8, 2022 City Council Regular Meeting Minutes

2. Documents for Destruction

Summary: The listed documents have reached the end for required archiving per the Records Retention Manual as published by the Secretary of State Office. Once approved by council, documents will be shredded on site.

BILLS PAYABLE REPORT

For Information Only

Bills Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from August 3, 2022 through August 17, 2022 in the amount of \$617,957.52.

UNFINISHED BUSINESS



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 22, 2022
7:00 PM**

- 3. Bill No. 6022- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,196 Square-Foot Commercial Banking Establishment, for First Bank, Located at 11947 Olive Boulevard, Within the Creve Coeur Shopping Center. Final Reading and Passage.**

Summary: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit for a First Bank location at 11947 Olive Boulevard within the Creve Coeur Shopping Center in the "CB" Core Business Zoning District. No modifications to exterior elevations or landscaping are proposed. No exterior ATM construction or drive through services are proposed. All banking activity will be conducted inside the location. The location will include traditional banking, ATM and safety deposit services with anticipated hours to be Monday to Friday from 9am to 5pm and Saturdays from 9am to 12pm. NAICS 522110 Commercial Banking is permitted as a conditional use with review in the CB zoning district and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommend approval of the application at the August 1, 2022 meeting.

- 4. Bill No. 6023- an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and Amending Related Ordinances. Final Reading and Passage.**

Summary: Staff will present a proposed minor change to the Personnel Policy and Procedures Manual, specifically Section 8.5.1.

- 5. Bill No. 6024- an Ordinance Revising the Definition of Emergency Vehicle in Section 300.010 of the City Code of Ordinances. Final Reading and Passage.**

Summary: A minor change to the ordinance is necessary due to recent changes in state law.

- 6. Bill No. 6025- an Ordinance Revising Section 160.010.14 of the City Code of Ordinances Regarding Closed Records. Final Reading and Passage.**

Summary: The proposed amendment will provide consistency with recent changes in state law which have added additional categories of protected records.

- 7. Bill No. 6026- an Ordinance Revising the City Code of Ordinances Regarding Sexual Offenses. Final Reading and Passage.**

Summary: Recent amendments to state laws regarding sexual offenses necessitate changes in City ordinances.

NEW BUSINESS



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 22, 2022
7:00 PM**

8. Bill No. 6028- an Ordinance Ordering the Levy and Establishment Of the Rates of Annual Taxes for Municipal Purposes In the City of Creve Coeur for the Year 2022. First Reading.

Summary: The proposed ordinance will establish the 2022 property tax rates at \$.073 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.082 for commercial property, \$.024 for agricultural property, and \$.082 for the debt service levy. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

9. Bill No. 6029- an Ordinance Approving a Final Subdivision Plat for a Subdivision Known as Leeds Meadow Subdivision, City of Creve Coeur, St. Louis County, Missouri. First Reading.

Summary: Mark Manlin, of the Manlin Company, has submitted a request for final plat approval to subdivide the property at 700 North Mosley Road into two lots for two new homes. The total area of Lot 1 is 17,068 square feet and Lot 2 is 16,382 square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested. The subdivision improvement plans are also submitted for approval. The Planning and Zoning Commission recommended approval to City Council.

10. Resolution No. 1603- a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a Contract with Maverick Softwash for Pressure Washing the Olive/I-270 Bridge and Wing Walls for the Not-To-Exceed Amount of \$38,161.22.

Summary: Contract Approval to Pressure Wash the Olive/I-270 Bridge and wing walls. After completion, a subsequent project will include repainting the bridge and wing walls.

11. Resolution No. 1604- a Resolution of the City Council of the City of Creve Coeur, Missouri, Approving the Use of a Contract Established by the County of Greene, Missouri, as a Cooperative Purchasing Agreement for the Procurement of Microsurfacing Services for the 2022 Construction Season.

Summary: City staff has reviewed the contract documents from a competitive public bid for microsurfacing issued and extended by Greene County, Missouri, and staff recommends that the City approve the use of this contract as the basis for a cooperative purchasing agreement for microsurfacing, as is provided for in the Greene County contract and the Code of Ordinances of the City of Creve Coeur.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
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12. Resolution No. 1605- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the City Administrator to Execute the Necessary Documents for Forwarding the Project Proposal Application and to Later Execute an Agreement for a Grant-In-Aid from the Municipal Park Grant Commission.

Summary: Staff recommends pursuit of a Municipal Park Grant for the replacement of the R-22 ice plant refrigerant system at the Ice Arena. This resolution will authorize an application for this grant and indicate the city's commitment to the proposed project.

APPOINTMENTS

13. Finance Committee

BUSINESS FROM MAYOR AND CITY COUNCIL

14. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

15. Staff Recommendation to Return TAP Grant - New Ballas Sidewalk Project (Phase 3)

Summary: City staff has reviewed a bid from Missouri American Water Company to relocate a 12-inch water main at 425 N. New Ballas Road that is necessary to design and construct the New Ballas Sidewalk Project (Phase 3.) Due to the high cost of this relocation, Staff recommends that the City return the Transportation Alternatives Program (TAP) grant, postpone the project, and re-apply for a TAP grant at a later date with the water main relocation cost included.

16. FY 2022 Fourth Quarter Financial Report

Summary: FY 2022 4th Quarter Financial Report Ending June 30, 2022, including investment report.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 22, 2022
7:00 PM**

Posted: _____ posted 08/18/2022
Kellie Henke
City Clerk

**CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2022 TAX RATE**

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MONDAY AUGUST 22, 2022 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY LESS REVENUES DUE TO A DECREASE IN ASSESSED VALUATION FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR 2023 BEGINNING JULY 1, 2022.

ASSESSED VALUATION (BY CATEGORIES)	CURRENT TAX YEAR 2022	PREVIOUS TAX YEAR 2021
REAL ESTATE	\$ 1,014,991,730	\$ 1,025,977,230
PERSONAL PROPERTY	169,218,949 ⁽¹⁾	166,178,606
RAILROAD & UTILITY	8,676,662 ⁽²⁾	8,660,602
	\$ 1,192,887,341	\$ 1,200,816,438

⁽¹⁾ NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

⁽²⁾ INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	PROPOSED GENERAL FUND TAX RATE FOR 2022 PER \$100 ASSESSED VALUATION	GENERAL FUND PROPERTY TAX REVENUES ESTIMATED FOR 2023 BUDGET	PROPOSED DEBT LEVY FOR 2022 PER \$100 ASSESSED VALUATION	DEBT LEVY PROPERTY TAX REVENUES ESTIMATED FOR 2023 BUDGET
RESIDENTIAL	\$ 0.073	\$467,623	\$ 0.082	\$525,275
COMMERCIAL	\$ 0.082	314,126	\$ 0.082	314,126
AGRICULTURE	\$ 0.024	2	\$ 0.082	7
PERSONAL	\$ 0.000	0	\$ 0.082	138,760
		\$781,751**		\$978,168**

**PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2022 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, August 8, 2022 at 7:35 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney
Mayor Robert Hoffman

Staff Present: City Administrator Mark Perkins- via Zoom, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Assistant City Administrator Sharon Stott, Director of Recreation Jason Valvero, Captain Tim Koncki, Public Information and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

Accept the agenda as amended.

Council Member Tierney moved to add Bill No. 6027 to the agenda as line item 11a.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	David Hoffman, Council Member, Ward 3
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion to approve the agenda as amended carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

Public Hearing

Monday, August 22, 2022- 7:00 PM-Future Public Hearing for the Setting of the 2022 Property Tax Rate.

CONSENT AGENDA

- 1. Approval of July 25, 2022 City Council Regular Meeting Minutes**
- 2. Documents for Destruction**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

3. Bills Payable Report

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 20, 2022 through August 2, 2022 in the amount of \$200,258.41.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

UNFINISHED BUSINESS

- 4. Bill No. 6020- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,049 Square-Foot Eating and Drinking Establishment, for Timothy's the Restaurant, Located at 12710 Olive Boulevard, Within the Bellerive Plaza Complex. Final Reading and Passage.**

City Clerk read Bill No. 6020 for the final time.

RESULT:	APPROVED [UNANIMOUS]	RESULT:
MOVER:	Heather Silverman, Council Member, Ward 1	
SECONDER:	Dan Tierney Council Member, Ward 4	
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney	

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6020 becomes Ordinance No. 5791.

- 5. Bill No. 6021- an Ordinance Approving a Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard. Final Reading and Passage.**

City Clerk read Bill No. 6021 for the final time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6021 becomes Ordinance No. 5792.

NEW BUSINESS

- 6. Bill No. 6022- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,196 Square-Foot Commercial Banking Establishment, for First Bank, Located at 11947 Olive Boulevard, Within the Creve Coeur Shopping Center. First Reading.**

City Clerk read Bill No. 6022 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application and stated the request is to provide a temporary location during construction of the new Corporate Headquarters.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

RESULT: FIRST READING

Next: 8/22/2022 7:00 PM

7. Bill No. 6023- an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and Amending Related Ordinances. First Reading.

City Clerk read Bill No. 6023 for the first time.

Assistant City Administrator Sharon Stott provided an overview of the minor amendment.

RESULT: FIRST READING

Next: 8/22/2022 7:00 PM

8. Bill No. 6024- an Ordinance Revising the Definition of Emergency Vehicle in Section 300.010 of the City Code of Ordinances. First Reading.

City Clerk read Bill No. 6024 for the first time.

City Attorney Carl Lumley provided an overview of the revisions to conform to change in state law.

RESULT: FIRST READING

Next: 8/22/2022 7:00 PM

9. Bill No. 6025- an Ordinance Revising Section 160.010.14 of the City Code of Ordinances Regarding Closed Records. First Reading.

City Clerk read Bill No. 6025 for the first time.

City Attorney Carl Lumley provided an overview of the revisions to conform to change in state law.

RESULT: FIRST READING

Next: 8/22/2022 7:00 PM

10. Bill No. 6026- an Ordinance Revising the City Code of Ordinances Regarding Sexual Offenses. First Reading.

City Clerk read Bill No. 6026 for the first time.

City Attorney Carl Lumley provided an overview of the revisions to conform to change in state law.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

RESULT: FIRST READING

Next: 8/22/2022 6:00 PM

11. Resolution No. 1602- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Change Order to the Grounds Maintenance Services Contract with the Greenwood Group, LLC, to Trim Trees and Bushes Along I-270 at the Olive Overpass for a Sum of \$14,725.00.

City Clerk read Resolution No. 1602.

The Director of Public Works Jim Heines provided an overview of the recommended change order and stated the aesthetic improvements, landscaping, and lights on the I-270 overpass are the responsibility of the city to maintain.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried

11a. Bill No. 6027- Easement Agreement with Missouri American Water

City Clerk read Bill No. 6027 for the first time (See Exhibit A).

Director of Public Works Jim Heines provided an overview of the recommended easement agreement.

To allow for the second reading and passage on an emergency basis.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Dan Tierney, Council Member, Ward 4
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.

City Clerk read Bill No. 6027 for the final time.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	David Hoffman, Council Member, Ward 3
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6027 becomes Ordinance No. 5793.

BUSINESS FROM MAYOR AND CITY COUNCIL

Council Liaison Reports

No Council Liaison Reports.

BUSINESS FROM CITY ADMINISTRATOR

13. Ice Arena Update

Director of Recreation Jason Valvero provided an update of the R22 Switch over project and stated next steps include issuing an RFQ for design and engineering as well as a Resolution for the Municipal Park Grant application to be presented at the next meeting. Mr. Valvero stated the ice arena will be closed for approximately two to four months during summer for repairs.

RESULT:	ITEM DISCUSSED
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14. 2022 Property Tax Rate

Director of Finance Lori Obermoeller discussed the process, benefits, and drawbacks of a bond defeasance.

RESULT:	ITEM DISCUSSED
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Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

BILL NO. 6027ORDINANCE NO. 5793

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN EASEMENT AGREEMENT WITH MISSOURI AMERICAN WATER COMPANY REGARDING THE RESTORATION OF WATER SERVICE TO CONWAY PARK AND CONTAINING AN EMERGENCY CLAUSE.

WHEREAS, during work in Conway Park a contractor damaged a Missouri American Water Company water main; and

WHEREAS, an easement is needed in connection with Missouri American Water Company restoring water service to park facilities and in connection therewith Missouri American Water Company has committed to vacate portions of the existing easement abandoned due to relocation of facilities to the new easement;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: The Easement Agreement between Missouri American Water Company and the City of Creve Coeur, attached hereto as "Exhibit One," and referred to hereafter as the "Agreement," is hereby approved, and the City Administrator is hereby authorized and directed to enter into and execute that Agreement. The Agreement as executed shall be substantially in the form of "Exhibit One," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Ordinance. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the Agreement.

Section 2. This ordinance is an emergency measure which required passage on the day of introduction to expedite the restoration of water service in Conway Park and shall become effective immediately in accordance with Section 3.11 (f) of the City Charter.

ADOPTED THIS 8th DAY OF AUGUST, 2022.



JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS 8th DAY OF AUGUST, 2022.



ROBERT HOFFMAN
MAYOR

ATTEST:

Kellie Henke

KELLIE HENKE
CITY CLERK



EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, on this ____ day of _____, 2022, that the undersigned **City of Creve Coeur, Missouri**, a municipal corporation, ("Grantor"), owner of a tract of land in **Sections 10 and 15, Township 45 North, Range 5 East**, St. Louis County, Missouri, having acquired title to said tract of land by deed recorded in Book **6670**, Page **849** of the St. Louis County Records, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the **Missouri-American Water Company**, a Missouri corporation with offices located at **727 Craig Road, St. Louis, Missouri, 63141**, ("Grantee"), the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents grant, sell, convey, and confirm, unto Grantee, its successors and assigns, the right and easement to lay, repair, replace, and forever maintain its water pipes, hydrants, valves, water service lines and appurtenant facilities in an easement on the strip or strips of ground described as shown hachured ///// on the attached "**Easement Plat**," marked **Exhibit A**, which is initialed by the undersigned and made a part hereof, together with the right to use commercially reasonable additional space adjacent to the above described easement as may be required during the period of construction and maintenance, including the ability and right of ingress and egress. Grantee shall also have the right to clear and keep clear brush, trees, shrubbery, roots, and other obstructions of which, in Grantees' judgment, may interfere with the safe, proper, and expeditious laying, construction, maintenance, alteration, inspection, repair, replacement, protection, relocation, operation and removal of water pipes, water service lines and appurtenant facilities. Grantor also grants an easement for water service lines placed at Grantor's request, defined as 2.5' on either side of said water service line and 2.5' on the outside perimeter of the meter pit/ vault as installed. Grantor further agrees not to unreasonably withhold approval and grant of service line easements requested by Grantee to provide service to residents of the City.

Grantee, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above-described property for all proper purposes connected with the installation, use, maintenance, and replacement of the line of water pipe, and with the attachment thereto of the service lines for Grantor and other customers as provided herein. If the water pipe to which the service line connection of the Grantor is abandoned the service line and connection will be relocated to another water pipe as directed by Grantee.

Grantor agrees not to obstruct or interfere with the normal use or maintenance of such pipeline or lines and any connections to the pipeline. Grantor also agrees not to erect or cause to be erected any building or structure within the easement area and shall not add or remove any fill or ground cover in the easement area without the prior written approval of Grantor.

Grantor shall warrant and will defend the title to said easement during its existence with the Grantee for its use and benefit against all parties whomsoever.

This easement is accepted by Grantee with the understanding and on the condition that whenever it shall make any excavations in the above-described property Grantee shall restore the ground as nearly as practicable to its former condition.

IT WITNESS WHEREOF, this instrument has been executed on this 9th day of August, 2022.

CITY OF CREVE COEUR, MISSOURI

BY

Mark Perkins
Mark Perkins, City Administrator

ATTEST:

Kellie Henke
City Clerk

436005772
Federal I.D. #

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

On this 9th day of August, 2022, before me appeared Mark Perkins to me known, who, being by me duly sworn did say that he/she is the City Administrator of the City of Creve Coeur, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said City of Creve Coeur, Missouri and that said instrument was signed and sealed in behalf of the city of Creve Coeur, Missouri by authority of Ordinance No. 5793 passed August 8, 2022.

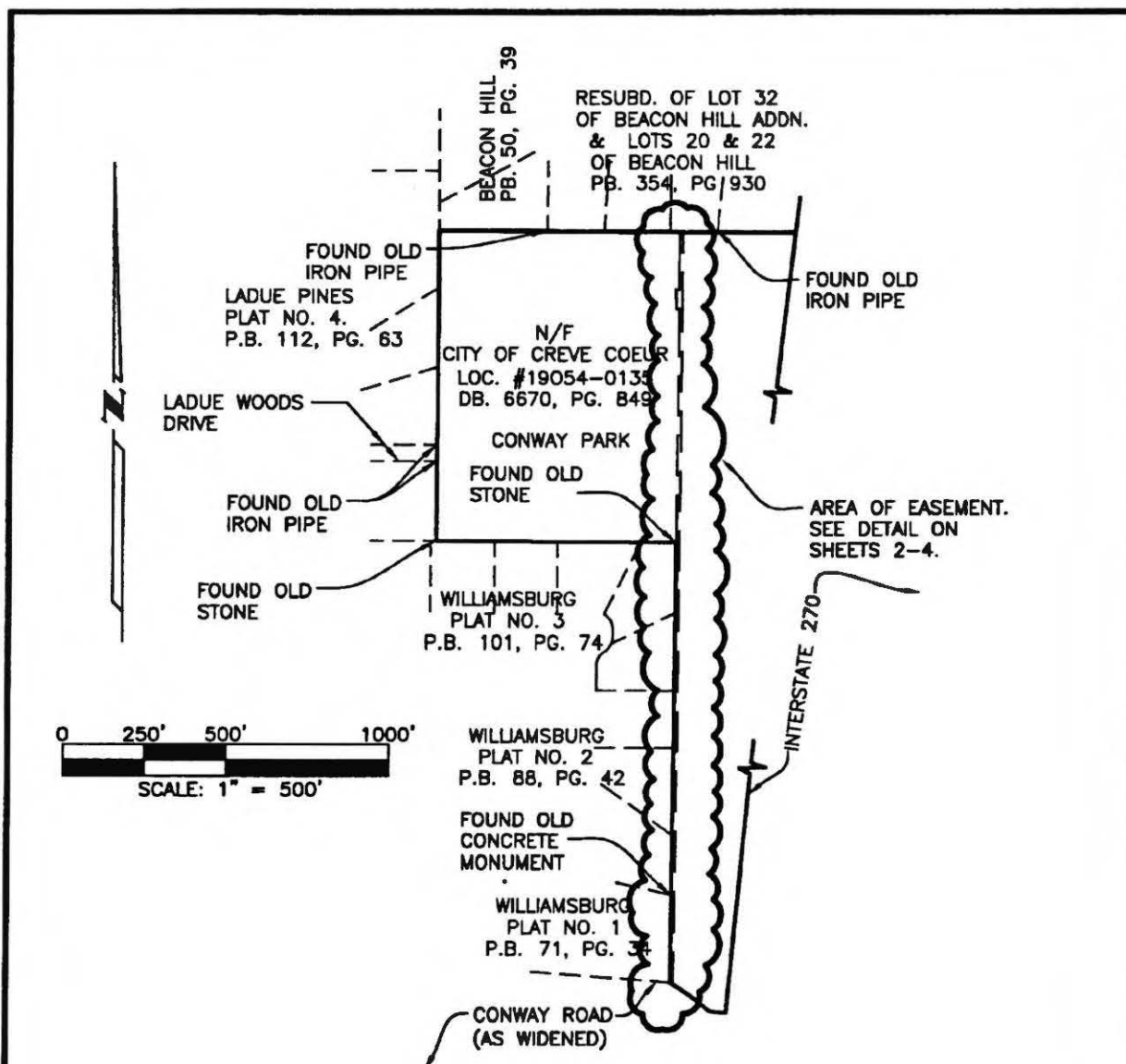
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires:

November 16, 2025

Kellie Henke
Notary Public



**EXHIBIT "A"**

SHEET 1 OF 4

INITIAL: *mf*

EASEMENT PLAT CONWAY PARK

A TRACT OF LAND IN SECTIONS 10 AND 15, T 45 N., R 5 E
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering

P.O. Box 1518
46 C Worthington Access Drive
Maryland Heights, Missouri 63043
(314) 997-5777
FAX 997-0407
E-Mail: bpoehlman@poehlman-prost.com

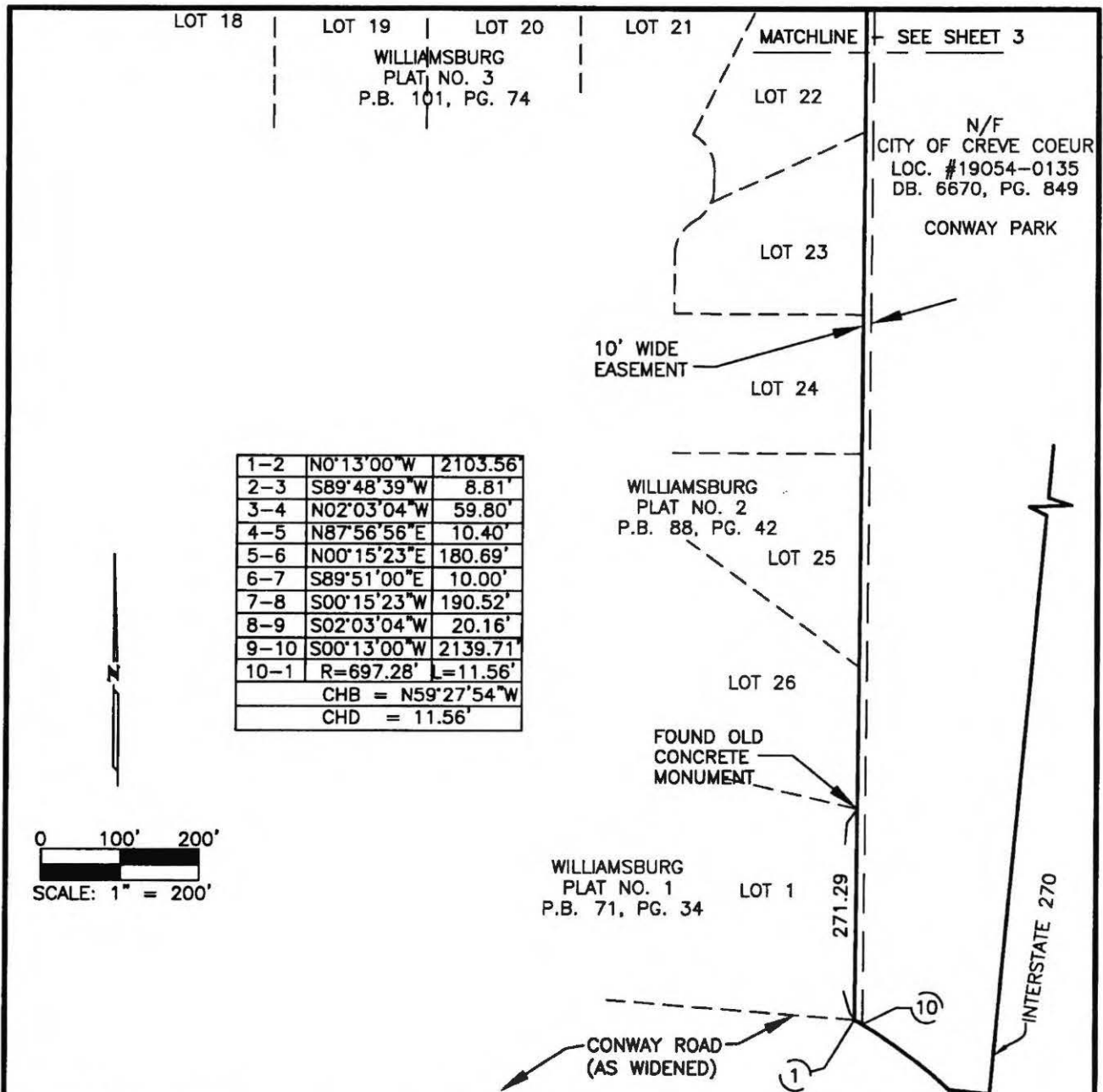
Theodore F. Laneman Jr.

Theodore F. Laneman Jr. PLS.-Missouri
License Number LS-2239
Date: 7-14-2022



07-14-2022

222-020

**EXHIBIT "A"****SHEET 2 OF 4**INITIAL: *mp***EASEMENT PLAT****CONWAY PARK**

A TRACT OF LAND IN SECTIONS 10 AND 15, T 45 N., R 5 E
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering

P.O. Box 1518
46 C Worthington Access Drive
Maryland Heights, Missouri 63043
(314) 997-5777
FAX 997-0407
E-Mail: bpoehlman@poehlman-prost.com

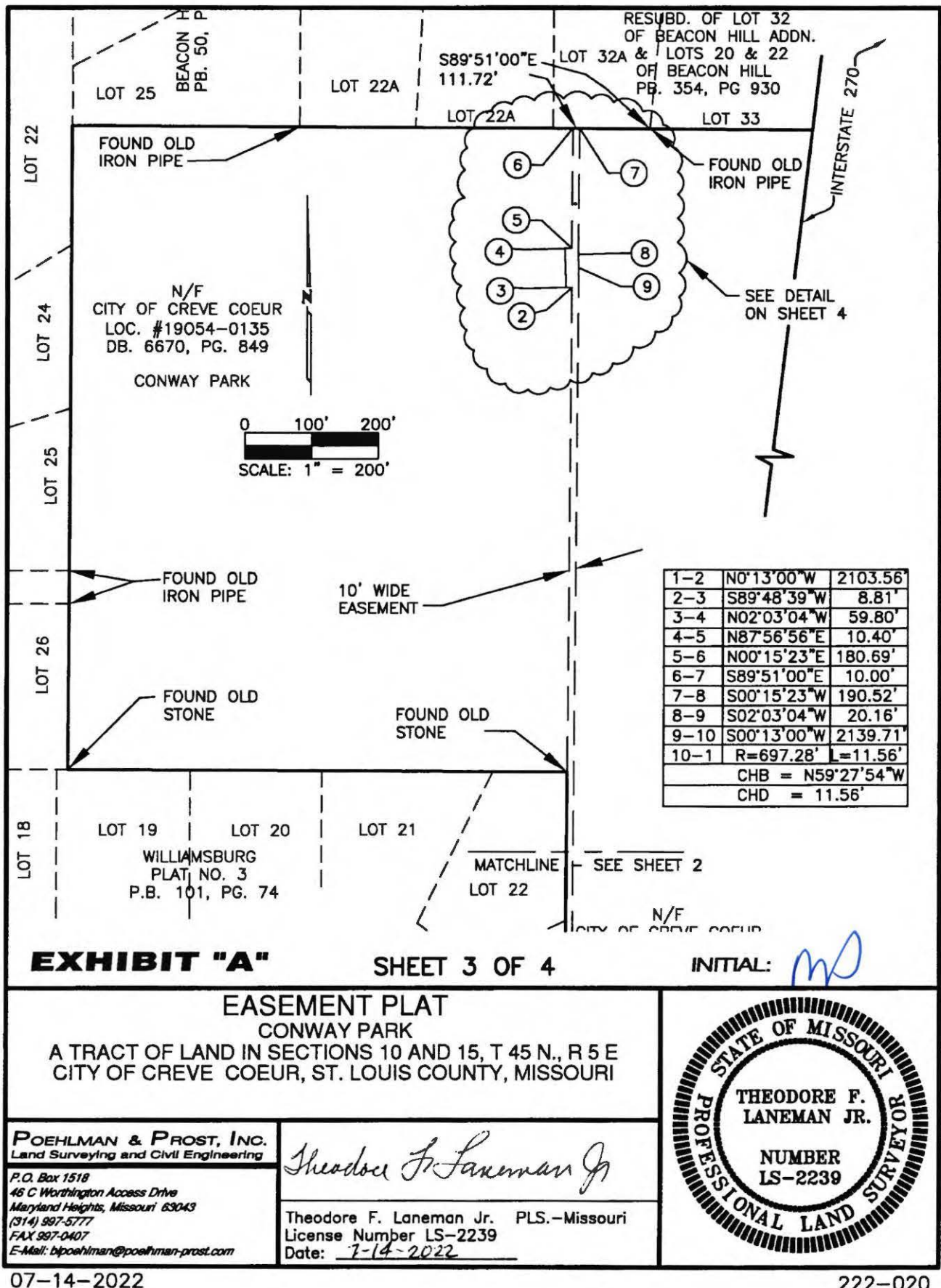
Theodore F. Laneman Jr.

Theodore F. Laneman Jr. PLS.-Missouri
License Number LS-2239
Date: 6-14-2022



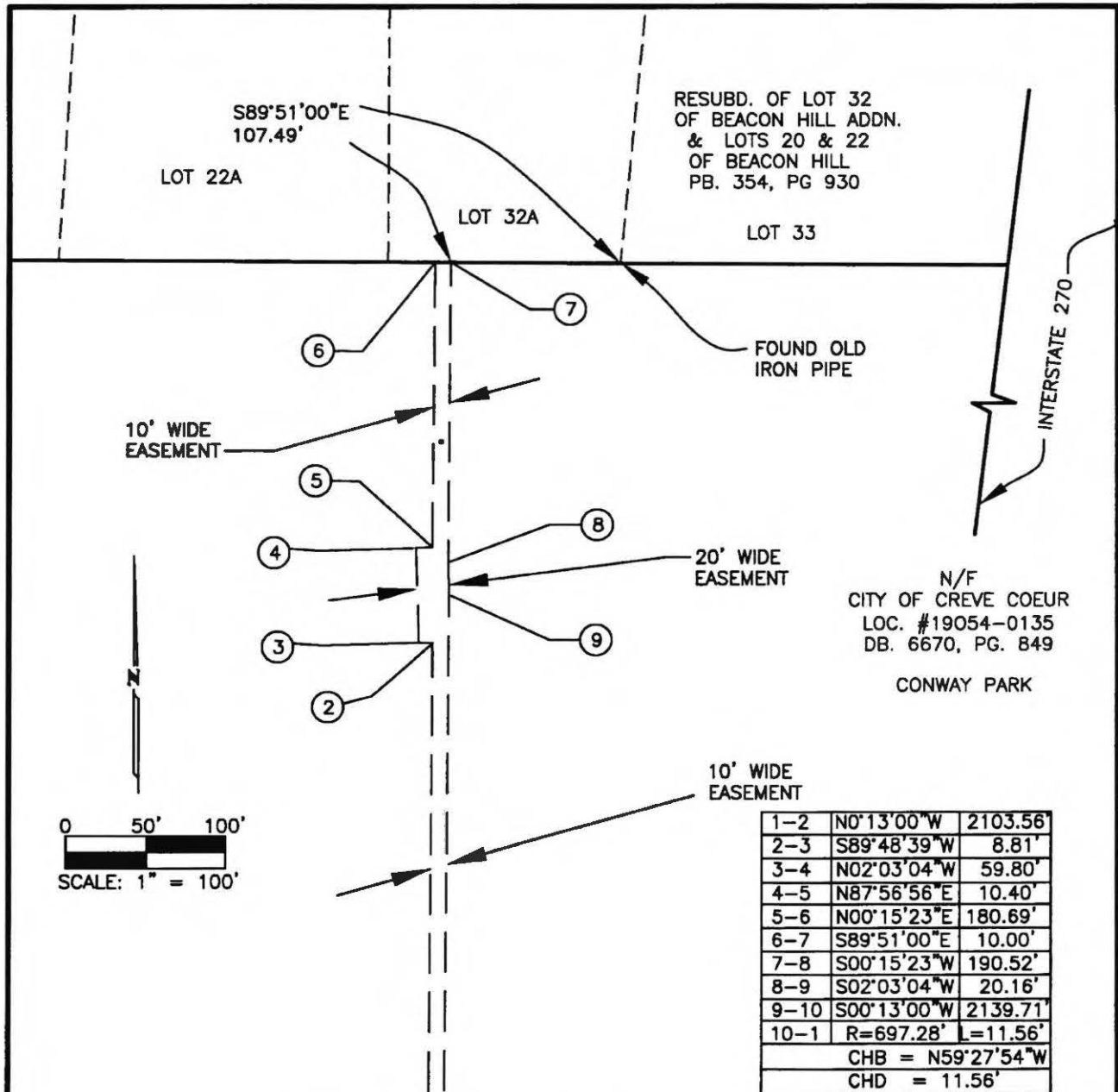
07-14-2022

222-020



07-14-2022

222-020

**EXHIBIT "A"**

SHEET 4 OF 4

INITIAL: *mf***EASEMENT PLAT**

CONWAY PARK

A TRACT OF LAND IN SECTIONS 10 AND 15, T 45 N., R 5 E
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**POEHLMAN & PROST, INC.**
Land Surveying and Civil EngineeringP.O. Box 1518
46 C Worthington Access Drive
Maryland Heights, Missouri 63043
(314) 997-5777
FAX 997-0407
E-Mail: bipoehlman@poehlman-prost.com*Theodore F. Laneman Jr.*Theodore F. Laneman Jr. PLS.-Missouri
License Number LS-2239
Date: 7-14-2022

07-14-2022

222-020



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2022 -

The following I-9 forms have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Completed I-9 forms (Eligibility Verification forms for terminated staff - dates of destruction	6/2022 to 7/2022	GS-031



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2022

The following Job Postings have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Job Postings	2018 to 06/30/2021	GS 062



MEMORANDUM

DATE: August 17, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices August 3, 2022 through August 17, 2022 in the amount of \$617,957.52.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
MISSOURI DEPARTMENT OF REVENUE		CVC JUL 22	08/04/2022	CRIME VICTIMS COMPENSATION FUND FEES (CVC) JUL 22	01-2413	64316	105.00
MISSOURI DEPARTMENT OF REVENUE		CVC JUL 22	08/04/2022	MISC POLICE FUND REVENUE JUL 22	01-4604	64316	-5.18
MISSOURI DEPARTMENT OF REVENUE		POST JUL 22	08/04/2022	POST COMMISSION FUND JUL 22	01-2412	64317	12.00
DALE SIGN SERVICE		BP43904	08/05/2022	REFUND SIGN PERMIT 43904 - OUTSIDE CITY LIMITS	01-4427	64362	100.00
							211.82
							211.82
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
MISSOURI VOCATIONAL ENTERPRISES		649322RI	07/29/2022	NAME PLATE AND BADGE ALPASLAN	01-11-12-7304	64319	10.65
MRC I LLC		2022-0639	07/28/2022	ELECTRONICS RECYCLING EVENT	01-11-12-7315	64374	4,045.00
Division 12 - MAYOR AND CITY COUNCIL Total:							4,055.65
Division: 13 - CITY CLERK							
GRANICUS LLC		154424	08/01/2022	AGENDA AND MINUTES AUG 22	01-11-13-6213	64301	578.20
GRANICUS LLC		154424	08/01/2022	CIVIC STREAMING AUG 22	01-11-13-6213	64301	367.50
MoCCFOA MEMBERSHIP-STATE		AUG 22 LUNCH	08/04/2022	MEMBERSHIP LUNCH ON 8/18/22 HENKE	01-11-13-6264	64320	16.00
Division 13 - CITY CLERK Total:							961.70
Department 11 - LEGISLATIVE SERVICES Total:							5,017.35
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
CURTIS HEINZ GARRETT AND OKEEFE PC		167946-167950	08/10/2022	RETAINER MEETINGS AND CONSULTATION	01-12-10-6201	64293	5,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC		167946-167950	08/10/2022	NON-RETAINER GENERAL	01-12-10-6201	64293	2,690.53
CURTIS HEINZ GARRETT AND OKEEFE PC		167946-167950	08/10/2022	MUNICIPAL PROSECUTION NON-RETAINER	01-12-10-6201	64293	420.00
CURTIS HEINZ GARRETT AND OKEEFE PC		167946-167950	08/10/2022	PROSECUTING ATTORNEY ASSISTANT	01-12-10-6201	64293	721.00

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
CURTIS HEINZ GARRETT AND OKEEFE PC		167946-167950	08/10/2022	MUNICIPAL PROSECUTION RETAINER	01-12-10-6201	64293	2,500.00
MELISSA P SMITH		22M9MU00001	08/06/2022	LEGAL FEES CASE 22M9MU00001	01-12-10-6201	64310	360.00
TUETH KEENEY COOPER MOHAN & JACKSTADT PC		86660	05/06/2022	BOARD OF ADJUSTMENT	01-12-10-6201	64348	646.00
						Division 10 - LEGAL Total:	12,337.53
Division: 11 - ADMINISTRATIVE							
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		8/11/22 MEETING	08/05/2022	SLCMA LUNCHEON ON 8/11/22 STOTT	01-12-11-6264	64277	15.00
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		8/11/22 MEETING	08/05/2022	SLCMA LUNCHEON ON 8/11/22 PERKINS	01-12-11-6264	64277	15.00
IPMA-HR GREATER ST. LOUIS CHAPTER		8/16/22 MEETING	08/05/2022	IPMA-HR GSTL CHAPTER MEETING ON 8/16/22 LUMLEY	01-12-11-6264	64276	25.00
RICHARD DECOLLO		5995	06/29/2022	NEWSLETTER MAILING JUL 2	01-12-11-6203	64325	278.50
MERCY CORPORATE HEALTH		640202	08/01/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64311	60.00
MERCY CORPORATE HEALTH		640902	08/01/2022	PRE-EMPLOYMENT SCREENING WITH PHYSICAL	01-12-11-6271	64311	120.00
MERCY CORPORATE HEALTH		641893	08/01/2022	RANDOM DOT DRUG/ALCOHOL TESTING	01-12-11-6271	64311	92.00
MERCY CORPORATE HEALTH		642245	08/10/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64311	60.00
MERCY CORPORATE HEALTH		642246	08/01/2022	RANDOM DOT DRUG/ALCOHOL TESTING	01-12-11-6271	64311	57.00
ASI		A000178627077FI	07/29/2022	HRA & FSA ADMIN FEES JUL 22	01-12-11-6203	64281	409.50
						Division 11 - ADMINISTRATIVE Total:	1,132.00
Division: 14 - MUNICIPAL COURT							
RICOH USA, INC		106377055	07/31/2022	COURT COPIER LEASE 7/18/22-8/17/22	01-12-14-6213	64379	289.23
						Division 14 - MUNICIPAL COURT Total:	289.23
						Department 12 - ADMINISTRATION Total:	13,758.76
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
GFOA OF MISSOURI		8/10/22 MEETING	08/02/2022	GFOA LUNCHEON ON 8/10/22 OBERMOELLER	01-13-11-6264	64275	15.00
SCHOWALTER & JABOURI PC		208928	07/31/2022	FY22 AUDIT	01-13-11-6209	64327	6,000.00
SWIFT PRINT COMMUNICATIONS		000011368	07/27/2022	FY23 BUDGET BOOK PRINTING	01-13-11-7304	64385	1,825.00
						Division 11 - ADMINISTRATIVE Total:	7,840.00

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 15 - INTERDEPARTMENTAL							
CHARTER COMMUNICATION		0353198080122	08/01/2022	350 N NEW BALLAS PD PRI FIBER 7/1/22-7/31/22	01-13-15-6253	64289	1,465.82
CHARTER COMMUNICATION		0403845080822	08/08/2022	300 N NEW BALLAS CITY HALL TV WIFI 8/8/22-9/7/22	01-13-15-6253	64359	203.94
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD FIBER 3198	01-13-15-6253	64356	16.84
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM GARAGE 5116	01-13-15-6255	64356	14.46
ODP BUSINESS SOLUTIONS LLC		250531629001	06/23/2022	TONER	01-13-15-7312	64376	73.87
ODP BUSINESS SOLUTIONS LLC		257633184001	08/11/2022	FILE FOLDERS, FILE LABELS	01-13-15-7312	64376	397.14
ODP BUSINESS SOLUTIONS LLC		257722275001	08/11/2022	EXPANDING FILE FOLDERS	01-13-15-7312	64376	57.57
ODP BUSINESS SOLUTIONS LLC		258489114001	08/05/2022	BANKER BOXES	01-13-15-7312	64376	90.56
ODP BUSINESS SOLUTIONS LLC		258534834001	08/10/2022	BINDER, DIVIDER TABS, TONER, PENS	01-13-15-7312	64376	642.15
ODP BUSINESS SOLUTIONS LLC		258542321001	08/12/2022	TONER CREDIT	01-13-15-7312	64376	-317.30
ODP BUSINESS SOLUTIONS LLC		258562484001	08/11/2022	TAB DIVIDER LABLES	01-13-15-7312	64376	10.99
ODP BUSINESS SOLUTIONS LLC		258562486001	08/10/2022	TONER	01-13-15-7312	64376	336.89
ODP BUSINESS SOLUTIONS LLC		258982254001	08/02/2022	TONER, POSTIT NOTES, PRINTABLE BUSINESS CARDS	01-13-15-7312	64376	1,909.38
ODP BUSINESS SOLUTIONS LLC		259580117001	08/08/2022	PLANNERS, PENS, TONER	01-13-15-7312	64376	689.53
AT&T		314 983-2705 076 0 8/7/22	08/07/2022	MONITOR LINE ICE ARENA 8/7/22-9/6/22	01-13-15-6253	64355	91.53
Division 15 - INTERDEPARTMENTAL Total:							5,683.37
Division: 51 - MIS OPERATIONS							
DELL MARKETING LP		10605517516	08/08/2022	(3) 65W USB-C POWER ADAPTERS	01-13-51-7331	64296	133.17
CIVIC PLUS		229620	07/01/2022	FY23 WEBSITE HOSTING	01-13-51-6213	64291	13,461.15
CDW LLC		BR61906	07/27/2022	HP 4700 FUSER	01-13-51-6213	64286	284.51
CHARTER COMMUNICATION		0403845080822	08/08/2022	300 N NEW BALLAS CITY HALL TV WIFI 8/8/22-9/7/22	01-13-51-6213	64359	87.98
DELL MARKETING LP		10604836205	08/04/2022	(7) DELL LATITUDE 3520 LAPTOPS	01-13-51-7331	64363	9,171.75
COMMUNICATIONS TECHNOLOGIES, INC.		68608	08/02/2022	TROUBLESHOOT MOBILE APP ISSUE AND FIREWALL P	01-13-51-6213	64360	62.50
Division 51 - MIS OPERATIONS Total:							23,201.06
Department 13 - FINANCE Total:							36,724.43

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
ST LOUIS OSUWA TAIKO		101	07/27/2022	AUG 22 CONCERT SERIES	01-14-11-6202	64278	650.00
BEGINNERS WORLD TENNIS		103	07/22/2022	JUN 22 TENNIS LESSONS	01-14-11-6202	64337	609.00
RICOH USA, INC		106353921	07/18/2022	DRC METER READS 6/12/22-7/11/22	01-14-11-6213	64326	43.66
Division 11 - ADMINISTRATIVE Total:							1,302.66
Department 14 - COMMUNITY SERVICES Total:							1,302.66
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
MISSOURI AMERICAN WATER CO		1017-210013915103	7/29/2022	300 N NEW BALLAS RD DOM 6/30/22-7/28/22	01-16-11-6254	64313	1,384.04
AUTHORIZED ELEVATOR		29384	08/01/2022	CITY HALL ELEVATOR MAINTENANCE AUG-OCT 22	01-16-11-6211	64283	225.00
WIEGMANN ASSOCIATES		75092	06/28/2022	CITY HALL CONDENSING UNIT DELIVERY FUEL SURCH	01-16-11-9503	64353	290.00
WIEGMANN ASSOCIATES		75376	07/27/2022	CITY HALL HEAT PUMP SERVICE	01-16-11-9503	64353	803.01
WIEGMANN ASSOCIATES		75417	07/29/2022	CITY HALL AC MAINTENANCE SERVICE	01-16-11-6211	64390	1,010.00
Division 11 - ADMINISTRATIVE Total:							3,712.05
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:							3,712.05
Department: 21 - POLICE							
Division: 11 - ADMINISTRATIVE							
MERCY CORPORATE HEALTH		642294	08/01/2022	PRE-EMPLOYMENT SCREENING FOR PD APPLICANT	01-21-11-6271	64311	696.00
MISSOURI VOCATIONAL ENTERPRISES		649691	08/01/2022	NAME TAP FOR POLICE INTERNS	01-21-11-7306	64319	17.20
FBI-NAA		FBINAA2022	08/04/2022	FBINAA 2022 FALL RETRAINER REGISTRATION-K	01-21-11-6265	64299	175.00
FBI-NAA		FBINAA2022	08/04/2022	FBINAA 2022 FALL RETRAINER REGISTRATION-R	01-21-11-6265	64299	175.00
HOME DEPOT CREDIT SERVICES		1903902	07/15/2022	(15) 38 GALLON STORAGE BINS	01-21-11-7304	64366	434.70
VERIZON WIRELESS SERVICES LLC		9912735650	08/04/2022	TABLETS AND AIRCARDS PD ADMIN 8/5/22-9/4/22	01-21-11-6253	64389	320.08
THOMAS R RICH		INV001	07/29/2022	PRE-EMPLOYMENT BACKGROUND SCREENING	01-21-11-6203	64387	1,829.25
Division 11 - ADMINISTRATIVE Total:							3,647.23
Division: 21 - INVESTIGATION							
LEXISNEXIS		1432814-20220731	07/31/2022	4 EMAIL SEARCHES & 2 USER	01-21-21-6202	64308	223.44
Division 21 - INVESTIGATION Total:							223.44

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 22 - PATROL							
BILLY GOAT BICYCLE LLC		080422122309075	08/04/2022	POLICE XL TREK BLACK BICYCLE ACCESSORIES	01-21-22-9503	64285	400.64
BILLY GOAT BICYCLE LLC		080422122309075	08/04/2022	POLICE XL TREK BLACK PATROL BICYCLE	01-21-22-9503	64285	1,402.95
TIRE SHREDDERS UNLIMITED		312779	07/27/2022	PICKUP OLD TIRES	01-21-22-6210	64332	40.00
UTILITY ASSOCIATES INC		40196	07/21/2022	RETROFIT 1 JACKET	01-21-22-7308	64333	23.00
UTILITY ASSOCIATES INC		40253	07/21/2022	RETROFIT 1 VEST	01-21-22-7308	64333	33.00
UTILITY ASSOCIATES INC		40255	07/21/2022	RETROFIT 2 POLOS	01-21-22-7308	64333	86.00
UTILITY ASSOCIATES INC		40375	07/28/2022	RETROFIT 1 VEST	01-21-22-7308	64333	33.00
UTILITY ASSOCIATES INC		40382	07/28/2022	RETROFIT 1 VEST	01-21-22-7308	64333	33.00
DAVE SINCLAIR FORD INC		906719	07/27/2022	DIAGNOSIS & REPLACE 2 TPMS SENSORS	01-21-22-6210	64295	568.89
GRAINGER		9398427550	08/03/2022	AIR GUN LEVER	01-21-22-7313	64300	27.38
CORO MEDICAL LLC		PS-INV154360	02/08/2022	CARDIAC SCIENCE POWERHEART G5 AED TRAINER	01-21-22-6271	64338	406.00
Division 22 - PATROL Total:							3,053.86
Department 21 - POLICE Total:							6,924.53
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
GEORGE L. CRAWFORD & ASSOCIATES INC	PO00564	220130003	06/29/2022	On call Traffic signal Maintance Additional funds	01-31-11-6211	64339	3,300.25
GEORGE L. CRAWFORD & ASSOCIATES INC	PO00564	220130003	06/29/2022	On-call traffic signal maintenance THRU 6/29/22	01-31-11-6211	64339	40.53
US BANK EQUIPMENT FINANCE	PO00383	478555451	08/12/2022	COPIER LEASE & MAINTENANCE 7/20/22-8/20/22	01-31-11-6213	64388	244.01
Division 11 - ADMINISTRATIVE Total:							3,584.79
Division: 41 - STREET MAINTENANCE							
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172-01	08/08/2022	PW SAFETY SHIRTS	01-31-41-7308	64312	37.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024334	08/08/2022	HOODIE, STOP SLOW PADDL	01-31-41-7308	64312	118.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646	08/08/2022	PW RAIN JACKETS	01-31-41-7308	64312	261.00
JOHNNY ON THE SPOT #347		0347-000254867	07/31/2022	PORTA JOHNS JUL 22	01-31-41-6266	64306	319.92
CHARTER COMMUNICATION		0420922072522	07/25/2022	996 E RUE DE LA BANQUE TV/WIFI 7/25/22-8/24/22	01-31-41-6253	64288	98.76
HUMAN RESOURCE STAFFIN		1001070193	07/28/2022	PW TEMPORARY EMPLOYEE W/E 7/24/22	01-31-41-6207	64305	465.46
HUMAN RESOURCE STAFFIN		1001070265	08/04/2022	PW TEMPORARY EMPLOYEE W/E 7/31/22	01-31-41-6207	64305	240.24
VIKING-CIVES MIDWEST, INC.		100463	08/04/2022	ASPHALT TARP	01-31-41-6210	64334	154.50

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	333 S NEW BALLAS RD IRRIG 5/20/22-7/21/22	01-31-41-6254	64314	-24.77
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	298 N NEW BALLAS RD 6/21/22-7/21/22	01-31-41-6254	64314	480.25
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	599 S NEW BALLAS RD IRRIG 6/21/22-7/21/22	01-31-41-6254	64314	87.50
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	631 S NEW BALLAS RD IRRIG 6/23/22-7/25/22	01-31-41-6254	64314	92.79
NEW FRONTIER MATERIALS LLC		12577169	07/28/2022	FALAISE PATCH	01-31-41-7305	64322	568.88
NEW FRONTIER MATERIALS LLC		12578402	08/02/2022	WOODLINE PATCH	01-31-41-7305	64322	277.59
ABSTENENCIA GENTRY		1261-2000012643	06/27/2022	EXCEL- PW TEMP EMPLOYEE W/E 6/26/22	01-31-41-6207	64279	1,065.02
ABSTENENCIA GENTRY		1261-2000012710	08/01/2022	EXCEL- PW TEMP EMPLOYEE W/E 7/31/22	01-31-41-6207	64279	666.54
AUTOMOTIVE AND TRAILER LLC		144876	08/09/2022	TRAILER PLUG	01-31-41-6210	64284	26.21
MCCONNELLS OF ST LOUIS INC		2208-062746	08/08/2022	SS1 ASPHALT	01-31-41-7305	64309	149.95
ARAMARK UNIFORM SERVICES		6170033634	08/02/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64280	85.14
ST LOUIS SAFETY INC		INV608092	08/04/2022	IBUPROFEN	01-31-41-6271	64330	8.62
CK POWER		SVI108408	07/19/2022	GENERATOR PARTS	01-31-41-6212	64292	555.51
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		020337-02	05/27/2022	MEDIUM HOODIES PICKED UP FROM WILL CALL	01-31-41-7308	64350	46.50
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	451 N NEW BALLAS RD IRR3RD IS 6/16/22-7/18/22	01-31-41-6254	64372	34.70
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	533 N NEW BALLAS RD IRRCTR IS 6/16/22-7/18/22	01-31-41-6254	64372	179.92
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	6 BEACON HILL LN IRRIG 6/18/22-7/21/22	01-31-41-6254	64372	108.19
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	740 N NEW BALLAS RD IRR1ST IS 6/16/22-7/18/22	01-31-41-6254	64372	65.73
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	11915 OLIVE BLVD 6/16/22-7/18/22	01-31-41-6254	64372	45.41
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	198 N NEW BALLAS RD IRRIG 6/16/22-7/18/22	01-31-41-6254	64372	18.20
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	160 N NEW BALLAS RD IRRIG 6/16/22-7/18/22	01-31-41-6254	64372	18.20
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	1030 N LINDBERGH BLVD 6/11/22-7/13/22	01-31-41-6254	64372	18.20
NEW FRONTIER MATERIALS LLC		12579654	08/05/2022	COUNTRY GLEN PATCH	01-31-41-7305	64375	373.53
NEW FRONTIER MATERIALS LLC		12579655	08/05/2022	OAK HOLLOW PATCH	01-31-41-7305	64375	287.83

Council Report of invoices Paid Listing

Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
CEE KAY SUPPLY INC		1667461	07/31/2022	TANK RENTAL JUL 22	01-31-41-7307	64358	61.82
THE GREENWOOD GROUP LL	PO00296	28122	07/30/2022	2021- 2022 ROW & Grounds Maintenance Services	01-31-41-6212	64386	2,756.74
THE GREENWOOD GROUP LL	PO00296	28123	07/30/2022	2021- 2022 ROW & Grounds Maintenance Services	01-31-41-6212	64386	7,616.34
K AND K SUPPLY		324732	08/16/2022	SAFETY FENCE STOCK FOR CONWAY PARK CABINS	01-31-41-6212	64369	420.17
HOME DEPOT CREDIT SERVICES		5080511	07/21/2022	MICROWAVE FOR KITCHEN	01-31-41-7304	64366	129.00
ARAMARK UNIFORM SERVICES		6170038995	08/16/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64354	385.29
HOME DEPOT CREDIT SERVICES		70568	07/06/2022	SEALANT	01-31-41-6212	64366	197.16
HOME DEPOT CREDIT SERVICES		8101124	07/18/2022	8x8 STEEL TAMPER	01-31-41-7305	64366	39.98
HOME DEPOT CREDIT SERVICES		9105102	07/27/2022	RAKES	01-31-41-7302	64366	312.69
CRAFCO INC		9402760198	08/08/2022	HEAT AIR LANCE PARTS	01-31-41-6211	64361	117.72
Division 41 - STREET MAINTENANCE Total:							18,968.43
Division: 43 - PARKS MAINTENANCE							
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172-01	08/08/2022	PW SAFETY SHIRTS	01-31-43-7308	64312	12.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024334	08/08/2022	HOODIE, STOP SLOW PADDL	01-31-43-7308	64312	39.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646	08/08/2022	PW RAIN JACKETS	01-31-43-7308	64312	87.00
JOHNNY ON THE SPOT #347		0347-000254867	07/31/2022	PORTA JOHNS JUL 22	01-31-43-6266	64306	319.93
CHARTER COMMUNICATION		0420922072522	07/25/2022	996 E RUE DE LA BANQUE TV/WIFI 7/25/22-8/24/22	01-31-43-6253	64288	32.92
HUMAN RESOURCE STAFFIN		1001070193	07/28/2022	PW TEMPORARY EMPLOYEE W/E 7/24/22	01-31-43-6207	64305	155.16
HUMAN RESOURCE STAFFIN		1001070265	08/04/2022	PW TEMPORARY EMPLOYEE W/E 7/31/22	01-31-43-6207	64305	80.08
VIKING-CIVES MIDWEST, INC.		100463	08/04/2022	ASPHALT TARP	01-31-43-6210	64334	51.50
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	203 TOWNSEND ST 6/23/22-7/25/22	01-31-43-6254	64314	56.21
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	11370 ST PAUL ST PARK 6/23/22-7/25/22	01-31-43-6254	64314	55.31
MISSOURI AMERICAN WATER CO		1017-210041240477 7/27/2	07/27/2022	10620 COUNTRY VIEW DR 6/23/22-7/25/22	01-31-43-6254	64314	45.26
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		122234016-001	08/09/2022	IRRIGATION CONTROLLER	01-31-43-9503	64328	190.93
ABSTENENCIA GENTRY		1261-2000012643	06/27/2022	EXCEL- PW TEMP EMPLOYEE W/E 6/26/22	01-31-43-6207	64279	355.00
ABSTENENCIA GENTRY		1261-2000012710	08/01/2022	EXCEL- PW TEMP EMPLOYEE W/E 7/31/22	01-31-43-6207	64279	222.18

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AUTOMOTIVE AND TRAILER LLC		144876	08/09/2022	TRAILER PLUG	01-31-43-6210	64284	8.74
THE GREENWOOD GROUP LL		28085	07/26/2022	REPLACE BALLAS ISLAND IRRIGATION CONTROLLER	01-31-43-6212	64331	231.75
AT&T		314 579-0412 739 1 8/1/22	08/01/2022	SECURITY LINES TAPPMeyer AUG 22	01-31-43-6224	64282	191.16
ARAMARK UNIFORM SERVICES		6170033634	08/02/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64280	28.38
JOHNSON CONTROLS FIRE PROTECTION LP		88662198	03/31/2022	TAPPMeyer HOUSE FIRE ALARM SERVICE	01-31-43-6224	64343	2,027.97
GREENSPRO INC		INV0048509	07/21/2022	RANGER PRO WEED KILLER	01-31-43-7303	64302	450.00
ST LOUIS SAFETY INC		INV608092	08/04/2022	IBUPROFEN	01-31-43-6271	64330	2.88
WHOLESALE PLUMBING SUPPLY COMPANY INC		S3230788.001	07/07/2022	WATER FOUNTAIN PARTS	01-31-43-6212	64335	57.71
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		020337-02	05/27/2022	MEDIUM HOODIES PICKED UP FROM WILL CALL	01-31-43-7308	64350	15.50
THE GREENWOOD GROUP LL		27405	05/26/2022	IRRIGATION REPAIR FOR OLIVE 270	01-31-43-6212	64351	2,210.64
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	902 MASON RD 6/17/22- 7/19/22	01-31-43-6224	64372	21.44
HOME DEPOT CREDIT SERVICES		1103092	07/05/2022	FERTILIZER FOR TAPPMeyer HOUSE	01-31-43-6224	64366	14.97
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		122320694-001	08/11/2022	IRRIGATION PART	01-31-43-6212	64382	109.83
CEE KAY SUPPLY INC		1667461	07/31/2022	TANK RENTAL JUL 22	01-31-43-7307	64358	20.60
ARAMARK UNIFORM SERVICES		6170038995	08/16/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64354	128.43
HOME DEPOT CREDIT SERVICES		6620463	06/30/2022	PUSH MOWER TO REPLACE BROKEN ONE	01-31-43-9503	64391	399.00
Division 43 - PARKS MAINTENANCE Total:							7,622.48
Department 31 - PUBLIC WORKS Total:							30,175.70
Department: 32 - COMMUNITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
MCLAUGHLIN COURT REPORTING SERVICES INC		072122-1	07/21/2022	P&Z PROJECTS 22-015 & 22-016 ON 7/18/22	01-32-11-6202	64370	381.00
MCLAUGHLIN COURT REPORTING SERVICES INC		080322-1	08/03/2022	P&Z PROJECT 22-017 ON 8/1/22	01-32-11-6202	64370	83.70
MISSOURI LAWYERS MEDIA		745477039	07/18/2022	CUP FIRST BANK 7/15/22	01-32-11-6260	64373	55.68
MISSOURI LAWYERS MEDIA		745489369	07/28/2022	PZ 7/29/22 PUBLIC NOTICE - 11901 OLIVE BLVD	01-32-11-6260	64373	53.36
Division 11 - ADMINISTRATIVE Total:							573.74
Division: 61 - BUILDING DEPARTMENT							
PERALES AE LAWN CARE INC		080363	07/06/2022	HIGH WEEDS/GRASS 200 S MASON RD	01-32-61-6215	64324	425.00

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
PERALES AE LAWN CARE INC		080364	07/06/2022	HIGH WEEDS/GRASS 204 S MASON RD	01-32-61-6215	64324	425.00
MARBECK PRINTING LLC		213089	06/17/2022	CERTIFICATE OF OCCUPANCY FORMS	01-32-61-7304	64344	127.51
VERIZON WIRELESS SERVICES LLC		9912735650	08/04/2022	TABLETS AND AIRCARDS BLDG 8/5/22-9/4/22	01-32-61-6253	64389	320.08
Division 61 - BUILDING DEPARTMENT Total:							1,297.59
Department 32 - COMMUNITY DEVELOPMENT Total:							1,871.33
Fund 01 - GENERAL FUND Total:							99,698.63

Fund: 02 - CAPITAL IMPROVEMENT FUND

Department: 61 - CIP

Division: 71 - CIP

ST LOUIS COUNTY TREASURE		144844	07/14/2022	MOSLEY CONCRETE TEST	02-61-71-9510	64329	22.00
EAST WEST GATEWAY COUNCIL OF GOVERNMENTS		19701-22 APPLICATION FEE	08/11/2022	FERNVIEW SIDEWALK CONNECTIONS PAY APP #1	02-61-71-9510	64298	3,557.23
SWEETENS CONCRETE SERVICES LLC	PO00631	20222517	06/30/2022	MOSLEY ROAD IMPROVEMENTS PAY APP #2 THRU 6/30/22	02-61-71-9510	64346	119,753.14
CIVIC PLUS	PO00659	232863	07/01/2022	CivicClerk Agenda Software	02-61-71-9516	64291	13,128.00
NAVIGATE BUILDING SOLUTIONS LLC		2497	07/30/2022	CITY HALL ROOF REPAIRS	02-61-71-9501	64321	895.00
ARCHIMAGES INC	PO00643	38598	07/14/2022	Government Center Study PAY APP #5 THRU 6/30/22	02-61-71-9501	64336	13,532.60
HORNER AND SHIFRIN INC	PO00445	66116	07/12/2022	North New Ballas Phase 1 PAY APP #18 THRU 7/2/22	02-61-71-9510	64341	1,306.25
GEORGE L. CRAWFORD & ASSOCIATES INC	PO00540-R1	7	07/28/2022	Lindbergh-Old Olive Design PAY APP #7 THRU 6/30/22	02-61-71-9510	64339	12,712.27
THOUVENOT, WADE & MOERCHEN, INC.	PO00550	74638	06/29/2022	Fernview Sidewalk Phase 2 PAY APP #7 THRU 6/18/22	02-61-71-9510	64347	3,161.21
VERMEER OF MISSOURI AND ILLINOIS		E07614 CHECK	05/09/2022	VERMEER CHIPPER	02-61-71-9516	64349	55,643.00
SWEETENS CONCRETE SERVICES LLC	PO00631	20222591	07/31/2022	MOSLEY ROAD IMPROVEMENTS PAY APP #3 THRU 7/31/22	02-61-71-9510	64384	79,305.65
IMS INFRASTRUCTURE MANAGEMENT SERVICES LP	PO00579	50399-7	07/18/2022	FY22 Pavement Ratings PAY APP #7 THRU 7/15/22	02-61-71-9510	64368	4,036.10
HORNER AND SHIFRIN INC	PO00445	66435	08/10/2022	North New Ballas Phase 1 PAY APP #19 THRU 7/30/22	02-61-71-9510	64367	15,178.75
SPRING CITY ELECTRICAL MFG CO	PO00623	IN/11925	07/15/2022	LIGHT POLES ON OLIVE PAY APP #1 DELIVERED 7/20/22	02-61-71-9510	64383	17,415.00
Division 71 - CIP Total:							339,646.20
Department 61 - CIP Total:							339,646.20
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							339,646.20

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 05 - PARK & STORMWATER FUND							
Department: 61 - CIP							
Division: 71 - CIP							
INTUITION AND LOGIC ENGINEERING INC	PO00638	220605	06/30/2022	NEW BALLAS RD CULVERT PAY APP #3 THRU 6/30/22	05-61-71-9509	64342	342.50
INTUITION AND LOGIC ENGINEERING INC	PO00644	220606	06/30/2022	ALDEN DRAINAGE DESIGN PAY APP #3 THRU 6/30/22	05-61-71-9509	64342	2,882.50
K AND K SUPPLY		321631	07/25/2022	FENCING TO PROTECT CONSTRUCTION AREA	05-61-71-9506	64307	181.98
THOUVENOT, WADE & MOERCHEN, INC.	PO00646	74481	06/27/2022	Millennium Park Phase 1 PAY APP #3 THRU 6/13/22	05-61-71-9506	64347	16,447.83
MCCONNELLS OF ST LOUIS INC	PO00656	92042	06/30/2022	Repaint and Restriping Tennis Courts THRU 6/24/22	05-61-71-9506	64345	115,170.00
THOUVENOT, WADE & MOERCHEN, INC.	PO00646	75014	07/26/2022	Millennium Park Phase 1 PAY APP #4 6/10/22-7/15/22	05-61-71-9506	64352	11,838.75
Division 71 - CIP Total:							146,863.56
Department 61 - CIP Total:							146,863.56
Fund 05 - PARK & STORMWATER FUND Total:							146,863.56
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
CALLAWAY GOLF SALES COMPANY		935250471	07/21/2022	GOLF BALL INVENTORY	06-1625	64357	119.91
							119.91
							119.91
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
CHARTER COMMUNICATION		0136635072122	07/21/2022	11400 OLDE CABIN 7/21/22-8/20/22	06-14-31-6255	64290	92.81
NEW SYSTEM CARPET AND BUILDING CARE LTD		096150	07/18/2022	DRC CUSTODIAN SUPPLIES	06-14-31-7301	64323	579.03
RICOH USA, INC		106353921	07/18/2022	DRC METER READS 7/12/22-8/11/22	06-14-31-6213	64326	43.67
ARAMARK UNIFORM SERVICES		6170028269	07/19/2022	MOPS DRC	06-14-31-7301	64280	18.27
GRAINGER		9370979115	07/08/2022	DRC BATTERY CHARTER & BATTERY PACK	06-14-31-7302	64300	369.46
MISSOURI AMERICAN WATER CO		1017-210013831861 8/2/22	08/02/2022	11400 OLDE CABIN FIRE SERVICE 8/2/22-9/1/22	06-14-31-6254	64371	58.29
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	11400 OLDE CABIN ROAD 6/16/22-7/18/22	06-14-31-6254	64372	853.31
RSC INSURANCE BROKERAGE INC		10705	08/09/2022	FY23 LIQUOR LIABILITY POLICY RENEWAL	06-14-31-6220	64381	688.00
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM ICE ARENA 6635	06-14-31-6255	64356	0.38

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARAMARK UNIFORM SERVICES		6170036306	08/09/2022	MOPS DRC	06-14-31-7301	64354	18.27
RHINE PARACO GAS OF ST LOUIS		646693	07/26/2022	OLY PROPANE	06-14-31-7307	64378	326.43
GRAINGER		9396889843	08/02/2022	DRC MISC CLEANING SUPPLIES	06-14-31-6212	64365	93.13
GRAINGER		9396889843	08/02/2022	DRC MISC CLEANING SUPPLIES	06-14-31-7301	64365	90.09
						Division 31 - ICE ARENA Total:	3,231.14
Division: 32 - GOLF MAINTENANCE							
HOLCIM-MAMR INC		716438115	06/27/2022	USGA SAND 2.6 TONS	06-14-32-6212	64340	44.26
HOLCIM-MAMR INC		716479010	07/12/2022	26 TONS OF GOLF COURSE SAND	06-14-32-6212	64304	1,257.91
MISSOURI AMERICAN WATER CO		1017-210041135520 7/26/2	07/26/2022	11400 OLDE CABIN ROAD 6/16/22-7/18/22	06-14-32-6254	64372	11,362.70
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		122023268-001	08/02/2022	STRAW MATTING	06-14-32-6212	64382	37.55
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		122098229-001	08/04/2022	DACONIL ACTION FUNGICIDE	06-14-32-7303	64382	960.00
HOME DEPOT CREDIT SERVICES		8024703	07/18/2022	MISC BUILDINGS MAINTENANCE	06-14-32-6212	64366	105.50
HOME DEPOT CREDIT SERVICES		9511392	07/07/2022	AIR COMPRESSOR BUSHING	06-14-32-6212	64366	1.91
						Division 32 - GOLF MAINTENANCE Total:	13,769.83
Division: 33 - PRO-SHOP							
CHARTER COMMUNICATION		0136635072122	07/21/2022	11400 OLDE CABIN 7/21/22-8/20/22	06-14-33-6255	64290	39.77
RICOH USA, INC		106353921	07/18/2022	DRC METER READS 6/12/22-7/11/22	06-14-33-6213	64326	43.67
RSC INSURANCE BROKERAGE INC		10705	08/09/2022	FY23 LIQUOR LIABILITY POLICY RENEWAL	06-14-33-6220	64381	688.00
ERIC SAXTON		13	08/15/2022	SUMMER 2022 GOLF CAMP #3	06-14-33-6202	64364	750.00
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PRO SHOP 6635	06-14-33-6255	64356	0.39
						Division 33 - PRO-SHOP Total:	1,521.83
Division: 34 - FOOD SERVICES							
D AND D DISTRIBUTORS LLP		205431	07/22/2022	BEER FOR RESALE	06-14-34-8316	64294	860.55
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		6036205415	07/21/2022	BEVERAGE FOR RESALE	06-14-34-8317	64303	736.14
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		6064204120	08/04/2022	BEVERAGE FOR RESALE	06-14-34-8317	64303	722.53
ARAMARK UNIFORM SERVICES		6170028269	07/19/2022	SODA TOWELS DRC	06-14-34-7301	64280	14.65

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
RL MUELLER NATIONAL DIST INC		111614A	08/10/2022	FOOD FOR RESALE	06-14-34-8315	64380	148.00
RL MUELLER NATIONAL DIST INC		111614A	08/10/2022	SNACKS FOR RESALE	06-14-34-8319	64380	136.30
RL MUELLER NATIONAL DIST INC		111614A	08/10/2022	MISC RESALE INVENTORY	06-14-34-8321	64380	133.60
PERFORMANCE FOOD GROUP INC		4399198	07/22/2022	DRC FOOD RESALE	06-14-34-8315	64377	181.74
PERFORMANCE FOOD GROUP INC		4399198	07/22/2022	DRC SNACKS RESALE	06-14-34-8319	64377	419.74
PERFORMANCE FOOD GROUP INC		4399198	07/22/2022	DRC MISC RESALE	06-14-34-8321	64377	40.87
ARAMARK UNIFORM SERVICES		6170036306	08/09/2022	SODA TOWELS DRC	06-14-34-7301	64354	14.65

Division 34 - FOOD SERVICES Total: 3,408.77

Department 14 - COMMUNITY SERVICES Total: 21,931.57

Fund 06 - MUNICIPAL ENTERPRISE FUND Total: 22,051.48

Fund: 15 - POLICE BUILDING FUND

Department: 61 - CIP

Division: 71 - CIP

GILMORE & BELL PC	8049189	06/30/2022	ARBITRAGE REBATE CALCULATION FOR 2017 GO BONDS	15-61-71-6203	1150	5,000.00
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Division 71 - CIP Total: 5,000.00

Department 61 - CIP Total: 5,000.00

Fund 15 - POLICE BUILDING FUND Total: 5,000.00

Fund: 19 - PUBLIC SAFETY FUND

Department: 21 - POLICE

Division: 23 - COUNTY PUBLIC SAFETY-PROP P

CHARTER COMMUNICATION	0371802072522	07/25/2022	350 N NEW BALLAS SPECTRUM BUSINESS VOICE	19-21-23-6253	64287	279.93
CHARTER COMMUNICATION	0371802072522	07/25/2022	350 N NEW BALLAS SPECTRUM TV AND INTERNE	19-21-23-6255	64287	246.30
NEW SYSTEM CARPET AND BUILDING CARE LTD	096324	08/02/2022	BUILDING SUPPLIES FOR 350 N NEW BALLAS	19-21-23-6212	64323	1,003.15
MISSOURI POLICE CANINE ASSOCIATION	2022MPCA	08/04/2022	2022 MPCA FALL WORKSHOP-LANE	19-21-23-6261	64318	200.00
DOUGLAS VENTURES LLC	208221207-64	08/01/2022	350 N NEW BALLAS - AUGUS	19-21-23-6212	64297	1,530.00
MISSOURI AMERICAN WATER CO	220023905711-07-22	07/19/2022	350 N NEW BALLAS 6/16- 7/18/2022	19-21-23-6254	64315	789.58
AUTHORIZED ELEVATOR	29383	08/01/2022	350 N NEW BALLAS QTRLY AUG, SEPT OCT MAINT	19-21-23-6211	64283	225.00
CDW LLC	BR78001	07/27/2022	SCANNER FOR CHIEFS HARTMAN'S OFFICE	19-21-23-7331	64286	422.82

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Payment Dates: 8/3/2022 - 8/17/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD 1802	19-21-23-6255	64356	0.87
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							4,697.65
Department 21 - POLICE Total:							4,697.65
Fund 19 - PUBLIC SAFETY FUND Total:							4,697.65
Grand Total:							617,957.52

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	99,698.63
02 - CAPITAL IMPROVEMENT FUND	339,646.20
05 - PARK & STORMWATER FUND	146,863.56
06 - MUNICIPAL ENTERPRISE FUND	22,051.48
15 - POLICE BUILDING FUND	5,000.00
19 - PUBLIC SAFETY FUND	4,697.65
Grand Total:	617,957.52

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-7304	GENERAL SUPPLIES	10.65
01-11-12-7315	SPECIAL EVENTS	4,045.00
01-11-13-6213	OFFICE EQUIPMENT MAI	945.70
01-11-13-6264	IN TOWN MEETINGS	16.00
01-12-10-6201	LEGAL AND ACCOUNTIN	12,337.53
01-12-11-6203	PROFESSIONAL SERVICE	688.00
01-12-11-6264	IN TOWN MEETINGS	55.00
01-12-11-6271	MEDICAL SUPPLIES	389.00
01-12-14-6213	OFFICE EQUIPMENT MAI	289.23
01-13-11-6209	ACCOUNTING SERVICES	6,000.00
01-13-11-6264	IN TOWN MEETINGS	15.00
01-13-11-7304	GENERAL SUPPLIES	1,825.00
01-13-15-6253	TELEPHONE	1,778.13
01-13-15-6255	CABLE TV AND INTERNE	14.46
01-13-15-7312	OFFICE SUPPLIES	3,890.78
01-13-51-6213	OFFICE EQUIPMENT MAI	13,896.14
01-13-51-7331	COMPUTER HARDWARE	9,304.92
01-14-11-6202	TECHNICAL AND PERSO	1,259.00
01-14-11-6213	OFFICE EQUIPMENT MAI	43.66
01-16-11-6211	EQUIPMENT MAINTENA	1,235.00
01-16-11-6254	WATER AND SEWER	1,384.04
01-16-11-9503	EQUIPMENT	1,093.01
01-21-11-6203	PROFESSIONAL SERVICE	1,829.25
01-21-11-6253	TELEPHONE	320.08
01-21-11-6265	TRAVEL & CONFERENCE	350.00
01-21-11-6271	MEDICAL SUPPLIES	696.00
01-21-11-7304	GENERAL SUPPLIES	434.70
01-21-11-7306	MEMORIALS AND PLAQ	17.20
01-21-21-6202	TECHNICAL AND PERSO	223.44
01-21-22-6210	VEHICLE MAINTENANCE	608.89

Account Summary

Account Number	Account Name	Payment Amount
01-21-22-6271	MEDICAL SUPPLIES	406.00
01-21-22-7308	WEARING APPAREL AND	208.00
01-21-22-7313	RANGE SUPPLIES	27.38
01-21-22-9503	EQUIPMENT	1,803.59
01-2412	PEACE OFFICER AND STA	12.00
01-2413	CVC - CRIME VICTIMS C	105.00
01-31-11-6211	EQUIPMENT MAINTENA	3,340.78
01-31-11-6213	OFFICE EQUIPMENT MAI	244.01
01-31-41-6207	TEMP PROFESSIONAL SE	2,437.26
01-31-41-6210	VEHICLE MAINTENANCE	180.71
01-31-41-6211	EQUIPMENT MAINTENA	117.72
01-31-41-6212	BUILDING AND GROUND	11,545.92
01-31-41-6253	TELEPHONE	98.76
01-31-41-6254	WATER AND SEWER	1,124.32
01-31-41-6266	EQUIPMENT RENTAL	319.92
01-31-41-6271	MEDICAL SUPPLIES	8.62
01-31-41-7302	SMALL TOOLS	312.69
01-31-41-7304	GENERAL SUPPLIES	129.00
01-31-41-7305	STREET & SIDEWALK MA	1,697.76
01-31-41-7307	GASOLINE, PROPANE &	61.82
01-31-41-7308	WEARING APPAREL AND	933.93
01-31-43-6207	TEMP PROFESSIONAL SE	812.42
01-31-43-6210	VEHICLE MAINTENANCE	60.24
01-31-43-6212	BUILDING AND GROUND	2,609.93
01-31-43-6224	TAPPMAYER HOUSE MAI	2,255.54
01-31-43-6253	TELEPHONE	32.92
01-31-43-6254	WATER AND SEWER	156.78
01-31-43-6266	EQUIPMENT RENTAL	319.93
01-31-43-6271	MEDICAL SUPPLIES	2.88
01-31-43-7303	HORTICULTURAL SUPPLI	450.00
01-31-43-7307	GASOLINE, PROPANE &	20.60
01-31-43-7308	WEARING APPAREL AND	311.31
01-31-43-9503	EQUIPMENT	589.93
01-32-11-6202	TECHNICAL AND PERSO	464.70
01-32-11-6260	ADVERTISING	109.04
01-32-61-6215	WEED CUTTING AND TR	850.00
01-32-61-6253	TELEPHONE	320.08
01-32-61-7304	GENERAL SUPPLIES	127.51
01-4427	SIGN PERMITS	100.00
01-4604	POLICE MISC REVENUE	-5.18
02-61-71-9501	BUILDINGS AND IMPRO	14,427.60
02-61-71-9510	STREETS	256,447.60

Account Summary

Account Number	Account Name	Payment Amount
02-61-71-9516	CAPITAL EQUIPMENT	68,771.00
05-61-71-9506	PARK DEVELOPMENT PR	143,638.56
05-61-71-9509	STORMWATER PROJECTS	3,225.00
06-14-31-6212	BUILDING AND GROUND	93.13
06-14-31-6213	OFFICE EQUIPMENT MAI	43.67
06-14-31-6220	LIABILITY INSURANCE	688.00
06-14-31-6254	WATER AND SEWER	911.60
06-14-31-6255	CABLE TV AND INTERNE	93.19
06-14-31-7301	CHEMICALS & CLEANING	705.66
06-14-31-7302	SMALL TOOLS	369.46
06-14-31-7307	GASOLINE, PROPANE &	326.43
06-14-32-6212	BUILDING AND GROUND	1,447.13
06-14-32-6254	WATER AND SEWER	11,362.70
06-14-32-7303	HORTICULTURAL SUPPLI	960.00
06-14-33-6202	TECHNICAL AND PERSO	750.00
06-14-33-6213	OFFICE EQUIPMENT MAI	43.67
06-14-33-6220	LIABILITY INSURANCE	688.00
06-14-33-6255	CABLE TV AND INTERNE	40.16
06-14-34-7301	CHEMICALS & CLEANING	29.30
06-14-34-8315	SANDWICHES AND HOT	329.74
06-14-34-8316	BEER	860.55
06-14-34-8317	COFFEE,TEA & SOFT DRI	1,458.67
06-14-34-8319	SNACKS	556.04
06-14-34-8321	MISCELLANEOUS SUPPLI	174.47
06-1625	GOLF BALLS	119.91
15-61-71-6203	PROFESSIONAL SERVICE	5,000.00
19-21-23-6211	EQUIPMENT MAINTENA	225.00
19-21-23-6212	BUILDING AND GROUND	2,533.15
19-21-23-6253	TELEPHONE	279.93
19-21-23-6254	WATER AND SEWER	789.58
19-21-23-6255	CABLE TV AND INTERNE	247.17
19-21-23-6261	EDUCATION & TRAINING	200.00
19-21-23-7331	COMPUTER HARDWARE	422.82
Grand Total:		617,957.52

Project Account Summary

Project Account Key	Payment Amount
None	203,817.99
10222E	14,427.60
14708E	199,080.79
1970122E	3,161.21

Project Account Summary

Project Account Key	Payment Amount
204E	28,286.58
205E	181.98
211E	115,170.00
21701E	16,485.00
21702E	12,712.27
402E	2,882.50
403E	342.50
602E	4,036.10
805E	13,128.00
K9 UNITE	200.00
WRGE	4,045.00
Grand Total:	617,957.52

BILL NO. 6022

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 3,196 SQUARE-FOOT COMMERCIAL BANKING
ESTABLISHMENT, FOR FIRST BANK, LOCATED AT 11947 OLIVE BOULEVARD,
WITHIN THE CREVE COEUR SHOPPING CENTER**

WHEREAS, under Section 405.370(C), all commercial banking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Jason Gray, for First Bank, submitted an application for a new conditional use permit for a 3,196 square foot commercial bank, First Bank, with no drive through banking or ATM services, at 11947 Olive Boulevard, within the Creve Coeur Shopping Center complex; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 1, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 1, 2022; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. 6022

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a commercial banking located at 11947 Olive Boulevard, in the "CB" Core Business zoning district, within the Creve Coeur Shopping Center complex, whose legal description is as follows:

CONSOLIDATED LOT "A" OF THE SUBDIVISION PLAT FOR 11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 367, PAGE 265-266 OF THE SAINT LOUIS COUNTY RECORDS.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 3,196 square foot Commercial Banking establishment, NAICS 522110, at 11947 Olive Boulevard, within Creve Coeur Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 12:00 pm on Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout as part of Application #22-017 shall be submitted for review.
5. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

BILL NO. 6022

ORDINANCE NO. _____

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-017: CONDITIONAL USE PERMIT FOR FIRST BANK LOCATED WITHIN THE CREVE COEUR SHOPPING CENTER AT 11947 OLIVE BOULEVARD

FOR THE MEETING OF: **Monday, August 1, 2022, 6:00 PM.**

LOCATION: 11947 Olive Boulevard, zoned "CB" Core Business District.

REQUEST: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit for a First Bank location at 11947 Olive Boulevard within the Creve Coeur Shopping Center in the "CB" Core Business Zoning District. NAICS 522110 Commercial Banking is a conditional use in the "CB"-Core Business Zoning District. No modifications to exterior elevations or landscaping are proposed. No exterior ATM construction or drive through services are proposed. All banking activity will be conducted inside the location. The location will include traditional banking, ATM, and safety deposit services with anticipated hours to be Monday to Friday from 9am to 5pm and Saturdays from 9am to 12pm.

ADDITIONAL INFORMATION: First Bank is seeking to move their operations from their current location at 11901 Olive Boulevard to 11947 Olive Boulevard on a short-term basis of two years while their new building at 11901 Olive is under construction. NAICS 522110 Commercial Banking is permitted as a conditional use in the CB zoning district with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

Creve Coeur 2030 Plan References

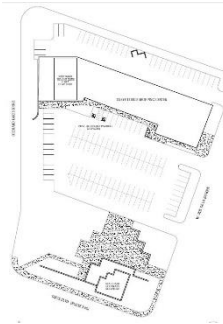
- Central Business District
- MU-Mixed Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces

APPLICANT: Jason Gray
First Bank
11901 Olive Boulevard
Creve Coeur, MO 63141

PROPERTY OWNER: Drury Development Corporation
13075 Manchester Road, Suite 200
St. Louis, MO 63131



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 7/25/2022

ATTACHMENTS: Applicant's Materials received July 11, 2022
Draft Ordinance

BACKGROUND:

First Bank is currently operating out of their existing office building at 11901 Olive Boulevard, across West Rue De La Banque from the proposed location at 11947 Olive Boulevard in the Creve Coeur Shopping Center. First Bank is planning to move operations to the 11947 Olive Boulevard space on a temporary, two-year basis while the new building is under construction at 11901 Olive Boulevard. First Bank is currently in the process of working with staff on the new building application and it will come before the Planning and Zoning Commission in the coming weeks.

PROJECT DESCRIPTION

First Bank is planning to move their operations into the vacant 3,196 square foot space at 11947 Olive Boulevard within the Creve Coeur Shopping Center that was previously ATA Martial Arts of Creve Coeur. The proposal is for interior alterations to accommodate office space and a banking area with internal ATM services. No exterior changes are proposed. There will be no exterior banking drive through lanes or ATM services at this location. NAICS 522110 Commercial Banking is a conditional use in the City of Creve Coeur. Parking requirements are calculated at 4 parking stalls per 1,000 square feet of gross floor area.

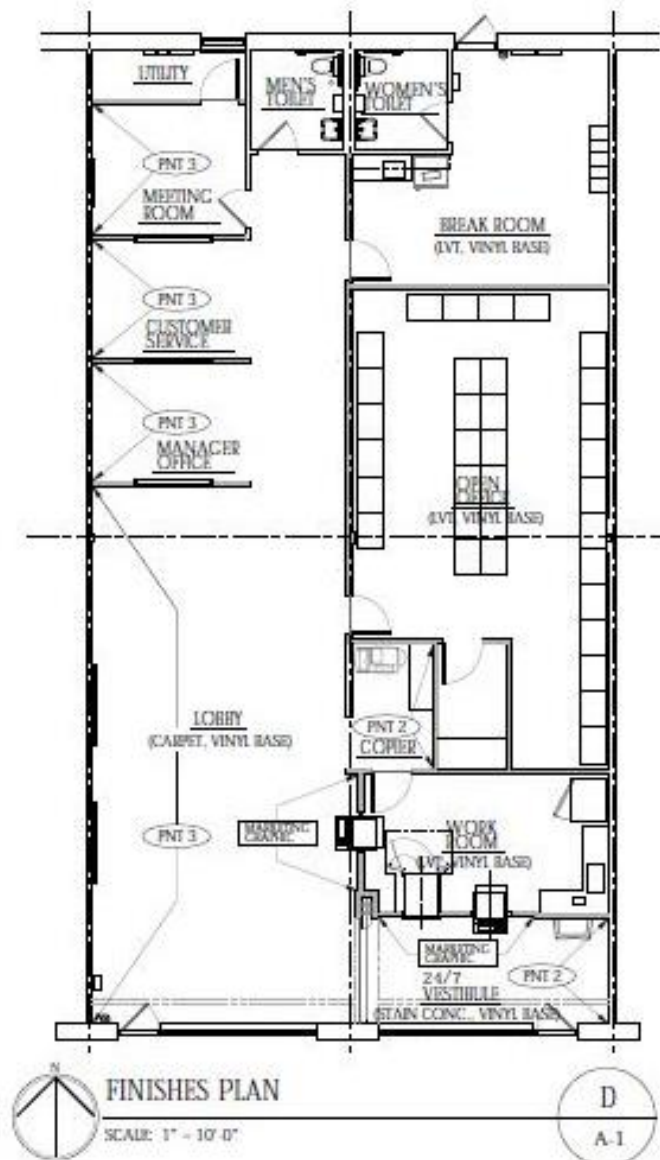


Figure 1: First Bank proposed floor plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	Unincorporated St. Louis County	N/A
South	Commercial	CB-Core Business	Olive Boulevard
East	Bank	CB-Core Business	W. Rue de la Banque
West	Commercial	CB-Core Business	Orchard Lakes Drive

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections, and beautifully landscaped streets (p.82). The Central Business District is designed to create a vibrant, walkable, amenity rich, mixed use commercial center surrounding a high intensity Downtown core. Over time, Olive Boulevard will become an urban thoroughfare setting adjacent to large development parcels (p.72). Therefore, as a community service, the use within the shopping center is consistent with the Comprehensive Plan.

ZONING REVIEW

NAICS 52210 Commercial Banking is permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Creve Coeur Shopping Center complex is 3.49 acres with approximately 20,367 square feet of retail space. The proposal is for 3,196 square feet thus representing roughly 15.7% of the complex's square footage.

Parking:

Parking regulations for commercial banks are discussed under Section 405.820(G)(2) Required Off-Street Parking Spaces. It requires one 1 parking space per every 1000 square feet of gross floor area. Multi-tenant retail shopping centers designed for restaurant, retail uses, and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). The proposed use is a commercial bank with internal office space operating out of the 3,196 square foot retail space. Per the above calculation, 13 parking spaces are required for this use.

The following parking table takes into account the existing uses at the Creve Coeur Shopping Center and their required parking counts taken either from their Conditional Use Permits for restaurants or determined for their use from the Zoning Code. The surface parking at the center has a total of 186 parking spaces. The following parking table shows that a total of 142 parking spaces are required for all existing uses at the center. When the 15% parking reduction for the development is calculated it comes to 22 spaces, making the total number of required parking spaces for the shopping center 120 with a surplus of 66 excess parking spaces on site for the current uses.

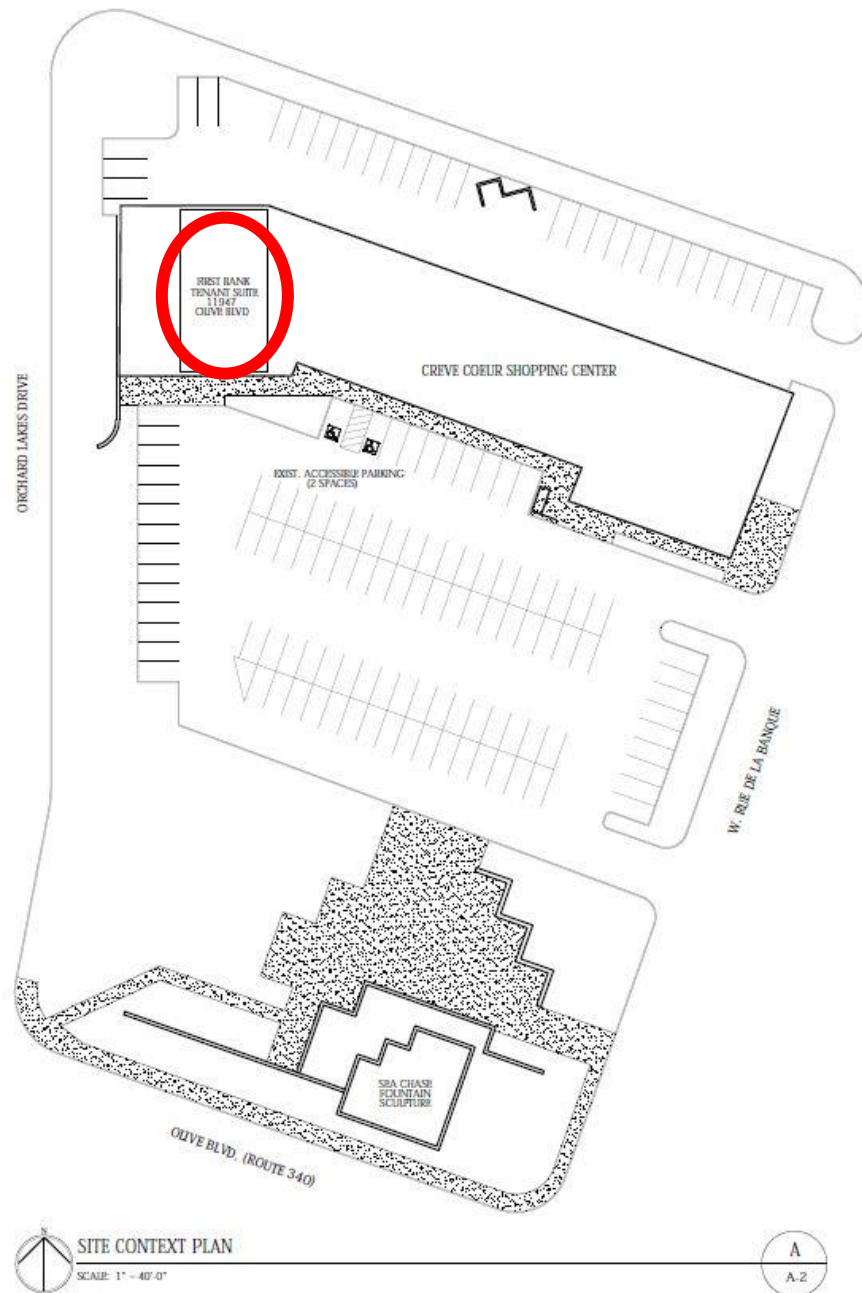


Figure 2: Available Parking for Creve Coeur Shopping Center. Red circle indicates tenant space.

Below is the current parking table for the entire center based on existing uses and seating estimates for restaurant uses:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
11921 – Pickleman’s	Restaurant (46 indoor seats and 12 outdoor seat)	2,050	1/3 seats in CUP, + 1/8 outdoor seats, + 1/250 sq. ft..	27
11923 – Club Champion	General Retail	2,771	4/1000 sq. ft.	11

11927 – Natural Health Center	Other Health Services	1,240	4/1000 sq. ft.	5
11929 – La Luna Nails and Spa	Services	1,240	4/1000 sq. ft.	5
11931 – Enterprise	Services	1,200	4/1000 sq. ft. + spaces reserved exclusively for Enterprise's use	15
11933 – Domino's Pizza	Restaurant (<16 seats)	1,200	4/1000 sq. ft.	5
11935 – Chiropractic Center	Other Health Services	1,200	4/1000 sq. ft.	5
11939 – Carretas Mexican Restaurant	Restaurant (80 indoor seats)	4,800	1/3 seats in C.U.P. + 1/250 sq. ft..	47
11947 – Proposed First Bank Location	Finance	3,196	4/1000 sq. ft.	13
11949 – Prime Time Personal Training	All other personal service establishments	1,841	1/200 sq. ft.	9
Sub-total:				142
Minus 15% Reduction				-22
Total # of Parking Spaces Required:				120
Total Available On-site:				186
Excess Parking:				66

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located beside the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan subject to the proposed conditions. If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

1. The Conditional Use Permit shall be for the operation of an approximately 3,196 square foot Commercial Banking establishment, NAICS 522110, at 11947 Olive Boulevard, within Creve Coeur Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 12:00 pm on Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout as part of Application #22-017 shall be submitted for review.
5. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and

reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for First Bank located at 11947 Olive Boulevard, within Bellerive Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of August 1, 2022” (conditions may be added, eliminated, or modified by preceding motion).

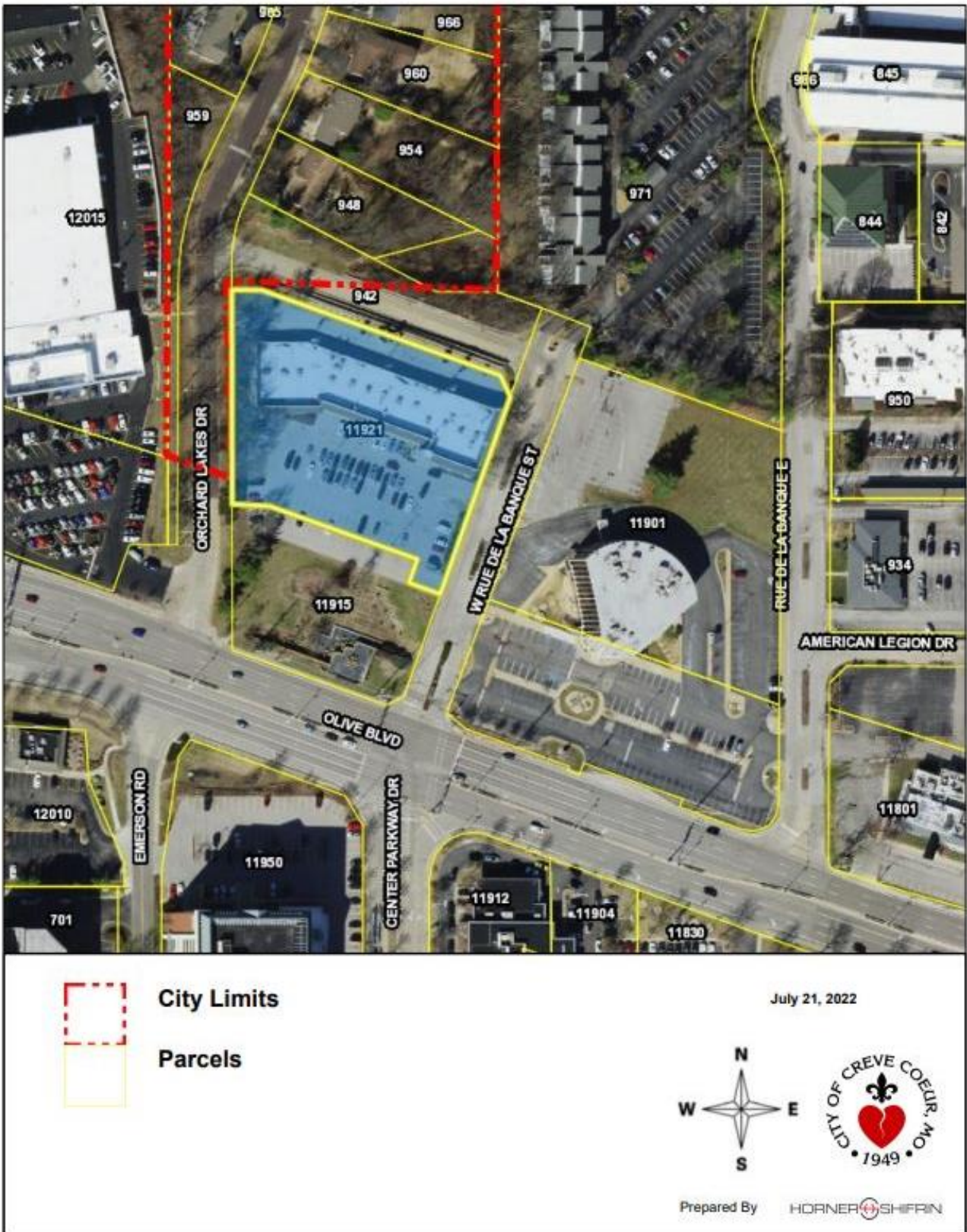
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 7/27/2022



Description:
View from
the parking
lot looking
towards
proposed First
Bank
location.



Description:
Creve Coeur
Shopping
Center
parking lot.



city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

File # _____

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Jason Gray for <i>Name</i> First Bank <i>Company (If Applicable)</i> 11901 Olive Boulevard <i>Address</i> Creve Coeur, MO <i>Address</i> Telephone # 618.641.2155 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: jason.gray@fbol.com <i>Email:</i>  <i>Applicant's Signature</i>	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
11947 Olive Boulevard <i>Address</i> Creve Coeur, MO <i>Address</i> <i>Development Name (if any)</i> <i>Current Zoning</i> <i>Prior CUP Approvals (if known)</i> unknown if any	provided via separate email <i>Name</i> Drury Development Corporation <i>Company (If Applicable)</i> 13075 Manchester Road, Suite 200 <i>Address</i> Saint Louis, MO 63131 <i>Address</i> Telephone # 314.423.6698 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: _____ <i>Email:</i> <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)General Description of Business: see attached

Gross Floor Area – Existing and Proposed: 3,086Number of Seats (for restaurant only): NANumber of Employees at the busiest shift: 04Hours of Operation: Monday through Friday 9:00am-5:00pm | Saturday 9:00am-12:00pmCurrent or Most Recent Use of the Property: Strip RetailWill the applicant apply for a liquor license: Yes ☐ No ☒**Rationale**

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒	Rationale	☐	Building elevations for new construction
☒	Site plan	☐	Photographs of existing structures
☒	Access and parking plan; (may be shown on site plan)	☐	Materials samples
☐	Landscape plan	☐	Legal Description in Word format
☒	Floor plan	☒	Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒	Electronic copies of all materials	☐	Other items as requested by staff

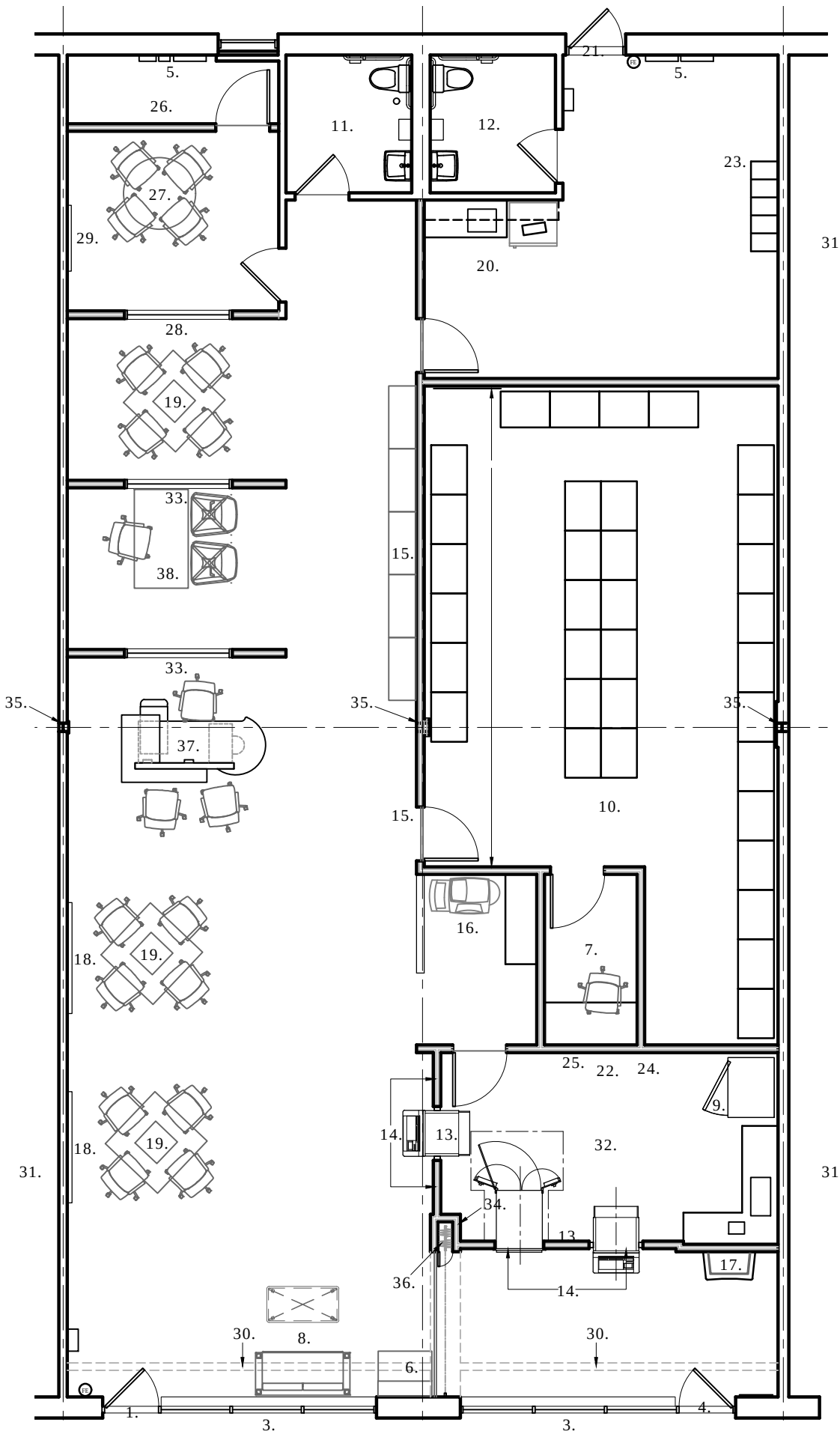
Preferred Public Hearing Date: Monday, _____, 20__.****See attached schedule and confirm available meeting dates with Planning Division staff******Office Use Only**☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies☐ Fees Paid

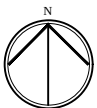
Date: _____

Jason Jaggi, AICP, Director of Community Development**Bethany Moore, City Planner****Planning Department (314) 872-2501****Revised: 11/21**



LEGEND:

1. MAIN BANK ENTRY
2. PARKING LOT
3. EXISTING WINDOWS
4. 24/7 ENTRY DOOR
5. EXIST. ELECT. PANELS
6. COFFEE SERVICE
7. SAFE DEPOSIT VIEWING
8. WAITING AREA
9. CASH VAULT
10. SAFE DEPOSIT
11. EXIST. ADA TOILET RM.
12. EXIST. TOILET RM.
13. ATM
14. VINYL LOGO SIGNAGE
15. LATERAL FILES / STOR.
16. COPIER
17. CHECK PODIUM
18. LCD TV SCREEN
19. CUST. SERV. DESK
20. KITCHENETTE
21. BACK DOOR
22. SERVER
23. LOCKERS
24. SECURITY PANELS
25. TEL. / DATA BOARD
26. ELECT. EQUIP. / UTILITY
27. MEETING ROOM
28. HIGH WINDOW
29. MICROSOFT HUB
30. "BLUE GLOW" BULKHEAD
31. ADJACENT TENANT
32. WORK ROOM
33. VIEW WINDOW
34. PARTITION ENCLOSURE
35. STRUCT. COLUMN
36. FOLDING PARTITION
37. CONCIERGE
38. OFFICE

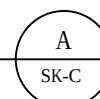


FIRST BANK CREVE COEUR MISSOURI
TEMPORARY BRANCH LOCATION

PROPOSED SCHEME "C" FLOOR PLAN

SCALE: 1/8" = 1'-0"

JUNE 30, 2022



ARCHITECTURAL ABBREVIATIONS

@	AT	ID	INSIDE DIAMETER	T	TIE, TREAD, TOP
&	AND	INCH	INCH	TB	TOWEL BAR
L	ANGLE	INFO	INFORMATION	TBB	TOP AND BOTTOM
<	CENTER LINE	INSUL	INSULATION	TBD	TO BE DETERMINED
>	PLATE, PROPERTY LINE	INTR	INTERIOR	TBD	TACK BOARD
~	DIAMETER	INV	INVERT	TBD	TELEPHONE
⊕	PLAN NORTH	IVT	INTRAVENOUS TRACK	TEL	TEMPERED
AB	ANCHOR BOLTS	JAN	JANITOR	TERR	TERRAZZO
A/C	AIR CONDITIONING	JST	JOIST	T&G	TONGUE AND GROOVE
ACoust	ACOUSTICAL	JT	JOINT	TH	THICK, THRESHOLD
ACT	ACOUSTICAL CEILING TILE	KD	KNOCK DOWN	THRU	THROUGH
AD	AREA DRAIN	KITCH	KITCHEN	TLT	TOILET
ADA	AMERICANS WITH DISSABILITIES ACT	KP	KICKPLATE	TOT	TOP OF CONCRETE, CURB
ADJ	ADJUSTABLE	KS	KNEE SPACE	TOD	TOP OF DECK
AFF	ABOVE FINISH FLOOR			TOM	TOP OF MASONRY
AL	ALUMINUM	L	LEG, LENGTH, LONG	TOP	TOP OF PAYMENT
AMB	AIR & MOISTURE BARRIER	LAB	LABORATORY	TOS	TOP OF STEEL
AOR	AREA OF REFUGE	LAD	LINEAR AIR DIFFUSER	TOW	TOP OF WALL
AP	ACCESS PANEL	LAM	LAMINATE	TPD	TOILET PAPER DISPENSER
APPROX	APPROXIMATELY	LAV	LAVATORY	TSCD	TOILET SEAT COVER DISPENSER
ARCH	ARCHITECTURAL	LB	LEAD	TV	TELEVISION
AUTO	AUTOMATIC	LGL	LEADED GLASS	TYP	TYPICAL
AW	AREAWAY	LKR	LOCKER	UC	UNDER CABINET, COUNTER
B	BOTTOM	LL	LIVE LOAD	UL	UNDERWRITERS' LABORATORIES
BD	BOARD (SHEATHING)	ULH	LONG LEG HORIZONTAL	UNFIN	UNFINISHED
BLDG	BUILDING	ULV	LONG LEG VERTICAL	UNO	UNLESS NOTED OTHERWISE
BKG	BLOCKING	LT	LIGHT	UR	URINAL
BOT	BOTTOM			V	VOULT, VALVE
BSMW	BUTYLAUMINOUS SHEET MEMBRANE	M	METER	VB	VALVE BOX, VAPOR BARRIER
		MACH	MACHINE	VC	VITREOUS CHINA
BTU	BRITISH THERMAL UNIT	MAS	MASONRY	VCT	VINYL COMPOSITION TILE
BTW	BETWEEN	MAT	MATERIAL	VERT	VERTICAL
C	CONDUIT	MAX	MAXIMUM	VEST	VESTIBULE
CAB	CABINET	MB	MACHINE BOLT	VF	VEHICLE IN FIELD
CCT	CURB/CURTAIN TRACK	MC	MEDICINE CABINET	VWC	VINYL WALL COVERING
CFM	CUBIC FEET PER MINUTE	MECH	MECHANICAL	VWF	VINYL WALL FABRIC
CFM	CONTRACTOR-FURNISHED	MEMB	MEMBRANE		
CFM	CONTRACTOR-FURNISHED, OWNER-INSTALLED	MFCR	MANUFACTURER	W	WEST, WIDE
CG	CORNER GUARD	MH	MANHOLE	W /	WITH
CJ	CONTROL JOINT	MIN	MINIMUM	WC	WATER CLOSET
CLG	CEILING	MISC	MISCELLANEOUS	WCH	WHEELCHAIR
CLR	CLEAR	MO	MASONRY OPENING	WD	WOOD
CMU	CONCRETE MASONRY UNITS	MOD	MODULE OR MODULAR	WF	WIDE FLANGE
COL	COLUMN	MED	MOUNT, MOUNTING, MOUNTING	WG	WIRE GLASS, WALL GUARD
CONC	CONCRETE	MET	METAL	W/O	WITHOUT
CONT	CONTINUOUS	MUL	MULLION	WP	WATERPROOF, WATERPROOFING
CORR	CORRIDOR	MUN	MUNTIN	WR	WATER RESISTANT
CPT	CARPET	N	NORTH	WT	WEIGHT
CT	CERAMIC TILE	NIC	NOT IN CONTRACT	WWF	WEIDED WIRE FABRIC
CU	COPPER	NO	NUMBER		
		NOML	NOMINAL	XHD	EXTRA HEAVY DUTY
		NTS	NOT TO SCALE		
DBL	DOUBLE	OBS	OBSCURE	YD	YARD
DEMO	DEMOLITION	OC	ON CENTER	YR	YEAR
DEPT	DEPTH	OD	OUTSIDE DIAMETER		
DET	DETAIL	OFCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED		
DF	DRINKING FOUNTAIN	OFF	OFFICE		
DA	DIAMETER	OFOI	OWNER-FURNISHED, OWNER-INSTALLED		
DIAG	DIAGONAL	OH	OVERHEAD		
DIF	DIFFUSER	OPF	OPPOSITE HAND		
DM	DIMENSION	OZ	OUNCE		
DISP	DISPENSER				
DN	DOWN				
DP	DAMP-PROOFING				
DR	DOOR	PART	PARTITION		
DRW	DRAWER	PCD	PAPER CUP DISPENSER		
DS	DOWNSPOUT	PERF	PERFORATED		
DT	DRAPERY TRACK	PGBD	PEGBOARD		
DWG	DRAWINGS (DWGS = DRAWINGS)	PHMS	PAN HEAD SHEET METAL SCREW		
E	EAST	PL	PLATE		
EA	EACH	PLAM	PLASTIC LAMINATE		
EFS	EXTERIOR INSULATION & FINISH SYSTEM	PLAS	PLASTER		
EJ	EXPANSION JOINT	PLYWD	PLYWOOD		
ELEC	ELECTRIC OR ELECTRICAL	PNT	PAINT, PAINTED		
ELEV	ELEVATION OR ELEVATOR	PR	PAIR		
ENCL	ENCLOSURE	PREFAB	PREFABRICATED		
EP	ELEC PANEL	PREFIN	PREFINISHED		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	PROJ	PROJECTION, PROJECT		
		PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		
		PT	POINT, PRESSURE TREATED		
		PTD	PAINTED, PAPER TOWEL DISPENSER		
		PR	PAPER TOWEL RECEPTACLE		
		PTS	PNEUMATIC TUBE STATION		
		QT	QUARRY TILE		
		R	RADIUS, RISER, THERMAL RESISTANCE		
F	FAHRENHEIT	RA	RETURN AIR		
FA	FIRE ALARM	RB	RESILIENT BASE, RUBBER BASE		
FAWS	FLUID-APPLIED WATERPROOFING SYSTEM	RD	ROOF DRAIN		
FB	FACE BRICK	REC	RECESS, RECESSED		
FD	FLOOR DRAIN	REF	REFERENCE		
FDN	FOUNDATION	REFRIG	REFRIGERATOR		
FE	FIRE EXTINGUISHER	REINF	REINFORCE, REINFORCEMENT		
FEC	FIRE EXTINGUISHER CABINET	REQ	REQUIRED		
FFE	FINISH FLOOR ELEVATION	REV	REVISION, REVISED		
FG	FINISH GRADE	RH	ROBE HOOK		
FHC	FIRE HOSE CABINET	RM	ROOM		
FHMS	FLAT HEAD MACHINE SCREW	RO	ROUGH OPENING		
FHWS	FLAT HEAD WOOD SCREW	RS	ROUGH-SAWN		
FI	FILM ILLUMINATOR	RTN	RETURN		
FIN	FINISH	RW	RETAINING WALL		
FIX	FIXTURE	S	SOUTH		
FLR	FLOOR	SAN	SANITARY		
FLUOR	FLUORESCENT	SC	SOLID CORE		
FM	FACTORY MUTUAL	SCHED	SCHEDULE, SCHEDULED		
FND	FEMININE NAPKIN DISPENSER	SCR	SHOWER CURTAIN ROD		
FNR	FEMININE NAPKIN RECEPTACLE	SD	SOAP DISPENSER, SOAP DISH		
FP	FIREPROOFING	SECT	SECTION		
FS	FLOOR SINK	SERV	SERVICE		
FT	FOOT	SF	SQUARE FEET		
FTG	FOOTING	SHLV	SHELF, SHELVES		
FURN	FURNISH OR FURNITURE	SHT	SHEET		
FWC	FABRIC WALL COVERING	SHW	SHOWER		
		SHWR	SIMILAR		
GA	Gauge	SK	SINK		
GA	GALVANIZED	SMS	SHEET METAL SCREW		
GB	GRAB BAR	SPEC	SPECIFIED, SPECIAL		
GB	GYP-SUM BOARD	SPKR	SPEAKER		
GC	GENERAL CONTRACTOR	SQ	SQUARE		
GL	GLASS	SS	STAINLESS STEEL		
GYP	GYP-SUM	SSK	SERVICE SINK		
H	HIGH	STA	STATION		
HB	HOSE BIBB	STC	SOUND TRANSMISSION CLASS		
HD	HEAD	STD	STANDARD		
HDDB	HARDBOARD	STL	STEEL		
H-D	HOT-DIPPED (GALVANIZED)	STN	STAIN		
HDW	HARDWARE	STOR	STORAGE		
HDWD	HARDWOOD	STRUCT	STRUCTURE, STRUCTURAL		
HUR	HORIZONTAL JOINT REINFORCEMENT	SUSP	SUSPENDED		
HM	HOLLOW METAL	SY	SQUARE YARD		
HORIZ	HORIZONTAL	SYM	SYMMETRICAL		
HR	HANDRAIL	SYS	SYSTEM		
HVAC	HEATING, VENTILATING & AIR CONDITIONING				
HVLPWD	HARDWOOD VENEER PLYWOOD				



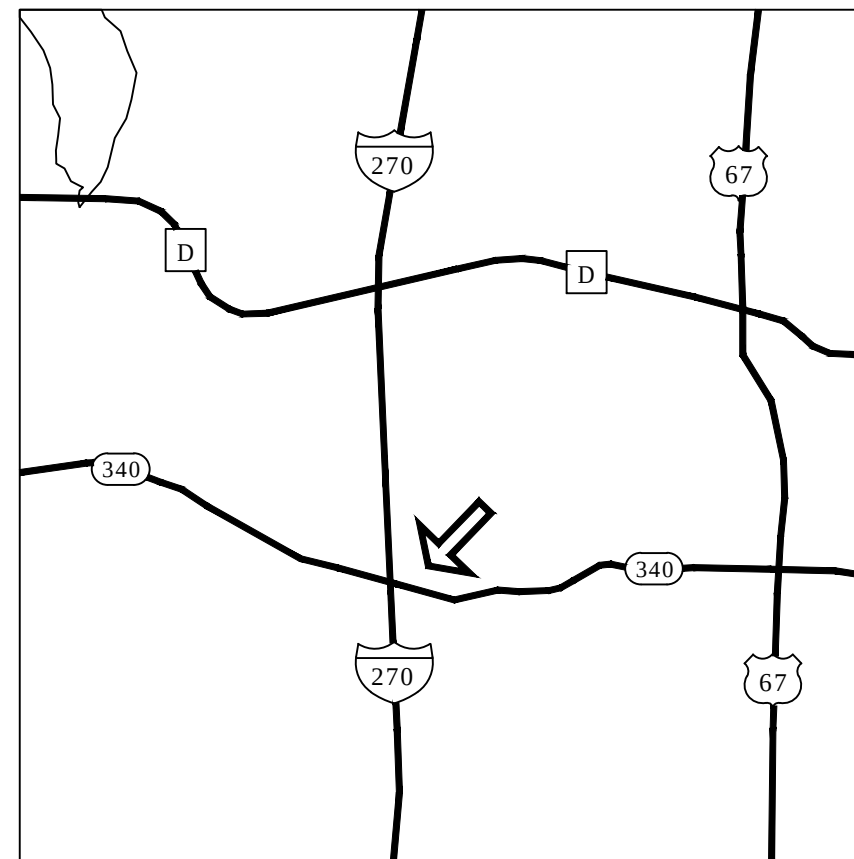
First Bank

Temp. Relocation

Bank Branch

11947 Olive Blvd.

Creve Coeur, MO 63141

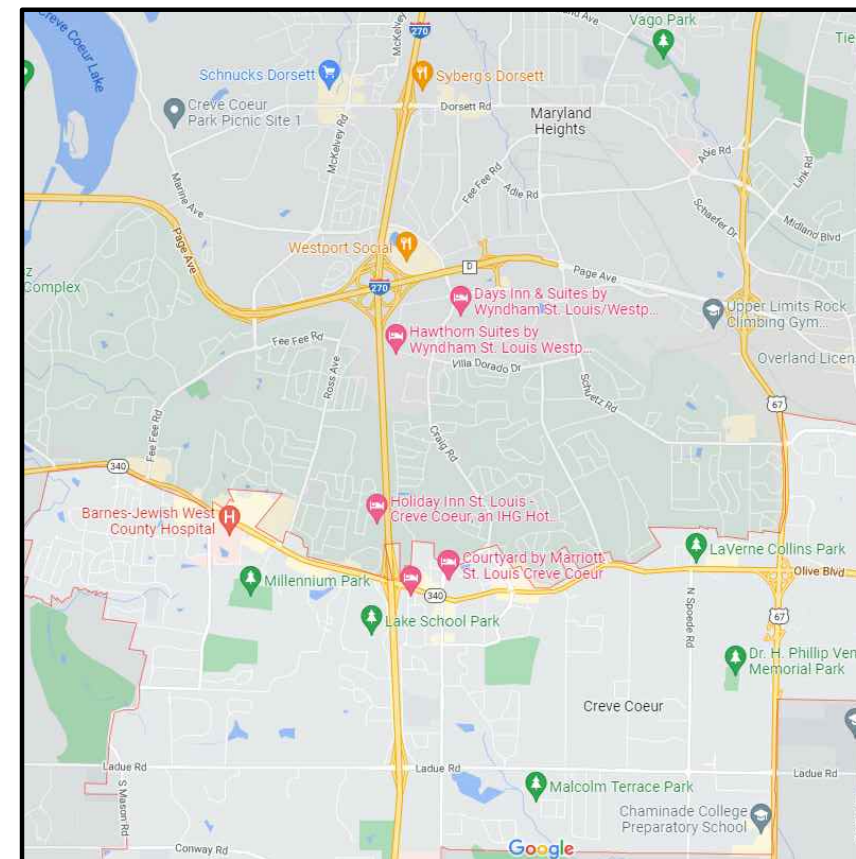


LOCATOR MAP

SCALE: N.T.S.

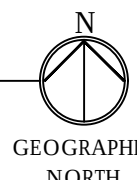


GEOGRAPHIC NORTH



AREA CONTEXT MAP

SCALE: N.T.S.



GEOGRAPHIC NORTH

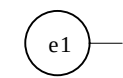
ARCHITECTURAL SYMBOL LEGEND

DRAWING NAME

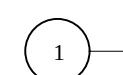
SCALE:



NORTH ARROW



EXISTING GRID LINE



NEW GRID LINE



ELEVATION / DWG REF



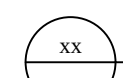
SECTION REF



INTERIOR ELEVATION REF



DETAIL / DWG REF



DIMENSION



OS FACE TO OS FACE, TYP. UNO



EAST DOOR (45 DEG)



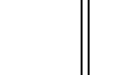
EAST WALL (HATCHED)



NEW DOOR (90 DEG)



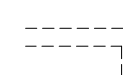
NEW WALL (NO HATCH)



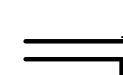
EXISTING PARTITION TO REMAIN (PLAN VIEW)



EXISTING PARTITION TO BE DEMOLISHED (DEMO PLAN VIEW)



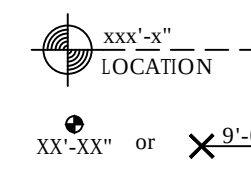
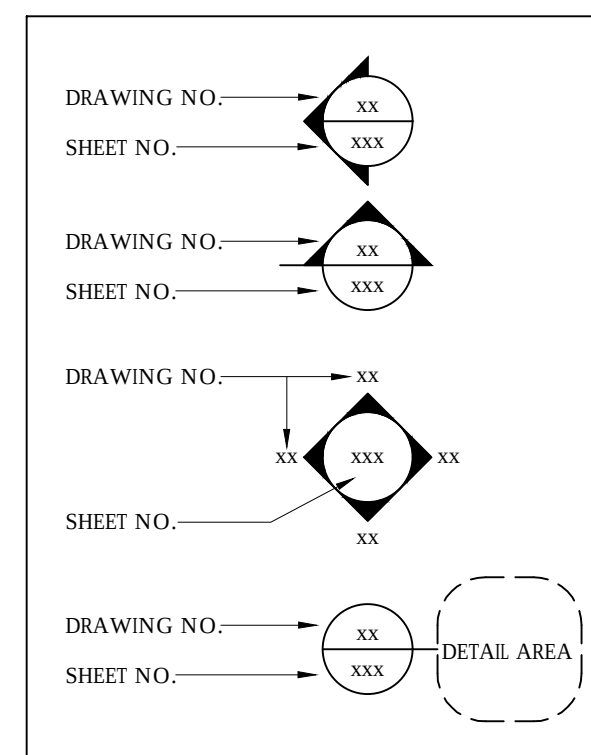
CORNER GUARD (PLAN VIEW)



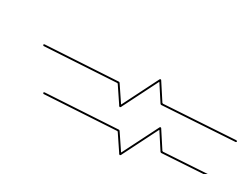
FLOORING TRANSITION (FF = FINISHED FLOORING)



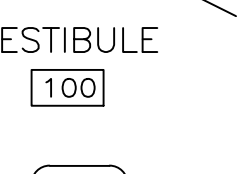
SEMI-RECESSED FIRE EXTINGUISHER CABINET



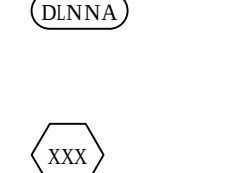
ELEVATION DATUM LINE



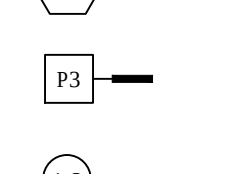
BREAK LINE(S)



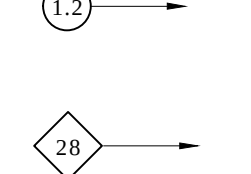
ROOM OR SPACE TAG (L = LEVEL, N = NO.)



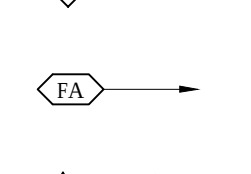
DOOR TAG (L = LEVEL, N = NO., A = MULTIPLE DOORS IN ROOM)



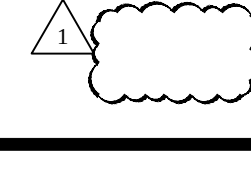
WINDOW (W) OR LOUVER (L) TYPE



PARTITION TYPE



KEYED NOTE



DEMO NOTE



EQUIPMENT TAG (REF SCHED)

REVISION DELTA & REVISION CLOUD

PROJECT SCOPE OF WORK

This is an interior tenant fit-out for a branch bank. Project Scope of Work includes, but is not necessarily limited to:

1. Demolish selected interior partial partitions, doors, ceilings & features shown on plans.
2. Demolish selected interior existing finishes.
3. Layout, frame up, and brace as required new interior wall partitions per architectural details.
4. Update / install lighting, power, tel-data, & bank security systems as required to support new operation, program and design layout.
5. Provide finishes as indicated in documents.
6. Provide minimal new cabinetry as indicated.
7. Rework existing air supply & return diffusers and mechanical work as req'd. -- MEP is design-build
8. Trench concrete as req'd. for new floor power / data receptacles -- MEP is design-build
9. Provide lighting, switching & power distribution from existing interior electrical panels -- MEP is design-build
10. Provide convenience (kickernet) sink & cabinetry as indicated
11. Provide supports & seismic bracing at & above ceilings for new partitions.

Work includes all required and necessary materials, labor, supervision, administration, field engineering, general conditions, insurance, bonds, and other activities and support necessary to complete the Project.

CODE ABSTRACT

DESCRIPTION OF USE: BANK

OCCUPANCY / USE GROUP: B, BUSINESS

BUILDING CONSTRUCTION TYPE: SB -- NON-SPRINKLERED

FIRE SPRINKLERS: NONE EXISTING

BUILDING AREA: 21,025 SQ. FT.

COMMERCIAL BANK AREA (THIS TENANT) = 3,086 SQ. FT.

NUMBER OF STORIES: 1 (ABOVE GRADE)

OCCUPANT LOAD IN TENANT SPACE: 1 PER 100 SQ. FT. = 31 OCCUPANTS

NUMBER OF EXITS REQUIRED (BASED ON OCCUPANTS): 1

NUMBER OF EXITS REQUIRED (BASED ON MAX. TRAVEL DISTANCE): 2

NUMBER OF EXITS FROM THIS TENANT SUITE: 3 (BUSINESS HOURS) / 2 (AFTER BUSINESS HOURS)

MAX. TRAVEL DISTANCE TO EXIT DOOR = 73'

MAX. ALLOWABLE TRAVEL DISTANCE TO EXIT DOOR = 75'

DRAWING INDEX

GENERAL

A-0 GEN. INFO. & COVER (THIS SHEET)

ARCHITECTURAL

A-1 FLOOR PLAN & SCHEDULES

A-2 CEILING PLAN & SCHEDULES

A-3 ELEVATIONS & DETAILS

CODE MATRIX

2015 INTERNATIONAL BUILDING CODE (IBC)

2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

2015 INTERNATIONAL ENERGY CONSERVATION CODE

2015 INTERNATIONAL SWIMMING POOL & SPA CODE

2015 UNIFORM PLUMBING CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

2014 NATIONAL ELECTRICAL CODE (NEC)

PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION

MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS: CONTRACTORS TO SUBMIT FOR PERMITS SEPARATELY FROM ARCHITECTURAL

PROJECT CONTACTS

ARCHITECT

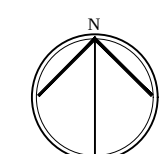
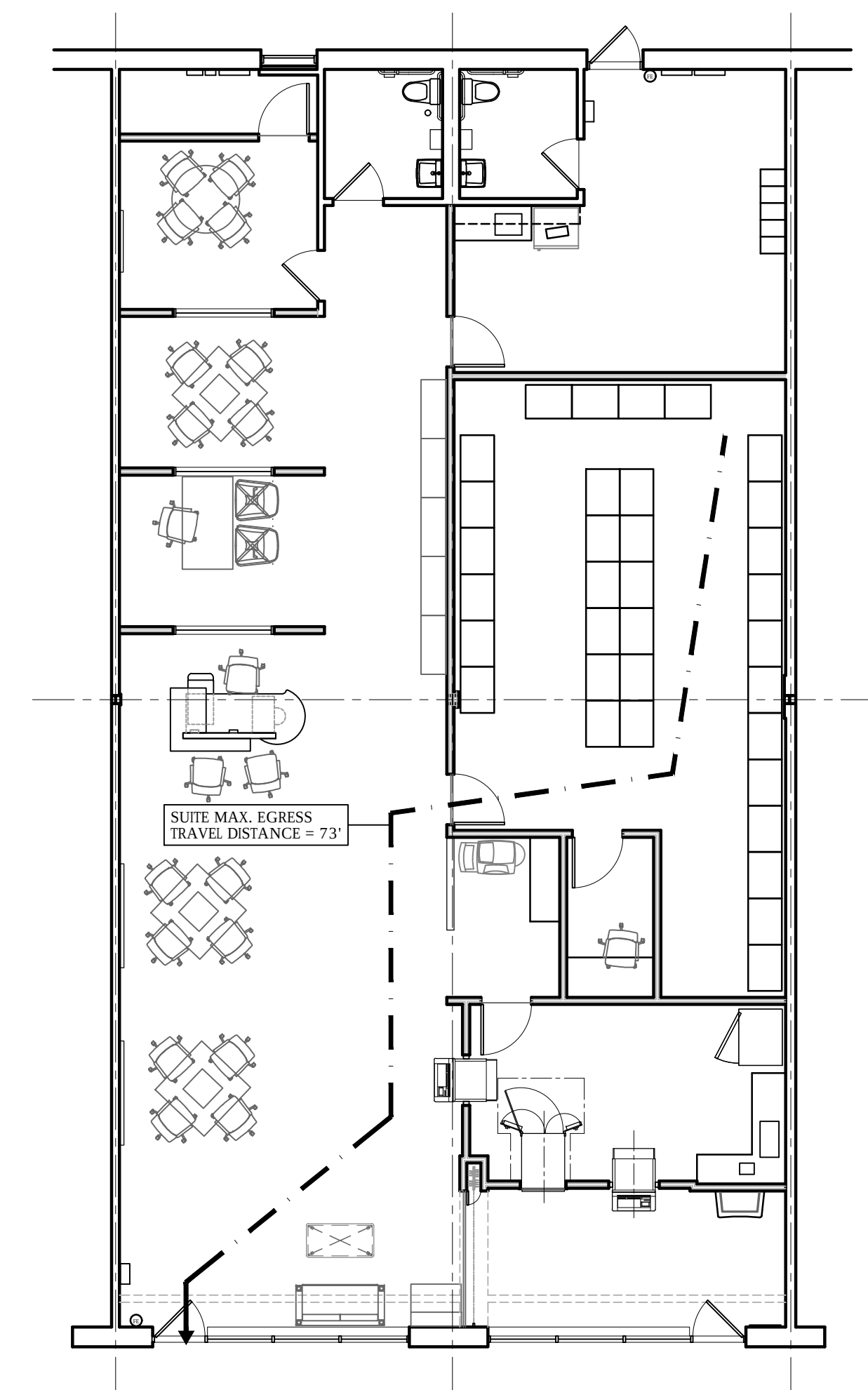
NAME: PARADIGM ARCHITECTS, LLC
 CONTACT: TIM BARKER
 ADDRESS: 3818 JUNIATA STREET
 ST. LOUIS, MO 63116
 PHONE: 314-725-8440
 EMAIL: timothy.barker@paradigmarch.com

OWNER REPRESENTATIVE

EMAIL: FIRST BANK
 CONTACT: BRIAN CHOPLIN
 ADDRESS: 7495 WATSON ROAD
 SHREWSBURY, MO 63119
 PHONE: 314-587-4705
 EMAIL: brian.choplin@fbol.com

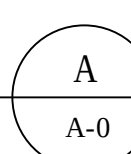
GENERAL CONTRACTOR

NAME: GUARANTEE CONSTRUCTION
 CONTACT: MIKE PETERSON
 ADDRESS: 2924 LOCUST STREET
 ST. LOUIS, MO 63103
 PHONE: 314-446-4109
 EMAIL: mpeterson@gconbuild.com

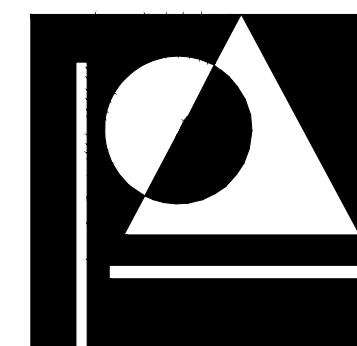


EGRESS TRAVEL DISTANCE PLAN

SCALE: 1/8" = 1'-0"



A-0



PARADIGM
ARCHITECTS, LLC
3818 JUNIATA STREET
ST. LOUIS, MO 63116
TEL. 314-725-8440
PARADIGMARCH.COM



FIRST BANK
CREVE COEUR TEMPORARY BRANCH
CREVE COEUR, MISSOURI
11947 OLIVE BOULEVARD CREVE COEUR, MISSOURI 63141

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THEY ARE NOT VALID FOR ANY OTHER DOCUMENTS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, ESTIMATES, PERMITS, AND OTHER SUBMITTALS OF SERVICE INTENDED TO BE USED FOR THIS PROJECT.

REVISIONS		(DATE - BY)
0		
1		
2		
3		
4		
5		
6		
7		
8		

SECURITY EQUIPMENT SCHEDULE

NOTE: SAME SCHEDULE SHOWN ON SHEET "A-2"

MARK	DESCRIPTION	MFG.	MFG. NAME / NUMBER	LOCATION	TOTAL ITEMS	NOTES
S-1	HEIGHT STRIKE CAMERA	HONEYWELL	"CLIVEX"	STORAGE/INT. JAMB	2	4, 10.
S-2	INTERIOR DOME CAMERA	JVEW	MD4SN2BV10WDRS8	CEILING / WALL / SORFH	14	4, 10.
S-3	EXTERIOR DOME CAMERA	JVEW	MD4SN2BV10WDRS8	EXTERIOR WALL	3	4, 10.
S-4	INTERNAL I.T.M. CAMERA	JVEW	TBD	PART OF I.T.M.	2	2, 4, 7, 10, 13.
S-5	SECURITY DNR	VERINT	8660R-100	IN THE BACK	1	3, 8.
S-6	SECURITY MONITOR	CLINTON ELEC.	CE-V1768	ATOP BACK / FRIDGE	2	1, 8, 11, 12.
S-7	ALARM BUTTON	TBD	TBD	UNDER FURN. OR PER NOTE	7	9.
S-8	MAIN ALARM PANEL	TBD	TBD	WALL MOUNTED	1	5.
S-9	MOTION SENSOR	OPTEL	SK-1602	CEILING	5	5.
S-10	DOOR CONTACTS	TBD	TBD	DOOR READ / GATE POST	3	
S-11	ALARM CONTROL PAD	TBD	TBD	WALL IN MGR. OFFICE	1	6.
S-12	I.T.M. ALARM CONTROL	TBD	TBD	INSIDE BACK OF I.T.M.	2	6.
S-13	EXTRUSS STROBE LIGHT	TBD	TBD	BREAK / WORK ROOM	2	

SECURITY EQUIPMENT NOTES:

- SECURITY MONITORS – (1) PLACED ATOP LOCKERS IN BREAK / WORK RM; (1) ATOP VAULT IN I.T.M. EQUIP. ROOM
- CAMERA IS PART OF I.T.M. EQUIPMENT – VERIFY WITH BANK'S I.T.M. PROJECT MANAGER
- PLACE IN BACK, AS INSTRUCTED BY BANK'S TECH MANAGER
- G.C. TO PULL CAT-5 CABLE FOR EX. CAMERA LOCATION TO THE SERVICE RACK, TYP.
- G.C. TO PULL A 4C / 22 GA STRANDED CABLE TO MOTION SENSOR LOCATION
- G.C. TO PULL A 4C / 22 GA CABLE TO LOCATION OF ALARM CONTROL PAD
- G.C. TO PULL A 4C / 22 GA CABLE TO THE INTERACTIVE TELLER MACHINE (I.T.M.)
- G.C. TO PULL A COAX LINE FROM THE DVR TO THE MONITOR
- ALARM BUTTONS TO BE HARD WIRED BELOW TABLE OR DESK. IF THIS REQUIRES FLOOR TRENCHING, USE WIRELESS ALARM BUTTONS.
- ALL NEW & EXIST. CAMERA LOCATIONS TO HAVE NEW CAT 5 WIRE – UPGRADE FROM ANALOG TO IP
- NOTE – COAX FOR SECURITY MONITORS TO BE TERMINATED WITH BNC CONNECTORS, TYP.
- SECURITY MONITORS REQUIRE (2) CAT 5 DATA DROPS AND (1) HDMI CABLE – DATA CABLES TO BE DIFFERENT COLOR FROM OTHERS, TYP.

ROOM FINISH SCHEDULE

NOTE: IF SPACES ARE NOT INCLUDED IN FINISH SCHEDULE, THEY DO NOT HAVE NEW FINISH WORK, TYP.

ROOM	FLOOR	BASE	N	S	E	W	CEILING	CLG. HT.	NOTES
24/7 VESTIBULE	STAINED CONCRETE	4" VINYL	PAINT 1	PAINT 1	PAINT 1	N/A	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
WAITING	CARPET #1	4" VINYL	N/A	PAINT 1	N/A	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
LOBBY	CARPET #1	4" VINYL	PAINT 1	N/A	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
WORK ROOM	LVT #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
COPIER	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
MANAGER OFFICE	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
CUSTOMER SERVICE	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
MEETING ROOM	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
UTILITY	EXIST. CONCRETE	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	2.
MEN'S TOILET	EXIST. VINYL	EXIST. VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	8'-0"	2.
WOMEN'S TOILET	EXIST. VINYL	EXIST. VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	8'-0"	2.
BREAK ROOM	LVT #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
SAFE DEPOSIT	CARPET #1	PAINT 1	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
SAFE DEP. VIEWING	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	

ROOM FINISH NOTES:

- VINYL-APPLIED ARTWORK ON SELECTED WALL / PART OF WALL IN THIS ROOM / SPACE. COORDINATE W/ FIRST BANK PROPERTY MANAGER.
- EXIST. FINISHES IN THIS ROOM / SPACE TO REMAIN, UNLESS OTHERWISE NOTED.

COLORS & MATERIALS:

- CARPET: EF CONTRACT FLOORING, VERGE, 24x24 TILE, "CITY LIMITS" - MONOLITHIC INSTALLATION
- PAINT COLORS:
 - PAINT 1 (BASE PAINT COLOR – DEFAULT COLOR, UNLESS NOTED OTHERWISE) BENJAMIN MOORE "SWISS COFFEE" #OC-45
 - PAINT 2 (ACCENT COLOR) BENJAMIN MOORE "COASTAL FOG" #AC-1
 - PAINT 3 (ACCENT COLOR) BENJAMIN MOORE "NANTUCKET FOG" #AC-22
 - PAINT 4 (ACCENT COLOR) BENJAMIN MOORE "CHARLOTTE SLATE" #AC-24
- LUXURY VINYL TILE: LVT-1 = EF CONTRACT "PLAYBOOK" "SUDE GRAY" #008 7'x 48" (LIGHT GREY) (POWDER BLUE) (DARK GREY-BLUE)
- BASE: RESILIENT BASE = 4" VINYL, JOHNSONITE "BURNT UMBER" #63
- PLASTIC LAMINATES:
 - PLAM #1 – WILSONART "BRENCH UNEN" #5016 / FIN. #38, PINE VELVET TEXTURE (FOR TYPICAL FACE CABINETS)
 - PLAM #2 – WILSONART "BLACK ALCANTIE" #4926 / FIN. #07, "TEXTURED GLOSS" (FOR TYPICAL COUNTERTOPS)
 - PLAM #3 – WILSONART "INDIGO" #8379 (FOR FACES OF WALL-MTD. CHECK STAND AND CUSTOMER COUNTER COUNTERTOPS)
- ACOUSTICAL CEILING TILES: ARMSTRONG "CIBRUS" SECOND LOOK II, BEVELED REGULAR 24x48 TILES. SUSPENDED GRID: ARMSTRONG PRELUDE M. 15 / 16" EXPOSED TIE. BOTH GRID & TILES TO BE "WHITE"
- SOLID SURFACE – S.S. #1 – CORIAN "LAGUNA" NOM. 3/4" THICKNESS FOR WALL-MTD. CHECK STAND & CUSTOMER COUNTER COUNTERTOPS
- STAINED CONCRETE FLOOR: (NEED SPECIFICATION) (SPEC., CONT'D.)

DOOR SCHEDULE

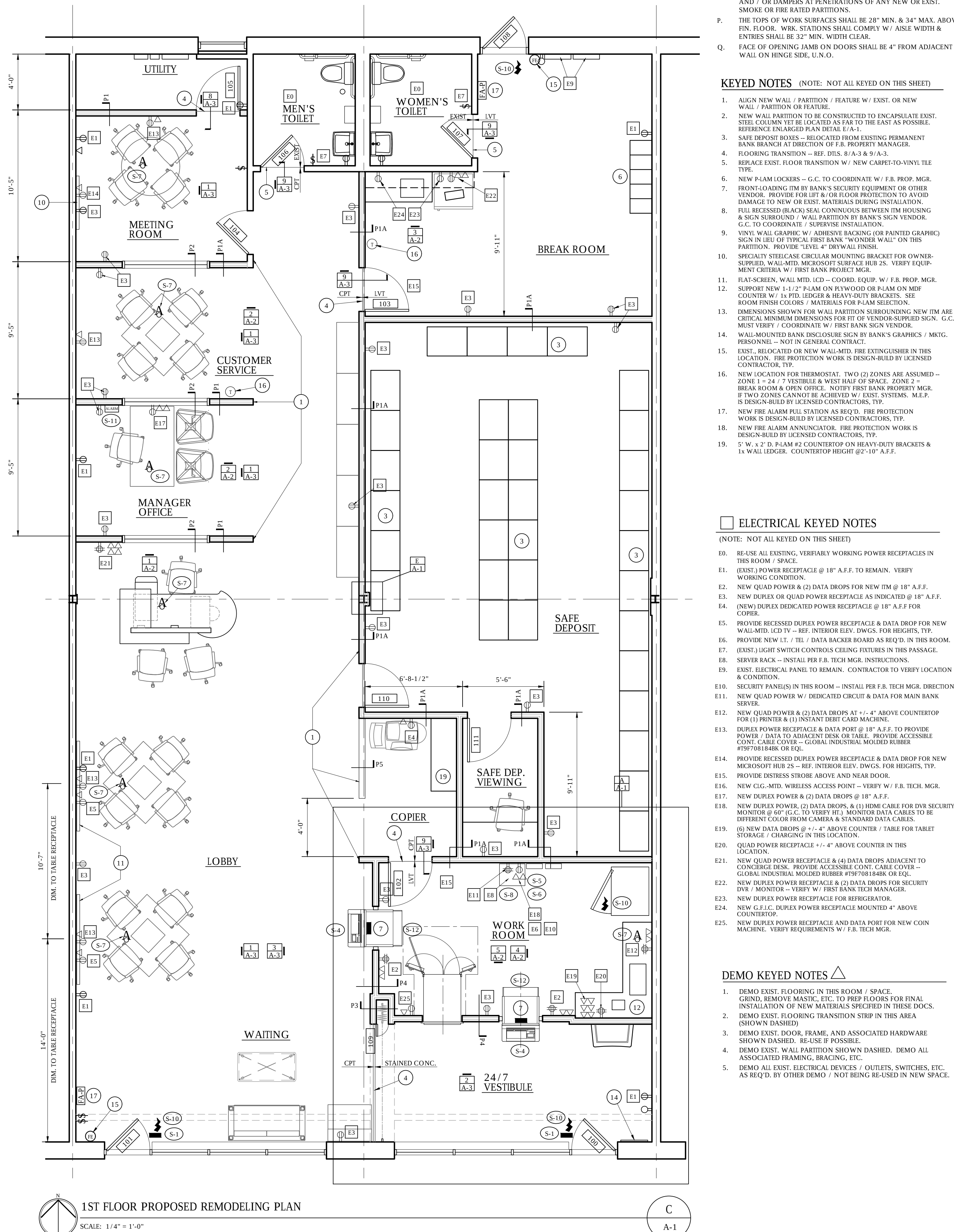
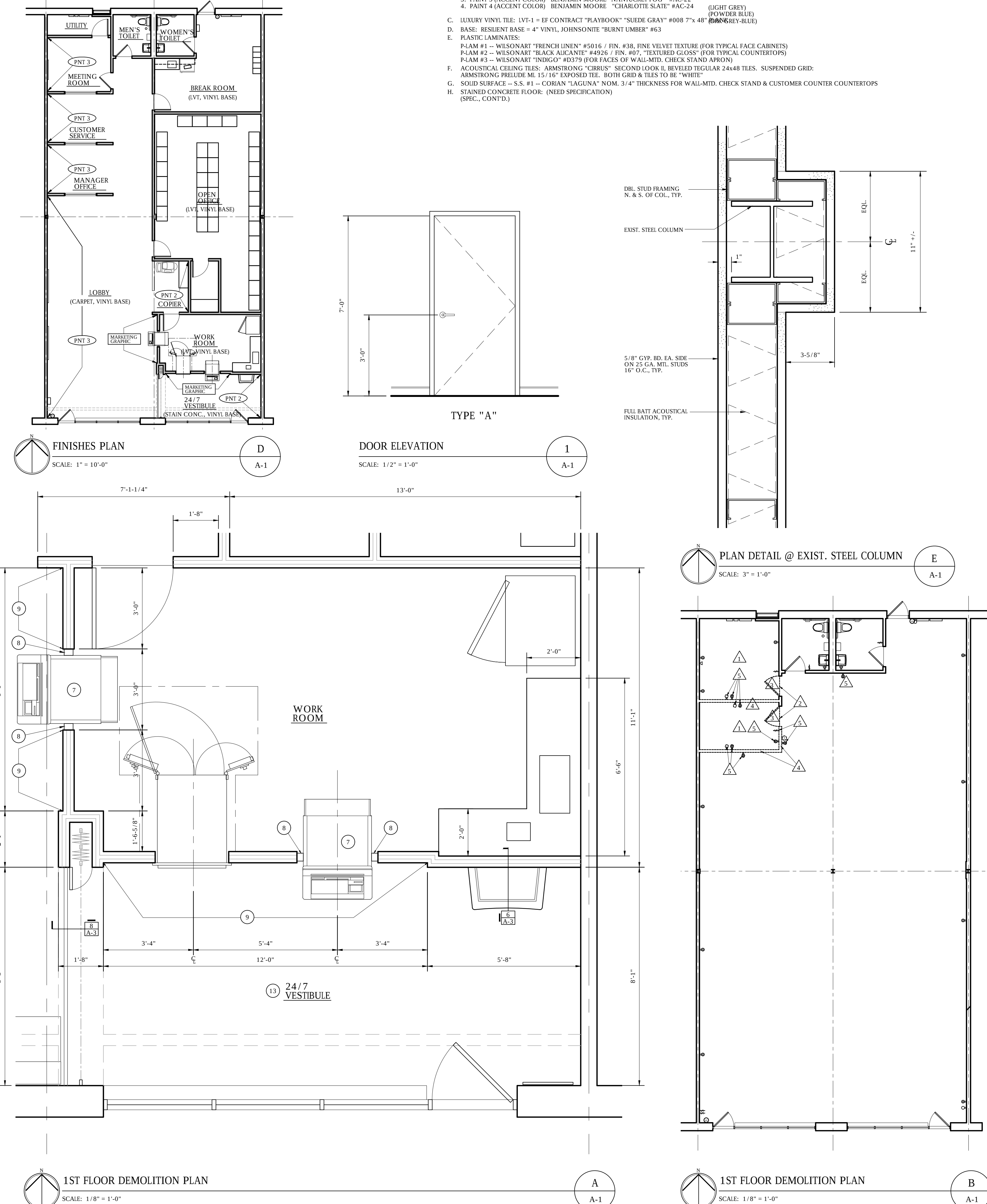
MARK	NOM'L. SIZE	ELEVATION	DOOR / FINISH	FRAME / FINISH	HARDWARE GROUP	NOTES
100	3070 x 1-3/4"	EXIST.	ALUM. & GLASS / PREFIN.	ALUM. / PREFIN.	NOTES "A" & "B"	1, 3, 4, 8.
101	3070 x 1-3/4"	EXIST.	ALUM. & GLASS / PREFIN.	ALUM. / PREFIN.	NOTES "E" & "B"	1, 3, 4, 8.
102	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
103	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
104	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "H"	3, 5, 8.
105	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
106	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "J"	3, 8, 9, 10.
107	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "J"	3, 8, 9, 10.
108	3070 x 1-3/4"	EXIST.	METAL / PAINTED	H.M. / PAINTED	NOTES "C" & "J"	3, 8, 9, 10.
109	10'80 x 1-3/4"	2/A-3	METAL / PAINTED	H.M. / PAINTED	NOTES "C" & "D" FOR FOLD, PART.	3, 7, 11.
110	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
111	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTE "F"	3, 8.

DOOR NOTES:

- EXIST. DOORS TO REMAIN (RECEIVES NEW HARDWARE)
- SPECIALTY METAL DOOR PROVIDED BY FOLDING PARTITION MFR. (MOBILFLEX)
- VERIFY THAT DOOR CAN BE OPERATED W/ < 5 LB. FORCE. ADJUST CLOSER (IF EXIST.) AS REQ'D.
- GENERAL NOTE: ALL ELECTRIC STRIKES TO BE PROVIDED BY BANK VENDOR (WILL ELECTRONICS)
- RELOCATE EXIST. DOOR & FRAME TO THIS LOCATION.
- PASSAGE DOOR – NO LOCKSET REQUIRED
- FOLD, PARTITION DOOR HEIGHT TO COORDINATE W/ FINAL SIGHT HEIGHT – G.C. VERIFY
- FOR EGRESS, THIS DOOR ALWAYS MAINTAINS FULL "PASSAGE" FUNCTION
- REFINISH / REPAINT EXIST. DOOR AND FRAME
- NO CHANGES ON THIS DOOR OPERATION, FRAME & HARDWARE (REFINISH DOOR & FRAME)
- SPECIALTY DOOR FOR FOLDING PARTITION ENCLOSURE – BY PARTITION VENDOR

HARDWARE NOTES:

- (INGRESS) RETROFIT OR REPLACE WITH ELECTRONIC STRIKE, ACTIVATED BY PARABIT CARD READER & PROXY BADGE READER. PROVIDE WINDY CITY WIRE YELLOW COMPOSITE CABLE (#4461030) & YELLOW CAT-5 CABLE TO TERMINATE @ PARABIT CONTROL UNIT (NOT IN RACK)
- (EGRESS) PROVIDE A PANIC BAR OR OTHER COMPLAINT DEVICE TO ALLOW EXIT IN THE EVENT OF A POWER FAILURE. DOORS TO FAIL SECURE.
- (INGRESS) FOR TERMINAL (CLOSURE) END OF SECURITY PARTITION, PROVIDE ACCESSIBLE (ADA) THUMB TURN ON BANK LOBBY SIDE FOR AFTER-HOURS LOCKING.
- (EGRESS) FOR TERMINAL (CLOSURE) END OF SECURITY PARTITION IS NOT REQUIRED – OCCUPANTS ARE NOT REQUIRED TO EXIT BLDG. THROUGH 24/7 VESTIBULE.
- (INGRESS) PROVIDE ELECTRONIC STRIKE, A PROXY BADGE READER, AND A WINDY CITY WIRE YELLOW COMPOSITE CABLE (#4461030)
- PRIVACY LOCKSET – BEST TFC-3-7-15-15-D-STR-626 (OR EQL.)
- REMOVE EXIST. EXTERIOR PULL HANDLE, FILE & PATCH – NOT A BUILDING ENTRANCE.
- PASSAGE LATCHSET BOTH DIRECTIONS – THIS DOOR NEVER LOCKS
- EXIST. HARDWARE ON THIS DOOR TO REMAIN – NO HARDWARE CHANGES



GENERAL NOTES

- VERIFY EXISTING CONDITIONS, MATERIALS & DIMENSIONS. REPORT SIGNIFICANT VARIATIONS THAT MAY AFFECT THE INSTALLATION OF NEW WORK TO OWNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES & REGULATIONS.
- DO NOT SCALE DRAWINGS.
- THE ARCHITECT HAS NOT MADE AN EVALUATION OF EXISTING STRUCTURAL ELEMENTS & MAKES NO REPRESENTATIONS AS TO THE STRUCTURAL INTEGRITY OF ELEMENTS OTHER THAN THOSE DESIGNATED HEREIN.
- EXIST. WORK TO BE DEMOLISHED IS SHOWN DASHED ON EXIST. / DEMO PLANS. SEE DWGS. B/A-1 & B/A-2. INCLUDE IN BID WORK NOT SPECIFICALLY INDICATED, BUT WHICH MUST BE DEMOLISHED TO ACCOMMODATE NEW WORK.
- FIXTURES, FURNISHINGS & EQUIP. SHOWN HALF-TONED ON PLANS. ACT. OWNER-FURNISHED / OWNER-INSTALLED AND NOT IN CONTRACT (N.I.C.).
- MECHANICAL, ELECTRICAL & PLUMBING WORK IS DESIGN-BUILD BY LICENSED SUBCONTRACTORS. SCHEMATIC LOCATIONS FOR FEATURES SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE.
- ANY REQUIRED PATCHING / REPAIR OF EXIST. OR NEW FEATURE OR ELEMENT SHALL MATCH EXISTING, OR NEW ADJACENT WORK.
- DURING NORMAL OCCUPANCY OF THE BUILDING, ALL PORTIONS OF THE MEANS OF EGRESS SHALL BE IN A SAFE CONDITION, AVAILABLE FOR IMMEDIATE USE, AND FREE FROM ALL OBSTRUCTIONS.
- INTERIOR FINISH MATERIALS SHALL COMPLY W/ THE FRAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS AS FOLLOWS:
 - EXIT ENCLOSURES & EXIT PASSAGEWAYS CLASS A
 - CORRIDORS CLASS B
 - ROOMS & ENCLOSED SPACES CLASS C
- COMPLY W/ IBC/ADAG GUIDELINES FOR MOUNTING HEIGHTS. CONSULT ARCHITECT FOR RIS. NOT INDICATED.
- THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN ANY RETURN AIR PLenums.
- PROVIDE APPROPRIATE FIRE OR SMOKE RATED SAFING, SEALANT, AND / OR DAMPERS AT PENETRATIONS OF ANY NEW OR EXIST. SMOKE OR FIRE RATED PARTITIONS.
- THE TOPS OF WORK SURFACES SHALL BE 28" MIN. & 34" MAX. ABOVE FIN. FLOOR. WORK STATIONS SHALL COMPLY W/ AISLE WIDTH & ENTRIES SHALL BE 32" MIN. WIDTH CLEAR.
- FACE OF OPENING JAMB ON DOORS SHALL BE 4" FROM ADJACENT WALL ON HINGE SIDE, U.N.O.

KEYED NOTES (NOTE: NOT ALL KEYED ON THIS SHEET)

- ALIGN NEW WALL / PARTITION / FEATURE W/ EXIST. OR NEW WALL / PARTITION OR FEATURE.
- NEW WALL PARTITION TO BE CONSTRUCTED TO ENCASE EXIST. STEEL COLUMN YET BE LOCATED AS FAR TO THE EAST AS POSSIBLE. REFERENCE ENCLARED PLAN DETAIL 1/A-1.
- SAFE DEPOSIT BOXES – RELOCATED FROM EXISTING PERMANENT BANK BANKS AT DROP OFF BY F.B. PROPERTY MANAGER.
- FLOORING TRANSITION – REF. DTS: 8/A-3 & 9/A-3.
- REPLACE EXIST. FLOOR TRANSITION W/ NEW CARPET-TO-VINYL TILE.
- NEW PLAM LOCKERS – G.C. TO COORDINATE W/ F.B. PROP. MGR. FRONT-LOADING I.T.M. BY BANK'S SECURITY EQUIPMENT OR OTHER VENDOR. PROVIDE FOR LIFT & / OR LOCK PROTECTION TO AVOID DAMAGE TO NEW OR EXIST. MATERIALS DURING INSTALLATION.
- FULL RECESSED BRACKS SEAL CONTIGUOUS BETWEEN IM HOLDING & SIGN SURROUND / WALL PARTITION BY BANK'S SIGN VENDOR. G.C. TO COORDINATE / SUPERVISE INSTALLATION.
- VINYL WALL GRAPHIC W/ ADHESIVE BACKING (OR PAINTED GRAPHIC) SIGN IN LIEU OF TYPICAL FIRST BANK "WONDER WALL" ON THIS PARTITION. PROVIDE "LEVEL 4" DRYWALL FINISH.
- SPECIALTY STEELCASE CIRCULAR MOUNTING BRACKET FOR OWNER-SUPPLIED WALL-MTD. MICROSOFT SURFACE RUB 25. VERIFY EQUIPMENT CRITERIA W/ FIRST BANK PROJECT MGR.
- RAT-SCREEN, WALL-MTD. LCD – COORD. EQUIP. W/ F.B. PROP. MGR.
- SUPPORT NEW 1-1/2" PLAM OR WOODWORK PLAM ON MGR. COUNTER W/ 1x1 PTD. LEDGER & HEAVY-DUTY BRACKETS. SEE ROOM FINISH COLORS / MATERIALS FOR PLAM SELECTION.
- DIMENSIONS SHOWN FOR WALL PARTITION SUBVING NEW I.T.M. ARE CRITICAL MINIMUM DIMENSIONS FOR FIT OF VENDOR-SUPPLIED SIGN. G.C. MUST VERIFY / COORDINATE W/ FIRST BANK SIGN VENDOR.
- WALL-MOUNTED BANK DISCLOSURE SIGN BY BANK'S GRAPHICS / MKTG. PERSONNEL – NOT IN GENERAL CONTRACT.
- EXIST. RELOCATED OR NEW WALL-MTD. FIRE EXTINGUISHER IN THIS LOCATION. FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTOR, TYP.
- NEW LOCATION FOR THERMOSTAT: TWO (2) ZONES ARE ASSUMED – ZONE 1 = 24 / 7 VESTIBULE & DATA DROP. ZONE 2 = BREAK ROOM & OPEN OFFICE. NOTIFY FIRST BANK PROPERTY MGR. IF TWO ZONES CANNOT BE AGREED W/ FIRST BANK'S M.E.P. IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- NEW FIRE ALARM PULL STATION AS REQ'D. FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- NEW FIRE ALARM ANNUNCIATOR, FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- 5' W. x 2' D. PLAM #2 COUNTERTOP ON HEAVY-DUTY BRACKETS & 1x1 WALL LEDGER. COUNTERTOP HEIGHT @2'-10" A.F.F.

ELECTRICAL KEYED NOTES

(NOTE: NOT ALL KEYED ON THIS SHEET)

- REUSE ALL EXISTING, VERIFIABLY WORKING POWER RECEPTACLES IN THIS ROOM / SPACE.
- EXIST. 1 POWER RECEPTACLE @ 18" A.F.F. TO REMAIN. VERIFY WORKING CONDITION.
- NEW QUAD POWER & (2) DATA DROPS FOR NEW I.T.M. @ 18" A.F.F.
- NEW DUPLEX OR QUAD POWER RECEPTACLE AS INDICATED @ 18" A.F.F.
- NEW DUPLEX DEDICATED POWER RECEPTACLE @ 18" A.F.F. FOR COPIER.
- PROVIDE RECESSED DUPLEX POWER RECEPTACLE & DATA DROP FOR NEW WALL-MTD. LCD TV – REF. INTERIOR ELEV. DWGS. FOR HEIGHTS, TYP.
- PROVIDE NEW LT. / TEL. / DATA BOARD AS REQ'D. IN THIS ROOM.
- EXIST. LIGHT SWITCH CONTROLS CEILING FIXTURES IN THIS PASSAGE.
- SERVER RACK – INSTALL PER F.B. TECH MGR. INSTRUCTIONS.
- EXIST. ELECTRICAL PANEL TO REMAIN. CONTRACTOR TO VERIFY LOCATION & CONDITION.
- SECURITY PANELS IN THIS ROOM – INSTALL PER F.B. TECH MGR. DIRECTION
- NEW QUAD POWER W/ DEDICATED CIRCUIT & DATA FOR MAIN BANK SERVER.
- NEW QUAD POWER & (2) DATA DROPS AT +/- 4" ABOVE COUNTERTOP FOR (1) PRINTER & (1) INSTANT DEBIT CARD MACHINE.
- DUPLEX POWER RECEPTACLE & DATA PORT @ 18" A.F.F. TO PROVIDE POWER / DATA TO ADJACENT DESK OR TABLE. PROVIDE ACCESSIBLE CONT. CABLE COVER – GLOBAL INDUSTRIAL MOLDED RUBBER #97708148K OR EQL.
- PROVIDE RECESSED DUPLEX POWER RECEPTACLE & DATA DROP FOR NEW MICROSOFT RUB 25 – REF. INTERIOR ELEV. DWGS. FOR HEIGHTS, TYP.
- PROVIDE DISTRESS STROKE ABOVE AND NEAR DOOR.
- NEW CLG. MTD. WIRELESS ACCESS POINT – VERIFY W/ F.B. TECH. MGR.
- NEW DUPLEX POWER & (2) DATA DROPS @ 18" A.F.F.
- NEW DUPLEX POWER, (2) DATA DROPS, & (1) HDMI CABLE FOR DVR SECURITY MONITOR @ 60" G.C. TO VERIFY I.T.I. MONITOR DATA CABLES TO BE DIFFERENT COLOR FROM CAMERA & STANDARD DATA CABLES.
- (6) NEW DATA DROPS @ +/- 4" ABOVE COUNTER / TABLE FOR TABLET STORAGE / CHARGING IN THIS LOCATION.
- QUAD POWER RECEPTACLE +/- 4" ABOVE COUNTER IN THIS LOCATION.
- NEW QUAD POWER RECEPTACLE & (6) DATA DROPS ADJACENT TO CONFERENCE DESK. PROVIDE ACCESSIBLE CONT. CABLE COVER – GLOBAL INDUSTRIAL MOLDED RUBBER #97708148K OR EQL.
- NEW DUPLEX POWER RECEPTACLE & (2) DATA DROPS FOR SECURITY DVR / MONITOR – VERIFY W/ FIRST BANK TECH MANAGER.
- NEW DUPLEX POWER RECEPTACLE FOR REFRIGERATOR.
- NEW G.E.I.C. DUPLEX POWER RECEPTACLE MOUNTED 4" ABOVE COUNTERTOP.
- NEW DUPLEX POWER RECEPTACLE AND DATA PORT FOR NEW COIN MACHINE. VERIFY REQUIREMENTS W/ F.B. TECH MGR.

DEMO KEYED NOTES

- DEMO EXIST. FLOORING IN THIS ROOM / SPACE. GRIND, REMOVE MASTIC, ETC. TO PREP FLOORS FOR FINAL INSTALLATION OF NEW MATERIALS SPECIFIED IN THESE DDCS.
- DEMO EXIST. FLOORING TRANSITION STRIP IN THIS AREA (SHOWN DASHED)
- DEMO EXIST. DOOR, FRAME, AND ASSOCIATED HARDWARE SHOWN DASHED. RE-USE IF POSSIBLE.
- DEMO EXIST. WALL PARTITION SHOWN DASHED. DEMO ALL ASSOCIATED FRAMING, BRACING, ETC.
- DEMO ALL EXIST. ELECTRICAL DEVICES / OUTLETS, SWITCHES, ETC. AS REQ'D. BY OTHER DEMO / NOT BEING RE-USED IN NEW SPACE.



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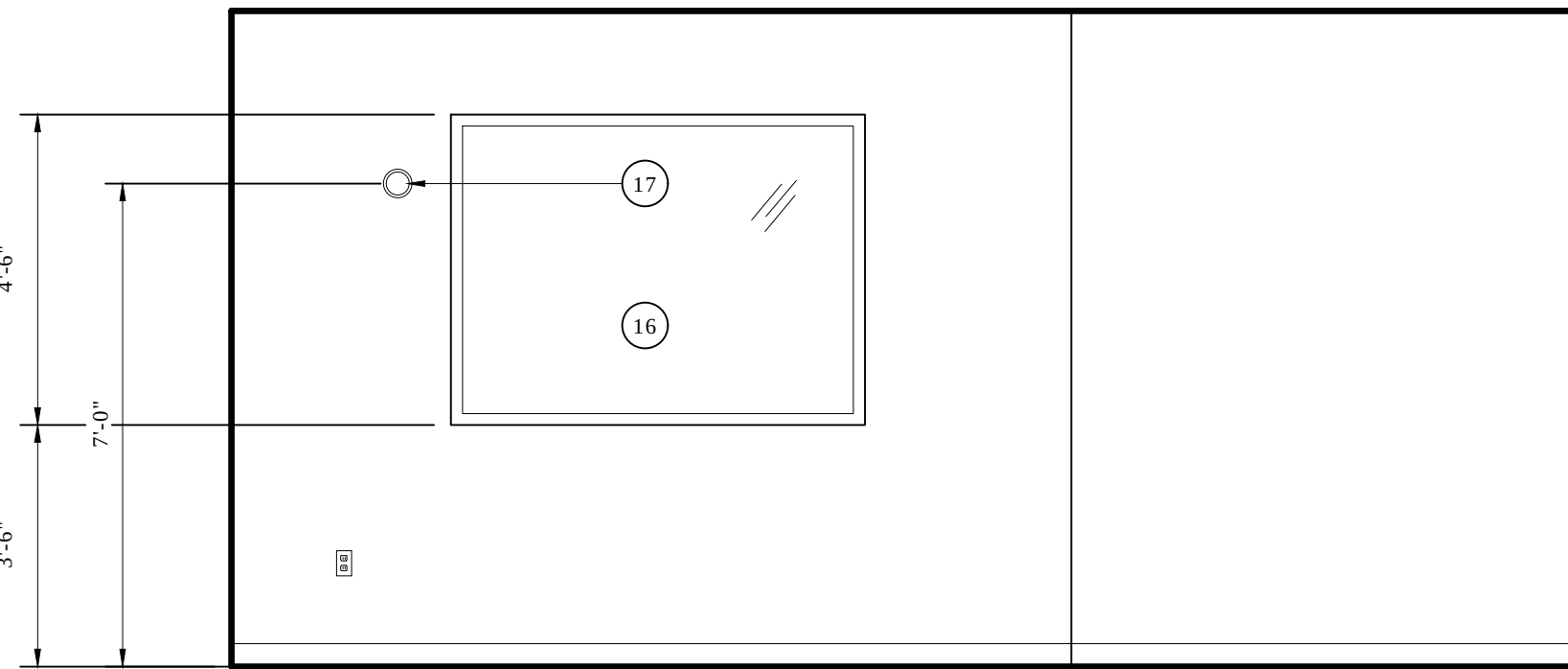
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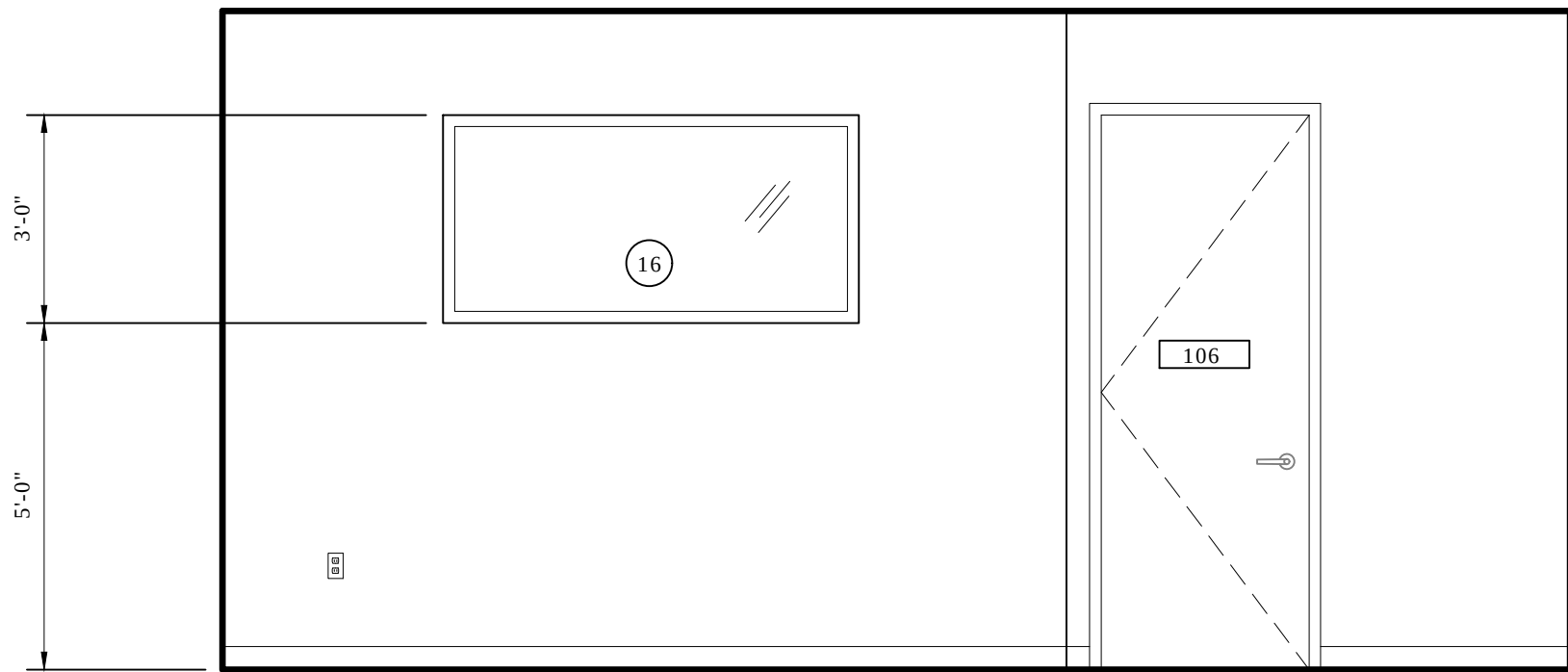
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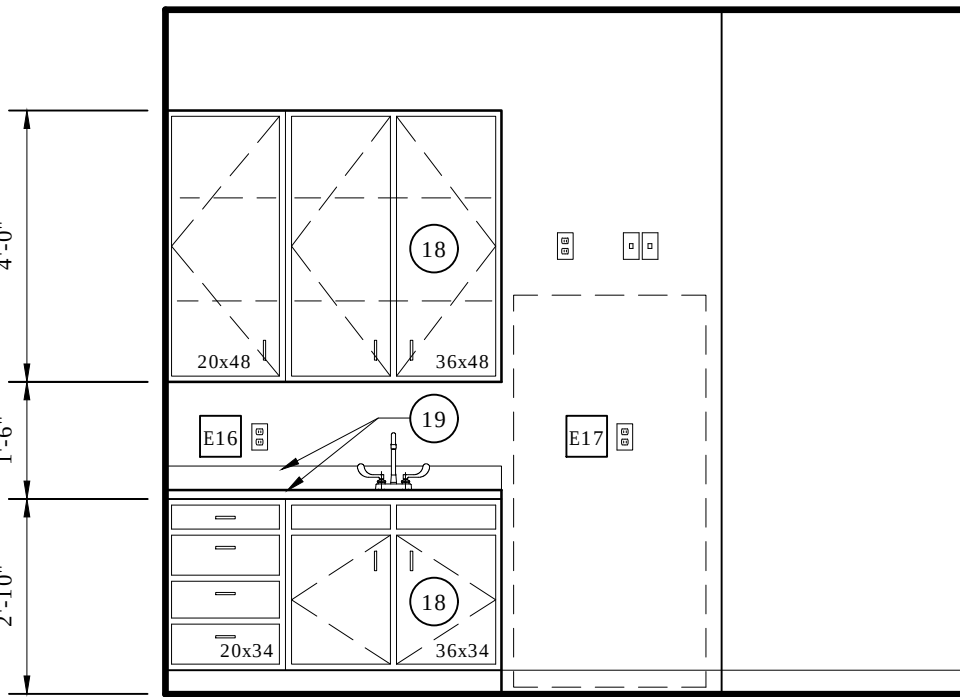
VOL. 1 OF 1 SHEET 2 OF 4



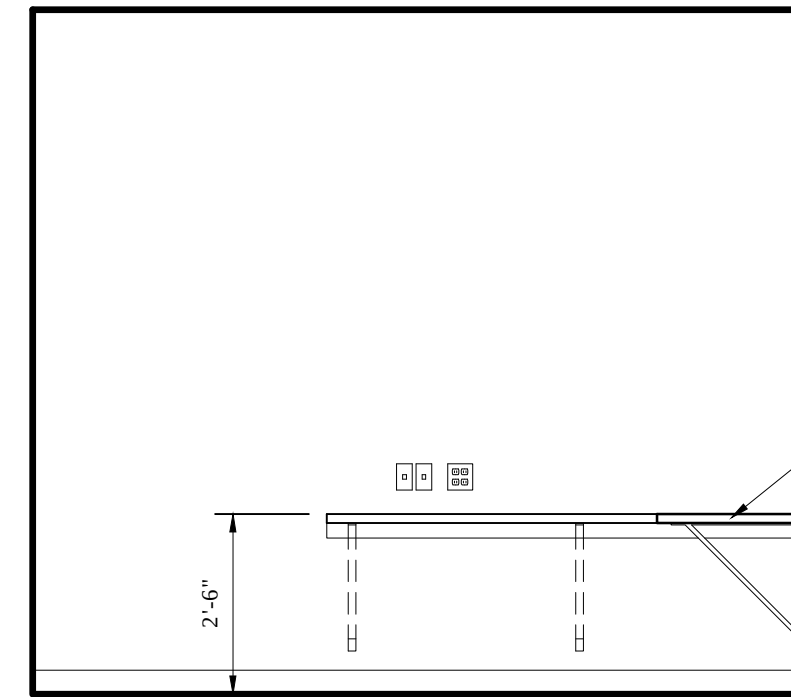
INTERIOR ELEVATION LOOKING NORTH IN LOBBY
SCALE: 3/8" = 1'-0"



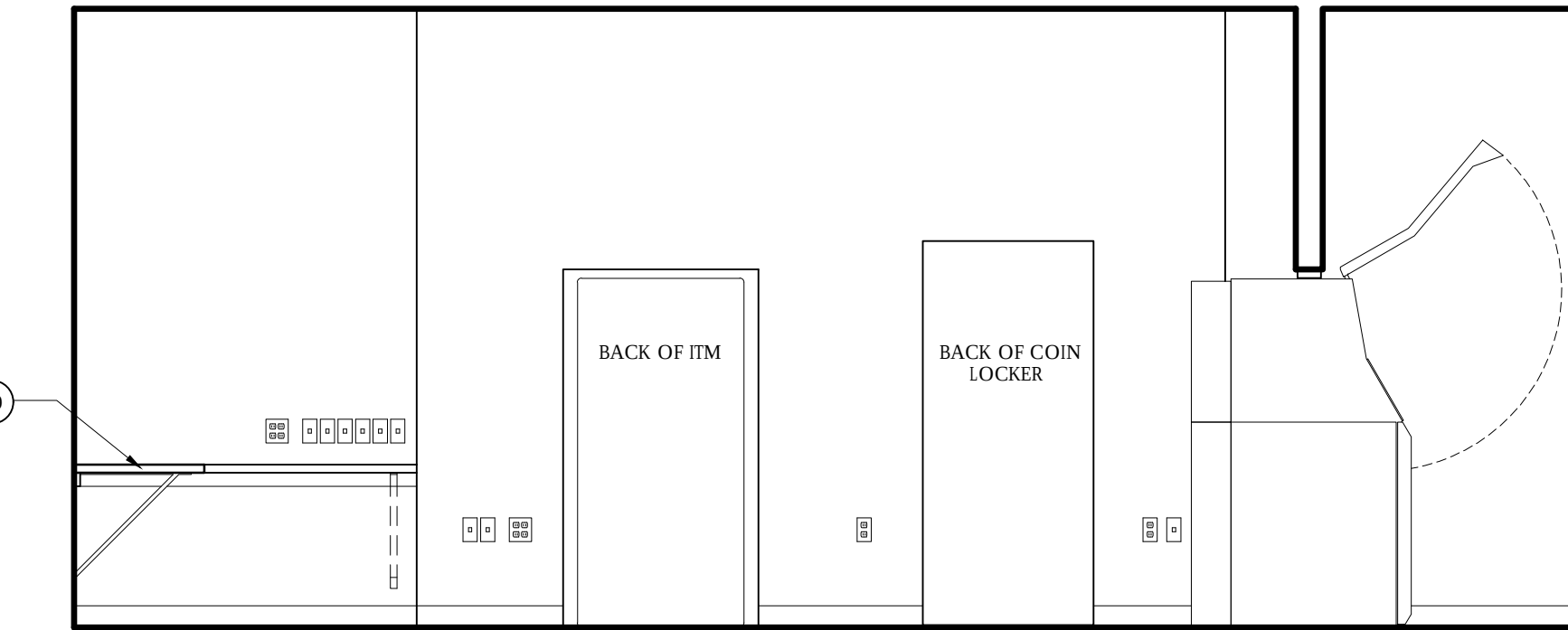
INTERIOR ELEVATION LOOKING NORTH IN CUSTOMER SERVICE
SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION IN KITCHENETTE
SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION IN WORK ROOM
SCALE: 3/8" = 1'-0"

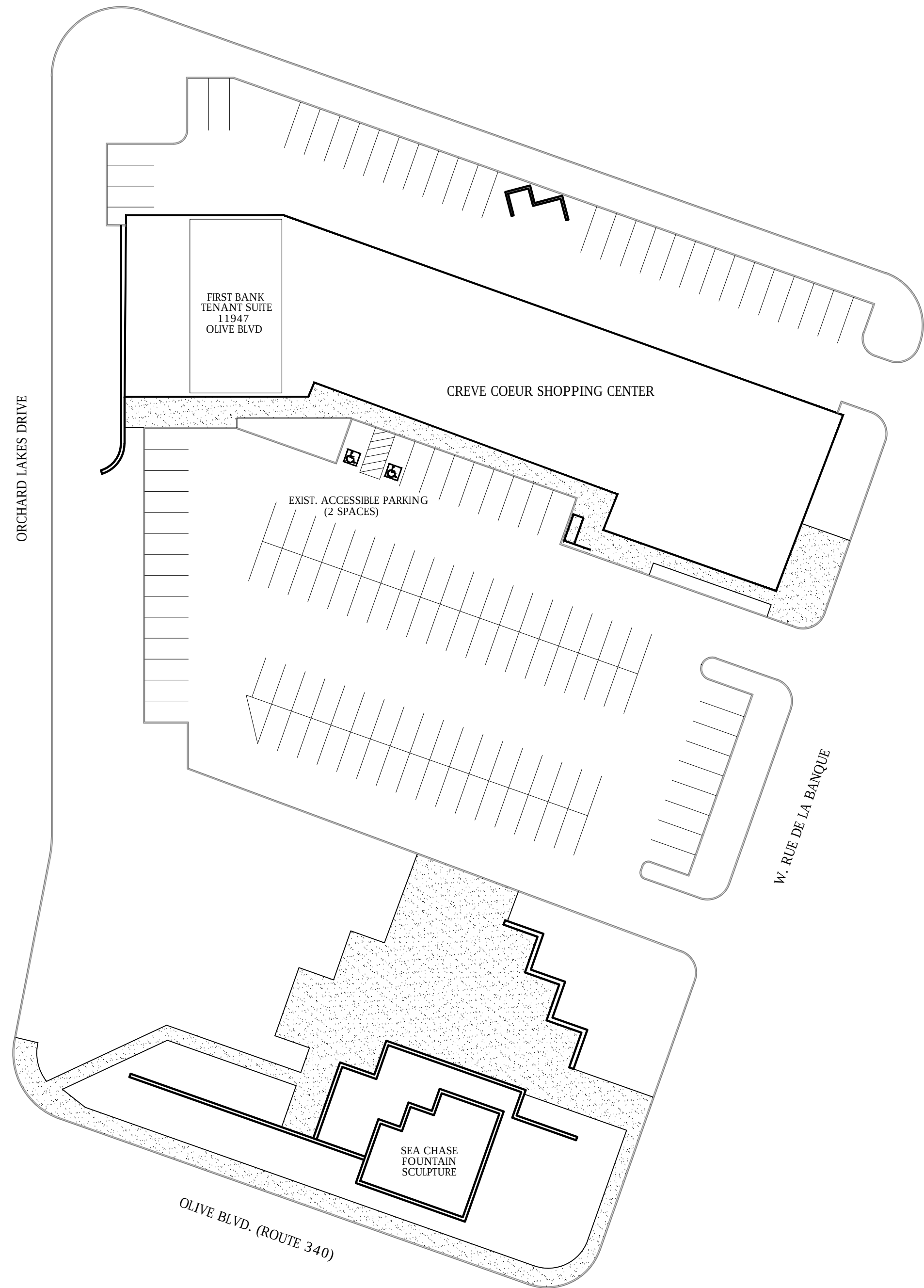


INTERIOR ELEVATION IN WORK ROOM (LOOKING SOUTH)
SCALE: 3/8" = 1'-0"

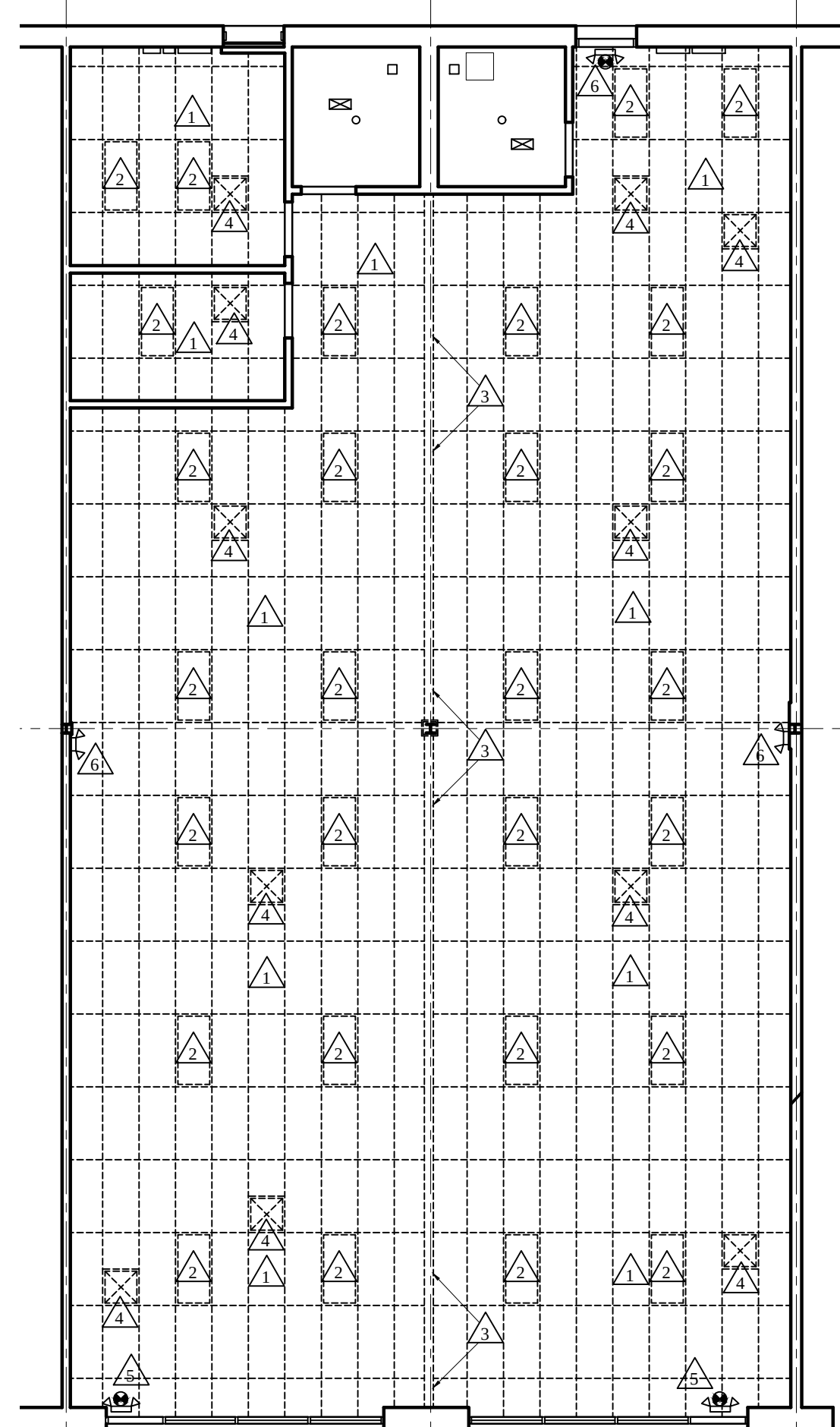
SECURITY EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MFG.	MFG. NAME / NUMBER	LOCATION	TOTAL ITEMS	NOTES
S-1	HEIGHT STRIP CAMERA	HONEYWELL	"EXTVIEW"	STOREFRONT JAMB	2	4, 10.
S-2	INTERIOR DOME CAMERA	dVIEW	MD45N28Y10WDRSB	CEILING / WALL / SOUTH	14	4, 10.
S-3	EXTERIOR DOME CAMERA	dVIEW	MD45N28Y10WDRSB	EXTERIOR WALL	3	4, 10.
S-4	INTERNAL I.T.M. CAMERA	dVIEW	TBD	PART OF I.T.M.	2	2, 4, 7, 10, 13.
S-5	SECURITY DVE	VERINT	Edgvr 300	IN THE BACK	1	3, 8.
S-6	SECURITY MONITOR	CINTON ELECT.	CE-VT768	ATOP BACK / FRIDGE	2	1, 8, 11, 12.
S-7	ALARM BUTTON	TBD	TBD	UNDER FURN OR PER NOTE	7	5.
S-8	MAIN ALARM PANEL	TBD	TBD	WALL MOUNTED	1	5.
S-9	MOTION SENSOR	OFFEX	SX-360Z	CEILING	5	5.
S-10	DOOR CONTACTS	TBD	TBD	DOOR HEAD / GATE POST	3	
S-11	ALARM CONTROL PAD	TBD	TBD	WALL IN MGR. OFFICE	1	6.
S-12	ITM ALARM CONTROL	TBD	TBD	INSIDE BACK OF ITM	2	6.
S-13	DTRESS STROBE LIGHT	TBD	TBD	BREAK / WORK ROOM	2	

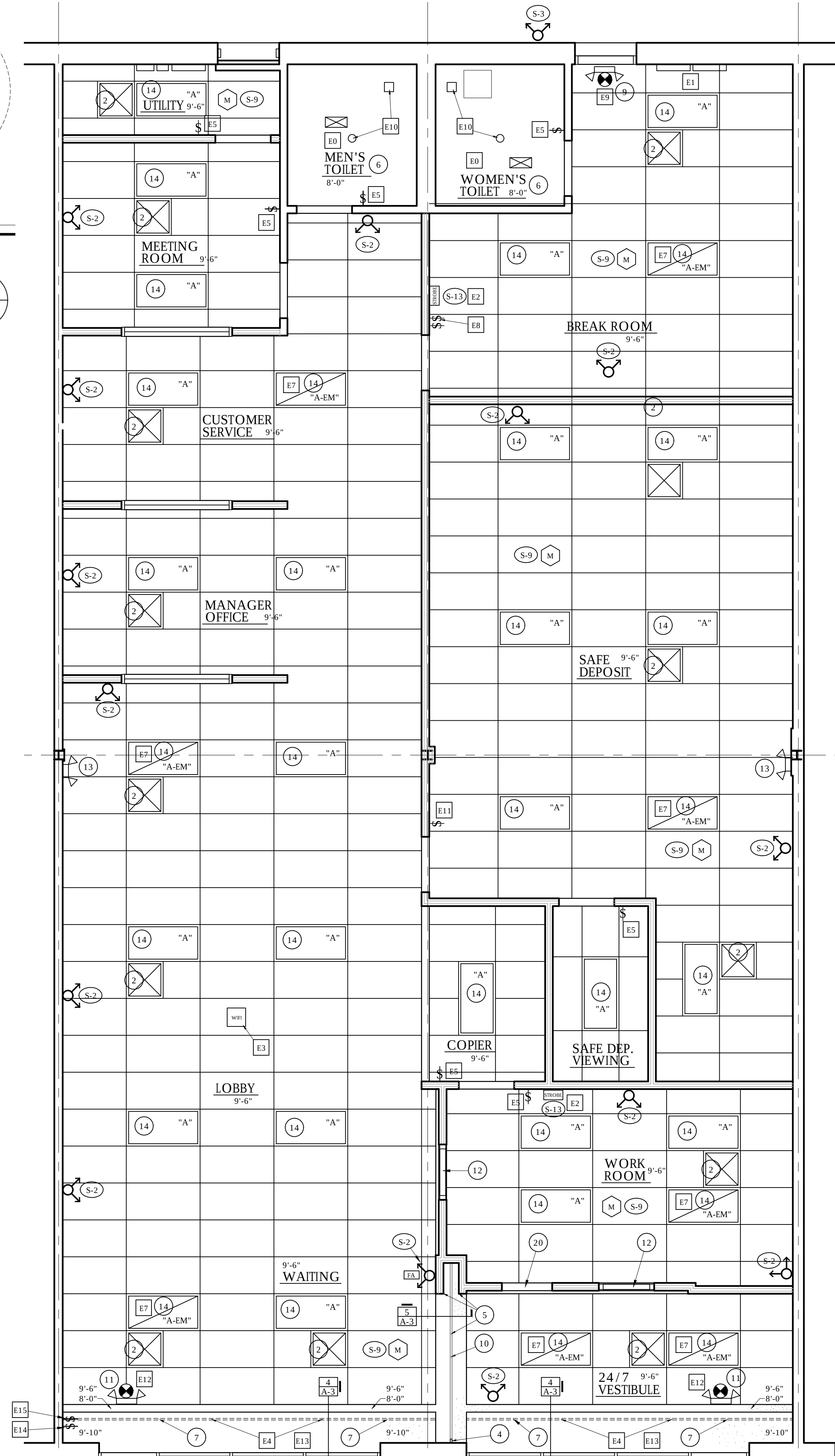
- SECURITY EQUIPMENT NOTES:
- SECURITY MONITORS - (1) PLACED ATOP LOCKERS IN BREAK / WORK RM; (1) ATOP VAULT IN ITM EQUIP. ROOM
 - CAMERA IS PART OF I.T.M. EQUIPMENT - VERIFY WITH BANK'S I.T.M. PROJECT MANAGER
 - PLACE IN BACK, AS INSTRUCTED BY BANK'S TECH MANAGER
 - G.C. TO PULL CAT-6 CABLE FOR EA. CAMERA LOCATION TO THE SERVER RACK, TYP.
 - G.C. TO PULL A/C / 22 GA STRANDED CABLE TO MOTION SENSOR LOCATION
 - G.C. TO PULL A/C / 22 GA CABLE TO LOCATION OF ALARM CONTROL PAD
 - G.C. TO PULL A/C / 22 GA CABLE TO THE INTERACTIVE TELLER MACHINE (ITM)
 - G.C. TO PULL A COAXIAL CABLE FROM THE DVE TO THE MONITOR
 - ALARM BUTTONS TO BE HARD-WIRED BELOW TABLE OR DESK. IF THIS REQUIRES FLOOR TRENCHING, USE WIRELESS ALARM BUTTONS.
 - ALL NEW & EXIST. CAMERA LOCATIONS TO HAVE NEW CAT-6 WIRE - UPGRADE FROM ANALOG TO IP
 - NOTE - COAX FOR SECURITY MONITORS TO BE TERMINATED WITH BNC CONNECTORS, TYP.
 - SECURITY MONITORS REQUIRE (2) CAT-6 DATA DROPS AND (1) HDMI CABLE - DATA CABLES TO BE DIFFERENT COLOR FROM OTHERS, TYP.



SITE CONTEXT PLAN
SCALE: 1" = 40'-0"



1ST FLOOR DEMOLITION CEILING PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PROPOSED CEILING REMODELING PLAN
SCALE: 1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMP VOLT.	WATTS	TYPE	DESCRIPTION
A	ABI-UTHONIA LIGHTING	B/C 2x4 4000LM 35K	A.C.T. GRID	(UNIVERSAL) 120-277	32	LED	WHITE DIRECT/INDIRECT LED LUMINAIRE
A-EM (NOTE 1)	ABI-UTHONIA LIGHTING	B/C 2x4 4000LM 35K	A.C.T. GRID	(UNIVERSAL) 120-277	32	LED	WHITE DIRECT/INDIRECT LED LUMINAIRE
B (NOTE 2)	DL - DIODE LED	DL-24V-B/C-8-31.99F-WH-3FBW / DL-002-24V3BW	BULKHEAD REF. DETAIL	24	96	LED	CUSTOM COLOR (BLUE) LED STRIP LIGHTS

- LIGHT FIXTURE NOTES:
- SAME AS "A" FIXTURES W/ ADDED POWER SENTRY CAT. # PS1055CP M9 "CONSTANT POWER" EMERGENCY POWER DRIVER
 - CONTINUOUS STRIP LIGHTING, W/ 3M ADHESIVE BACKING, TO BE ADHERED TO THE VERT. SURFACE OF SHIELDING FOR THE CLG. "CLOUD" PER ARCH. DET. 7/A-3

GENERAL NOTES

- VERIFY EXISTING CONDITIONS, MATERIALS & DIMENSIONS. REPORT SIGNIFICANT VARIATIONS THAT MAY AFFECT THE INSTALLATION OF NEW WORK TO OWNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES & REGULATIONS.
- DO NOT SCALE DRAWINGS.
- THE ARCHITECT HAS NOT MADE AN EVALUATION OF EXISTING STRUCTURAL ELEMENTS & MAKES NO REPRESENTATIONS AS TO THE STRUCTURAL INTEGRITY OF ELEMENTS OTHER THAN THOSE DESIGNED HEREIN.
- EXIST. WORK TO BE DEMOLISHED IS SHOWN DASHED ON EXIST. / DEMO PLANS. SEE DWGS. B/A-1 & B/A-2. INCLUDE IN BID WORK NOT SPECIFICALLY INDICATED, BUT WHICH MUST BE DEMOLISHED TO ACCOMPLISH NEW WORK.
- FIXTURES, FURNISHINGS & EQUIP. SHOWN HALF-TONED ON PLANS ARE OWNER-FURNISHED / OWNER-INSTALLED AND NOT IN CONTRACT (N.I.C.).
- MECHANICAL ELECTRICAL & PLUMBING WORK IS DESIGN-BUILD BY LICENSED SUBCONTRACTORS. SCHEMATIC LOCATIONS FOR FEATURES SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE.
- ANY REQUIRED PATCHING / REPAIR OF EXIST. OR NEW FEATURE OR ELEMENT SHALL MATCH EXISTING OR NEW ADJACENT WORK.
- DURING NORMAL OCCUPANCY OF THE BUILDING, ALL PORTIONS OF THE MEANS OF EGRESS SHALL BE IN A SAFE CONDITION, AVAILABLE FOR IMMEDIATE USE, AND FREE FROM ALL OBSTRUCTIONS.
- INTERIOR FINISH MATERIALS SHALL COMPLY W/ THE FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS AS FOLLOWS:
EXIT ENCLOSURES & EXIT PASSAGEWAYS CLASS A
CORRIDORS CLASS B
ROOMS & ENCLOSED SPACES: CLASS C
- COMPLY W/ IBC/ADAG GUIDELINES FOR MOUNTING HEIGHTS. CONSULT ARCHITECT FOR HES, NOT INDICATED.
- THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN ANY RETURN AIR PLenums.
- PROVIDE APPROPRIATE FIRE OR SMOKE RATED SAFING, SEALANT, AND / OR DAMPERS AT PENETRATIONS OF ANY NEW OR EXIST. SMOKE OR FIRE RATED PARTITIONS.
- THE TOPS OF WORK SURFACES SHALL BE 28" MIN. & 34" MAX. ABOVE FIN. FLOOR. WORK STATIONS SHALL COMPLY W/ AISLE WIDTH & ENTRIES SHALL BE 32" MIN. WIDTH CLEAR.
- FACE OF OPENING JAMB ON DOORS SHALL BE 4" FROM ADJACENT WALL ON HINGE SIDE, U.N.O.

KEYED NOTES (NOTE: NOT ALL KEYED ON THIS SHEET)

- ALIGN NEW WALL / PARTITION / FEATURE W/ EXIST. OR NEW WALL / PARTITION OR FEATURE.
- NEW SUPPLY / AIR DIFFUSER IN A.C.T. CLG. M.E.P. IS DESIGN-BUILD BY LICENSED CONTRACTOR, TYP.
- RETURN AIR DIFFUSERS ARE NOT SHOWN ON CEILING PLAN - CONTRACTOR TO VERIFY NEW AIRWAYS. SYSTEMS ARE RETURN OR RETURN RETURN - M.E.P. IS DESIGN-BUILD BY LICENSED CONTRACTOR.
- NEW FIRED AND NEW MOBILEX FOLDING SECURITY PARTITION. USE "TYPE B" MOBILEX EDD. END POST, ANCHORED TO NEW WALL. ARCHITECT'S INSTRUCTIONS.
- CENTER CLG. TRACK & NEW FOLDING (MOBILEX) PARTITION ON CENTERLINE OF RECESSED STORAGE "NICHE".
- EXIST. GYP. BD. CEILING TO REMAIN IN THIS ROOM / SPACE. REPAIR AS REQ'D. REPAIR ENTIRE CEILING.
- NEW CONTINUOUS BLUE LED STRIP LIGHT MOUNTED IN LOCATION SHOWN. PROVIDE DIMMING SWITCH. VERIFY LOCATION OF SWITCH TRANSFORMER (IF REQ'D) W/ OWNER / ARCHITECT.
- ALL CEILING GRID / THIS TO BE NEW, U.N.O.
- RETAIN EXIST. COMBINATION EMERGENCY LIGHTS / EXIT SIGN. VERIFY WORKING CONDITION.
- CLG-SUPPORTED FOLDING SECURITY CLOSURE BY MOBILEX (MOBILEX COMP. "ROYAL" (TEMPERED GLASS) MODEL, 6" MODULES W/ CONT. ALUM. HINGE, CLEAR ANODIZED 4" FINISH. TOP SHALL BE HUNG FROM CONCEALED, TEMPERED ALUM. ALLOY 6063-15 TRACK, 1-5/16" WIDE x 1-1/8" HIGH W/ PROTS. CLIP @ 4" RADII. LOCKING TO BE ADA THUMB LATCH FROM WAITING RM. SIDE ONLY. INCLUDE CONTACTS TO RECORD OPERATION & ALSO INCLUDE SPRING-LOADED DROP BOLTS, ACTIVATED FROM INSIDE ONLY THAT ENGAGE DUST-PROOF STAINLESS STEEL FLOOR RECEPTACLES.
- RELOCATE EXIST. COMBINATION EXIT LIGHTS / EXIT SIGN TO MIDDLE OF FACE OF NEW DROP BULKHEAD. VERIFY WORKING CONDITION.
- PID. GYP. BD. FINISH HEADER @ APPROX. 4'-8" A.F.F. AT OPENING FOR NEW ITM - VERIFY CLEARANCE REQUIREMENTS W/ BANK TECH. MGR., TYP.
- RETAIN EXIST. EMERGENCY LIGHTS - VERIFY WORKING CONDITION.
- NEW LED 2x4 DOWNLIGHT IN LOCATION SHOWN - M.E.P. IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- NEW FIRE ALARM ENUNCIATOR. REF. INTERIOR ELEVATION.
- 1/4" GLASS IN PID. HOLLOW METAL WINDOW FRAME. REF. DET. 11/A-3. PARTITION TYPE 2-2. PAINT FRAMES SAME COLOR AS SURROUNDING WALL PARTITION, TYP.
- SECURITY CAMERA - REF. CEILING PLAN & SECURITY EQUIPMENT SCHEDULE ON SHEET A-2.
- UPPER / BASE CABINETS - PLAM #1 FACES W/ WHITE MELAMINE INNER PANELS. EUROPEAN STYLE BRUSHED S.S. HINGES & 4" WIRE PULLS, TYP.
- PLAM #2 1-1/2" THICK COUNTERTOP & 4" BACKSPLASH (WHERE INDICATED)
- PID. GYP. BD. FINISH HEADER @ APPROX. 4'-8" A.F.F. AT OPENING FOR NEW COIN LOCKER - VERIFY CLEARANCE REQUIREMENTS W/ FIRST BANK TECH. MGR., TYP.

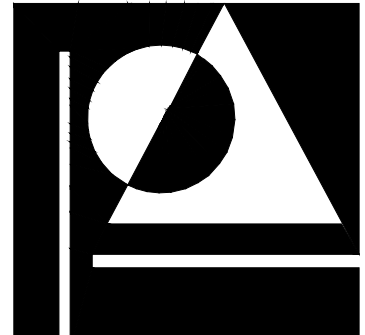
ELECTRICAL KEYED NOTES

(NOTE: NOT ALL KEYED ON THIS SHEET)

- RE-USE ALL EXISTING, VERIFIABLY WORKING ELECTRICAL DEVICES, LIGHTS, RECEPTACLES, ETC. IN THIS ROOM / SPACE.
- EXIST. ELECTRICAL PLAN TO REMAIN. CONTRACTOR TO VERIFY LOCATION & CONDITION.
- WALL-MNT. DISTRESS STROBE @ APPROX. 7' A.F.F. CONNECTED TO BANK'S ALARM SYSTEM - VERIFY W/ Creve.Vision@all.com
- ABRIMA INF-315 WIRELESS ACCESS POINT PROVIDED BY FIRST BANK, MOUNTED ON ACT CEILING. PROVIDE CAT-6 CABLE TO SERVER RACK.
- NEW TYPE "F" CONTINUOUS ADHESIVE-SET COLOR BRIDGIMMABLE STRIP INDIRECT BULKHEAD LED LIGHT FIXTURES. REF. DET. X/XV
- SINGLE POLE LIGHT SWITCH TO CONTROL CEILING LIGHT FIXTURES IN THIS ROOM OR SPACE. RETAIN / RE-USE EXIST. WHERE POSSIBLE.
- EXIST. (2) LIGHT SWITCHES TO REMAIN. RE-WIRE TO CONTROL (6) NEW 2x4 DOWNLIGHTS IN WAITING, LOBBY, MGR'S OFFICE, & CUST. SERVICE.
- "NIGHT LIGHT" 2x4 DOWNLIGHT FIXTURE TO BE SWITCHED AT BREAKER PANEL, TYP.
- NEW LIGHT SWITCH TO CONTROL (2) 2x4 DOWNLIGHTS IN BREAK ROOM AREA.
- EXIST. EXIT LIGHT / EMERGENCY LIGHTING TO REMAIN.
- EXIST. TOILET ROOM DOWNLIGHT & COMBO LIGHT / FAN TO REMAIN. VERIFY WORKING CONDITION - REPLACE AS REQ'D.
- NEW LIGHT SWITCH CONTROLS (6) 2x4 NEW DOWNLIGHTS IN SAFE DEPOSIT AREA.
- RELOCATE EXIST. COMBINATION EMERGENCY LIGHTS / EXIT LIGHTS TO THIS LOCATION. VERIFY WORKING CONDITION. MOUNT TO MIDDLE OF NEW FACE OF BULKHEAD.
- SWITCH NEW "BLUE GLOW" LED STRIP LIGHTS AT BREAKER PANEL, TYP.
- NEW (OR EXIST) SWITCH CONTROLS (6) 2x4 DOWNLIGHTS IN LOBBY & WAITING AREA.
- NEW (OR EXIST) SWITCH CONTROLS (2) 2x4 DOWNLIGHTS IN MGR'S OFFICE & (1) 2x4 DOWNLIGHT IN CUSTOMER SERVICE AREA.
- G.E.I.C. CONVENIENCE POWER RECEPTACLE @ 4" ABOVE NEW COUNTERTOP
- NEW POWER RECEPTACLE FOR REFRIGERATOR

DEMO KEYED NOTES

- DEMO ALL EXIST. ACOUSTICAL CEILING TIES, SUPPORT SUSPENDED GRID, ALL ASSOCIATED HANGERS, BRACING, ETC. SHOWN DASHED ON DEMO CLG. PLAN.
- DEMO EXIST. 2x4 CEILING DOWNLIGHT & ALL ASSOCIATED HANGERS, BRACING, CIRCUTS-TO-PANEL, ETC.
- DEMO (OR CONCEAL WITH NEW CLG. WORK) EXIST. WOOD CENTER DIVING STRIP.
- DEMO EXIST. MECHANICAL DIFFUSER. RE-USE EXIST. DUCTWORK LAYOUT WHERE POSSIBLE. M.E.P. IS DESIGN-BUILD.
- DEMO / RELOCATE EXIST. COMBINATION EMERGENCY LIGHTING / EXIT SIGN
- EXIST. EMERGENCY LIGHTING & COMBINATION EMERGENCY LIGHT / EXIT SIGN TO REMAIN. VERIFY WORKING CONDITION.



PARADIGM
ARCHITECTS, LLC
3818 JUNIATA STREET
ST. LOUIS, MO 63116
TEL. 314-725-8440
PARADIGMARCH.COM



FIRST BANK
CREVE COEUR TEMPORARY BRANCH
CREVE COEUR, MISSOURI
11947 OLIVE BOULEVARD CREVE COEUR, MISSOURI 63141

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE ANY AND ALL RESPONSIBILITY FOR DOCUMENTS, DRAWINGS, SPECIFICATIONS, ESTIMATES, REVIEWS, AND OTHER SERVICES PROVIDED BY SERVICE INTENDED TO BE USED FOR THIS PROJECT.

REVISIONS	(DATE - BY:)
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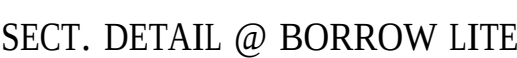
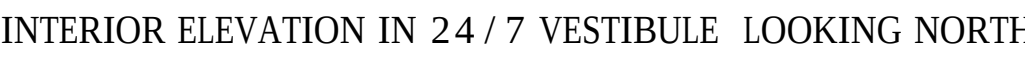
PROJECT NO.: 2134
DATE: 06/17/22

DRAWN BY: TEB
CHECKED BY:

DRAWING NAME:
CEILING PLAN & SCHEDULES

SHEET NO.:
A-2

VOL. 1 OF 1 SHEET 3 OF 4



- # GENERAL NOTES
1. VARY EXISTING CONDITIONS, MATERIALS & DIMENSIONS.
2. VERIFY SIGNIFICANT VARIATIONS THAT MAY AFFECT THE INSTALLATION OF NEW WORK TO OWNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
3. NEW WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES & REGULATIONS.
4. DO NOT SCALE DRAWINGS.
5. THE ARCHITECT HAS NOT MADE AN EVALUATION OF EXISTING STRUCTURAL CONDITIONS. THE ARCHITECT'S REPRESENTATIONS AS TO THE STRUCTURAL INTEGRITY OF ELEMENTS OTHER THAN THOSE DESIGNED HEREIN.
6. ALL NEW WORK TO BE DONE SHALL COMPLY WITH THE EXIST. / DEMO PLAN, SEE DWGS. B-1/A & B-2/A. INCLUDE IN BID WORK NOT SPECIFICALLY INDICATED, BUT WHICH MUST BE ACCORDING TO ACCOMPLISH NEW WORK.
7. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE FEATURES, FURNISHINGS & EQUIP. SHOWN HALF-TONED ON PLANS ARE OWNER/FURNISHED / OWNER-INSTALLED AND NOT IN CONTRACT (P.L.C.).
8. MECHANICAL, ELECTRICAL & PLUMBING WORK IS DESIGN-BUILD BY LICENSED SUBCONTRACTORS. SCHEMATIC LOCATIONS FOR EQUIPMENT SHALL BE DETERMINED BY THE SUBCONTRACTOR. ANY REQUIRED PATCHING / REPAIR OF EXIST. OR NEW FEATURE OR ELEMENT SHALL MATCH EXISTING OR NEW ADJACENT WORK.
9. DURING NORMAL OCCUPANCY OF THE BUILDING, ALL PORTIONS OF THE BUILDING OR COURSE SHALL BE IN A STATE OF CONFINEMENT AVAILABLE FOR IMMEDIATE USE, AND FREE FROM ALL OBSTRUCTIONS.
10. INTERIOR FINISH MATERIALS COMPLY W/ THE FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS AS FOLLOWS:
- EXIT ENCLOSURES & EXIT PASSAGeways CLASS A
- CORRIDORS CLASS B
- ROOMS & ENCLOSED SPACES CLASS C
11. COMPLY W/ IBC/ADAG GUIDELINES FOR MOUNTING HEIGHTS.
12. ALL NEW ARCHITECT FINISHES, NOT INCLUDING PAINTS, SHALL BE FREE-SHEDDING.
13. THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN ANY RETURN AIR PLenum.
14. PROVIDE APPROPRIATE FIRE OR SMOKE RATED SAVING, SEALANT, AND / OR DAMPERS AT PENETRATIONS OF ANY NEW OR EXIST. SMOKE OR FIRE RATED PARTITIONS.
15. ALL NEW WORK SHALL BE 28" MIN. & 34" MAX. ABOVE FIN. FLOOR. WORK STATIONS SHALL COMPLY W/ AISLE WIDTH & ENTRIES SHALL BE 32" MIN. WIDTH CLEAR.
16. ALL LARGE GLAZING UNITS SHALL BE 4" FROM ADJACENT WALL ON HINGE SIDE, U.N.O.

- [illegible]



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[illegible]

PROJECT NO.:	2134
DATE:	06/17/22
DRAWN BY:	TEB
CHECKED BY:	
DRAWING NAME:	
ELEVATIONS & DETAILS	
SHEET NO.:	
A-3	
VOL. <u>1</u> OF <u>1</u>	SHEET <u>4</u> OF <u>4</u>

First Bank is requesting a Conditional Use Permit at 11947 Olive Boulevard. This request is to provide a temporary location for our Retail bank branch during the construction of our new Corporate Headquarters at 11901 Olive Boulevard (which will be addressed under a separate application). We have signed a lease for two years with Drury and are requesting that the CUP be provided solely for First Bank during that time frame.

First Bank is not making any modifications to the exterior elevations or landscaping. Improvements are solely within the leased space. No exterior ATM island will be constructed. No drive through services of any kind will be constructed or used. The intent is for all regular Retail bank branch services, including ATMs, to be within the interior of the leased premises.

The location will be 3,086 square feet and house a traditional retail bank, with several workspaces, as well as ATM and safety deposit services. It is unlikely that more than four employees will be occupying the space at any given time. Anticipated hours are Monday through Friday from 9:00 am to 5:00 pm, and Saturdays from 9:00 am through 12:00 pm.

Jason Gray

From: Prehm, Mike <Mike.Prehm@Drurydevelopment.com>
Sent: Friday, July 8, 2022 10:38 AM
To: Jason Gray
Cc: Kohl, Mark
Subject: [External] RE: CUP request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,

Drury Development Corporation does/will grant permission for First Bank to apply for a Conditional Use Permit in support of its tenancy in Creve Coeur Shopping Center. If you need us to sign the actual application form, please feel free to email it to me and I will sign, scan and return it to you.

The legal description for the shopping center is as follows:

Consolidated Lot "A" of the Subdivision Plat for 11921 Olive Boulevard & 942 Orchard Lakes Drive, according to the plat thereof recorded in Plat Book 367, Page 265-266 of the St. Louis County Records.

Please let me know if you need anything else.

Thank you,

Mike

Michael Prehm
Director of Real Estate
Drury Development Corporation
13075 Manchester Road, Suite 200
St. Louis, MO 63131
Direct 314.587.2566 - Cell 314.914.3103
Main 314.423.6698
mike.prehm@drurydevelopment.com

From: Jason Gray <Jason.Gray@fbol.com>
Sent: Friday, July 8, 2022 9:19 AM
To: Prehm, Mike <Mike.Prehm@Drurydevelopment.com>; Kohl, Mark <Mark.Kohl@Drurydevelopment.com>
Subject: CUP request
Importance: High

Gents,

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, AUGUST 1, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 20-017

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

Ms. Muriel Hall

12 Mr. Larry Potashnick

Mr. AJ Wang

13 Ms. Rhonda O'Brien

Mr. Thomas Buelter

14 Ms. Marjorie Richter

Mr. Carl Lumley, City Attorney

15 Mr. Jason Jaggi, Director of Community Development

Ms. Bethany L. Moore, City Planner

16 Ms. Megan Waller Administrative Supervisor/Recording
Secretary

17
18
19
20
21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
24 St. Louis, MO 63128
25 (314) 974-1199

1 CHAIRMAN LABONTE: We'll call the meeting to
2 order at six o'clock.

3 Okay. Ms. Hall?

4 MS. HALL: Here.

5 CHAIRMAN LABONTE: Mr. Potashnick?

6 MR. POTASHNICK: Present.

7 CHAIRMAN LABONTE: Mr. Wang?

8 MR. WANG: Present.

9 CHAIRMAN LABONTE: Ms. O'Brien?

10 MS. O'BRIEN: Present.

11 CHAIRMAN LABONTE: Mr. Buelter?

12 MR. BUELTER: Here.

13 CHAIRMAN LABONTE: Ms. Richter?

14 MS. RICHTER: Present.

15 CHAIRMAN LABONTE: Mr. Lumley?

16 MR. LUMLEY: Here.

17 CHAIR LABONTE: Mr. Jaggi?

18 MR. JAGGI: Present.

19 CHAIR LABONTE: Ms. Moore?

20 MS. MOORE: Present.

21 CHAIR LABONTE: And, Ms. Waller?

22 MS. WALLER: Present.

23 CHAIRMAN LABONTE: So for this evening we have
24 New Business, Public Hearing Application 22-017,
25 Conditional Use Permit for First Bank Located in the Creve

1 Coeur Shopping Center at 11947 Olive Boulevard.

2 Yeah, we'll go ahead and do the swearing in of
3 anyone who's going to speak this evening.

4 (The speakers were sworn in by the court
5 reporter.)

6 CHAIRMAN LABONTE: And, if you may, please state
7 your name and address for the record.

8 MR. GRAY: Sure. My name is Jason Gray,
9 G-R-A-Y.

10 Do you want my work address or my residence?

11 MR. LUMLEY: Either one.

12 MR. GRAY: Well, I'll give you the work address.
13 It would be 11901 Olive Boulevard in Creve Coeur.

14 CHAIRMAN LABONTE: Thank you.

15 MR. GRAY: Well, good evening, everyone, and
16 thank you for your time.

17 I'm Jason Gray. I'm the director of corporate
18 real estate for First Bank.

19 Today's request, as you know, is for a
20 conditional use permit, specifically for temporary
21 relocation of our branch across the street from where we
22 are now.

23 We have an 85,000 square foot problem. I know
24 at this point you're all aware of the fact that we are
25 fully intending to redevelop our entire property.

1 As we're looking to do this, this building's
2 going to come down. It's not good business practice to
3 demolish a building with occupants in it, so we are
4 working to get everyone out of it and relocate it around
5 town.

6 The office folks have already been dispersed to
7 a few buildings that we have. The branch is what really
8 remains an issue for us.

9 Thankfully, we found a solution right -- right
10 across the street. That's Rue De La Banque West. We
11 found a -- a piece of property owned by Drury, and right
12 at the very end between what appears to be PrimeTime
13 Personal Training and Carreta's is a little suite that we
14 have leased from Drury for two years. We have completed
15 the lease. We have secured regulatory approval from
16 Missouri Department of Finance, and everything, including
17 the construction permit, which has been approved, but
18 pending result of the conditional use permit request.

19 Good news, and, hopefully, this makes your
20 decision easier tonight, we're not doing anything outside,
21 outside of putting a sign up on the front edifice, which
22 we would do through the city and permitting.

23 We're not modifying parking lot, landscaping,
24 front elevation. Nothing is going to be touched. All of
25 our work is going to be done inside. And the space will

1 be vacated, ultimately, when we move into the new
2 location. It is our full intention to have this branch
3 relocated to the new building once it's completed.

4 Some really exciting stuff. It's -- it's not --
5 it's not very complicated from our perspective. We
6 understand that by statute we need to do this. We're
7 happy to do it.

8 We've been in this community a very long time.
9 We want to follow the rules. We want to continue a great
10 relationship with you, which is why I'm here tonight.

11 And just letting you know that this is what we
12 would like to have approved.

13 And if you have any questions, I'm happy to
14 answer them for you.

15 CHAIRMAN LABONTE: Does anyone have any
16 questions?

17 Want staff -- Bethany to present.

18 Thank you.

19 MR. GRAY: Thank you.

20 MR. POTASHNICK: Thank you for the thrilling
21 presentation.

22 MR. GRAY: Glad you found it thrilling.

23 Thank you.

24 MS. MOORE: All right. This is the conditional
25 use permit for First Bank for their temporary location

1 within Creve Coeur Shopping Center.

2 And like he said, they are here between
3 Carreta's and PrimeTime. This is the location right here.

4 Here is the First Bank building right next to
5 it. That's the existing building, and they're going to be
6 moving operations over here while they build the new
7 building here.

8 Commercial banking is a conditional use, so they
9 have to get a conditional use permit for that.

10 And there are no exterior changes, no
11 drive-through services and no ATM services outside the
12 building. There will be an ATM inside the building.

13 And the -- the floor plan, the bank will be used
14 for normal banking services, as well as offices. And then
15 here is the ATM vestibule.

16 And so for the existing parking, the Creve Coeur
17 Shopping Center has 142 existing parking spaces, and for
18 all of their uses taken together they're only required to
19 have 120, so they do have plenty of parking. They have an
20 excess of 66 parking spaces, so parking is not an issue.

21 Here's the table -- excuse me -- with all of
22 their uses.

23 And then they have that 15 percent reduction and
24 66 in the excess.

25 And then just regular conditions of approval;

1 that they will have to get their building permit, which he
2 mentioned, they've already gone through the process for
3 that, and then their hours of operation will be nine to
4 five Monday through Friday and nine to twelve on Saturday.

5 Any questions?

6 MR. BUELTER: Just one question.

7 MS. MOORE: Yeah.

8 MR. BUELTER: On the hours of operation, is that
9 what you currently have? I don't know your hours that
10 well.

11 MR. GRAY: Yes, sir.

12 MR. POTASHNICK: I have a question.

13 Bankers' hours.

14 MR. WANG: Since the lease is for two years, so
15 the new building will probably take two years to complete?

16 MR. GRAY: Yes, sir, that's our intention.
17 Probably little less. Hoping.

18 MR. WANG: Little less.

19 CHAIRMAN LABONTE: Was there any discussion
20 about having parking right in front?

21 I know sometimes banks have or -- like
22 designated parking in front. Was there any discussion on
23 any of that?

24 MS. MOORE: No, there wasn't.

25 MS. RICHTER: Did Pickleman's close?

1 MS. MOORE: Not that I'm aware of. I think it's
2 still there. When I was just there, it was still there.

3 MS. RICHTER: It was -- it was on the news.

4 MS. MOORE: Oh. Not that I'm aware of. I was
5 there sometime last week, and there were people eating
6 outside, so it was open then. If it closed, between then
7 and now.

8 Anything else?

9 CHAIRMAN LABONTE: Any other questions?

10 MS. MOORE: All right.

11 CHAIRMAN LABONTE: Thank you, Bethany.

12 (The Public Hearing was closed at 6:09 p.m.)
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25

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

3
4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning Public Hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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BILL NO. 6023

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PERSONNEL POLICY AND PROCEDURES MANUAL OF THE CITY OF CREVE COEUR AND AMENDING RELATED ORDINANCES.

WHEREAS, the City has in effect a Personnel Policy and Procedures Manual, and

WHEREAS, changes in law and circumstances require updates to that Manual,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The Personnel Procedures Manual dated July 1, 2022 is hereby amended effective as of August 22, 2022 by incorporating the changes set forth in Exhibit A hereto and Section 130.010.A of the Code of Ordinances shall be amended to read as follows:

A. The Personnel Procedures Manual, as previously adopted and amended, is hereby further amended and restated by adopting the new version dated August 22, 2022 contained in Exhibit A to Ordinance No. _____, which is on file in the City offices and incorporated herein by this reference.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



City of Creve Coeur

To: Mayor, City Council
CC: Mark Perkins, City Administrator; Carl Lumley, City Attorney
From: Sharon Stott, Assistant City Administrator
Date: July 26, 2022
Re: Personnel Policy and Procedures Manual Update Effective on or after August 22, 2022

As you may recall, the City Personnel Policy and Procedures Manual (the manual) was recently updated on July 1, 2022 which included changes to Section 8.5 (Overtime) authorizing an overtime rate of up to two times (2x) the hourly rate to conduct Missouri Department of Transportation (MoDOT) of traffic enforcement activities by Creve Coeur police officers.

On July 7, 2022, Chief of Police Jeff Hartman was notified by MoDOT that the National Highway and Traffic Safety Administration stated that in order for any agency to continue to get federal funding to award traffic safety grants at the 2x overtime rate, the policy must "*generally state*" that the overtime is authorized for "*traffic enforcement activities*" and cannot specifically mention MoDOT. After consulting with the City's MoDOT grant administrator, the reference to MoDOT in the manual was deleted from the footnote under Section 5.5.

This minor change affects: the title page; Section 1 – Purpose > Legislative Updates; and Section 8.5 – Overtime. No other changes were made to the manual.

Please let me or Chief of Police Jeff Hartman know if you have any questions.

Attachment:

Redlined pages of the City of Creve Coeur Personnel Policy and Procedures Manual (specifically: the Title Page, Section 1-Purpose > Legislative Updates; Section 8.5.-Overtime dated 7/1/2022).



CITY OF CREVE COEUR, MISSOURI

PERSONNEL POLICY AND PROCEDURES MANUAL

~~July 1~~August 22, 2022

Ordinance #~~5786~~57??

Mark C. Perkins
City Administrator

	Section 11.15	Unpaid Leave for Victims of Domestic or Sexual Violence	
	Section 12.3	Investigation and Report	
	Section 12.4	Grounds for Disciplinary Action	
	Section 13	Personnel Disciplinary Reconsideration and Appeals	
	Section 14.1	Policy	
	Section 16.8	Personnel Records	
Ordinance 5786	Section 2	Definitions	7/1/2022
	Section 3.4	Applicability	
	Section 4.4	Reclassification	
	Section 5.4.2	Demotions	
	Section 5.5	Merit Increases	
	Section 5.6	Frequency of Merit Increases	
	Section 5.6.1	Probationary Completion Bonus	
	Section 7.11	Probationary Period	
	Section 7.12	Termination During Probation	
	Section 8.5	Overtime	
	Section 8.9	Positions Exempt from Overtime	
	Section 11.3.3	Eligibility for Vacation	
	Section 11.4.2.a.ii	Sick Leave Administration	
	Section 11.4.5	Proof of Illness – Sick Leave	
	Section 11.8	Bereavement Leave	
	Section 16.3	Outside Employment	
<u>Ordinance 57??</u>	<u>Section 8.5</u>	<u>Overtime</u>	<u>8/??/2022</u>

SECTION 8 HOURS OF WORK AND ATTENDANCE

8.1 HOURS OF WORK

The hours during which offices will be kept open for business shall be determined by the City Administrator. The number of hours per week or per month for full-time employment for each classification shall be considered an integral part of the pay plan, which shall specify the full-time work schedule for regular office, field, police, and recreation employees. Working hours are to be devoted to fulfillment of assigned duties and not to personal matters other than on a very incidental basis.

8.2 SCHEDULING HOURS OF WORK

All Departments shall observe and keep office and working hours necessary for the efficient transaction of services. The Department Head with the approval of the City Administrator shall determine appropriate hours of work. Full-time employees will generally be scheduled to work 40 hours in a seven day pay period. Police personnel will be scheduled to work according to the established Police Department scheduling policy.

8.3 ATTENDANCE

Employees shall be on time and in attendance at their work in accordance with these rules and departmental time-keeping practices. All department heads, or designees, shall keep attendance records of employees which shall be reported to the Finance Department through the employee attendance tracking system. Employees must identify any perceived error in attendance records within seven days of receipt of pay for the period.

8.4 ABSENCE WITHOUT LEAVE

An absence of an employee from duty, including any absence for a single day or part of a day, that is not authorized by a specific grant of leave under the provisions of these rules shall be deemed to be an absence without leave. Any such absence shall be subject to disciplinary action, including forfeiture of pay in non-exempt positions.

8.5 OVERTIME

1. Overtime Compensation

It is the policy of the City to minimize the necessity for overtime work. When overtime work is necessary and consistent with protection of the lives and property of the citizens of Creve Coeur, and efficient operations, such overtime shall be authorized in advance by the Department Head but shall be kept at a minimum.

Overtime compensation generally applies when a non-exempt employee works in excess of their normal daily work schedule, notwithstanding exceptions noted in this section, and as approved by the Department Head as a benefit to City operations.

The rate of overtime compensation for employees shall be as follows:

OVERTIME RATES:

	<u>1-1/2 Times Normal Pay</u>	<u>Straight Time</u>	<u>Exempt</u>
EMPLOYEE	Street Maintenance	Golf Course ¹	See Section 8.9
GROUPS:	Park Maintenance		
	Inspections		
	Maintenance of Municipal Property		
	Office Clerical ²		
	Commissioned Police Officers ³		
	Ice Arena		
	Golf Course**		

¹*Golf Course employees qualify for the FLSA recreational exemption when during the preceding calendar year, average receipts at the golf course for any six months of the year are not more than 33 1/3 percent of its average receipts for the other six months of the year (29 U.S.C. § 213(a)(3)(A)-(B). Such qualifying golf course employees shall receive premium pay equal to 1-1/2 times their normal rate of pay for time worked beyond forty-four (44) hours in a week (Sunday thru Saturday), and shall receive straight time for time worked up to forty-four (44) hours in a week (Monday through Sunday).*

²*Office clerical are compensated for evening meetings and Saturday meeting work as per section 8.6 of this policy.*

³*Commissioned police officers hours per work week shall be calculated based on one-hundred-seventy-one (171) hours in a twenty-eight (28)-day cycle. In certain situations, acceptance of grants ~~through the Missouri Department of Transportation~~for traffic enforcement activities by the City shall authorize commissioned police officers to receive an overtime rate of two times (2x) normal pay, not to exceed \$100 per hour; conversion of such overtime to compensatory time is prohibited.*

2. Compensatory Time

An employee may elect to earn compensatory time at the rate of 1-1/2 his normal hourly rate for any overtime hours worked. The use of compensatory time is subject to the approval of the Department Head. Commissioned employees shall accrue no more than eighty (80) hours of compensatory time. All other City employees shall accrue no more than forty (40) hours of compensatory time. Temporary exceptions may be approved by the City Administrator or his designee.

BILL NO. 6024

ORDINANCE NO. _____

AN ORDINANCE REVISING THE DEFINITION OF EMERGENCY VEHICLE IN SECTION 300.010 OF THE CITY CODE OF ORDINANCES.

WHEREAS, recent amendments to state traffic laws have revised the definition of “emergency vehicle” (HB1606 2022), and

WHEREAS, it is appropriate to amend the companion City ordinance in keeping with new state law,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Part 1 of the definition of “emergency vehicle” in Section 300.010 is hereby amended, to read as follows:

A vehicle operated by the State Highway Patrol, the State Water Patrol, the Missouri Capitol Police, a Conservation Agent or a State, County or municipal Park Ranger, those vehicles operated by enforcement personnel of the State Highways and Transportation Commission, Police Department or Fire District, Sheriff, Constable or Deputy Sheriff, Federal Law Enforcement Officer authorized to carry firearms and to make arrests for violations of the laws of the United States, traffic officer or Coroner or by a privately owned emergency vehicle company;

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

BILL NO. 6024

ORDINANCE NO. _____

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NO. 6025

ORDINANCE NO. _____

AN ORDINANCE REVISING SECTION 160.010.14 OF THE CITY CODE OF ORDINANCES REGARDING CLOSED RECORDS.

WHEREAS, the Missouri Sunshine Law recognizes that certain records are to be protected from public disclosure, and

WHEREAS, recent amendments to that law have added additional categories of protected records (SB 775, HB 2400 2022), and

WHEREAS, it is appropriate to amend the companion City ordinance in keeping with new state law,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 160.010.14 is hereby amended, to read as follows:

Records that are protected from disclosure by law, including but not limited to tax records made confidential by State or Federal law, information received from executive agencies pursuant to Section 610.032, RSMo., and Social Security numbers received from a State entity pursuant to Section 610.035, RSMo., records of ownership of a firearm or applications for ownership, licensing, certification, permitting, or an endorsement that allows a person to own, acquire, possess, or carry a firearm as provided in Section 571.011, RSMo., information regarding any holder of a concealed carry permit, or a concealed carry endorsement issued prior to August 28, 2013, as provided in Section 571.037, RSMo; [“personal information” as defined in Section 105.5000 RSMo; and court records regarding certain victims pursuant to Section 595.226 RSMo.](#)

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

BILL NO. 6025

ORDINANCE NO. _____

APPROVED THIS __ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NO. 6026

ORDINANCE NO.

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AN ORDINANCE REVISING THE CITY CODE OF ORDINANCES REGARDING SEXUAL OFFENSES.Deleted: BILL NO. _____
NO. _____

ORDINANCE

WHEREAS, recent amendments to state laws regarding sexual offenses necessitate changes in City ordinances (SB 775 2022),

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: A new section 210.506 is hereby adopted and Sections 210.485 and 210.505 are hereby amended, to read as follows:

Section 210.485. Additional Restrictions On Certain Offenders.

[Ord. No. 5211 § 3, 8-22-2011; Ord. No. 5357 § 4, 3-24-2014; Ord. No. 5508 § 2, 11-28-2016]

A.

Not To Be Present Within Five Hundred (500) Feet Of School Property, Exception — Permission Required For Parents Or Guardians Who Are Offenders, Procedure. Any person who has been found guilty of:

1.

Since 2006 violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering The Welfare Of A Child In The First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use Of A Child In A Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting A Sexual Performance By A Child; Section 573.023, RSMo., Sexual Exploitation Of A Minor; Section 573.025, RSMo., Promoting Child Pornography; Section 573.040, RSMo., Furnishing Pornographic Material To Minors; or

2.

Since 2008 any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; [or](#)

3.

[Since 2022 violating Section 573.037 Possession of Child Pornography;](#)

shall not be present in or loiter within five hundred (500) feet of any school building, on real property comprising any school, or in any conveyance owned, leased or contracted by a school to transport students to or from school or a school-related activity when persons under the age of eighteen (18) years are present in the building, on the grounds, or in the conveyance, unless the offender is a parent, legal guardian, or custodian of a student present in the building and has met the conditions set forth in Subsection **(B)** of this Section.

B.

No parent, legal guardian or custodian who has been found guilty of violating any of the offenses listed in Subsection **(A)** of this Section shall be present in any school building, on real property comprising any school, or in any conveyance owned, leased or contracted by a school to transport students to or from school or a school-related activity when persons under the age of eighteen (18) years are present

BILL NO. 6026

ORDINANCE NO.

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in the building, on the grounds or in the conveyance unless the parent, legal guardian or custodian has permission to be present from the Superintendent or School Board or in the case of a private school from the Principal. In the case of a public school, if permission is granted, the Superintendent or School Board President must inform the Principal of the school where the sex offender will be present. Permission may be granted by the Superintendent, School Board, or in the case of a private school from the Principal for more than one (1) event at a time, such as a series of events, however, the parent, legal guardian or custodian must obtain permission for any other event he/she wishes to attend for which he/she has not yet had permission granted.

C.

Certain Offenders Not To Be Present Or Loiter Within Five Hundred (500) Feet Of A Public Park Or Swimming Pool, Athletic Complex Or Museum.

[Ord. No. 5541 § 1, 8-28-2017; Ord. No. 5774, 3-14-2022]

1.

Any person who, since 2009, has been found guilty of:

a.

Violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering the Welfare of a Child in the First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use of a Child in a Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting a Sexual Performance by a Child; Section 573.023, RSMo., Sexual Exploitation of a Minor; Section 573.025, RSMo., Promoting Child Pornography; or Section 573.040, RSMo., Furnishing Pornographic Material to Minors; or

b.

Any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; or

2. any person who, since 2022, has been found guilty of violating Section 573.037 Possession of Child Pornography;

shall not knowingly be present in or loiter within five hundred (500) feet of any real property comprising any public park with playground equipment or a public swimming pool, athletic complex, or athletic fields if such facilities exist for the primary use of recreation for children, or any museum with the primary purpose of entertaining or educating children under eighteen (18) years of age.

D.

Enticement Of A Child.

1.

No person twenty-one (21) years of age or older shall persuade, solicit, coax, entice, or lure, whether by words, actions or through communication via the Internet or any electronic communication, any person who is less than fifteen (15) years of age for the purpose of engaging in sexual conduct.

2.

It is not a defense to a prosecution for a violation of this Subsection that the other person was a Peace Officer masquerading as a child.

E.

Age Misrepresentation. No person shall knowingly misrepresent his or her age with the intent to use the Internet or any electronic communication to solicit engagement in sexual conduct involving a child.

F.

Certain Offenders Not To Serve As Athletic Coaches, Managers Or Trainers.

BILL NO. 6026

ORDINANCE NO.

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1.

Any person who, since 2009, has been found guilty of:

a.

Violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering the Welfare of a Child in the First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use of a Child in a Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting a Sexual Performance by a Child; Section 573.023, RSMo., Sexual Exploitation of a Minor; Section 573.025, RSMo., Promoting Child Pornography; or Section 573.040, RSMo., Furnishing Pornographic Material to Minors; or

b.

Any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; or

2.

Any person who, since 2022, has been found guilty of violating Section 573.037 Possession of Child Pornography;

shall not serve as an athletic coach, manager, or athletic trainer for any sports team in which a child less than seventeen (17) years of age is a member and in the case of violations of the foregoing after 2022 shall not supervise or employ any child under eighteen (18 years of age.

Deleted: manager

Deleted: .

[1]

Note: See Sections 566.149 through 566.151, 566.153 and 566.155, RSMo.

Section 210.505. Promoting or Patronizing Sexual Performance By A Minor.

[Ord. No. 5508 § 2, 11-28-2016]

A. A person commits the offense of promoting a sexual performance by a minor if, knowing the character and content thereof, the person promotes a performance which includes sexual conduct by a person less than eighteen (18) years of age or produces or directs any performance which includes sexual conduct by a person less than eighteen (18) years of age.

B. A person commits the offense of patronizing a sexual performance by a child if such person obtains, solicits, or participates in a sexual performance by a child under eighteen years of age.

[1]

Note: See Section 573.205, 573.206 RSMo.

[new] Section 210.506. Enabling Sexual Exploitation of A Minor.

A person commits the offense of enabling sexual exploitation of a minor if such person acting with criminal negligence permits or allows any violation of Sections 210.504 or 210.505.

BILL NO. 6026

ORDINANCE NO. _____

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[1]

Note: See Section 573.024, RSMo.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS __ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS __ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL TAXES FOR MUNICIPAL PURPOSES IN
THE CITY OF CREVE COEUR FOR THE YEAR 2022**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2022 AT THE CREVE COEUR GOVERNMENT CENTER ON AUGUST 22, 2022 AT 7:00 P.M.; AND

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2022 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 7 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND

WHEREAS, 2022 TAX RATES OF \$.073 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.082 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, \$.024 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY, AND \$.082 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR DEBT SERVICE LEVY ON REAL AND PERSONAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, AND IN THE CASE OF THE DEBT LEVY ALSO ON PERSONAL PROPERTY, TAXES FOR MUNICIPAL PURPOSES FOR THE YEAR 2022 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.073 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.082 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
AGRICULTURAL PROPERTY	\$.024 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

BILL NO. 6028

ORDINANCE NO. _____

DEBT SERVICE LEVY

\$.082 ON EACH ONE HUNDRED DOLLARS
(REAL AND PERSONAL PROPERTY)
(\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF
3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS _____ DAY OF SEPTEMBER 2022.

JOSEPH MARTINICH
PRESIDENT, CITY COUNCIL

APPROVED THIS _____ DAY OF SEPTEMBER, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMORANDUM

DATE: August 15, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: 2022 Property Tax Rate

Attached is legislation setting the 2022 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2022 as compared to the current rates are as follows:

	<u>2021 Tax Rate</u>	<u>Proposed 2022 Tax Rate</u>	<u>2021 Debt Service Levy</u>	<u>Proposed 2022 Debt Service Levy</u>
Residential	.073	.073	.068	.082
Commercial	.080	.082	.068	.082
Agricultural	.024	.024	.068	.082
Personal	.000	.000	.068	.082

Personal property tax only applies to the Debt Service Levy dedicated to retiring the 2017 GO Bonds, as required under state statute. Personal property tax does not apply to the City's General Tax Levy. The City of Creve Coeur is the only taxing entity among all of the taxing entities serving Creve Coeur that does not levy a tax on personal property.

The 2022 proposed tax rates are at the tax rate ceiling, any increase to the rate would require voter approval under the Hancock Amendment.

The assessed valuation for residential, agriculture and commercial properties has decreased \$10,969,440 despite an increase of \$2,963,900 from new construction. The .002 increase in the commercial tax rate is a result of the commercial assessed valuation decreasing more than the 7% CPI increase (however, only an increase maximum of 5% is allowed by the State Tax Commission). The current assessment numbers for 2021 and 2022 are:

	<u>2021 (post-BOE)</u>	<u>2022 (pre-BOE)</u>
Residential	641,925,450	640,579,570
Commercial	392,704,032	383,080,472
Agriculture	8,350	8,350

Below is the Revenue projected for the General Fund and the Debt Service Fund for 2021 and 2022:

	<u>2021 Rate</u>	<u>2021 Gen. Fund Revenue</u>	<u>2021 Debt Revenue</u>	<u>2022 Rate</u>	<u>2022 Gen. Fund Revenue</u>	<u>2022 Debt Revenue</u>
Residential	.1410	468,606	436,509	.1550	467,623	525,275
Commercial	.1480	314,163	267,039	.1640	314,126	314,126
Agricultural	.0920	2	6	.1060	2	7
Personal Prop.	.0680	0	113,001	.0820	0	138,760
		782,771*	816,555*		781,751*	978,168*

*Prior to Uncollectibles

The proposed tax rates are based upon figures before the Board of Equalization (BOE) adjustments. It could be necessary to adjust the tax rates at the final meeting in September based upon the post-BOE assessment figures. Also, please note that assessed value, which property taxes are based upon, is 19% of estimated market value for residential and 32% of estimated market value for commercial real estate, and 33% for personal property.

Based upon the proposed tax rate for residential property and the debt service levy, a person with a house valued at \$400,000 and personal property valued of \$30,000 would pay the City of Creve Coeur \$125.92 in property taxes for 2022, \$55.48 of which will go the General Fund and \$70.44 to the Debt Service Fund. This \$125.92 represents 2.1% of the property owner's total property tax bill. Since this is a non-reassessment year, the assessed valuation normally does not change; however, the Debt Service Levy is proposed to increase from \$0.068 to \$0.082 per \$100 of assessed valuation for the purpose of pre-paying debt service through a process called "defeasance," which is explained in the attached memo from August 3, 2022.

The Debt Service Levy was established to retire General Obligation (GO) Bonds in the amount of \$10,635,000, Series 2017, which was established for the purpose of constructing, furnishing and equipping a new police station and making safety, security and accessibility renovations to the Government Center.

The new police station was completed in 2019. Approximately \$1.1M of the 2017 GO Bond has not been spent and is available to be used for safety, security and accessibility renovations to the Government Center. Given the uncertainty of the scope and timing of a future project to either renovate or replace the Government Center, it may be prudent to use these funds to pre-pay the existing GO Bond debt.

Paying down the debt avoids paying any possible negative arbitrage, and also could provide an opportunity to payoff the debt sooner. Given the uncertainty regarding how and when these funds would be spent, pre-payment of the GO debt may be the most advantageous and efficient use of the funds at this time.

Staff recommends approval of the proposed legislation setting the 2022 tax rates for the City of Creve Coeur and moving forward with the defeasance. Another option to consider down the road is how to use the remaining \$1.1M bond proceeds. They must be used for safety, security and accessibility for the Government Center, but if not spent by March 2025, the City Council may want to use to pay down the debt. I would be pleased to respond to any questions.



MEMORANDUM

DATE: August 3, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: 2017 GO Bond Issue – Pre-Payment

When we issued the 2017 General Obligation Bonds for the Police Station, the rate was set at \$.082 per \$100 of Assessed Valuation. The 20-year bond issue is scheduled to be retired in 2037. Every year, I have to do a calculation to determine if we can keep this rate the same or if we have to reduce the rate because we have exceeded the maximum fund balance allowed. Last year, we reached that maximum fund balance, so we reduced the rate from \$.082 to \$.068.

I have learned through Martin Ghafoori from Stifel that we have the option of returning the rate to \$.082 for the purpose of pre-paying the bonds. The additional funds generated by the higher rate will be placed in escrow until the first 'call' date in 2025, upon which time the pre-payment can be made. This process is called a bond 'defeasance.'

There are two main benefits of doing a defeasance. First, it allows the City to pay off the bonds faster; second, it allows the City the option of issuing bonds again before the 20-year maturity at the same rate subject to voter approval. A lot of school districts and fire districts, as well as some cities, do this on a regular basis.

The drawbacks of bond pre-payment is that a slightly higher tax rate is required, as well as the associated legal and professional service fees estimated at \$10,000 to \$15,000. The City may need to complete a defeasance twice before the 2025 call date.

However, after the call date, the City will no longer have to go through the legality of completing a defeasance, but can pre-pay the debt at any time. If the City is considering additional debt before the end of the current 20-year bond issue and would like to do it without a tax rate increase, this is a good way to make that happen.

The process for a defeasance could take between 6 and 12 weeks. However, as long as it is done before December 31, 2022, we will not have any issues setting the Debt Levy at \$.082 by the October 1, 2022 deadline.

I will be publishing the August 22nd Public Hearing notice with the \$.082 Debt Levy, instead of reducing it from the current \$.068. This will give the Finance Committee time to review the defeasance option at their August 31st meeting, and it will give City Council time to consider it as well, before the 2nd reading of the Tax Rate Ordinance on September 26th. A debt levy of \$.082 will result in a \$10 per year increase on a \$400,000 home, compared to a debt levy of \$.068.

I will be happy to answer any questions.

**CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2022 TAX RATE**

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MONDAY AUGUST 22, 2022 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY LESS REVENUES DUE TO A DECREASE IN ASSESSED VALUATION FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR 2023 BEGINNING JULY 1, 2022.

ASSESSED VALUATION (BY CATEGORIES)	CURRENT TAX YEAR 2022	PREVIOUS TAX YEAR 2021
REAL ESTATE	\$ 1,014,991,730	\$ 1,025,977,230
PERSONAL PROPERTY	169,218,949 ⁽¹⁾	166,178,606
RAILROAD & UTILITY	8,676,662 ⁽²⁾	8,660,602
	\$ 1,192,887,341	\$ 1,200,816,438

⁽¹⁾ NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

⁽²⁾ INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	PROPOSED GENERAL FUND TAX RATE FOR 2022 PER \$100 ASSESSED VALUATION	GENERAL FUND PROPERTY TAX REVENUES ESTIMATED FOR 2023 BUDGET	PROPOSED DEBT LEVY FOR 2022 PER \$100 ASSESSED VALUATION	DEBT LEVY PROPERTY TAX REVENUES ESTIMATED FOR 2023 BUDGET
RESIDENTIAL	\$ 0.073	\$467,623	\$ 0.082	\$525,275
COMMERCIAL	\$ 0.082	314,126	\$ 0.082	314,126
AGRICULTURE	\$ 0.024	2	\$ 0.082	7
PERSONAL	\$ 0.000	0	\$ 0.082	138,760
		\$781,751**		\$978,168**

**PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2022 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR

BILL NUMBER 6029

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS LEEDS MEADOW SUBDIVISION, CITY OF CREVE
COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by The Manlin Company for approval of a final plat of a two-lot subdivision known as Leeds Meadow Subdivision, at the southeast corner of North Mosley Road and Benwood Lane consisting of 0.76 acres; and

WHEREAS, the final plat of the Leeds Meadow subdivision conforms to the preliminary plat approved by the Planning and Zoning Commission on July 5, 2022; and

WHEREAS, public notice of said final plat application was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended approval of the Leeds Meadow subdivision final plat by a vote of 5-0 on August 15, 2022; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The Final Plat of the subdivision known as Leeds Meadow, described as a tract of land in the southwest quarter of section 2, township 45 north, range 5 east, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on July 27, 2022 is hereby approved subject to the following conditions:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County,
2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
3. The Applicant shall provide to the City of Creve Coeur a digitized version of the recorded plat along with two (2) printed copies of the plat.

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NUMBER 6029

ORDINANCE NUMBER _____

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city of

CREVE COEUR

9.b

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION #22-018 FOR APPROVAL OF THE FINAL PLAT FOR 700 NORTH MOSLEY ROAD, A TWO-LOT SUBDIVISION AND THE ASSOCIATED SUBDIVISION IMPROVEMENT PLANS

FOR THE MEETING OF: Monday, August 15, 2022

LOCATION: 700 North Mosley Road. Zoned C Single Family Residential District.

REQUEST: Mark Manlin, of the Manlin Company, has submitted a request for final plat approval to subdivide the property at 700 North Mosley Road into two lots for two new homes. The total area of Lot 1 is 17,068 square feet and Lot 2 is 16,382 square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested. The subdivision improvement plans are also submitted for approval.

ADDITIONAL INFORMATION: The property is located at the corner of North Mosley Road and Benwood Lane. The minimum lot area for properties in the C District is 15,000 square feet and both lots exceed this size requirement. Both lots will have frontage along North Mosely Road and Lot 1 will also have frontage on Benwood Lane. The preliminary plat was approved by the Planning and Zoning Commission on July 5, 2022.

Key Issues:

- Is the final plat in substantial conformance with the approved preliminary plat?
- Does the subdivision meet the zoning district requirement?

Creve Coeur 2030 Comprehensive Plan References

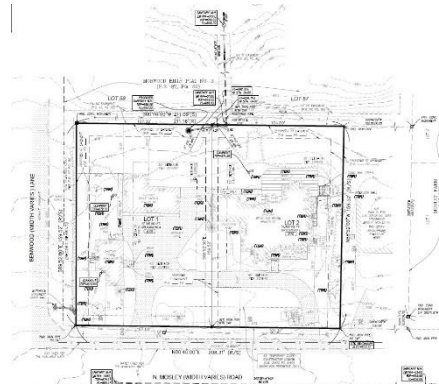
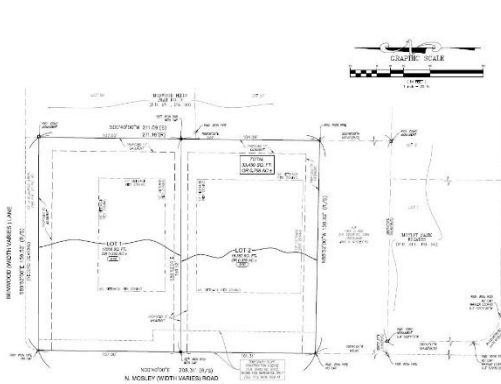
- Estate Neighborhood 1 (ER-1)

Zoning Code References

- Section 405.270: "C" Single Family Residential District
- Chapter 410: Subdivision and Development of Land

APPLICANT/OWNER: Bob Niemeier
700 North Mosley Road
Creve Coeur, MO
63141

APPLICANT'S REPRESENTATIVE: Mark Manlin
The Manlin Company
10411 Clayton Road, Suite 304
St. Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 8/9/22

ATTACHMENTS: Draft Ordinance

Applicant's Final Plat and Improvement Plans submitted on July 27, 2022

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residence	C-Single-family Residential	Benwood Lane
South	Single-family residence	C-Single-family Residential	N/A
East	Single-family residence	C-Single-family Residential	N/A
West	Single-family residence	C-Single-family Residential	North Mosley Road

BACKGROUND

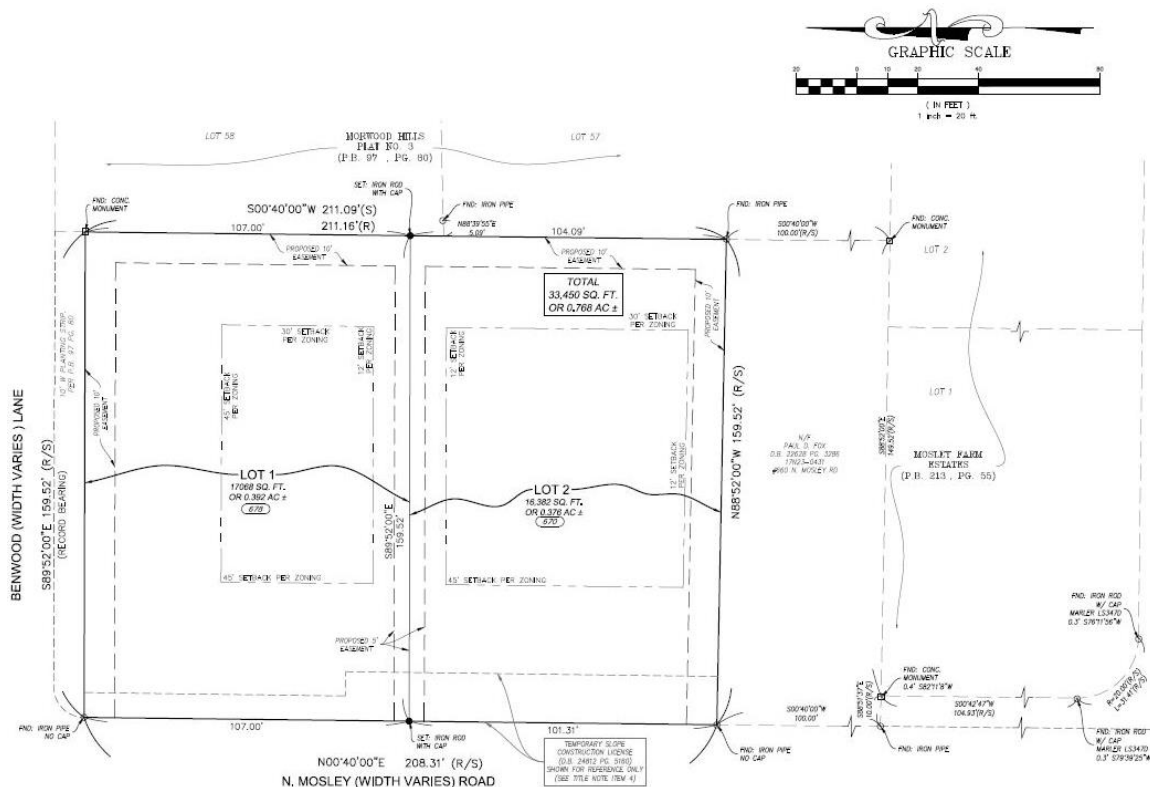
The preliminary plat was reviewed and approved by the Planning and Zoning Commission on July 5, 2022. The final plat and subdivision improvement drawings have been submitted for review and final approval by the Planning and Zoning Commission and City Council pursuant to Sections 410.130 and 410.140 of city's subdivision code. If approved, the applicant may apply for construction permits immediately after the final plat is executed and recorded with St. Louis County.

ANALYSIS

Conformance with the Preliminary Plat

The final plat contains the same lot layout with two lots that comply with the minimum district requirements for the C Single Family Residential District that requires a minimum lot area of 15,000 square feet, with a minimum lot width of 75 feet along the road, and a minimum lot depth of 100 feet. The driveway location for Lot 1 has been altered on the final plat to utilize the existing curb cut from North Mosely Road per Public Works request. This revision moves the driveway for Lot 1 further away from the corner of North Mosley Road and Benwood Lane.

Below is the proposed final plat drawing:



Subdivision Improvements

As shown on the preliminary plat, this is a lot split request to create two new lots with no common subdivision areas such as for stormwater detention or common amenity space. Staff has reviewed the Subdivision Improvement drawings and find that they are in conformance with the preliminary plat, including the tree preservation requirements, and they contain adequate and appropriate provisions for stormwater management. All staff comments have been addressed and reflected on the plans.

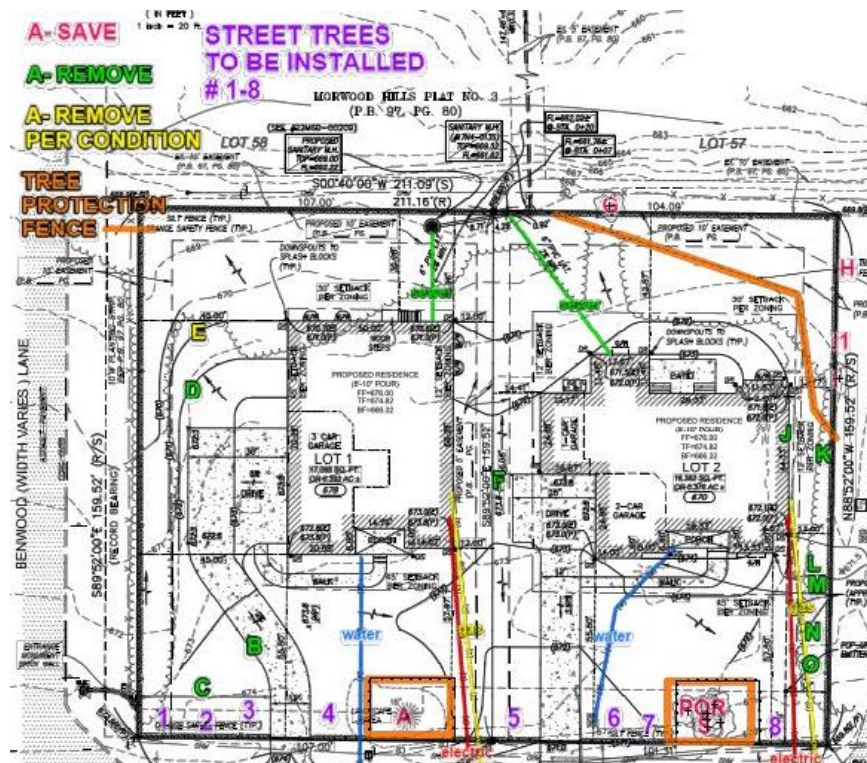
Stormwater Management

Per Section 410.260, every land development or subdivision shall make adequate provision to accommodate or dispose of stormwater by means of drains, detention storage areas, sewers, catch basins, culverts and other facilities per the requirements of Chapter 425 of the Creve Coeur Municipal Code. The applicant has indicated that no stormwater BMP is required because the amount of existing impervious area is greater than the proposed and no additional stormwater runoff will be created. The Public Works department has confirmed this calculation.

Tree Conservation and Street Trees

A condition of approval for the preliminary plat was to provide the tree conservation plan as a separate sheet with the final plat. The applicant has submitted the Tree Conservation plan for each of the lots incorporating the information from the tree study to include existing trees to remain, trees to be removed and the proposed street trees to be planted. The total number of trees to be removed is 11 out of 20 existing trees measuring 8-caliper inches or greater, or 55% of the existing trees removed, as was shown on the preliminary plat when 75% of such 8-caliper inch trees maximum are allowed for removal. The Tree Conservation code (Section 410.320 of the Subdivision Ordinance) allows an additional 10 percent tree removal based on site conflicts without replacement. Further tree removal requires replacement on a 3:1 ratio for staff approval.

To meet the street tree requirements, the plan relies on maintaining a few existing street trees and planting new trees where there are gaps in placement along the street frontages. The subdivision code requires one, 2 ½ inch tree per each 30 lineal feet of street frontage (Section 410.300). The submitted tree plans for each lot appears to meet the minimum size of 2 ½ caliper inches for the new trees as well as the amount of trees for all frontages, as specified in the Subdivision Ordinance. See Tree Plan below:



CONCLUSION AND ACTION

Subdivision Improvement Plan

Review and approval of the subdivision improvement drawings is within the purview of the Planning and Zoning Commission and must be complete to the Commission's satisfaction prior to a recommendation of approval for the final plat. If the Commission is satisfied that the drawings are suitable for approval, staff recommends the following conditions be placed on the approval of this request:

1. The Residential Development Permit for each new home shall be in substantial compliance with the improvement plans dated July 27, 2022 by The Sterling Company, with the tree conservation and landscape plans by Frontenac Forestry with a prepared date of July 26, 2022.
2. Any additional tree removal shall be approved by the Zoning Administrator and replaced as required by Section 410.310 of the Subdivision Ordinance.

Assuming agreement with the Staff Report and the above conditions, the following is an example motion for this item:

"I move to approve the subdivision improvement plans for the two-lot subdivision at 700 North Mosley Road as shown in the "Leeds Meadow Subdivision" drawings prepared by The Sterling Company, and dated July 27, 2022 by Jamey A. Henson with the conditions recommended by staff as provided in the staff report for the meeting of August 15, 2022" (Other conditions may be added, eliminated, altered, and modified by prior motion).

Final Plat

Review of a final plat is a ministerial act to ensure that the proposed final plat is substantially similar to the preliminary plat and substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the C Single Family Residential District, subject to the following suggested conditions of approval which are also included in the attached draft ordinance:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.
2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
3. The Applicant shall provide a digitized version of the recorded plat along with two (2) printed copies.

Action on this item will be in the form of a motion to recommend approval of the attached draft ordinance as presented, or approval with additional conditions, to meet all technical requirements. Final approval of the draft ordinance by City Council is required. Assuming agreement with the Staff Report, the following is an example motion for this application:

"I move to recommend approval of the final subdivision plat for the Leeds Meadow Subdivision with the conditions recommended by staff as provided in the staff report and draft ordinance for the meeting of August 15, 2022." (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 10/13/2021



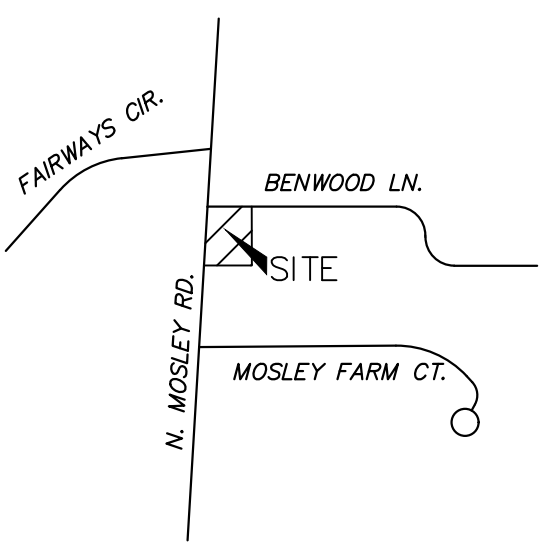
Description:
Existing
residence at
700 N. Mosley
Road.



Description:
Three existing
buildings at
700 N. Mosley
Road.

LEEDS MEADOW SUBDIVISION

*A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



LOCATION MAP
N.T.S.

OVERALL RECORD DESCRIPTION: (D.B. 14138 PG. 2054)

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF MOSLEY ROAD, 40 FEET WIDE, DISTANT SOUTH 0 DEGREES 40 MINUTES WEST 35 FEET FROM THE CENTER LINE OF BENWOOD LANE, A STREET SHOWN ON THE PLAT OF MORWOOD HILLS PLAT NO. 3, RECORDED IN PLAT BOOK 97 PAGE 80 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID MOSLEY ROAD, SOUTH 0 DEGREES 40 MINUTES 208.31 FEET TO A POINT; THENCE LEAVING SAID ROAD AND RUNNING SOUTH 88 DEGREES 52 MINUTES EAST 159.52 FEET TO A POINT; THENCE NORTH 0 DEGREES 40 MINUTES EAST 211.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES WEST 159.52 FEET TO A POINT OF BEGINNING, ACCORDING TO A SURVEY MADE BY GEORGE W. KROOP & ASSOCIATES ON MAY 20, 1964.

SURVEYOR'S DESCRIPTION:

LOT 1

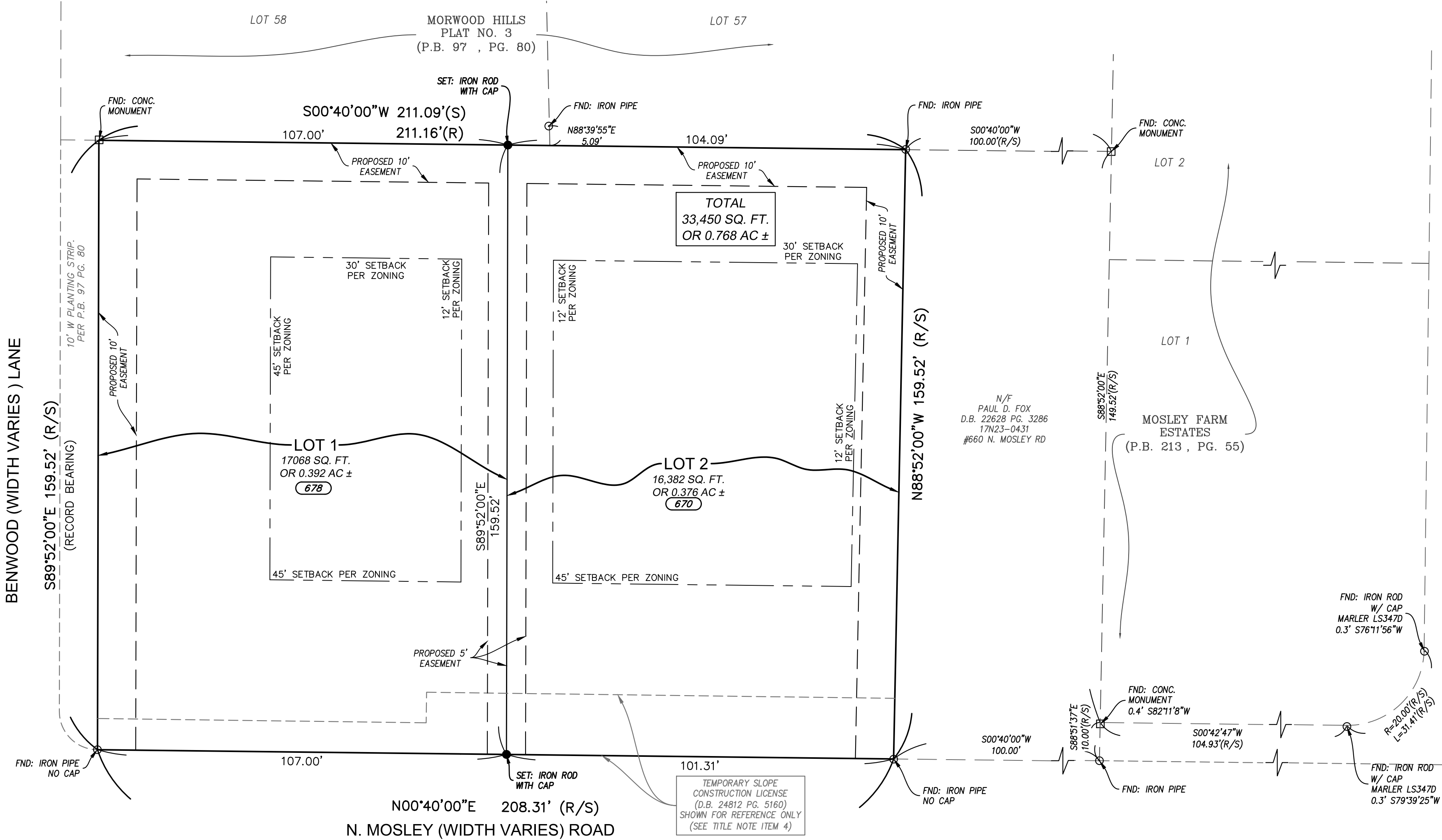
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT ON THE WEST LINE OF LOT 58 OF MORWOOD HILLS PLAT NO. 3, AS RECORDED IN PLAT BOOK 97, PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°40'00" WEST, 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 58, SAID POINT ALSO BEING 10.00 FEET FROM THE SOUTH RIGHT-OF-WAY LINE OF BENWOOD (50' WIDE) LANE OF THE ABOVEMENTIONED MORWOOD HILLS PLAT NO. 3; THENCE ALONG SAID WEST LINE OF LOT 58, SOUTH 0°40'00" WEST, 107.00 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID WEST LINE, NORTH 89°52'00" WEST, 159.52 FEET TO A POINT OF NON-TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF NORTH MOSLEY (VARIABLE WIDTH) ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0°40'00" EAST, 107.00 FEET TO A POINT OF NON-TANGENCY, WHERE AN IRON ROD WAS FOUND AT THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF SAID NORTH MOSLEY ROAD AND ABOVEMENTIONED BENWOOD LANE, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A 10 FOOT WIDE PLANTING STRIP, AS SHOWN ON THE ABOVEMENTIONED PLAT OF MORWOOD HILLS PLAT NO. 3; THENCE ALONG THE SOUTH LINE OF SAID PLANTING STRIP, SOUTH 89°52'00" EAST, 159.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 17,068 SQUARE FEET OR 0.39, MORE OR LESS ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY 2022.

LOT 2

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO PAUL D. FOX, AS RECORDED IN DEED BOOK 22628, PAGE 3286 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MOSLEY (VARIABLE WIDTH) ROAD; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°40'00" EAST, 101.31 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°52'00" WEST, 159.52 FEET TO A POINT OF NON-TANGENCY ON THE WEST LINE OF LOT 58 OF MORWOOD HILLS PLAT NO. 3, AS RECORDED IN PLAT BOOK 97, PAGE 80 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF LOT 57 OF SAID MORWOOD HILLS PLAT NO. 3, SOUTH 00°40'00" WEST, 104.09 FEET TO A POINT OF NON-TANGENCY, WHERE AN IRON PIPE WAS FOUND AT THE NORTHEAST CORNER OF THE ABOVEMENTIONED FOX PROPERTY; THENCE LEAVING SAID WEST LINE OF LOT 57 AND ALONG THE NORTH LINE OF SAID FOX PROPERTY, NORTH 88°52'00" WEST, 159.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 16,382 SQUARE FEET OR 0.38, MORE OR LESS ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY 2022.



ABBREVIATIONS:

CONC. - CONCRETE
N/F - NOW OR FORMERLY
P.B. - PLAT BOOK
D.B. - DEED BOOK
PG. - PAGE
SQ. FT. - SQUARE FEET
(R) - RECORD
(S) - SURVEY
FF - FINISH FLOOR
FND - FOUND

LEGEND

- DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"X24" REBAR WITH METAL CAP STAMPED LS 307-D.
- DENOTES SEMI-PERMANENT MONUMENT.
- FOUND IRON PIPE
- CONC. MON./ STONE
- + CROSS
- FOUND IRON ROD MONUMENT

SITE INFO:

N/F ROBERT E. & MOIRA A. NIEMEIER T/E
D.B. 14138 PG. 2054
LOC.#17N23-0352
#700 N. MOSLEY RD.
33,450 SQ. FT. / 0.768 AC ±

ZONING INFO:

1ST SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD SETBACK = 45'
SIDE YARD SETBACK = 12' OR 15% OF THE LOT WIDTH, WHICHEVER IS LESS
REAR YARD SETBACK = 30'
HEIGHT RESTRICTION = 2 1/2 STORIES / 35'
MAX. FAR = 0.4
MAX. SITE COVERAGE = 40%

THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	H.H.H.	MSD P# -	N/A
CHECKED BY:	J.E.W.	DATE:	07/26/2022
JOB NO.:	22-03-109	MINOR SUBDIVISION	

CITY OF CREVE COEUR CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS FINAL SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____ PURSUANT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

GENE ROVAK
CHAIRMAN

I, _____, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "LEEDS MEADOW SUBDIVISION" WAS APPROVED PURSUANT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR CODE BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR ON THE _____ DAY OF _____, 20____.

KELLIE HENKE
CITY CLERK

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "LEEDS MEADOW SUBDIVISION".

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

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED PER THE CURRENT ZONING REQUIREMENT.

NO EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT. (SEE TITLE NOTES)

IT IS HEREBY CERTIFIED THAT ALL TAXES DUE SHALL HAVE BEEN PREVIOUSLY PAID.

BY: ROBERT E. NIEMEIER

BY: MOIRA A. NIEMEIER

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED, ROBERT E. AND MOIRA A. NIEMEIER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 33,450 SQUARE FEET OR 0.768 ACRES, MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF MORWOOD HILLS PLAT NO. 3 (P.B. 97 PG. 80).
- SOURCE OF RECORD TITLE: ROBERT E. AND MOIRA A. NIEMEIER ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED BOOK 14138, PAGE 2054 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NUMBER 2201954 WITH AN EFFECTIVE DATE OF APRIL 15, 2022. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-3: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.
- ITEM 4: TEMPORARY SLOPE CONSTRUCTION LICENSE GRANTED TO THE CITY OF CREVE COEUR RECORDED IN BOOK 24812 PAGE 5160.
- TEMPORARY SLOPE CONSTRUCTION LICENSE IN BOOK 24812 PAGE 5160 SHALL TERMINATE AT SUCH TIME AS THE MOSLEY ROAD IMPROVEMENT PROJECT MAY BE COMPLETED BY THE CITY OF CREVE COEUR, OR DECEMBER 31, 2022, WHICHEVER IS EARLIER AND IS SHOWN FOR REFERENCE ONLY SINCE THE COMPLETION OF SAID IMPROVEMENT PROJECT IS UNKNOWN TO THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED.

ITEMS 5-6: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

NOTE: BUILDING SETBACK LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF THE CITY OF CREVE COEUR.

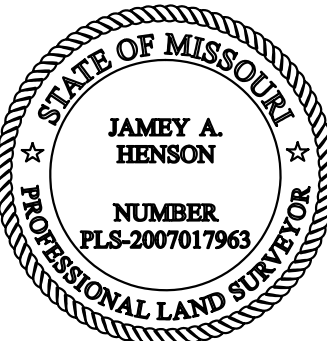
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO ROBERT E. AND MOIRA A. NIEMEIER THAT THE STERLING COMPANY HAS, DURING THE MONTH OF APRIL 2022, PERFORMED A BOUNDARY SURVEY AND DURING THE MONTH OF MAY 2022, MADE A MINOR SUBDIVISION PLAT OF A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY AND MINOR SUBDIVISION ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

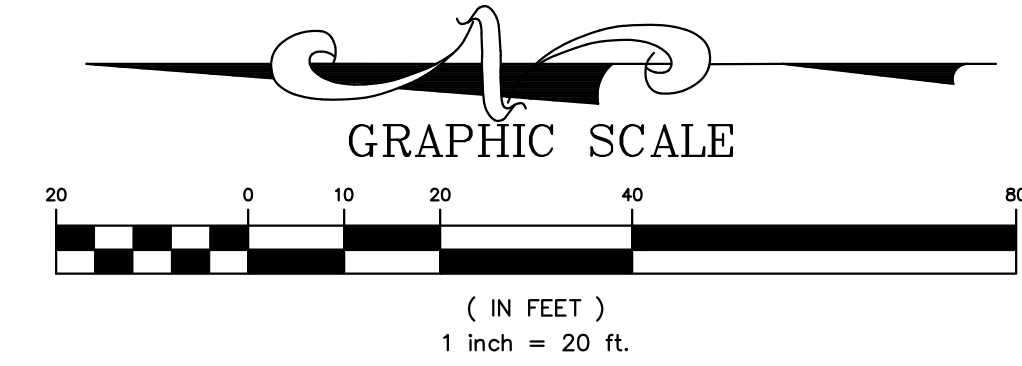
JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

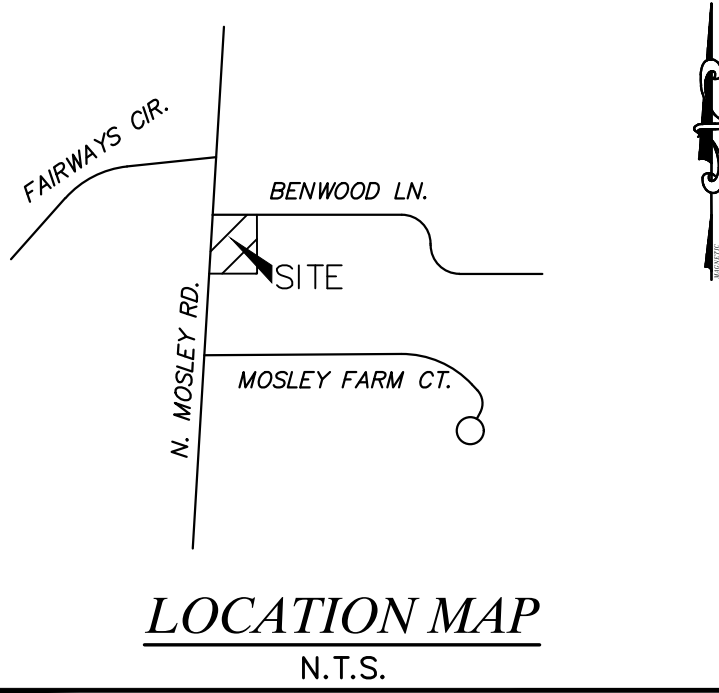


LEEDS MEADOW SUBDIVISION

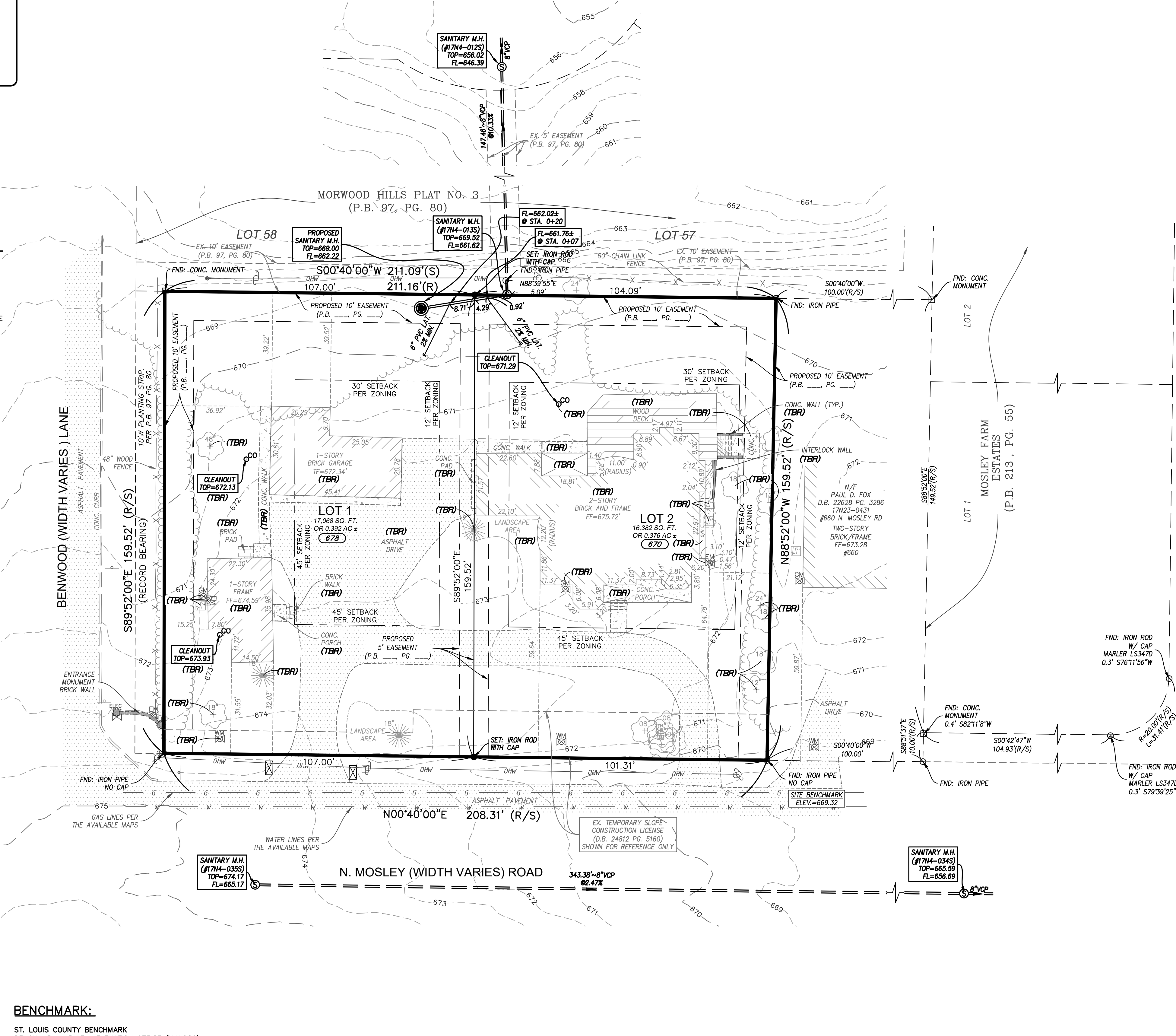
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



CALL BEFORE
YOU DIG!
1-800-DIG-RITE



- ABBREVIATIONS:**
- CONC. - CONCRETE
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - D.B. - DEED BOOK
 - P.G. - PAGE
 - SQ. FT. - SQUARE FEET
 - (R) - RECORD
 - (S) - SURVEY
 - FF - FINISH FLOOR
 - TF - TOP FOUNDATION
 - BF - BASEMENT FLOOR
 - UIP - USE IN PLACE
 - TBR - TO BE REMOVE
 - DS - DOWNSPOUT
- LEGEND:**
- TREE LINE
 - FENCE LINE
 - UNDERGROUND CATV LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD WIRE
 - UNDERGROUND SEWER LINE
 - BUILDING
 - LIGHT STANDARD
 - YARD LIGHT
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - GUY WIRE
 - TRAFFIC SIGNAL
 - WATER SPIGOT
 - ELECTRIC METER
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - GAS DRIP
 - ELECTRIC BOX
 - CABLE TV BOX
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - STREET/ROAD SIGN
 - MISC. POLE/POST
 - PARCEL TIE (SAME OWNER)
 - FIRE HYDRANT
 - UTILITY MANHOLE
 - MAIL BOX
 - A/C UNIT
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - STORM MANHOLE
 - CURB INLET / AREA INLET
 - GRATE MANHOLE
 - GRATE INLET
 - BUSH/SHRUB
 - TREE
 - DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
 - DENOTES SEMI-PERMANENT MONUMENT.
 - FOUND IRON PIPE
 - CONC. MON./STONE
 - CROSS
 - CROSS WITH ANCHOR
 - CONC. PAVEMENT
 - ASPHALT PAVEMENT
 - BRICK PAVERS
 - GRAVEL



INDEX OF SHEETS	
1.1	EXISTING CONDITIONS / DEMOLITION PLAN
2.1	SITE PLAN / STORM WATER PLAN
3.1	ONSITE DRAINAGE AREA MAPS

SITE INFO:
N/F ROBERT E. & MOIRA A. NIEMEIER T/E
D.B. 14138 PG. 2054
LOC.#17N23-0352
#700 N. MOSLEY RD.
33,450 SQ. FT. / 0.768 Ac.±

ZONING INFO:
"C" SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD SETBACK = 45'
SIDE YARD SETBACK = 12' OR 15% OF THE LOT WIDTH, WHICHEVER IS LESS
REAR YARD SETBACK = 30'
HEIGHT RESTRICTION = 2 1/2 STORIES / 35'
MAX. FAR = 0.4
MAX. SITE COVERAGE = 40%

- SURVEYOR'S NOTES**
- THIS TRACT CONTAINS 33,450 SQUARE FEET OR 0.768 ACRES, MORE OR LESS.
 - BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF MORWOOD HILLS PLAT NO. 3 (P.B. 97 PG. 80).
 - SOURCE OF RECORD TITLE: ROBERT E. AND MOIRA A. NIEMEIER ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED BOOK 14138, PAGE 2054 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
 - THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

- TITLE NOTES:**
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NUMBER 2201954 WITH AN EFFECTIVE DATE OF APRIL 15, 2022. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
- ITEMS 1-3: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.
- ITEM 4: TEMPORARY SLOPE CONSTRUCTION LICENSE GRANTED TO THE CITY OF CREVE COEUR RECORDED IN BOOK 24812 PAGE 5160.
- TEMPORARY SLOPE CONSTRUCTION LICENSE IN BOOK 24812 PAGE 5160 SHALL TERMINATE AT SUCH TIME AS THE MOSLEY ROAD IMPROVEMENT PROJECT MAY BE COMPLETED BY THE CITY OF CREVE COEUR, OR DECEMBER 31, 2022, WHATEVER IS EARLIER AND IS SHOWN FOR REFERENCE ONLY SINCE THE COMPLETION OF SAID IMPROVEMENT PROJECT IS UNKNOWN TO THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED.
- ITEMS 5-6: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.
- NOTE:** BUILDING SETBACK LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF THE CITY OF CREVE COEUR.

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440

Notes:

- Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for brick veneer.
- All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
- Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
- Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
- This plot plan conforms to "CREVE COEUR CODES".
- Elevation Examples: '114.0(E)'=Existing Elevation, '114.0(P)'=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.



THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 13197- ELEVATION 673.53 (NAVD88)
"U" ON THE END OF THE NORTH CURB AT THE NORTH ENTRANCE TO FAIRWAYS SUBDIVISION; 27' WEST OF THE CENTERLINE OF MOSLEY ROAD AND 12' NORTH OF THE CENTERLINE OF FAIRWAYS CIRCLE.

SITE BENCHMARK:
IRON PIPE: ELEVATION 669.32 (NAVD 88)
FOUND IRON PIPE WITH NO CAP AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

GENERAL NOTES:
THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE DISTRICT
LADUE SCHOOL DISTRICT

FLOOD NOTE:
THE SUBJECT PROPERTY ARE LOCATED WITHIN FLOOD ZONE X UNSHADED (AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP PANEL NO. 191 OF 445, MAP NUMBER 29189C0191K WITH AN EFFECTIVE DATE OF FEBRUARY 04, 2015

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

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& MOIRA A. NIEMEIER
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CREVE COEUR, MISSOURI 63141

EXISTING CONDITIONS / DEMOLITION PLAN

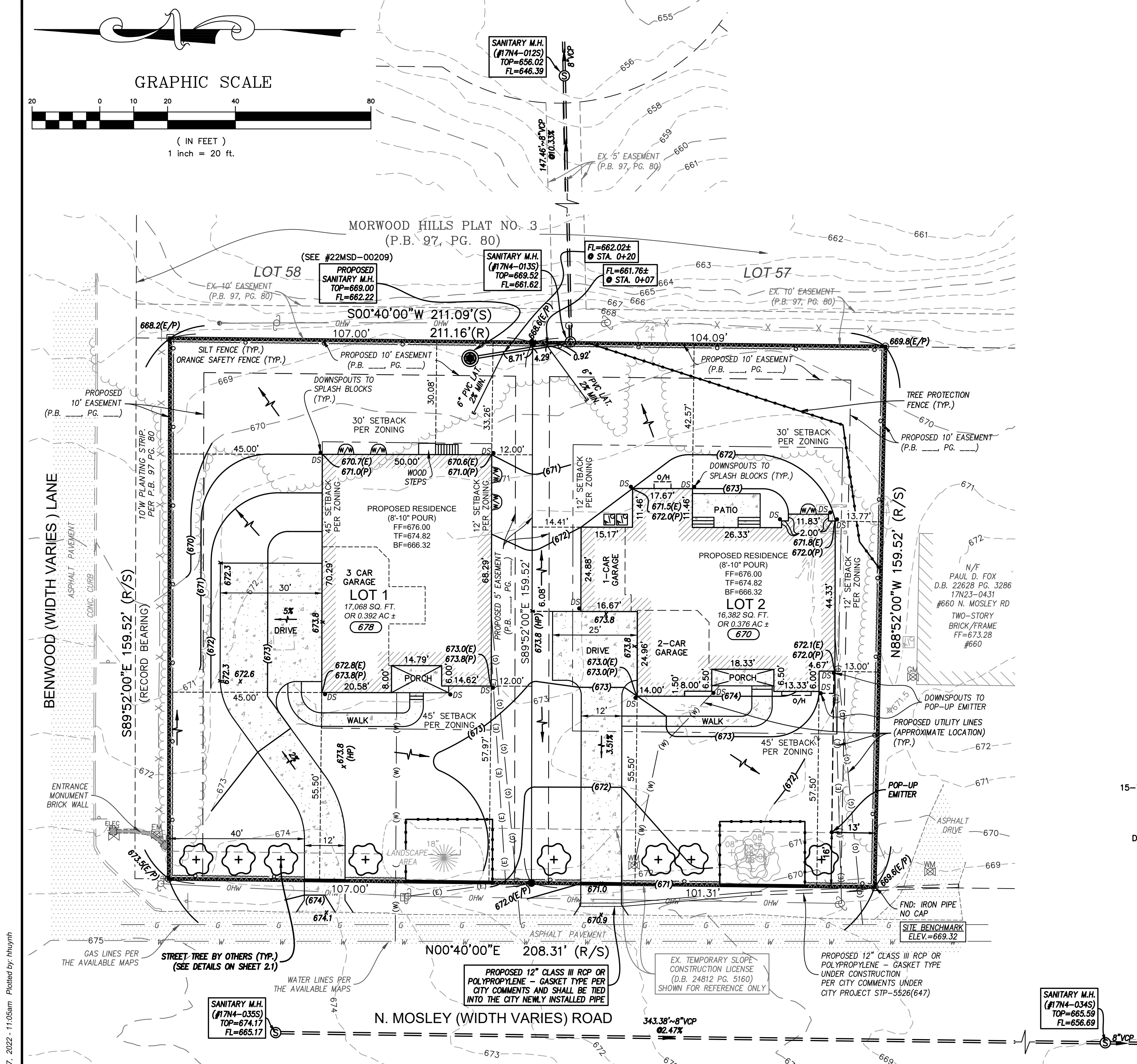
NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY!

Date: Michael G. Boeringer, PE
License # E28843
Professional Engineer
Vice President

Job Number
22-03-109

Date
07/27/2022

Designed: HHH Sheet
Drawn: HHH 1.1
Checked: MGB IMP

**DRIVEWAY APRON NOTE:**

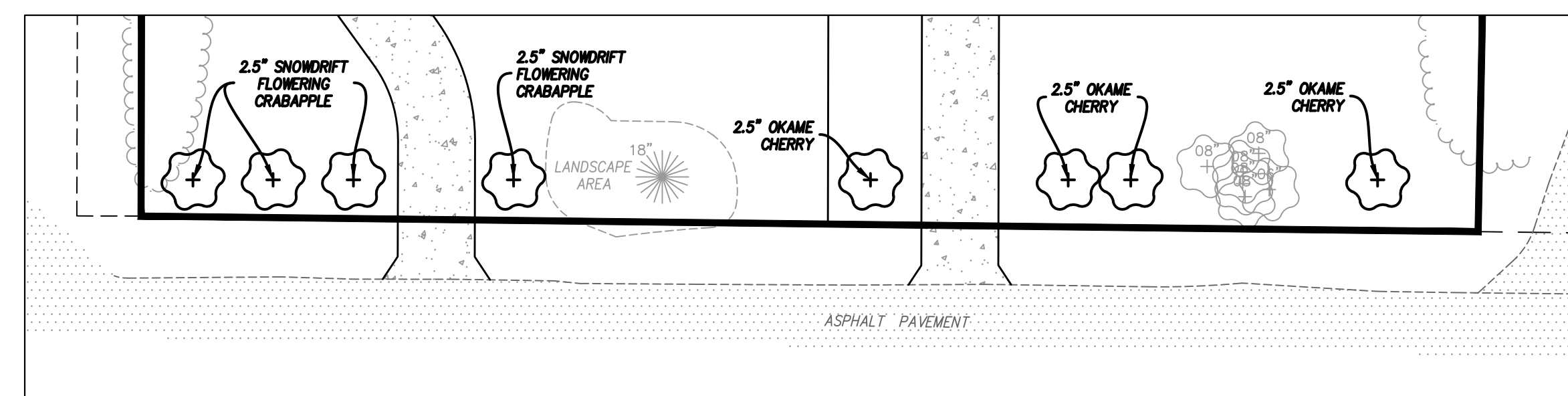
THE MINIMUM REQUIREMENTS FOR DRIVEWAY APRON PAVEMENT THICKNESS ARE:

1. RESIDENTIAL ASPHALT: 3" TYPE "C" ASPHALT ON 6" AGGREGATE.
2. RESIDENTIAL CONCRETE: 6" CONCRETE ON 4" AGGREGATE.

(PER CITY OF CREVE COEUR - DEPARTMENT OF PUBLIC WORKS)

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

Drawing name: V:\220109 700 N Mosley Rd\Drawings\Surveying\Plot Plans\22-03-109 Improvement Plan.dwg Plotted on: Jul 27, 2022 - 11:05am Plotted by: hhuynh

***STREET TREE DETAIL**

1" = 20'

PER PROVIDED TREE STUDY SITE PLAN REVIEW
DATED ON 07/26/2022 BY FRONTENAC FORESTRY**LOT 1****SITE COVERAGE CALCULATION**

HOUSE = 3,367 SQ.FT.
COVERED PORCH = 123 SQ.FT.
DRIVEWAY = 1,869 SQ.FT.
TOTAL IMPROVEMENTS = 5,359 SQ.FT.
LOT AREA = 17,068 SQ.FT.

SITE COVERAGE AREA = 31.40% < 40%

[EXCLUDING THE AREA OF THE SIDEWALK UP TO THE
FRONT DOOR PER CITY ORDINANCE]**FLOOR AREA RATIO**

1ST FLOOR = 1,311 SQ.FT.±
2ND FLOOR = 1,311 SQ.FT.±
TOTAL FLOOR = 2,622 SQ.FT.±
2,622 Sq. Ft. / 17,068 Sq. Ft. = 0.15 < 0.4
PER ARCHITECT PLAN

EXISTING CONDITIONS

EXISTING HOUSE = 712 SQ.FT.
EXISTING DETACHED GARAGE = 1,144 SQ.FT.
EXISTING ASPHALT DRIVE = 3,859 SQ.FT.
EXISTING CONC. DRIVE = 127 SQ.FT.
EXISTING PORCH = 61 SQ.FT.
TOTAL = 5,903 SQ.FT. OR 0.136 AC.

EXISTING GRASS AND GARDEN AREA = 11,165 SQ.FT. OR 0.256 AC.
15-YEAR 20-MINUTE RUNOFF = (0.256 AC. x 1.7 CFS/AC) + (0.136 AC. x 3.54 CFS/AC.)
= 0.435 CFS + 0.481 CFS
= 0.916 CFS

AVERAGE EXISTING GRADE

670.7 + 670.6 + 673.0 + 672.8 = 2687.1/4 = 671.8

PROPOSED CONDITIONS

TOTAL = 5,359 SQ.FT. OR 0.123 AC.
PROPOSED GRASS AREA = 11,709 SQ.FT. OR 0.269 AC.
15-YEAR 20-MINUTE RUNOFF = (0.269 AC. x 1.7 CFS/AC) + (0.123 AC. x 3.54 CFS/AC.)
= 0.457 CFS + 0.435 CFS
= 0.892 CFS

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.892 CFS - 0.916 CFS
= -0.024 CFS (DECREASE IN IMPERVIOUS AREA)

NO STORMWATER BMP REQUIRED

LOT 2**SITE COVERAGE CALCULATION**

HOUSE = 3,366 SQ.FT.
COVERED PORCH = 90 SQ.FT.
DRIVEWAY = 1,237 SQ.FT.
CONC. PAD = 200 SQ.FT.
TOTAL IMPROVEMENTS = 4,893 SQ.FT.
LOT AREA = 16,382 SQ.FT.

SITE COVERAGE AREA = 29.87% < 40%

[EXCLUDING THE AREA OF THE SIDEWALK UP TO THE
FRONT DOOR PER CITY ORDINANCE]**FLOOR AREA RATIO**

1ST FLOOR = 2,504 SQ.FT.±
2ND FLOOR = 1,368 SQ.FT.±
TOTAL FLOOR = 3,872 SQ.FT.±
3,872 Sq. Ft. / 16,382 Sq. Ft. = 0.24 < 0.4
PER ARCHITECT PLAN

EXISTING CONDITIONS

EXISTING HOUSE = 3,112 SQ.FT.
EXISTING ASPHALT DRIVE = 1,302 SQ.FT.
EXISTING COVERED PATIO = 125 SQ.FT.
EXISTING PORCH = 192 SQ.FT.
EXISTING PATIO, PAD, & OTHER IMPROVEMENTS = 285 SQ.FT.
TOTAL = 5,016 SQ.FT. OR 0.115 AC.

EXISTING GRASS AND GARDEN AREA = 11,366 SQ.FT. OR 0.261 AC.
15-YEAR 20-MINUTE RUNOFF = (0.261 AC. x 1.7 CFS/AC) + (0.115 AC. x 3.54 CFS/AC.)
= 0.444 CFS + 0.407 CFS
= 0.851 CFS

AVERAGE EXISTING GRADE

671.5 + 671.8 + 672.1 + 673.0 = 2688.4/4 = 672.1

PROPOSED CONDITIONS

TOTAL = 4,893 SQ.FT. OR 0.112 AC.
PROPOSED GRASS AREA = 11,489 SQ.FT. OR 0.264 AC.
15-YEAR 20-MINUTE RUNOFF = (0.264 AC. x 1.7 CFS/AC) + (0.112 AC. x 3.54 CFS/AC.)
= 0.448 CFS + 0.396 CFS
= 0.845 CFS

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.845 CFS - 0.851 CFS
= -0.006 CFS (DECREASE IN IMPERVIOUS AREA)

NO STORMWATER BMP REQUIRED

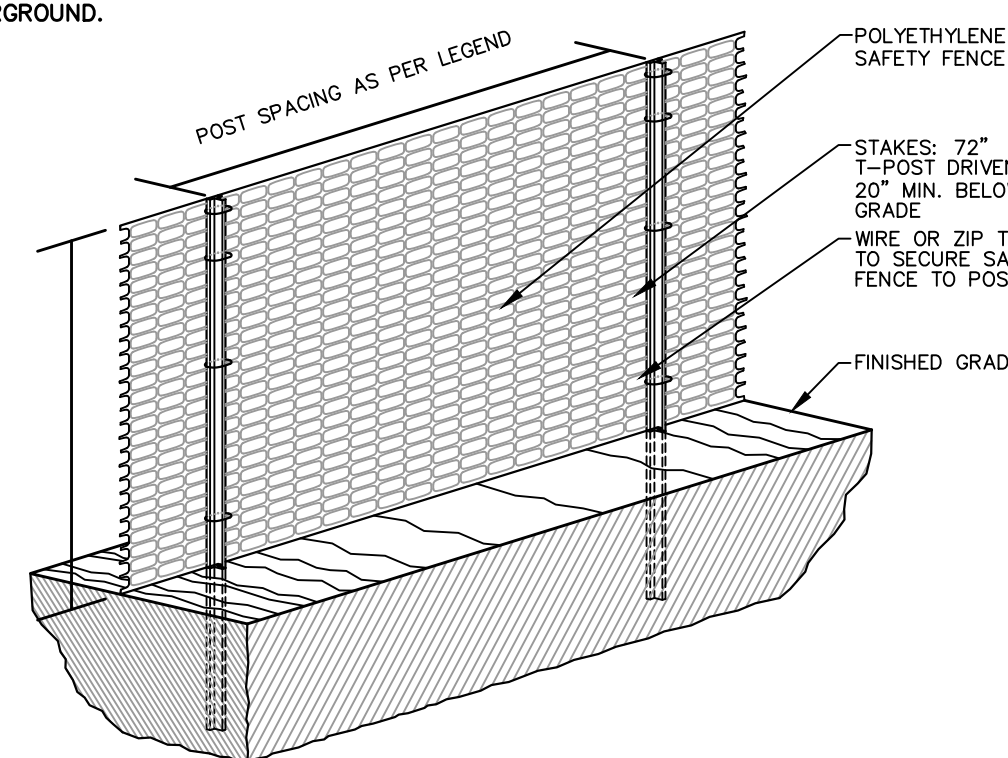
SITE NOTES

1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
2. CONTRACTOR TO CONNECT THE NEW SEWER LATERAL FROM RESIDENCE TO WYE AT THE PROPOSED MAIN (SEE MSD #22MSD-00209 FOR MORE INFORMATION).
3. ALL DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS OR POP-UP EMITTERS UNLESS NOTED OTHERWISE.
4. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD, PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY. THE POINT OF STORMWATER DISCHARGE BE AT LEAST 10 FEET FROM ANY PROPERTY LINE PER BUILDING CODE SECTION 1101.5.6.
5. ALL TREES TO REMAIN SHALL HAVE A PROTECTION FENCE INSTALLED TO PREVENT DAMAGE UNLESS NOTED OTHERWISE.
6. THE EXISTING DRIVEWAY IS TO BE USED AS THE CONSTRUCTION ENTRANCE, CONSTRUCTION PARKING AND FOR MATERIAL STORAGE.
7. SITE PROTECTION: EXCAVATIONS, TRENCHES, DEBRIS PILES SHALL BE FENCED WITH A 48" SAFETY FENCE AT ANY TIME THE SITE IS UNATTENDED. SUPPORT RODS LOCATED 10' O.C. MINIMUM.
8. EROSION CONTROL: SILTATION CONTROL SHALL BE ESTABLISHED TO PREVENT DAMAGE TO ADJACENT PUBLIC AND/OR PRIVATE PROPERTY.
9. SITE RESTORATION:
 - 9.1. SITE SHALL NOT BE REQUIRED TO BE RESTORED IF BUILDING PERMIT AND CONSTRUCTION ACTIVITY BEGINS WITHIN THIRTY (30) DAYS OF DEMOLITION.
 - 9.2. BACKFILL OF EXCAVATIONS SHALL NOT INCLUDE ANY WOOD OR CONSTRUCTION DEBRIS. ALL FILL MATERIAL SHALL BE CLEAN DIRT OR ROCK.
 - 9.3. REPAIR OF R.O.W. IF NECESSARY.
10. LOADING AND UNLOADING HEAVY EQUIPMENT ON PUBLIC STREETS SHALL BE PROHIBITED.
11. WATER SHALL BE REQUIRED TO BE USED TO CONTROL DUST, IF NEEDED.
12. 48" ORANGE SAFETY FENCE AROUND THE PROJECT SITE WITH SUPPORTS AT 10' O.C. MINIMUM.
13. NO UNLOADING OR LOADING HEAVY EQUIPMENT ON PUBLIC RIGHT-OF-WAY.
14. ALL SLOPED GRADES DO NOT EXCEED A 3H:1V SLOPE.
15. ALL UTILITIES SERVING THE NEW HOUSE ARE TO BE PLACED UNDERGROUND.

48" SAFETY FENCE, 72" T-POSTS

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY FENCE 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

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& MOIRA A. NIEMEIER**
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Corporate Certificate of Authority #001348

LEEDS MEADOW SUBDIVISION

CREVE COEUR, MISSOURI 63141

SITE PLAN / STORM WATER PLAN

**NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY**

Date:
Michael G. Boeringer, PE
License # E238643
Professional Engineer
Vice President

Job Number:

22-03-109

Date:

07/27/2022

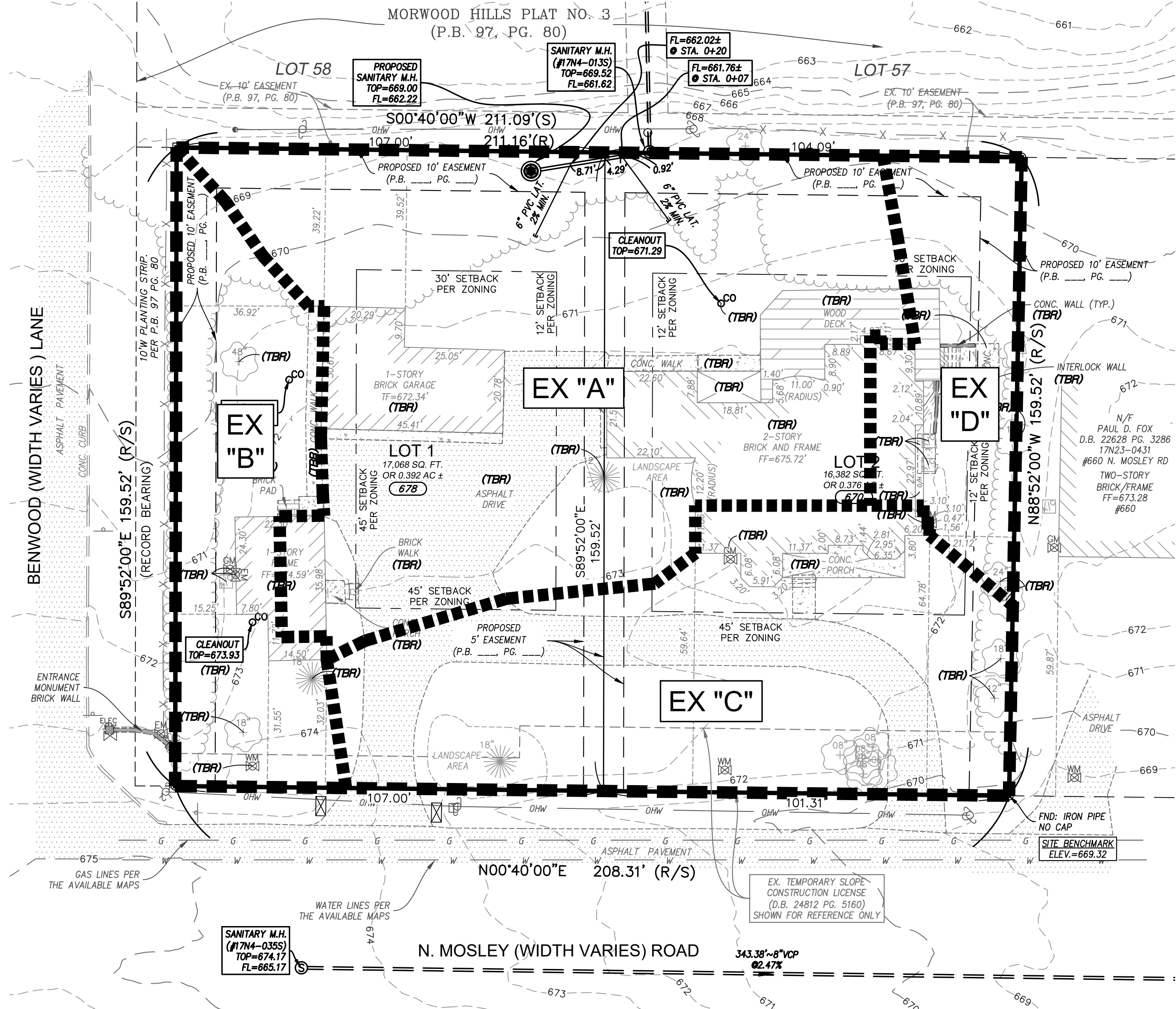
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Checked: MGB IMP

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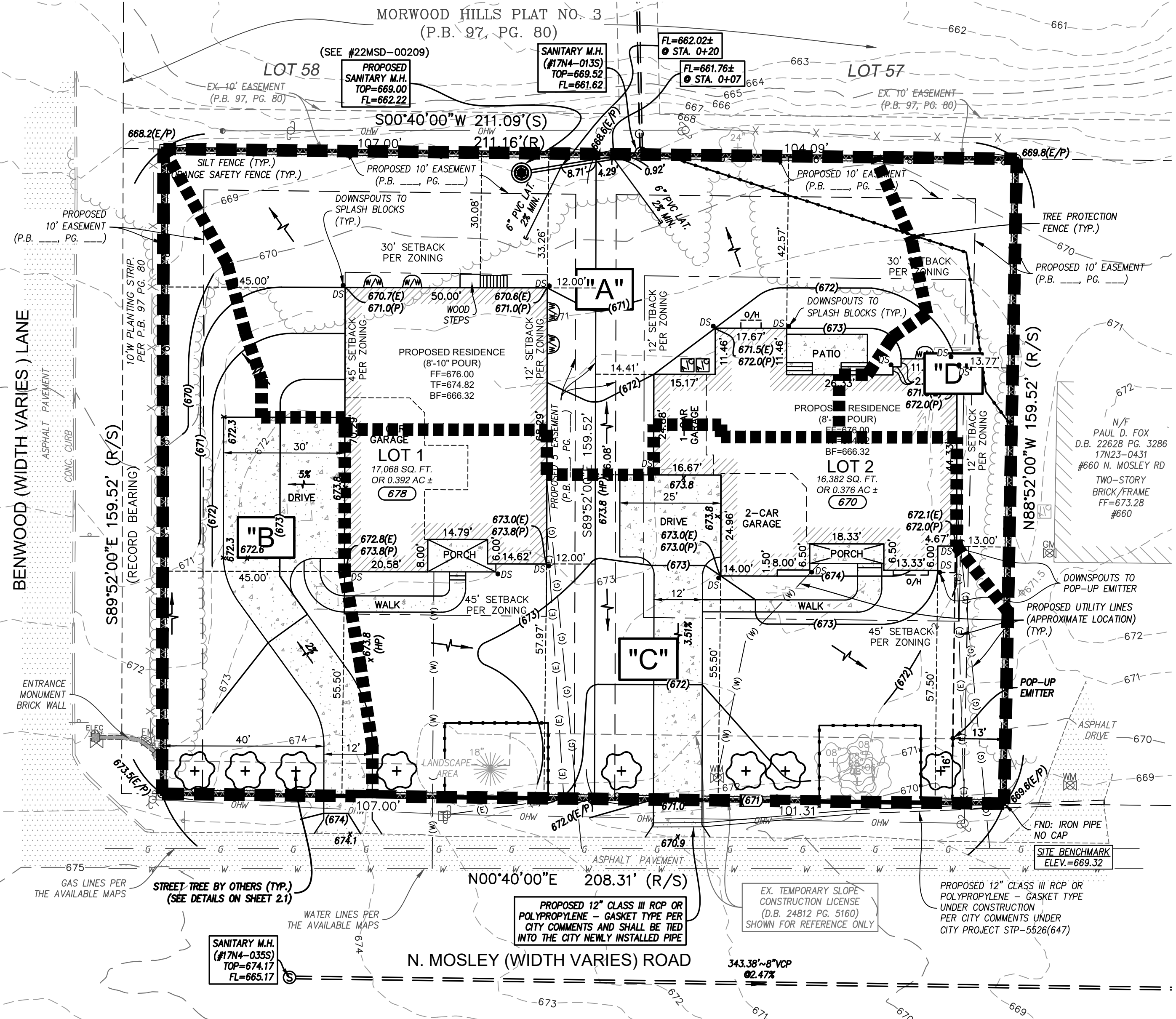
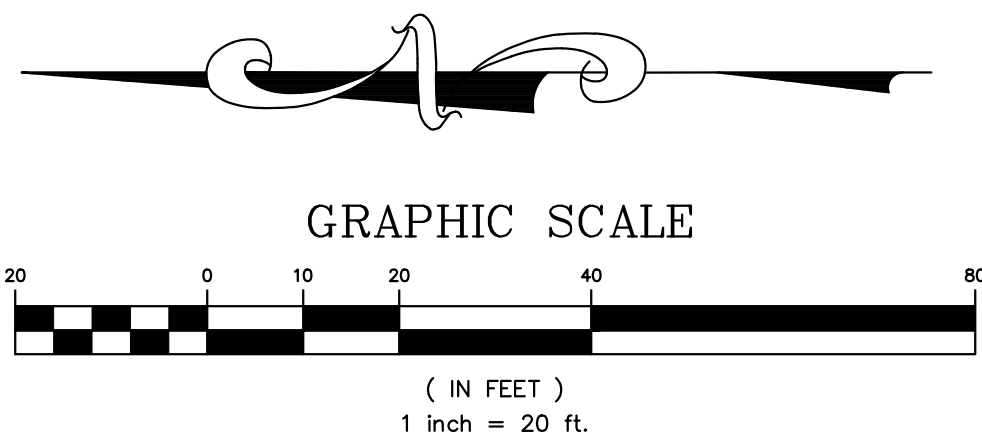
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EXISTING ONSITE DRAINAGE AREA MAP

DRAINAGE AREA EX "A":	
Total Drainage Area - 15,851 s.f. ≈ 0.363 Ac.	
Impervious Area - 6,468 s.f. ≈ 0.148 Ac.	
Pervious Area - 9,383 s.f. ≈ 0.215 Ac.	
*15, Year 20 Minute Runoff - 0.148 Ac. (3.54) + 0.215 Ac. (1.70) = 0.890 cfs	
DRAINAGE AREA EX "B":	
Total Drainage Area - 4,859 s.f. ≈ 0.112 Ac.	
Impervious Area - 607 s.f. ≈ 0.014 Ac.	
Pervious Area - 4,252 s.f. ≈ 0.098 Ac.	
*15, Year 20 Minute Runoff - 0.014 Ac. (3.54) + 0.098 Ac. (1.70) = 0.217 cfs	
DRAINAGE AREA EX "C":	
Total Drainage Area - 9,506 s.f. ≈ 0.218 Ac.	
Impervious Area - 3,439 s.f. ≈ 0.079 Ac.	
Pervious Area - 6,067 s.f. ≈ 0.139 Ac.	
*15, Year 20 Minute Runoff - 0.079 Ac. (3.54) + 0.139 Ac. (1.70) = 0.516 cfs	
DRAINAGE AREA EX "D":	
Total Drainage Area - 3,234 s.f. ≈ 0.075 Ac.	
Impervious Area - 721 s.f. ≈ 0.017 Ac.	
Pervious Area - 2,513 s.f. ≈ 0.058 Ac.	
*15, Year 20 Minute Runoff - 0.017 Ac. (3.54) + 0.058 Ac. (1.70) = 0.159 cfs	
TOTAL = 0.890 cfs + 0.217 cfs + 0.516 cfs + 0.159 cfs = 1.782 cfs	

*Based upon MSD 15 Year, 20 Min PI Factors



PROPOSED ONSITE DRAINAGE AREA MAP

DRAINAGE AREA "A":	
Total Drainage Area - 11,449 s.f. ≈ 0.263 Ac.	
Impervious Area - 2,818 s.f. ≈ 0.065 Ac.	
Pervious Area - 8,631 s.f. ≈ 0.198 Ac.	
*15, Year 20 Minute Runoff - 0.065 Ac. (3.54) + 0.198 Ac. (1.70) = 0.567 cfs	
DRAINAGE AREA "B":	
Total Drainage Area - 5,465 s.f. ≈ 0.125 Ac.	
Impervious Area - 1,935 s.f. ≈ 0.044 Ac.	
Pervious Area - 3,530 s.f. ≈ 0.081 Ac.	
*15, Year 20 Minute Runoff - 0.044 Ac. (3.54) + 0.081 Ac. (1.70) = 0.294 cfs	
DRAINAGE AREA "C":	
Total Drainage Area - 5,282 s.f. ≈ 0.121 Ac.	
Impervious Area - 506 s.f. ≈ 0.011 Ac.	
Pervious Area - 8,631 s.f. ≈ 0.198 Ac.	
*15, Year 20 Minute Runoff - 0.121 Ac. (3.54) + 0.198 Ac. (1.70) = 0.765 cfs	
DRAINAGE AREA "D":	
Total Drainage Area - 2,623 s.f. ≈ 0.061 Ac.	
Impervious Area - 506 s.f. ≈ 0.011 Ac.	
Pervious Area - 2,117 s.f. ≈ 0.050 Ac.	
*15, Year 20 Minute Runoff - 0.011 Ac. (3.54) + 0.050 Ac. (1.70) = 0.124 cfs	
TOTAL = 0.567 cfs + 0.294 cfs + 0.765 cfs + 0.124 cfs = 1.750 cfs	

*Based upon MSD 15 Year, 20 Min PI Factors

ISSUE	REMARKS/DATE
1	City Comments - 06/14/22
2	City Comments - 06/28/22
3	City Comments - 07/06/22
4	City Comments - 07/23/22

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& MOIRA A. NIEMEIER
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LEEDS MEADOW SUBDIVISION
CREVE COEUR, MISSOURI 63141
ONSITE DRAINAGE AREA MAPS

NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY!

Date:
Michael G. Boerding, PE
License # E228643
Professional Engineer
Vice President

Job Number:
22-03-109

Date:
07/27/2022

Designed: HHH Sheet

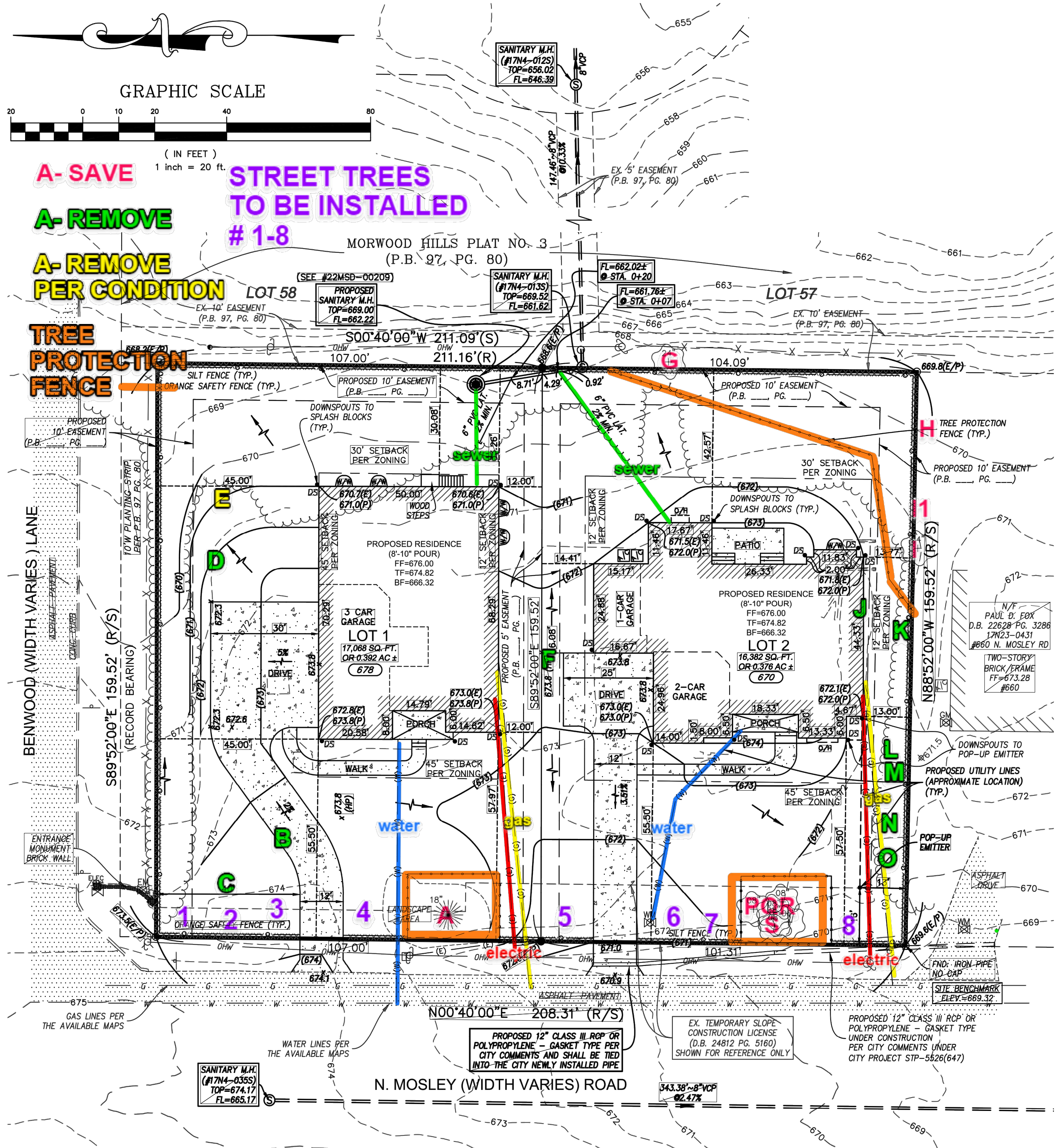
Drawn: HHH 3.1

Checked: MGB IMP

MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

TREE PLAN

PROVIDED TREE STUDY SITE PLAN REVIEW
DATED ON 07/26/2022 BY FRONTENAC FORESTRY



TREE STUDY SITE PLAN REVIEW 7-26-2022						
PROPERTY LOCATION: 700 N. Mosley						
#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	CSA SQ. IN.	COMMENTS
A	Norway spruce	22"	SAVE		380	encroaching power lines
B	white pine	22"	REMOVE		380	gummosing wounds, thin crown DRIVEWAY
C	silver maple	22"	REMOVE		380	in triplex/ communication wires, excessive surface roots DRIVEWAY WILL DISTURB ROOT SYSTEM
D	silver maple	48"	REMOVE		1809	bifurcations at 6', pole embedded DRIVEWAY
E	silver maple	24"	REMOVE		452	major deadwood/ branch dieback CONDITION
F	Norway spruce	13"	REMOVE		133	boring insect holes DRIVEWAY
G	hackberry	28"	SAVE	SHARED	615	minor deadwood
H	silver maple	2x12"	SAVE	YES	----	multi-trunk, ivy
I	shingle oak	22"	SAVE	SHARED	380	minor deadwood
II	shingle oak	11"	SAVE	YES	---	lean, minor deadwood
J	hackberry	18"	REMOVE		254	squared trunk, hole with decay FOUNDATION
K	shingle oak	12"	REMOVE		113	slight lean FOUNDATION
L	American elm	34"	REMOVE		907	24"x 10", encroaching primary lines, co-dominant at 15' FOUNDATION
M	Siberian elm	16"	REMOVE		201	co-dominant at 15', deadwood FOUNDATION/ UTILITIES
N	Siberian elm	18"	REMOVE		254	major ivy, storm damage
O	mimosa	2x10"	REMOVE		158	dead leader, branch dieback UTILITIES
P	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires
Q	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires
R	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires
S	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires
1	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
2	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
3	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
4	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
5	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
6	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
7	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
8	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur
TOTAL CSA SQ IN		CSA REMOVED (EXCLUDING POOR/ DEAD)		% CSA REMOVED		
6,640		4,589 SQ IN		69%		



Install and maintain tree protection fence as indicated on preservation plan for all trees marked save.
Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E woodchips, wattles, and hay bales)

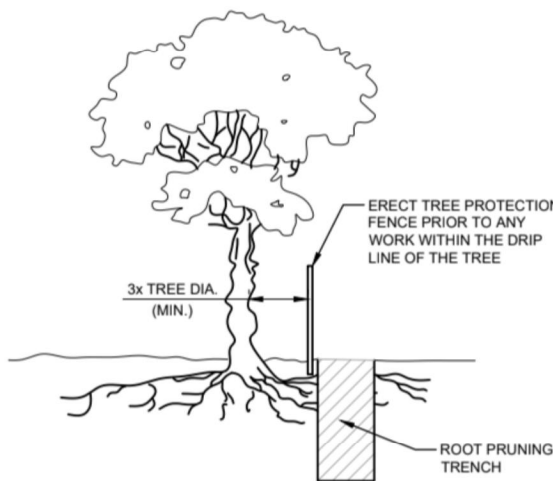
I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A



Frontenac Forestry ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020



- NOTES:
- ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRP LINE, THE CONTRACTOR SHALL ERRECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
 - ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERRED TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
 - ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.
- NOTES (CONT.):
- ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.
 - THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - USE HAND TOOLS OR AN AIR KNIFE. DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK. IF A ROOT LARGER THAN 7" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES.
 - ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER TO THE DEPTH OF THE PROPOSED DISTURBANCE.
 - APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER, GRINDERS, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT.
 - YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS.
 - ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES.
 - POST PRUNING
 - TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

RESOLUTION NO. 1603

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A CONTRACT WITH MAVERICK SOFTWASH FOR PRESSURE WASHING THE OLIVE/I-270 BRIDGE AND WING WALLS FOR THE NOT-TO-EXCEED AMOUNT OF \$38,161.22.

WHEREAS, the City of Creve Coeur strives to provide cleaning and maintenance to protect the appearance of public facilities; and

WHEREAS, the Olive/I-270 bridge and wing walls are in need of cleaning to remove dirt, soot, and peeling paint; and

WHEREAS, the City has obtained three proposals as required by the City's purchasing policy to provide pressure washing services to the lower section of the bridge and wing walls along I-270;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The agreement between **Maverick SoftWash**, and the City to pressure wash the face and lower sections of the Olive/I-270 Bridge and wing walls, attached hereto as and referred to herein as "Exhibit A," with a **not-to-exceed sum of \$38,161.22**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract as executed shall be in substantially the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 22th day of August, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk

"EXHIBIT A"

10.b

Maverick SoftWash

Mike Fogg. / City of Creve Coeur
996 Rue De La Banque
Creve Coeur, MO 63141

(314) 640-0517
mfogg@crevecoeurmo.gov

ESTIMATE	#231-2
ESTIMATE DATE	Jun 27, 2022
SCHEDULED DATE	Fri Apr 15, 2022 9:00am
TOTAL	\$38,161.22

SERVICE ADDRESS

959 Orchard Lakes Dr
St. Louis, MO 63146

CONTACT US

3780 Rider Trail South
Earth City, MO 63045

(314) 283-7736
garrett@mavericksoftwash.com

ESTIMATE

Services	qty	unit price	amount
SoftWashing / Pressure Washing - Retaining Walls Stone cap on all wing walls	9450.0	\$0.57	\$5,386.50
Soft Washing Process Includes:			
- Exclusive SoftWash Systems low-pressure cleaning with a 100% eco-friendly treatment			
- Safe and gentle cleaning: 40 - 80psi compared to 4000 with a power washer			
- Entire surface is sprayed with our SoftWash solution – eliminating mold, algae, mildew and sanitizing surfaces of diseases and irritants			
- Surfaces stay clean 4-6x longer than with pressure washing or other low-pressure options			
- Plants and property are thoroughly rinsed and secured during the SoftWash treatment			
SoftWashing - Retaining Wall - Wings Pink painted retaining walls	24000.0	\$0.57	\$13,680.00
- Exclusive SoftWash Systems low-pressure cleaning with a 100% eco-friendly treatment			
- Safe and gentle cleaning: 40 psi compared to 4000 with a power washer			
- Entire surface is sprayed with our SoftWash solution – eliminating mold, algae, mildew and sanitizing surfaces of diseases and irritants			
- Surfaces stay clean 4-6x longer than with pressure washing or other low-pressure options			
- Plants and property are thoroughly rinsed and secured during the SoftWash treatment			
SoftWashing /Pressure Washing-Retaining Walls - Underneath Bridge East And West Sides Wall sections under the bridge: (PRESSURE WASH ALL AREAS THAT ONLY HAVE FLACKY AND LOOSE PAINT TO REMOVE IN PREPARATION FOR PAINTING)	9200.0	\$0.57	\$5,244.00
- Exclusive SoftWash Systems low-pressure cleaning with a 100% eco-friendly treatment			

- Safe and gentle cleaning: 40 - 80psi compared to 4000 with a power washer
- Entire surface is sprayed with our SoftWash solution – eliminating mold, algae, mildew and sanitizing surfaces of diseases and irritants
- Surfaces stay clean 4-6x longer than with pressure washing or other low-pressure options
- Plants and property are thoroughly rinsed and secured during the SoftWash treatment

SoftWashing - Pink Pillars	3360.0	\$0.57	\$1,915.20
14 Pillars in middle of highway on median underneath the bridge.			

Soft Washing Process Includes:

- Exclusive SoftWash Systems low-pressure cleaning with a 100% eco-friendly treatment
- Safe and gentle cleaning: 40 psi compared to 4000 with a power washer
- Entire surface is sprayed with our SoftWash solution – eliminating mold, algae, mildew and sanitizing surfaces of diseases and irritants
- Surfaces stay clean 4-6x longer than with pressure washing or other low-pressure options
- Plants and property are thoroughly rinsed and secured during the SoftWash treatment

SoftWashing / Pressure Washing- Facades - Fronts - Underneath	3536.0	\$0.57	\$2,015.52
North and South facings including the flower pots and stone caps. (PRESSURE WASH ALL AREAS THAT ONLY HAVE LOOSE AND FLACKING PAINT IN PREPARATION FOR PAINTING. REMOVE ALL MOLD AND IMPURITIES)			

- Exclusive SoftWash Systems low-pressure cleaning with a 100% eco-friendly treatment
- Safe and gentle cleaning: 40 psi compared to 4000 with a power washer
- Entire surface is sprayed with our SoftWash solution – eliminating mold, algae, mildew and sanitizing surfaces of diseases and irritants
- Surfaces stay clean 4-6x longer than with pressure washing or other low-pressure options
- Plants and property are thoroughly rinsed and secured during the SoftWash treatment

Plant & Property Protection - Plant Wash - Included

Plant Wash was designed to reduce the damage to plants associated with caustic cleaners like sodium hypochlorite and sodium hydroxide. Plant Wash attacks these issues in four ways:

1. It neutralizes the caustic cleaners;
2. Liquid fertilizes the plant through their leaves;
3. It coats the leaves with a buffering agent;
4. It adds back vital nutrients at the base of the plants, helping beneficial bacteria repopulate the soil. Along with thorough rinsing with clean water before, during, and after the cleaning, Plant Wash is used as a final rinse to make absolutely sure every step has been taken to protect the customer's landscape.

Water Truck - INCLUDED

Maverick will provide its own water truck to keep our tanks full of water so that we do not have to stop production to refill.

Tramar Contracting Inc. Subcontractor to Close Down Lanes of Highway

4.0

\$2,480.00

\$9,920.00

I would propose the following three setups for us to clean the bridge and its pillars:

Stage 1: Clean Bridge Pillars – Close 2 lanes both NB and SB 270 for Median work

Monday 8:00 p.m. to 5:00 a.m.

Stage 2: Clean Bridge Façade – Close two out of four lanes (inside leftmost lanes), either NB or SB direction

Tuesday 10:00 p.m. to 5:00 a.m.

Stage 3: Clean Bridge Façade – Close two out of four lanes (outside rightmost lanes), either NB or SB direction

Wednesday 10:00 p.m. to 5:00 a.m.

All lane closure work must be done by a traffic control contractor and conform to the appropriate EPG Articles

Subtotal

\$38,161.22

Total

\$38,161.22

Maverick SoftWash

Printed Name/Date

Title

City of Creve Coeur

Mark Perkins

Printed Name/Date

City Administrator

Title



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: August 11, 2022

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Pressure Washing the lower Section of the Olive/I-270 Bridge and Wing Walls along the Highway

Background

City staff has evaluated the finished surfaces on the Olive/I-270 overpass. We have identified that the surfaces are soiled from car and truck exhaust as well as dust and dirt. In addition, we documented areas where the paint is beginning to peel from the concrete wing walls and the sides of the bridge facing the I-270 traffic.

Staff has conducted research for this project and the best solution is a two phased approach.

Phase 1 - Pressure wash the sides of the bridge and wing walls to clean the dirt and exhaust soot. This will expose areas where paint is peeling for further pressure washing.

Phase 2 – Once the surfaces are clean, the city should bid out repainting the bridge and wing walls.

Proposals

City staff has received three proposals to pressure wash the recommended surfaces. The results of the proposals are listed below:

<u>Contractor's Name</u>	<u>Proposed Cost</u>
Maverick SoftWash	\$38,161.22
Complete Power Washing St. Louis	\$43,500.00
Bazan Painting Company	\$60,000.00

Recommendation

Staff recommends to enter into an agreement with Maverick SoftWash for \$38,161.22 to pressure wash the bridge and wing walls this fall after the landscape contractor cuts the bushes back from the painted surfaces. The contract price includes permitting with MODOT and the required traffic control to provide lane drops on I-270 while the pressure washing is taking place.

This project is not budgeted at this time so we will need to make a budget adjustment in the contract amount to account # 01-31-41-6202 Street Division, Technical & Professional Services

After the pressure washing is completed, staff will assemble a bid document and bid out painting service over the winter so a contract can be awarded and painting can begin in the spring/summer 2023.

RESOLUTION NO. 1604

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, APPROVING THE USE OF A CONTRACT ESTABLISHED BY THE COUNTY OF GREENE, MISSOURI, AS A COOPERATIVE PURCHASING AGREEMENT FOR THE PROCUREMENT OF MICROSURFACING SERVICES FOR THE 2022 CONSTRUCTION SEASON.

WHEREAS, the City of Creve Coeur provides safe public rights of way for its commercial and residential communities; and

WHEREAS, it is necessary for the City to improve and maintain its asphalt pavement network to provide safe rights of way and to maintain the quality of life expected by the community; and

WHEREAS, microsurfacing is one of several techniques used by the City to maintain its asphalt roadway pavement; and

WHEREAS, Section 140.030 of the City of Creve Coeur Code of Ordinances allows the City to enter into acceptable cooperative purchasing agreements, and that such agreements can be based upon a contract established by another governmental entity; and

WHEREAS, the County of Greene, Missouri, solicited competitive bids for microsurfacing and related services and entered into an agreement with Donelson Construction Company, LLC, for these services on December 27, 2016, for the 2017 construction season, which agreement was extended to the 2022 construction season through an amendment executed in April 2022; and

WHEREAS, the agreement between the County of Greene and Donelson Construction Company, LLC, includes a cooperative agreement provision through which Donelson Construction Company, LLC, agreed to honor its unit prices for other interested municipalities, such as the City of Creve Coeur.

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

Section 1.

The City's participation in a cooperative purchasing agreement, whereby microsurfacing and related services are procured in accordance with the unit prices for Greene County Contract #16-0798, attached hereto as "Exhibit A," is hereby approved.

Section 2.

The Contract between Donelson Construction Company, LLC, and the City, attached hereto as "Exhibit B," with a contract sum not to exceed \$ 324,078.00, is hereby approved and the execution thereof by the City Administrator is hereby authorized. The Contract as executed shall be substantially in the form of "Exhibit B," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry

RESOLUTION NO. 1604

out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 22nd day of August, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk

AGREEMENT FOR CONTRACT SERVICES

THIS AGREEMENT FOR CONTRACT SERVICES (the "Agreement") is made and entered into as of December 27, 2016, by and between the County of Greene, ("County") and Donelson Construction Company, LLC ("Contractor"), located at 1075 Wise Hill Road, Clever, Missouri 65631. (The term Contractor includes professionals performing in a consulting capacity.)

PART I – FUNDAMENTAL TERMS

- A. **Location of Project:** Greene County location(s) as set forth in EXHIBIT I, included herein, and for other public bodies within Greene County as well as agencies located in Missouri, Iowa, Illinois, Indiana, Kentucky, Tennessee, Mississippi, Arkansas, Louisiana, Texas, Oklahoma, Kansas & Nebraska, as set forth in Exhibit II. Included herein.
- B. **Description of Services/Goods to be Provided:** Provide goods/services in accordance with Exhibit I and Exhibit II, included herein.
- C. **Term:** Unless terminated earlier as set forth in this Agreement, the services shall commence on December 27, 2016 ("Commencement Date") and shall continue through December 26, 2017, with the option to renew, at both parties discretion, for up to two additional one-year periods.
- D. **Party Representatives:**

The County designates the following person to act on County's behalf: Melissa Denney or Rick Artman

The Contractor designates the following person to act on Contractor's behalf: Michael J. Donelson
- E. **Notices:** Contractor shall deliver all notices and other writings required to be delivered under this Agreement to County at the address set forth in the General Provisions. The County shall deliver all notices and other writings required to be delivered to Contractor at the address set forth following Contractor's signature below.
- F. **Integration:** This Agreement represents the entire understanding of County and Contractor as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with regard to those matters covered by this Agreement. This Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements, and understandings, if any, between the parties, and none shall be used to interpret this Agreement.

PART II - GENERAL PROVISIONS

1. SECTION ONE - SERVICES OF CONTRACTOR

- 1.1. **Scope of Services.** In compliance with all terms and conditions of this Agreement, Contractor shall provide the goods and/or services shown on Exhibit I and Exhibit IIes, which may be referred to herein as the "services" or the "work." If this Agreement is for the provision of goods, supplies, equipment or personal property, the terms "services" and "work" shall include the provision (and, if designated in the Scope of Services, the installation) of such goods, supplies, equipment or personal property.
- 1.2. **Changes and Additions to Scope of Services.** County shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from said work. No such work shall be undertaken unless a written order is first given by County to Contractor, incorporating therein any adjustment in (i) the Budget, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Contractor. It is expressly understood by Contractor that the provisions of this Section 1.2 shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefore.
- 1.3. **Standard of Performance.** Contractor agrees that all services shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent in the industry, and that

all goods, materials, equipment or personal property included within the services herein shall be of good quality, fit for the purpose intended.

- 1.4. **Performance to Satisfaction of County.** Contractor agrees to perform all work to the satisfaction of County within the time specified. If County reasonably determines that the work is not satisfactory, County shall have the right to take appropriate action, including but not limited to: (i) meeting with Contractor to review the quality of the work and resolve matters of concern; (ii) requiring Contractor to repeat unsatisfactory work at no additional charge until it is satisfactory; (iii) suspending the delivery of work to Contractor for an indefinite time; (iv) withholding payment; and (v) terminating this Agreement as hereinafter set forth.
- 1.5. **Instructions from County.** In the performance of this Agreement, Contractor shall report to and receive instructions from the County's Representative designated in Paragraph D.1 of the Fundamental Terms of this Agreement. Tasks or services other than those specifically described in the Scope of Services shall not be performed without the prior written approval of the County's Representative.
- 1.6. **Familiarity with Work.** By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties, and restrictions attending performance of the services under the Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Contractor discover any conditions, including any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the County of such fact and shall not proceed except at Contractor's risk until written instructions are received from the County's Representative.
- 1.7. **Prohibition Against Subcontracting or Assignment.** Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of County. In addition, neither the Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of County. In the event of any unapproved transfer, including any bankruptcy proceeding, County may void the Agreement at County's option in its sole and absolute discretion. No approved transfer shall release any surety of Contractor of any liability hereunder without the express consent of County.
- 1.8. **Compensation.** Contractor shall be compensated in accordance with the terms of the Budget. Included in the Budget are all ordinary and overhead expenses incurred by Contractor and its agents and employees, including meetings with County representatives, and incidental costs incurred in performing under this Agreement.

2. SECTION TWO - INSURANCE AND INDEMNIFICATION

- 2.1. **Insurance:** Without limiting Contractor's indemnification obligations, Contractor shall procure and maintain, at its sole cost and for the duration of this Agreement, insurance coverage as provided below, against all claims for injuries against persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees, and/or subcontractors. In the event that Contractor subcontracts any portion of the work in compliance with Section 1.7 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the contractor is required to maintain pursuant to this Section 2.
- 2.2. **Contractor's Insurance Requirements:** The Contractor shall not commence work under this contract until they have obtained all insurance required under this paragraph and such insurance has been approved by the County, nor shall the Contractor allow any subcontractor to commence work on their subcontract until all similar insurance required of subcontractor has been so obtained and approved. All policies shall be from companies authorized to issue insurance in the State of Missouri and shall be in amounts, form and companies satisfactory to the County which must carry an A-6 or better rating as listed in the A.M. Best or equivalent rating guide. Insurance limits indicated below may be lowered at the discretion of the County.
- 2.3. **Comprehensive General Liability Insurance** -The Contractor shall take out and maintain during the life of this contract, such comprehensive general liability insurance as shall protect them and any

subcontractor performing work covered by this contract, from claims for damages for personal injury including accidental death, as well as from claims for property damages, which may arise from operations under this contract, whether such operations be by themselves or for any subcontractor or by anyone directly or indirectly employed by them. The insurance carried by Contractor shall name Greene County, Missouri, its elected officials and employees as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Greene County and said insurance shall be not less than \$500,000.00 per person and \$3,000,000.00 for any one occurrence covering both bodily injury and property damage, including accidental death. If the Contract involves any underground/digging operations, the general liability certificate shall include X, C, and U (Explosion, Collapse, and Underground) coverage. If providing Comprehensive General Liability Insurance, then the Proof of Coverage of Insurance shall also be included.

- 2.4. **Workers Compensation Insurance** -The Contractor shall take out and maintain during the life of this contract, Employee's Liability and Worker's Compensation Insurance for all of their employees employed at the site of work, and in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. Worker's Compensation coverage shall meet Missouri statutory limits. Employers' Liability limits shall be \$500,000.00 each employee, \$500,000.00 each accident, and \$500,000.00 policy limit. In case any class of employees engaged in hazardous work under this Contract at the site of the work is not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide Employers' Liability Insurance for the protection of their employees not otherwise protected.
- 2.5. **Commercial Automobile Liability** - The Contractor shall maintain during the life of this contract, automobile liability insurance in the amount of not less than \$500,000.00 per claimant and \$3,000,000.00 for any one occurrence, covering both bodily injury, including accidental death, and property damage, to protect themselves from any and all claims arising from the use of the Contractor's own automobiles, teams and trucks; hired automobiles, teams and trucks; and both on and off the site of work.
- 2.6. **Professional Liability** - (covering errors and omissions): One Million Dollars (\$1,000,000.00) per claims made.
- 2.7. **Other Insurance** - Such other policies of insurance as may be required in Part III hereto ("Special Provisions")
- 2.8. **Proof of Carriage of Insurance** -The Contractor shall furnish the County with Certificate(s) of Insurance which name the County, its elected officials and employees as additional insureds in an amount as required in this contract and sufficient to cover sovereign immunity limits for Missouri public entities (\$376,378.00 per claimant and \$2,509,186.00 per occurrence for 2010) as calculated by the Missouri Department of Insurance, financial institutions, professional registration, and publish annually in the Missouri Registered pursuant to Section 537.610, RSMo. Each party shall require a thirty (30) day mandatory cancellation notice. In addition, such insurance shall be on occurrence basis and shall remain in effect until such time as the County has made final acceptance of the facility contracted.
- 2.9. **Indemnity Agreement:** To the fullest extent permitted by law, Contractor shall indemnify, hold harmless and defend the County, its directors, officers, agents, and employees from and against all claims, damages, losses and expenses (including but not limited to attorney's fees) arising by reason of any act or failure to act, negligent or otherwise, of Contractor, of any subcontractor (meaning anyone, including but not limited to consultants having a contract with contractor or a subcontract for part of the services), of anyone directly or indirectly employed by contractor or by any subcontractor, or of anyone for whose acts the contractor or its subcontractor may be liable, in connection with providing these services. This provision does not, however, require contractor to indemnify, hold harmless, or defend the County of Greene from its own negligence.
- 2.10. In no event shall the language or requirements of this Agreement constitute or be construed as a waiver or limitation of the County's rights or defenses with regard to County's applicable sovereign, governmental or official immunities and protections as provided by federal and state constitutions, statutes, and laws.

3. SECTION THREE - LEGAL RELATIONS AND RESPONSIBILITIES

3.1. **Compliance with Laws:** Contractor shall keep itself fully informed of all existing and future state and federal laws and all County statutes and regulations which in any manner affect those employed by it or in any way affect the performance of services pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws, statutes, and regulations and shall be responsible for the compliance of all work and services performed by or on behalf of Contractor. When applicable, Contractor shall not pay less than the prevailing wage, which rate is determined by the Missouri Department of Labor and Industrial Relations of the State of Missouri.

3.2. **Licenses, Permits, Fees and Assessments.** Contractor shall obtain at its sole cost and expense all licenses, permits, and approvals that may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Contractor's performance of the services required by this Agreement, and shall indemnify, defend, and hold harmless County against any such fees, assessments, taxes, penalties, or interest levied, assessed, or imposed against County thereunder.

3.3. **Non-Discrimination Assurance.** With regard to work under this Agreement, the Contractor agrees as follows:

- a. **Civil Rights Statutes:** The Contractor shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §§ 2000d and 2000e, *et seq.*), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. § 12101, *et seq.*). In addition, if the Contractor is providing services or operating programs on behalf of the department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".
- b. **Nondiscrimination:** The Contractor covenants for itself, its assigns, and all persons claiming under or through it, that there shall be no discrimination against any person on grounds of race, color, religion, creed, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment in the performance of this Agreement. The County shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. § 21.5, including employment practices.
- c. **Solicitations for Subcontracts, Including procurements of Material and Equipment:** These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the Contractor. These apply to all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the Contractor of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex disability or national origin, age or ancestry of any individual.
- d. **Information and Reports:** The Contractor shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the Contractor is in the exclusive possession of any other who fails or refuses to furnish this information, the Contractor shall so certify to the County as appropriate and shall set forth what efforts it has made to obtain the information.
- e. **Sanctions for Noncompliance:** In the event the Contractor fails to comply with the nondiscrimination provisions of this Agreement, the County shall impose such contract sanctions as it may determine to be appropriate, including but not limited to:
 - (i) Withholding of payments under this Agreement until the Contractor complies; and/or
 - (ii) Cancellation, termination or suspension of this Agreement, in whole or in part, or both.
- f. **Incorporation of Provisions:** The Contractor shall include the provisions of paragraph 3.3 of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, County Commission order, or instructions issued by the County. The Contractor will take such action with respect to any subcontract or procurement as the County may direct as a means of enforcing such provisions, including sanctions for noncompliance;

provided that in the event the Contractor becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the County to enter into such litigation to protect the interests of the County.

- 3.4. **Section 285.530(2) RSMo. and 292.675 RSMo. Affidavit.** Contractor shall comply with the provisions of Sections 285.525 through 285.550, and 292.675 RSMo., from the commencement until the termination of this Agreement. For any contract over \$5,000.00 and for any public works project contract the Contractor shall provide County an acceptable notarized Affidavit stating:

- a. That Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services; and
- b. That Contractor does not knowingly employ any person who is an authorized alien in connection with the contracted services.
- c. That Company has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services.

Copies of the required Affidavits can be found on the County's Purchasing website: <http://www.greenecountymmo.org/purchasing/index.php>. Additionally, Contractor must provide County with documentation evidencing current enrollment in a federal work authorization program (e.g., electronic signatory page from E-verified program's memo of understanding). Refer to *Attachment I, Notice and Instructions to Bidder/Vendors regarding Sections 285.525 through 285.550, RSMo., effective January 1, 2009 and Section 292.675 RSMo., effective August 28, 2009, attached hereto.*

- 3.5. **Independent Contractor.** Contractor shall perform all services required herein as an independent contractor of County and shall remain at all times as to County a wholly independent contractor. County shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise, or a joint venturer, or a member of any joint enterprise with Contractor. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of County. Neither Contractor nor any of Contractor's employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the County. County is under no obligation to withhold State and Federal tax deductions from Contractor's compensation. Neither Contractor nor any of Contractor's employees shall be included in the competitive service, have any property right to any position, or any of the rights an employee may have in the event of termination of this Agreement.
- 3.6. **Use of Patented Materials.** Contractor shall assume all costs arising from the use of patented or copyrighted materials, including but not limited to equipment, devices, processes, and software programs, used or incorporated in the services or work performed by Contractor under this Agreement. Contractor shall indemnify, defend, and save the County harmless from any and all suits, actions or proceedings of every nature for or on account of the use of any patented or copyrighted materials.
- 3.7. **Proprietary Information.** All proprietary information developed specifically for County by Contractor in connection with, or resulting from, this Agreement, including but not limited to inventions, discoveries, improvements, copyrights, patents, maps, reports, textual material, or software programs, but not including Contractor's underlying materials, software, or know-how, shall be the sole and exclusive property of County, and are confidential and shall not be made available to any person or entity without the prior written approval of County. Contractor agrees that the compensation to be paid pursuant to this Agreement includes adequate and sufficient compensation for any proprietary information developed in connection with or resulting from the performance of Contractor's services under this Agreement. Contractor further understands and agrees that full disclosure of all proprietary information developed in connection with, or resulting from, the performance of services by Contractor under this Agreement shall be made to County, and that Contractor shall do all things necessary and proper to perfect and maintain ownership of such proprietary information by County.
- 3.8. **Retention of Funds.** Contractor hereby authorizes County to deduct from any amount payable to Contractor (whether arising out of this Agreement or otherwise) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate County for any losses, costs, liabilities, or damages suffered by County, and all amounts for which County may be liable to third parties, by reason of Contractor's negligent acts, errors, or omissions, or willful misconduct, in performing or failing to perform Contractor's obligations under this Agreement. County in its sole and absolute discretion, may withhold from any payment due Contractor, without liability for interest, an amount sufficient to cover such

claim or any resulting lien. The failure of County to exercise such right to deduct or withhold shall not act as a waiver of Contractor's obligation to pay County any sums Contractor owes County.

- 3.9. **Termination By County.** County reserves the right to terminate this Agreement at any time, with or without cause, upon written notice to Contractor. Upon receipt of any notice of termination from County, Contractor shall immediately cease all services hereunder except such as may be specifically approved in writing by County. Contractor shall be entitled to compensation for all services rendered prior to receipt of County's notice of termination and for any services authorized in writing by County thereafter. If termination is due to the failure of Contractor to fulfill its obligations under this Agreement, County may take over the work and prosecute the same to completion by contract or otherwise, and Contractor shall be liable to the extent that the total cost for completion of the services required hereunder, including costs incurred by County in retaining a replacement contractor and similar expenses, exceeds the Budget.
- 3.10. **Right to Stop Work; Termination By Contractor.** Contractor may terminate this Agreement only for cause, upon thirty (30) days' prior written notice to County. Contractor shall immediately cease all services hereunder as of the date Contractor's notice of termination is sent to County, except such services as may be specifically approved in writing by County. Contractor shall be entitled to compensation for all services rendered prior to the date notice of termination is sent to County and for any services authorized in writing by County thereafter. If Contractor terminates this Agreement because of an error, omission, or a fault of Contractor, or Contractor's willful misconduct, the terms of Section 3.8 relating to County's right to take over and finish the work and Contractor's liability therefore shall apply.
- 3.11. **Waiver.** No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing.
- 3.12. **Legal Actions.** Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted and maintained in an appropriate court with jurisdiction in Greene County, and Contractor agrees to submit to the personal jurisdiction of such court.
- 3.13. **Rights and Remedies are Cumulative.** The rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.
- 3.14. **Attorneys' Fees.** In any action by the County against the Contractor seeking enforcement of any of the terms or provisions of this Agreement or in connection with the performance of the work hereunder, if the County is the party prevailing in the final judgment in such action or proceeding, in addition to any other relief which may be granted, the County shall be entitled to have and recover from the Contractor its reasonable costs and expenses, including, but not limited to, reasonable attorney's fees, expert witness fees, and courts costs. If the County is required to initiate or defend litigation with a third party because of the violation of any term or provision of this Agreement by the Contractor, then the County shall be entitled to its reasonable attorney's fees and costs from the Contractor.
- 3.15. **Force Majeure.** The time period specified in this Agreement for performance of services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of County or Contractor, including, but not restricted to, acts of nature or of the public enemy, unusually severe weather, tornadoes, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including County, if the delaying party shall within ten (10) days of the commencement of such delay notify the other party in writing of the causes of the delay. If Contractor is the delaying party, County shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of County such delay is justified. County's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against County for any delay in the performance of this Agreement, however caused. Contractor's sole remedy shall be extension of this Agreement pursuant to this Section 3.14.
- 3.16. **Non-Liability of County Employees.** No official, employee, agent, representative, or volunteer of County shall be personally liable to Contractor, or any successor in interest, in the event of any default or breach by County, or for any amount which may become due to Contractor or its successor, or for breach of any obligation of the terms of this Agreement.

3.17. Conflicts of Interest

- 3.18. No official, employee, agent, representative or volunteer of County shall have any financial interest, direct or indirect, in this Agreement, or participate in any decision relating to this Agreement that affects his or her financial interest or the financial interest of any corporation, partnership, association or other entity in which he or she is interested, in violation of any Federal, State or County law or statute. Contractor shall not employ any such person while this Agreement is in effect.
- 3.19. Contractor represents warrants and covenants that he, she or it presently has no interest, direct or indirect that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement. Contractor further agrees that while this Agreement is in effect, Contractor shall not acquire or otherwise obtain any interest, direct or indirect, that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement.

4. SECTION FOUR - MISCELLANEOUS PROVISIONS

- 4.1. **Records and Reports.** Upon request by County, Contractor shall prepare and submit to County any reports concerning Contractor's performance of the services rendered under this Agreement. County shall have access, upon reasonable notice, to the books and records of Contractor related to Contractor's performance of this Agreement in the event any audit is required. All drawings, documents, and other materials prepared by Contractor in the performance of this Agreement (i) shall be the property of County and shall be delivered at no cost to County upon request of County or upon the termination of this Agreement, and (ii) are confidential and shall not be made available to any individual or entity without prior written approval of County. Contractor shall keep and maintain all records and reports related to this Agreement for a period of three (3) years following termination of this Agreement, and County shall have access to such records in the event any audit is required.
- 4.2. **Notices.** Unless otherwise provided herein, all notices required to be delivered under this Agreement or under applicable law shall be personally delivered, or delivered by United States mail, prepaid, certified, return receipt requested, or by reputable document delivery service that provides a receipt showing date and time of delivery. Notices personally delivered or delivered by a document delivery service shall be effective upon receipt. Notices delivered by mail shall be effective at 4:00 p.m. on the second calendar day following dispatch. Notices to the County shall be delivered to the following address, to the attention of the County Representative set forth in Paragraph D.1 of the Fundamental Terms of this Agreement:

To County: Greene County
 Purchasing Department
 933 N. Robberson
 Springfield, Missouri 65802

Notices to Contractor shall be delivered to the address set forth below Contractor's signature on Part I of this Agreement, to the attention of Contractor's Representative set forth in Paragraph D.2 of the Fundamental Terms of this Agreement. Changes in the address to be used for receipt of notices shall be effected in accordance with this Section 4.2.

- 4.3. **Construction and Amendment.** The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. The headings of sections and paragraphs of this Agreement are for convenience or reference only, and shall not be construed to limit or extend the meaning of the terms, covenants and conditions of this Agreement. This Agreement may only be amended by the mutual consent of the parties by an instrument in writing.
- 4.4. **Severability.** Each provision of this Agreement shall be severable from the whole. If any provision of this Agreement shall be found contrary to law, the remainder of this Agreement shall continue in full force.
- 4.5. **Authority.** The person(s) executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

- 4.6. **Special Provisions.** Any additional or supplementary provisions or modifications or alterations of these General Provisions shall be set forth in the Special Provisions.

THIS AGREEMENT FOR CONTRACT SERVICES MUST BE SIGNED AND INCLUDED WITH THE BID SUBMISSION. IF AWARDED, THE CONTRACT WILL BE SIGNED AND CERTIFIED BY GREENE COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.

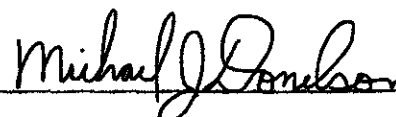
IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF GREENE

By:  1-3-17
Purchasing Director

By: 
Purchasing Buyer

DONELSON CONSTRUCTION COMPANY, LLC

By: 

Title: Member

By: _____

Title: _____

AUDITOR CERTIFICATION

I certify that the expenditure contemplated by this document is within the purpose of the document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.


Greene County Auditor

1/4/17
Date

Additional Purchases by Other Public Agencies:

Will you honor the submitted prices for purchase by other entities who participate in Cooperative purchasing with Greene County, Missouri?

✓ Yes No

Michael J. Donelson

Michael J. Donelson, Member

DONELSON CONSTRUCTION CO., LLC
1075 WISE HILL ROAD
CLEVER, MO 65631



OFFICE OF THE PURCHASING DIRECTOR
1443 N. ROBBERTSON AVE., SUITE 1000, SPRINGFIELD, MO 65802

BOB DIXON
PRESIDING COMMISSIONER

RUSTY MACLACHLAN
COMMISSIONER, 1st DISTRICT

JOHN C. RUSSELL
COMMISSIONER, 2nd DISTRICT

CONTRACT #: 16-0798

TITLE: Modified Aggregate Quick Set (MAQS)

CONTACT: Tami Greene

PHONE: (417)868-4019

E-MAIL: TGreene@greencountymo.gov

AMENDMENT ISSUE DATE: 04-13-2022

AMENDMENT NUMBER 7 TO AGREEMENT FOR CONTRACT SERVICES

This Amendment Number 7 to Agreement for Contract Services (the "Seventh Amendment") is made and entered into as of April 13, 2022 by and between the County of Greene, ("County") and Donelson Construction, LLC. ("Contractor"), for the purpose of amending the written "Agreement for Contract Services" entered into between the County and Contractor as of December 27, 2016 County of Greene contract #16-0798 (the "Agreement").

- Purpose:**
1. The expiration date of the Agreement is changed from December 27, 2021 to May 1, 2023.
 2. "SCOPE OF SERVICES" and "BUDGET" are modified by adding EXHIBIT I, attached hereto.
 3. Except as set forth in this Amendment, all terms, conditions and provisions of the Agreement are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Seventh Amendment to the Agreement to be executed by their respective duly authorized agents as of the date first set forth above.

COUNTY OF GREENE

By: *[Signature]*

Purchasing Buyer

Date: 4-15-2022

By: *[Signature]*

Purchasing Director

Date: April 18, 2022

DONELSON CONSTRUCTION LLC

By: *[Signature]*

Managing Member

Title: _____

By: _____

Title: _____

Date: _____

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

[Signature]
Auditor Certification

4/26/2022
Date



**Construction
Company, LLC**

EXHIBIT I

11.b

Ph: (417) 743-2694
Fax: (417) 743-2945

1075 Wise Hill Road, Clever, MO 65631

April 12, 2022

Greene County Highway Department
Springfield, MO

Donelson Construction Co., LLC offers the following pricing for the patented Modified Aggregate Quick Set (MAQS®) Surfacing System, and related services. US Patents 7,312,262B2, 9,260,826B2, 9,879,387B2, 11,060,248B2, 8,033,775B2, other patents pending, and proprietary materials and devices are included in the products and services offered herein. All materials and labor are inclusive with these prices, except where noted. These prices are valid within Greene County and the City of Springfield. For other agencies located within or outside of Greene County, please see alternate pricing attached. Donelson reserves the right to discount any of the prices listed at any time.

MAQS-1 (One lift, 12-15 pounds per square yard)...\$3.04 per square yard (non-residential)
\$3.63 per square yard (residential)
MAQS-1+ (One lift, 15-18 pounds per square yard)...\$3.46 per square yard (non-residential)
\$3.88 per square yard (residential)

MAQS-2 (One lift, 17-21 pounds per square yard)...\$3.82 per square yard (non-residential)
\$4.11 per square yard (residential)
MAQS-2+ (One lift, 21-25 pounds per square yard)...\$4.35 per square yard (non-residential)
\$4.60 per square yard (residential)

MAQS-3 (One lift, 25-30 pounds per square yard)...\$4.64 per square yard (non-residential)
\$4.97 per square yard (residential)

MAQS-FlexScratch (leveling course/crack repair)...same prices stated above

MAQS-PressurePave Crack Filler...\$0.40 per pound installed

MAQS-ChipLock and MAQS-ChipLock-AF...
\$4.70 per gallon plus \$0.95 per square yard (non-residential)
or \$1.75 per square yard (residential)

Hot rubber crack-fill (labor only, County or City to supply material)...\$4.10 per pound installed

Cold mix asphalt...\$61.00 per ton FOB Clever Stone Quarry

Respectfully Submitted,

Michael J. Donelson
Owner



1075 Wise Hill Road, Clever, MO 65631

Phone: (417) 743-2694

Fax: (417) 743-2945

2022 Greene County Cooperative Agreement Pricing - Other Agencies

		<u>Modified Aggregate</u> <u>Quick Set (per yd²)</u>	<u>PressurePave Sealant</u>	<u>Hot Rubber Crack Filler</u>
Level 1	MAQS - 1	\$ 3.91		
	MAQS - 1 +	\$ 4.15		
	MAQS - 2	\$ 4.39	\$1.25 per yd ²	\$1.11 per yd ²
	MAQS - 2 +	\$ 4.85		
	MAQS - 3	\$ 5.28		
	MAQS - FlexScratch (Same prices as above)			
Level 2	MAQS - 1	\$ 4.17		
	MAQS - 1 +	\$ 4.46		
	MAQS - 2	\$ 4.65	\$1.25 per yd ²	\$1.11 per yd ²
	MAQS - 2 +	\$ 5.05		
	MAQS - 3	\$ 5.42		
	MAQS - FlexScratch (Same prices as above)			
Level 3	MAQS - 1	\$ 4.49		
	MAQS - 1 +	\$ 4.75		
	MAQS - 2	\$ 4.97	\$1.25 per yd ²	\$1.11 per yd ²
	MAQS - 2 +	\$ 5.45		
	MAQS - 3	\$ 5.88		
	MAQS - FlexScratch (Same prices as above)			
Level 4	MAQS - 1	\$ 4.85		
	MAQS - 1 +	\$ 5.08		
	MAQS - 2	\$ 5.28	\$1.25 per yd ²	\$1.25 per yd ²
	MAQS - 2 +	\$ 5.64		
	MAQS - 3	\$ 6.00		
	MAQS - FlexScratch (Same prices as above)			
Level 5	MAQS - 1	\$ 5.09		
	MAQS - 1 +	\$ 5.31		
	MAQS - 2	\$ 5.53	\$1.25 per yd ²	\$1.25 per yd ²
	MAQS - 2 +	\$ 5.94		
	MAQS - 3	\$ 6.35		
	MAQS - FlexScratch (Same prices as above)			
Level 6	MAQS - 1	\$ 5.22		
	MAQS - 1 +	\$ 5.54		
	MAQS - 2	\$ 5.85	\$1.25 per yd ²	\$1.25 per yd ²
	MAQS - 2 +	\$ 6.28		
	MAQS - 3	\$ 6.70		
	MAQS - FlexScratch (Same prices as above)			

EXHIBIT B**CITY-CONTRACTOR AGREEMENT**

This is an Agreement made and entered into the ____ day of _____, 2022, by and between the City of Creve Coeur, Missouri (hereinafter called the "City"), and **Donelson Construction Company, LLC**, with offices at **1075 Wise Hill Road, Clever, Missouri 65631** (hereinafter called the "Contractor"). The project identified as the **2022 Microsurfacing Project** (hereinafter referred to as the "Project" or the "Work").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I**The Contract Documents**

The Contract Documents which comprise the entire agreement between the City and the Contractor consist of the following:

- 1) This City-Contractor Agreement
- 2) Agreement for Contract Services between Greene County, Missouri, and Donelson Construction Company, LLC, including Amendments 1, 2, 3, 4, 5, 6 and 7
- 3) Contractor's Affidavit for Public Construction Projects
- 4) Performance and Payment Bonds
- 5) Construction Schedule
- 6) All Modifications issued after execution of this Contract
- 7) The latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The 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

Time of Completion

All time limits stated in the Contract Documents are of the essence.

The Work shall be substantially completed **within ninety (90) days of the written notice to proceed**, unless specified otherwise in writing by the City.

The Contractor's Construction Schedule shall accurately describe when each phase of the Work will be completed within the Time of Completion indicated above. The Contractor's Construction Schedule cannot indicate a completion date that requires more time than what is specified above. An extension of the Time of Completion can be made only through a Change Order from the City.

ARTICLE IV

The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the products of the estimated quantity of each bid item in the Bid Form Proposal and the unit price bid by the Contractor in the Bid Form Proposal for that item, adjusted to account for any Modification(s), as defined in the General Conditions, made in compliance with Article VII of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents a reasonable estimate of the anticipated final contract value at the time of the execution of this Agreement. Both the Contractor and the City acknowledge that the actual work may require different item quantities than those that were included in the Bid Form Proposal or a pre-construction Modification and that the completed and accepted item quantities will be reconciled against the estimated quantities through a final change order upon the completion of the Work.

The Contract Sum for this Work shall be three-hundred-twenty-four thousand, seventy-eight dollars and zero cents (\$ 324,078.00). The Contract unit prices and Contract item quantities are listed in Table 1 of this Agreement. These unit prices and item quantities form the basis of the not-to-exceed Contract Sum, as described above and as illustrated in Table 1. All payments for the Work shall be based upon the Contract unit costs listed in Table 1.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, except as otherwise required by Section 34.057 RSMo. the City shall pay the Contractor as follows:

- (1) On or about the tenth day of each following month, ninety-five percent (95%) of the value of the portion of the Work that has been completed and accepted to date, less the aggregate of all previous progress payments;
- (2) Upon completion of the Work, the Contractor and the City shall execute a final Modification to this Agreement to reconcile the quantity of each completed and accepted Contract item with the estimated quantity of that item included in Table 1 and adjusted through subsequent Modification(s), if any, made in compliance with Article VII of this Agreement; and
- (3) Final payment shall be made within thirty (30) days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V

Performance of the Work

a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction on a street by street basis, and
- (2) a Traffic Control Plan indicating the location of all proposed signage, detours, and road closures throughout the project which adequately address the traffic control required for the proposed work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices (MUTCD) developed by the Federal Highway Administration and shall be signed and sealed by a professional engineer who is licensed in the state of Missouri.
- (3) Proof of compliance with all insurance requirements, acceptable to the City.

(4) All required bonds.

(5) Any missing bid documents.

b) The Notice To Proceed shall be issued within fourteen (14) calendar days after the award of the contract or submittal to and approval by the City of the foregoing required documents, whichever is later. Undue delay in submitting such required documents shall be grounds for termination of the contract by the City upon three (3) days advance written notice.

c) The Contractor shall be required to substantially finish portions of the work as designated by the Director of Public Works prior to continuation of further work remaining on the project. This may include backfilling, paving, sodding, or cleanup as designated by the Director of Public Works.

d) 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 provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of:

- five hundred dollars (\$500.00) for each calendar day the Contractor fails to comply with the Construction Schedule until the Director of Public Works determines that Substantial Completion of the Work has been achieved; and
- one hundred dollars (\$100.00) for each working day after both the completion date specified in the Construction Schedule has expired and the date that Substantial Completion has been achieved, until final completion and acceptance of the Work.

The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City. Excessive delay, as determined by the Director of Public Works, may be grounds for termination of the City-Contractor Agreement, as discussed in Article VIII.

e) 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; provided, however, that if the delay is excusable under Article VI 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 VI hereof shall be borne by the Contractor.

ARTICLE VI

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 (d) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (d) of Article V 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 therefore 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, as determined by the Director of Public Works. 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 VI.

ARTICLE VII

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 Article V, paragraph (d), and Article VI 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 Contract unit prices listed in Table 1 of this Agreement, 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 fee properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by an acceptable fixed fee.

ARTICLE VIII

Termination by City or Contractor

(a) If the Contractor is adjudged a 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 persistently or repeatedly 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 for material or labor, or persistently 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, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon, and finish the Work by whatever method the City may deem expedient. If the unpaid balance of the value of the Work completed to date shall exceed the expenses of finishing the Work, including additional professional, managerial, and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the value of the Work completed to date, 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 extent 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 therefore, 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 VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect 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) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 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: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each accident
- (d) Owner's Protective Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured and other policies must cover the City as an additional primary insured. All policies must be endorsed to require at least thirty (30) days written advance notice to the City of any change or cancellation. Proof of compliance with these requirements shall be furnished to and approved by the City prior to the Contractor commencing the Work on this project. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project.

ARTICLE X

Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "contractor") agrees, as follows:

1. **Compliance with Regulations:** The contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.
2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, income,

- limited English proficiency, sex, gender identity, sexual orientation, age or disability in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.
3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, income, limited English proficiency, sex, gender identity, sexual orientation, age or disability.
 4. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department of the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
 5. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Highway Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
 6. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a

subcontractor or supplier as a result of such direction, the contractor may request the State Highway Department to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. Additionally, but not in limitation of the foregoing, no elected official or other official of the City having any power of review or approval of any of the undertakings contemplated by this Agreement, shall knowingly participate in any decision(s) relating thereto which affect his or her personal interests or those of his/her immediate family, or those of any corporation or partnership in which he or she or a member of his/her immediate family is directly or indirectly interested.

ARTICLE XII

Compliance with State Law Regarding Israel

Pursuant to Section 34.600 RSMo, the Contractor is not currently engaged in and shall not, for the duration of this contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

ARTICLE XIII**The Work**

The Contractor shall furnish all labor, materials, and equipment necessary to complete all activities within the project limits, as specified in the Contract Documents. The Scope of Work generally includes the application of an asphaltic surface sealant to selected residential and commercial roadways within the City of Creve Coeur, as listed below. The locations of the work are subject to change, as determined by the Director of Public Works.

Street Name	General Limits
Briergreen Court	Woodline Drive to cul-de-sac
Country Glen Lane.....	Falaise Drive to end of street
Country Manor Lane	Olive Blvd to end of asphalt pavement
Cross Green Lane	Meadow Green to cul-de-sacs (east and west)
Falaise Drive.....	Country Glen Lane to Hibler Road
Ferncrest Court.....	Fernview Drive to cul-de-sac
Ferngate Lane	Fernway Lane to Ferntop Lane
Fernpark Drive.....	Fernway Lane to Ferntop Lane
Ferntop Lane	Fernway Lane to Ferngate Lane
Fernway Lane.....	Fernview Drive to south of Ferntop Lane
Hezel Lane	Mason Road to cul-de-sac
Meadow Green Place	Falaise Drive to cul-de-sacs (north and south)
Hickory Glen Lane	Woodline Drive to cul-de-sac
Oak Hollow Drive	Country Glen Lane to cul-de-sac
Robinview Court	Falaise Drive to cul-de-sac
Woodline Drive	Falaise Drive to cul-de-sac

The Scope of Work provides for items as more specifically described in the referenced Contract Documents. All work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

TABLE 1 – CONTRACT UNIT PRICES

ITEM	QUANTITY	UNIT	UNIT COST	EXTENDED COST
MAQS-2 Driving Surface **	47,400	SY	\$5.28	\$ 250,272.00
MAQS-2 Scratch Application	12,700	SY	\$5.28	\$ 67,056.00
PressurePave Application	5,400	SY	\$1.25	\$ 6,750.00
NOT-TO-EXCEED CONTRACT SUM:				\$ 324,078.00

** Item thickness to be less than 3/8".

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By: _____
Mark C. Perkins, City Administrator

(SEAL)

By: _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

DONELSON CONSTRUCTION COMPANY, LLC

By: _____
Signature

Printed Name

Title

(SEAL)

Attest: _____

Date: _____



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: August 15, 2022

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Kevin Mulligan, P.E., Civil Engineer

SUBJECT: Recommendation to Pursue Cooperative Purchasing Agreement
FY2023 Microsurfacing Program

City staff has reviewed the contract documents from a competitive public bid for microsurfacing issued and extended by Greene County, Missouri, and staff recommends that the City approve the use of this contract as the basis for a cooperative purchasing agreement for microsurfacing, as is provided for in the Greene County contract and the Code of Ordinances of the City of Creve Coeur.

Project Summary

Microsurfacing is a thin, asphalt-based pavement surface treatment whose purpose is to help preserve asphalt pavement. It does this by providing a new driving surface and by sealing the pavement from oxidization and water infiltration.

Microsurfacing is not an asphalt overlay: it is poured and spread over the pavement rather than rolled smooth. Microsurfacing also relies upon the pavement below it for its strength, meaning that it is best applied to streets that are in good condition. The City's Public Works crews are in the process of repairing and crack sealing the streets in this program in order to provide a solid foundation for the microsurfacing application. This work is critical to the long-term success of the microsurfacing material.

Project Locations. The streets that are proposed for this project generally include Falaise Drive and its connecting asphalt residential streets, the asphalt streets along Fernview Drive, as well as Country Manor Lane and Hezel Lane. The proposed FY2023 microsurfacing program will include:

Briergreen Court
Country Glen Lane
Country Manor Lane
Cross Green Lane
Falaise Drive
Ferncrest Court
Ferngate Lane
Fernpark Drive

Ferntop Lane
Fernway Lane
Hezel Lane
Meadow Green Place
Hickory Glen Lane
Oak Hollow Drive
Robinview Court
Woodline Drive

This project is part of the recommended FY2023 roadway maintenance program that was presented to the City Council at the March 28 Work Session. The list of streets above is the same scope of work that was presented at that work session.

Program Goals. The primary goal of the program is to preserve and prolong the life of asphalt pavement. Secondary goals are to structure the program to limit costs, to limit the impacts to residents, to be intuitive, to maintain flexibility for future programs, and to create program rotation that returns to streets within the 8-10 year lifespan of the material. A program that addresses a general area of the City helps to achieve all of these goals.

The FY2023 microsurfacing program will finish all microsurfacing on Falaise Drive north of Hibler Road and all of its side streets, all of the asphalt streets in the Fernwood subdivision along Fernview Drive, as well as Country Manor Lane and Hezel Lane.

Cooperative Agreement using Greene County Bid

In 2017, the City participated in the cooperative purchasing agreement established through the Greene County microsurfacing contract with Donelson Construction Company, LLC, which was signed in December 2016. Specifically, the contract is Greene County Contract #16-0798. Greene County and Donelson Construction have executed amendments to extend their contract for the 2018-2022 construction seasons.

According to Section 140.030 of the City of Creve Coeur Code of Ordinances, the City may participate in a cooperative purchasing agreement that is based upon a contract that was legally set up by another government entity. This section further defines an “acceptable” cooperative agreement to be one that contains the same terms, conditions, and specifications as the City would include in its own contract documents. The terms, conditions, and specifications for the contract amendment are the same as those from the 2017 project.

Due to increases in oil, fuel, and labor costs, there will be an approximately 25% increase in the unit costs for microsurfacing for FY2023. This increase is consistent with both asphalt and concrete unit cost increases.

The cooperative agreement recommended by staff is to enter into a contract with Donelson Construction Company using the amended Greene County contract document as the basis for establishing the cost, terms, and specifications for the work. The proposed contract would not actually involve Greene County, other than to reference their bid documents.

Review of Donelson Construction Company

Donelson Construction Company successfully completed the City’s FY2017-FY2022 microsurfacing projects. Their workmanship, attention to detail, and diligence in completing the project have met or exceeded the City’s requirements each year. In addition, the Donelson Construction Company staff have been well qualified and have been responsive to both staff and residents.

Project Schedule

Work has been underway to prepare most of the project roadways for microsurfacing since April. Past and anticipated milestones in the project schedule include:

December 2016	Greene County bid and contract award (renewed every year through 2022)
March 2022	Pavement program presentation to the City Council
April 2022	Greene County/Donelson 2022 contract extension
April-September 2022	Public Works staff prepare streets in the program
August 22, 2022.....	Recommendation to City Council
Late September or early October 2022	Construction

The 1-2 hour cure time for the microsurfacing application allows for the work to be completed during the school year. Projects prior to 2015 used a different type of product that had a longer cure time and would conflict with school bus routes.

Financing

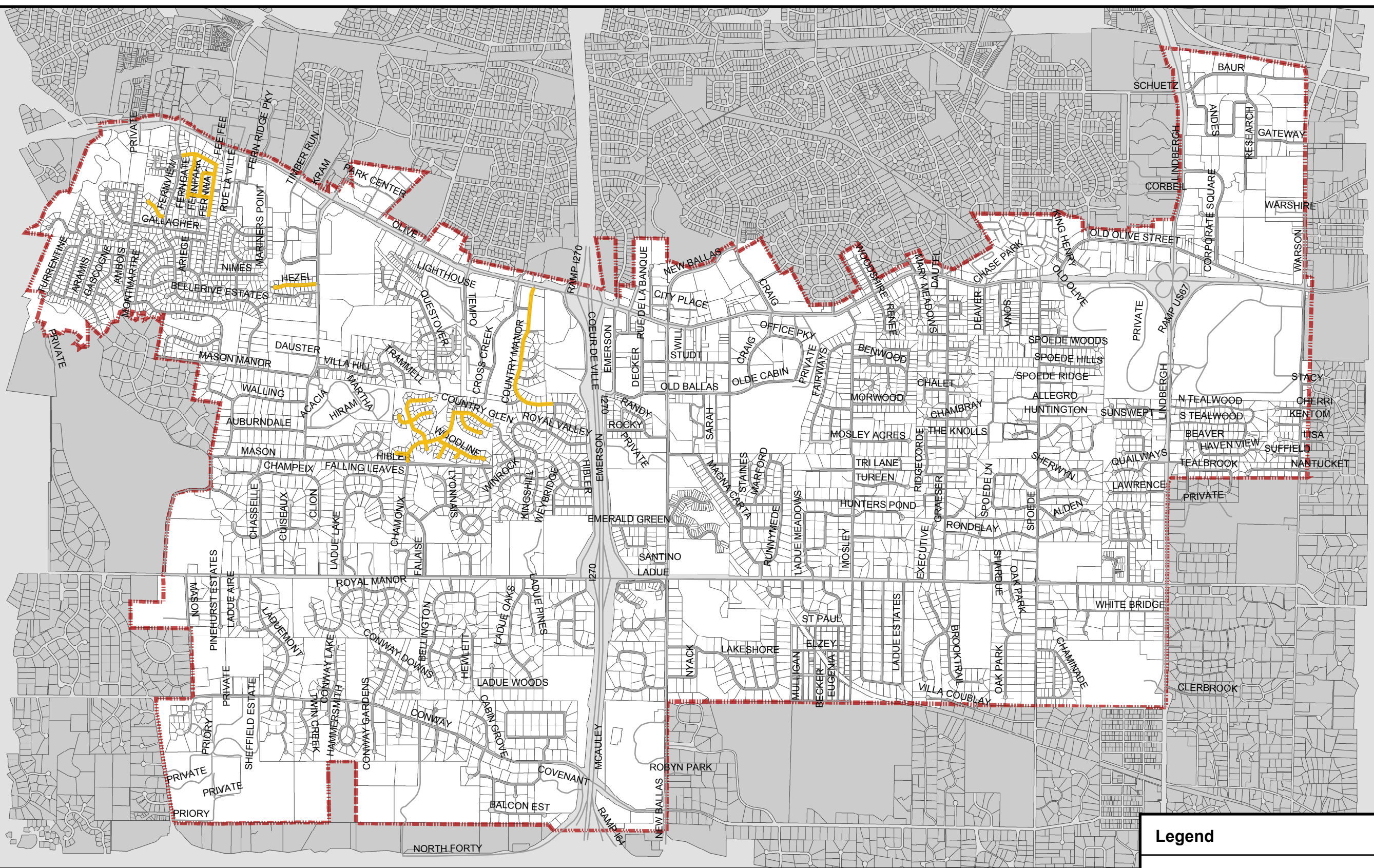
The estimated cost for this project is \$324,078.00. The unit price for microsurfacing is \$5.28 per square yard, which is an increase of \$1.18 per square yard over the 2022 project. While the Donelson price has increased about 25%, their price increase is consistent with increases in unit costs for other construction materials – concrete and asphalt.

The proposed microsurfacing project will be funded through the Capital Fund, and specifically through account 02-61-71-9510-60023 for Street and Sidewalk Maintenance. The initial budget for this project was set at \$250,000. While there is sufficient money in the budget for this project, the approximately \$75,000 increase will need to be taken from other City projects (such as the FY2023 Concrete Pavement Replacement Project.)

Recommendation

Donelson Construction Company and their microsurfacing product have met or exceeded the City's expectations in the FY2017-FY2022 Microsurfacing Projects, and staff expects that the City will receive the same results with the FY2023 program. Therefore, staff recommends that the City enter into a contract with Donelson Construction Company that extends the Greene County cooperative agreement prices for the proposed microsurfacing project in Creve Coeur.

Attachments: Map of Project Roadways



FY2023 Microsurfacing Project

Legend

FY2023 Microsurfacing

Other Roadways

CITY OF CREVE COEUR

**MEMORANDUM**

Date: August 12, 2022
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC:
Subject: Ice Rink R-22 Switchover Project – Municipal Park Grant

Staff recommends pursuit of a Municipal Park Grant for the replacement of the R-22 ice plant refrigerant system at the Ice Arena at the Dielmann Recreation Complex and requests that the City Council pass a resolution to commit to the project and the grant, as is required for the grant application.

Municipal Park Grant

The Municipal Park Grant originated in 2000 and is funded through sales taxes in St. Louis County. This grant program reimburses cities in St. Louis County for improvements to public facilities and parks. To date, the City of Creve Coeur has been awarded 10 grants, with a total grant award of just over \$2.6 million. Among the improvements that these funds have made possible are new playgrounds, refurbished tennis courts, renovations to the Dielmann Recreation Complex, new golf cart paths for the Creve Coeur Golf Course and walking paths in multiple parks.

The City is eligible for \$525,000 in grant funding in FY2023. The City's grant match needs to be at least 5% to earn points in the application, with a project totaling 2 million, the city's contribution is at 75%. The Municipal Park Grant program is competitive, and points are awarded to project applications based upon the merits of the project and the per-capita funding from past Municipal Park Grant awards. In order to receive a grant, the City needs to propose a worthy project and needs to seek funding on intervals that limit the grant requests. The City should not expect to receive a grant on an annual basis or for projects that do not demonstrate a significant need or improvement.

Project Proposal

The Creve Coeur Ice Arena has a long tradition of ice hockey, ice skating, and curling. As part of a continued effort: to improve operation and efficiency at the facility; to plan for future improvements to the ice system; and to continue to provide high quality ice for its user groups; the city needs to replace the R-22 refrigerant in the existing 18-year-old indirect R-22-based ice system.

The city is in the process of sending out a Request for Qualifications (RFQ) to hire a company to help select the refrigerant to replace the R-22 and once selected, design the system and create the bid package to solicit bids for the project. For the purpose of the grant, ammonia has been selected at a cost of \$2,005,126 when reporting the cost estimate for the application, leaving the amount of \$1,480,126 for the city's share.

The project will include removing the entire ice plant system that is made up of the three (3) compressors, the control system, the evaporator tower and all wiring and tubing that is related to the system. The Munters desiccant heat wheel system will not be replaced due to the heat wheel

replacement project in the summer of 2022, except for the AC side of the operation that is also original like the rest of the R-22 plant.

Grant and Project Schedule

Grant applications are due by August 26, 2022 for work to be completed during the summer of 2024 calendar year. Notification of grant awards is expected to be in November. Upon notification of award of the grant, staff would seek a budget adjustment for the project and would begin bidding and contracting the preliminary aspects of the project. Staff estimates the following schedule for the project:

Notification of Award	- November 2022
Budget Adjustment	- December 2022
System Design	- January 2023
System Bid	- April 2023
Consideration for Approval	- May 2023
Refrigerant System Install	- April to August 2024
Grant Reimbursement	- Fall 2024

The time estimates above include design, bidding, and construction. The actual time that work will occur may vary for each portion of the project.

Budget

If awarded the grant, funds will need to be allocated into the capital improvement program.

Recommendation

The City's parks and public facilities have benefitted greatly from past Municipal Park Grants, and staff expects the same for the Creve Coeur Ice Arena through the project proposed for the upcoming grant opportunity. Therefore, staff recommends that the City pursue the Municipal Park Grant for the replacement of the R-22 system.

RESOLUTION NO. 1605

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS FOR FORWARDING THE PROJECT PROPOSAL APPLICATION AND TO LATER EXECUTE AN AGREEMENT FOR A GRANT-IN-AID FROM THE MUNICIPAL PARK GRANT COMMISSION.

WHEREAS, the City of Creve Coeur City Council deems it necessary to improve its facilities to serve its citizens as well as those in the metropolitan area; and

WHEREAS, the Ice Arena R-22 refrigerant system is in need of replacement due to the age of the system and the fact that R-22 was phased out by the Federal Government and is no longer being produced; and

WHEREAS, the City Council recognizes this Municipal Park Grant as an excellent opportunity to improve the Ice Arena for the benefit of the community; and

WHEREAS, the City Council is committed to the project and will allocate the necessary funds from the City's general fund.

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

1. An application shall be made to the Municipal Park Grant Commission of St. Louis County for a grant-in-aid for a portion of costs required to replace the R-22 refrigerant system.
2. That the project proposal described herein shall be prepared and submitted to the Municipal Parks Grant Commission.
3. The City Administrator is hereby authorized to sign and execute the necessary documents for forwarding the project proposal application and later executing an agreement for a grant-in-aid under the Municipal Park Grant Commission.
4. If a grant is awarded, the City of Creve Coeur will enter into an agreement or contract with the Municipal Park Grant Commission regarding the grant.

Adopted this 22nd day of August, 2022.

Dr. Robert Hoffman, Mayor

ATTEST:

Kellie Henke, City Clerk



Memorandum

To: City Council

From: Nominating Committee

Date: 8/9/2022

Re: Recommendation for appointment

The Nominating Committee met on Monday, August 8, 2022 at 5:45 p.m. and recommend the following appointment.

Finance Committee

- Ellen Lawrence – appoint to a 3-year term (exp 6/30/2025)



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
Monday, August 8, 2022
5:45 P.M.**

A meeting of the Nominating Committee was held on Monday, August 8, 2022 starting at 5:45 p.m.

Mayor Hoffman called the meeting to order to consider appointments to committees, boards and commissions pursuant to the requirements of Section 4.4(i) of the Creve Coeur City Charter.

FINANCE

The Nominating Committee consisted of:

Mayor Hoffman

Council President Martinich

Mayor Hoffman stated there is one vacancy available on the Finance Committee committee and one application was received from Ellen Lawrence.

Council President Martinich moved, seconded by Mayor Hoffman to appoint Ellen Lawrence to a three- year term which expires June 30, 2025, the vote upon such motion being as follows, to-wit:

Council President Martinich – Aye

Mayor Hoffman – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.

The Nominating Committee meeting adjourned at 5:46 p.m.

Attest:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: August 15, 2022

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Kevin Mulligan, P.E., Civil Engineer

SUBJECT: Recommendation to Return TAP Grant and Postpone Project
New Ballas Sidewalk Project (Phase 3)

City staff has reviewed a bid from Missouri American Water Company to relocate a 12-inch water main at 425 N. New Ballas Road that is necessary to design and construct the New Ballas Sidewalk Project (Phase 3.) Due to the high cost of this relocation, Staff recommends that the City return the Transportation Alternatives Program (TAP) grant, postpone the project, and re-apply for a TAP grant at a later date with the water main relocation cost included.

Project Summary

In 2020-2021, the City applied and were approved for a TAP grant to construct a new sidewalk at 331 & 425 N. New Ballas Road. This project would bring the sidewalk at 331 N. New Ballas (United States Post Office) up to ADA compliance and install a new sidewalk along 425 N. New Ballas (where no sidewalk currently exists.) The project would complete the sidewalk network on the west side of New Ballas between Ladue Road and Old Ballas Road.

The City hired Horner & Shifrin to design this project. During the course of the design, it was found that a 12-inch water main runs north-south through the 425 N. New Ballas property and would be in possible conflict with the location of the proposed new retaining wall location. After a field investigation, staff found that the water main was installed at a shallow depth and it would need to be relocated at a deeper elevation in order to construct the new retaining wall and sidewalk. Since the water main was installed in an easement and not right-of-way, the City is responsible for the relocation costs. Horner & Shifrin received a bid of \$263,770.00 from Missouri American Water for this work.

The estimated construction cost for this project, without water main relocation costs, is \$207,400.00 with a maximum TAP grant reimbursement amount of \$169,920.00.

Recommendation

Due to the cost of the water main relocation being higher than the estimated construction costs, City Staff recommends returning the TAP grant funding and postponing the New Ballas Sidewalk Project (Phase 3.) City staff would then apply for the next round of TAP grant funding and include the cost of water main relocation, which would be eligible for 80% reimbursement. Based on previous years, City staff expects the next round of TAP grant applications to be available around August 2024.

Attachments: Missouri American Water Company Email with Relocation Cost



Kevin Mulligan <kmulligan@crevecoeurmo.gov>

FW: E2021-177 New Ballas Sidewalk Pot Hole Investigation

April M. Giesmann <amgiesmann@hornershifrin.com>

Thu, Jul 7, 2022 at 12:14 PM

To: Kevin Mulligan <kmulligan@crevecoeurmo.gov>

Cc: "Jarrett D. Jasper" <jdjasper@hornershifrin.com>, "Stephanie R. Bleser" <srbleser@hornershifrin.com>

Kevin-

FYI – MAWC response below. Give this one some thought and then let me know when you want to discuss how this affects the project. This is much higher than I expected.

April Giesmann, PE, CFM

Assoc. VP, Business Unit Leader - Civil/Site

Horner & Shifrin, Inc.

Direct: (636) 439-2393

Mobile: (314) 374-5755

From: Clayton Monroe <Clayton.Monroe@amwater.com>

Sent: Thursday, July 7, 2022 10:03 AM

To: April M. Giesmann <amgiesmann@hornershifrin.com>

Cc: Jarrett D. Jasper <jdjasper@hornershifrin.com>; Stephanie R. Bleser <srbleser@hornershifrin.com>; Adonis T. Smith <atsmith@hornershifrin.com>

Subject: RE: E2021-177 New Ballas Sidewalk Pot Hole Investigation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

April,

Sorry for the late response in getting back to you with an estimated cost for relocation of the 12" main. The estimated cost for the relocation is \$263,770 keep in mind the cost could come in lower and we would refund you the difference.

Let me know if you want to proceed with this or have any questions?

Thank you,

Clayton Monroe

Engineering Technician

Missouri American Water Company

727 Craig Road

St. Louis, MO 63141

Direct: 314-791-2449

E-mail: clayton.monroe@amwater.com



MEMORANDUM

DATE: August 17, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Fourth Quarter FY 2022 Financial Analysis

Attached is the financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Park & Stormwater Fund, the Sewer Lateral Fund and the Public Safety Fund for the 4th quarter of FY 2022. Some of the fluctuations in both revenues and expenditures worth discussion are as follows:

1. General Fund

a. Revenues

Overall, revenues for FY 2022 are \$1,856,773 more than revenues for the same time period in FY 2021. Below are some of the revenue sources that are worth mentioning:

- Sales Tax up \$652,355 from FY 2021 due to businesses opening back up after the COVID-19 pandemic. This amount is a little over \$251K more than FY2019 (pre-pandemic).
- Utility Taxes are \$226,396 more, with most of the increase attributable to electric and gas. Telephone and Video Service Fees were down about \$150K from the prior year.
- Licenses & Permits are up \$269,093 mainly due to building permits.
- Municipal Court is down \$99,980 from last year.
- Interest Revenue is down \$44,099 due to investing in instruments with lower interest rates since the pandemic.
- Other Revenues are up \$707,585 due to \$1,878,825 from ARPA Funds. However, last year at this time, we had received \$1,226,393 from CARES Act. Also included in FY 2022 is \$97,154 from SLAIT for health insurance surplus, where last year we only received \$30,868.

b. Expenditures

Expenditures for the General Fund are \$179,214 less than the same time period in FY 2021. Below are some items worth mentioning:

- Personnel costs are down as a result of turnover and the delay in filling the vacant positions.

While revenues are way up from the previous year mainly due to ARPA Funds, expenditures are \$1.5M less than budget.

We budgeted a deficit of \$891,316 for FY 2022, but as a result of the ARPA Funds of \$1.8M, Sales Tax coming in \$900K more than budgeted, Building Permit coming in \$632K more than budgeted, expenditures being \$1.5M under budget, and not transferring out \$250K to Capital Fund and not

needing to transfer \$83K to the Enterprise Fund, we anticipate ending the fiscal year with a surplus of approximately \$4.8M.

2. Municipal Enterprise Fund

a. Revenues

Overall, Revenues for the Enterprise Fund are \$113,214 more than what was received in FY 2021. Golf revenues have finally reached its peak and are now \$60,556 less than last year at this time. Ice is \$161,158 more than last year. Food revenues are \$12,613 more than last year.

b. Expenditures

Expenditures are \$76,220 more than last year with most of that being due to an increase in personnel costs.

We budgeted an decrease in revenues and expenditures, included a transfer-in from the General Fund of \$83,291, and anticipated ending the Enterprise Fund for FY 2022 with a deficit of \$7,836. However, it looks like we will end FY 2022 with a surplus of about \$67K mainly because revenues came in much better than we anticipated.

3. Capital Fund

a. Revenues

At this time, revenues for the Capital Fund are up \$714,827 from last year due to an increase in sales tax of \$245,205, an increase of \$255,493 in grants received in FY 2022 (timing of grant projects), reclassifying Kings Landing Settlement of \$41,873 from 2011 for traffic signal improvements which have been completed, and \$177,802 from insurance reimbursement due to hail damage to the buildings in in July 2021.

b. Expenditures

Expenditures are \$67,186 more than last year at this time. We had less spending in Park Development and Storm Water Projects in FY 2022 due to these type of expenditures now being budgeted in the Parks & Stormwater Fund.

The Capital Fund is way under budget in expenditures but many of the street projects and capital equipment items were delayed until FY 2023. Instead of ending with a deficit of over \$1.7M, we anticipate ending with a surplus of over \$590K.

4. Park & Stormwater Fund

a. Revenues

The parks and stormwater one-half cent sales tax became effective April 1, 2021. The revenue received through this 4th quarter is \$2,564,709, which is \$664,709 more than we had budgeted, but we budgeted low since the financial effects from the COVID pandemic were still unpredictable.

b. Expenditures

Because this is a new fund and many projects are still in the planning and design phase, only \$909,477 has been spent year-to-date. Some examples of these expenditures include the Malcolm Terrace Park Nature Trail Rehabilitation and Parking Lot, the Malcolm Terrace Park Parking Lot Project and bathroom door replacement, Conway Park Path, Repainting & Restriping Tennis Courts and trees for the Middlebrook Stormwater Project.

5. Sewer Lateral Fund

c. Revenues

Sewer Lateral Revenue is down \$1,589.

d. Expenditures

Expenditures are \$9,024 more than last year.

Overall, the Sewer Lateral Fund was budgeted with a surplus of \$16,822. We are at a surplus of \$28,322 which is up slightly from the budget amount for FY 2022.

6. Public Safety Sales Tax Fund

e. Revenues

The Public Safety Sales Tax revenues are \$107,048 more than last year at this time. Sales tax revenue is up \$124,416. Last year we received \$20,000 as a donation for the Bomb Dog, so we don't have that revenue in FY 2022.

f. Expenditures

Expenditures are \$23,859 more than last year due to the purchase of 14 laptops (\$38K) in FY 2022.

All of the operational expenditures for the new police building are now in this fund and 20% of the public safety sales tax will go towards the pension payment. In addition, \$209,995 will be transferred to the General Fund to cover the ongoing costs of moving the police officers to 12-hour shifts in FY 2019, police market equity adjustment for FY 2022, as well as a lot of additional training and one-time expenditures for public safety. We have budgeted a \$89,732 surplus for FY 2022. We are currently at a \$324,479 surplus mainly due to the sales tax coming in much higher than what was budgeted.

It should be noted that the figures for this report are preliminary for FY 2022. Additional revenues and expenditures will be recorded to the funds as additional revenues come in and additional bills are paid. Even with those additional unrecorded revenues and expenditures, I do not anticipate substantial changes in the operating results.

Also attached is the Investment report. The 1st page and part of the 2nd page is all Pooled Fund money, which includes the General Fund, Capital Fund, Parks & Stormwater, Sewer Lateral and Public Safety Sales Tax Fund. The bottom half of the 2nd page is for Escrow only funds. You will also notice that with each section, it is sorted by Maturity Date with the earliest maturity being listed 1st. The last part of the 2nd page lists who we purchased the investments from, and as you can see, most of them are purchased through Multi-Bank Securities (MBS) with the investment being held at Pershing; all of the others are purchased and held at the financial institution listed.

I would be pleased to respond to any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2022
FY 2022

	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	Actual 2022 to Adj. Budget Fav/(Unfav)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	Actual 2022 to Actual 2021 Fav/(Unfav)	2021 Actual As % of Budget
<u>General Fund Revenues:</u>								
Property Taxes	745,557	745,557	751,219	5,662	100.8%	710,619	40,599	99.0%
Sales Tax	4,458,610	4,458,610	5,371,201	912,591	120.5%	4,718,846	652,355	119.1%
Utility Taxes	5,438,384	5,438,384	5,622,810	184,426	103.4%	5,396,414	226,396	98.3%
Intergovernmental	1,785,377	1,785,377	1,850,680	65,303	103.7%	1,780,812	69,868	108.4%
Licenses and Permits	1,158,820	1,158,820	1,879,502	720,682	162.2%	1,610,410	269,093	142.4%
Charges for Municipal Services	28,300	28,300	50,929	22,629	180.0%	15,974	34,955	21.6%
Municipal Court	538,800	538,800	451,432	(87,368)	83.8%	551,411	(99,980)	102.3%
Interest Revenue	330,000	330,000	295,808	(34,192)	89.6%	339,907	(44,099)	136.0%
Other Revenues	285,650	285,650	2,337,297	2,051,647	818.2%	1,629,713	707,585	112.7%
Total Revenues	14,769,498	14,769,498	18,610,878	3,841,380	126.0%	16,754,105	1,856,773	119.5%
<u>General Fund Expenditures:</u>								
Legislative Services	233,084	233,084	183,907	49,177	78.9%	235,207	51,300	101.9%
Legal Services	182,261	182,261	165,893	16,368	91.0%	148,785	(17,109)	81.6%
Administrative Services	629,821	629,821	611,206	18,615	97.0%	618,999	7,792	96.8%
Municipal Court	236,553	236,553	235,232	1,321	99.4%	237,200	1,968	90.5%
Finance Department	463,038	463,038	448,305	14,733	96.8%	413,843	(34,462)	85.5%
InterDepartmental	1,432,337	1,432,337	1,336,622	95,715	93.3%	507,903	(828,719)	89.7%
Information Systems	260,227	260,227	250,274	9,954	96.2%	264,451	14,178	97.9%
Community Services	157,863	157,863	137,649	20,214	87.2%	82,355	(55,295)	66.1%
Maint. of Municipal Prop.	307,887	307,887	236,318	71,569	76.8%	276,933	40,615	67.7%
Police Department	6,989,564	6,989,564	6,217,870	771,694	89.0%	6,800,201	582,330	93.2%
Public Works - Admin.	495,621	495,621	447,010	48,611	90.2%	539,510	92,500	99.8%
Street Maintenance	1,487,755	1,487,755	1,301,704	186,051	87.5%	1,377,424	75,720	91.2%
Health and Environment	802,120	802,120	803,384	-1,264	100.2%	769,129	(34,255)	96.5%
Park Maintenance	478,490	478,490	439,047	39,443	91.8%	419,950	(19,097)	88.4%
Community Dev.-Administration	410,710	416,710	304,063	112,647	73.0%	379,975	75,911	95.1%
Community Dev.-Building Div.	950,087	950,087	870,930	79,157	92%	1,096,765	225,835	94.3%
Total Expenditures	15,517,418	15,523,418	13,989,414	1,534,004	90.1%	14,168,628	179,214	93.3%
Total Oper. Surplus (-Deficit)	(747,920)	(753,920)	4,621,464	5,375,384		2,585,477	2,035,987	
Transfr In From Other Funds	589,995	589,995	589,995	0		196,366	393,629	
Transfers To Other Funds	733,391	733,391	400,000	333,391		400,000	0	
	(143,396)	(143,396)	189,995	333,391		-203,634	393,629	
Operating Revenues Over (under) Expenditures	(891,316)	(897,316)	4,811,459	5,708,775		2,381,843	2,429,616	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2022
FY 2022

	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	Actual 2022 to Adj. Budget Fav/(Unfav)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	Actual 2022 to Actual 2021 Fav/(Unfav)	2021 Actual As % of Budget
<u>Municipal Enterprise Fund Revenues:</u>								
Golf Course	441,955	441,955	485,230	43,275	109.8%	545,787	(60,556)	138.6%
Food Service	49,500	49,500	64,341	14,841	130.0%	51,728	12,613	84.5%
Ice Arena	585,805	585,805	691,981	106,176	118.1%	530,824	161,158	77.6%
Capital Contribution	0	0	0	0	0.0%	0	0	0.0%
Total Revenue	1,077,260	1,077,260	1,241,553	164,293	115.3%	1,128,338	113,214	99.1%
<u>Municipal Enterprise Fund Expenditures:</u>								
Golf Course	582,752	584,270	576,447	7,823	98.7%	552,801	(23,645)	98.5%
Food Service	36,203	36,203	48,809	(12,606)	134.8%	32,042	(16,767)	68.2%
Ice Arena	549,532	564,121	548,677	15,444	97.3%	512,869	(35,807)	89.7%
Depreciation	0	0	0	0	0.0%	0	0	0.0%
Total Expenditures	1,168,487	1,184,594	1,173,932	10,661	99.1%	1,097,713	(76,220)	93.5%
Total Oper. Surplus (-Deficit)	(91,227)	(107,334)	67,621	174,954		30,626	36,995	
Transfer In From Other Funds	83,391	83,391	0	(83,391)		0	0	
Transfers to other Funds	0	0	0	0		0	0	
	83,391	83,391	0	(83,391)				
Operating Revenues Over (Under) Expenditures	(7,836)	(23,943)	67,621	91,563		30,626	36,995	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2022
FY 2022

	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Budget
<u>Capital Improvement Fund Revenues:</u>								
Intergovernmental	1,911,932	1,911,932	2,195,530	283,598	114.8%	1,950,326	245,205	116.3%
Interest Revenue	4,000	4,000	6,166	2,166	154.2%	11,712	(5,546)	117.1%
Other Revenues	849,000	849,000	721,470	(127,530)	85.0%	246,302	475,168	18.8%
Total Revenues	2,764,932	2,764,932	2,923,167	158,235	105.7%	2,208,340	714,827	86.2%
<u>Capital Improvement Fund Expenditures:</u>								
Personnel	93,082	93,082	92,906	176	99.8%	92,183	(724)	99.3%
Building & Improvements	335,000	335,000	100,570	234,430	30.0%	2,862	(97,708)	9.5%
Park Development Projects	180,000	180,000	113,245	66,756	62.9%	254,338	141,094	42.5%
Storm water Projects	0	0	0	0	0.0%	287,721	287,721	99.9%
Street Overlay/Repair	3,301,800	3,867,755	2,172,840	1,694,915	56.2%	2,008,793	(164,047)	74.9%
Capital Equipment	502,300	721,690	251,955	469,735	34.9%	18,433	(233,522)	6.6%
Total Expenditures	4,412,182	5,197,527	2,731,516	2,466,011	52.6%	2,664,330	(67,186)	91.4%
Total Oper. Surplus (-Deficit)	(1,647,250)	(2,432,595)	191,650	2,624,246		(455,990)	647,641	
Transfer in from Gen. Fund	650,000	650,000	400,000	(250,000)		400,000	0	
Operating Revenues Over (Under) Expenditures	(997,250)	(1,782,595)	591,650	2,374,246		(55,990)	647,641	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2022
FY 2022

	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Budget
<u>Parks & Stormwater Fund Revenues:</u>								
Intergovernmental	1,900,000	1,900,000	2,564,709	664,709	135.0%	485,907	2,078,801	0.0%
Interest Revenue	100	100	4,466	4,366	4465.7%	0	4,466	0.0%
Other Revenues	595,500	595,500	480,500	(115,000)	80.7%	0	480,500	0.0%
Total Revenues	2,495,600	2,495,600	3,049,674	554,074	0.0%	485,907	2,563,767	0.0%
<u>Parks & Stormwater Fund Expenditures:</u>								
Personnel	104,364	104,364	41,589	62,775	39.8%	0	(41,589)	0.0%
Park Development Projects	1,810,000	1,810,000	839,848	970,152	46.4%	0	(839,848)	0.0%
Storm water Projects	200,000	200,000	28,040	171,960	14.0%	0	(28,040)	0.0%
Capital Equipment	0	0	0	0	0.0%	0	0	0.0%
Total Expenditures	2,114,364	2,114,364	909,477	1,204,887	0.0%	0	(909,477)	0.0%
Total Oper. Surplus (-Deficit)	381,236	381,236	2,140,198	1,758,962		485,907	1,654,290	
Transfer out to General Fund	380,000	380,000	380,000	0		0	380,000	
Operating Revenues Over (Under) Expenditures	1,236	1,236	1,760,198	1,758,962		485,907	2,034,290	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2022
FY 2022

	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Budget
<u>Sewer Lateral Fund</u>								
Intergovernmental	132,000	132,000	134,735	2,735	102.1%	136,325	(1,589)	103.3%
Interest Revenue	200	200	0	(200)	0.0%	0	0	0.0%
Total Revenues	132,200	132,200	134,735	2,535	101.9%	136,325	(1,589)	101.7%
<u>Sewer Lateral Fund Expenditures:</u>								
Personnel Expenditures	14,878	14,878	14,236	642	95.7%	17,160	2,923	95.7%
Technical & Personal Services	500	500	0	500	0.0%	0	0	0.0%
Sewer Lateral Reimbursements	100,000	100,000	92,176	7,824	92.2%	80,229	(11,947)	80.2%
Total Expenditures	115,378	115,378	106,413	8,965	92.2%	97,389	(9,024)	82.4%
Total Oper. Surplus (-Deficit)	16,822	16,822	28,322	11,500		38,936	(10,613)	
Transfer in from Gen. Fund	0	0	0	0		0	0	
Operating Revenues Over (Under) Expenditures	16,822	16,822	28,322	11,500		38,936	(10,613)	



	2022 Annual Budget	2022 Adjusted Budget	2022 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2022 Actual As % of Adjusted Budget	2021 4th Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Budget
<u>Public Safety Sales Tax Fund</u>								
Intergovernmental	899,308	899,308	1,091,637	192,329	121.4%	967,222	124,416	119.9%
Interest Revenue	2,000	2,000	5,425	3,425	271.2%	2,792	2,633	14.0%
Other Revenues	0	0	0	0	0.0%	20,000	(20,000)	0.0%
Total Revenues	901,308	901,308	1,097,062	195,754	121.7%	990,014	107,048	119.8%
<u>Public Safety Sales Tax Fund</u>								
Personnel Expenditures	176,335	176,335	176,335	0	100.0%	189,498	13,163	103.2%
Operating Expenditures	375,698	384,172	365,655	18,517	95.2%	301,617	(64,038)	94.4%
Capital Expenditures	49,548	49,548	20,598	28,950	41.6%	47,613	27,015	66.0%
Total Expenditures	601,581	610,055	562,588	47,467	92.2%	538,729	(23,859)	107.4%
Total Oper. Surplus (-Deficit)	299,727	291,253	534,474	243,221		451,285	83,189	
Transfer out to General Fund	209,995	209,995	209,995	0		196,366	(13,629)	
Operating Revenues Over (Under) Expenditures	89,732	81,258	324,479	243,221		254,919	69,560	

Investments - June 30, 2022

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
FFCB	3133EMFB3	CD	MBS	395,000.00		395,000.00		0.290%	11/5/2020	11/2/2023		2.11	
FHLB	3130AM4A7	CD	MBS	500,000.00		500,000.00		0.500%	4/29/2021	7/29/2024		3.3	
FHLB	3134GXRF3	CD	MBS	500,000.00		500,000.00		2.625%	4/29/2022	7/29/2024		2.3	
FHLB	3130ANRB8	CD	MBS	500,000.00		500,000.00		0.550%	9/17/2021	12/17/2024		3.3	
FHLB	3130AQHS5	CD	MBS	250,000.00		250,000.00		1.250%	1/28/2022	1/28/2025		3.0	
FHLB	3130AQWD1	CD	MBS	1,000,000.00		1,000,000.00		1.650%	2/28/2022	2/28/2025		3.0	
FHLB	3130ARPL9	CD	MBS	500,000.00		500,000.00		3.125%	4/29/2022	4/29/2025		3.0	
FFCB	3133EM3E0	CD	MBS	450,000.00		450,000.00		0.610%	9/9/2021	5/23/2025		3.8	
FHLB	3130ANJV3	CD	MBS	350,000.00		350,000.00		0.750%	9/9/2021	12/26/2025		4.3	
FHLB	3130ALZM9	CD	MBS	500,000.00		500,000.00		1.030%	4/29/2021	4/29/2026		5.0	
FFCB	3133ENWF3	CD	MBS	500,000.00		500,000.00		3.550%	5/11/2022	5/11/2026		4.0	
FHLB	3130AMU75	CD	MBS	1,000,000.00		1,000,000.00		0.900%	6/30/2021	6/26/2026		4.11	
FHLB	3130ANE30	CD	MBS	500,000.00		500,000.00		0.500%	7/29/2021	7/29/2026		5.0	
FHLB	3130ANRT9	CD	MBS	500,000.00		500,000.00		0.550%	9/14/2021	8/25/2026		4.11	
FFCB	3133EM3Y6	CD	MBS	500,000.00		500,000.00		0.930%	9/2/2021	9/1/2026		4.11	
FHLB	3130AQJM6	CD	MBS	245,000.00		245,000.00		1.700%	1/28/2022	1/28/2027		5.0	
FHLB	3130ARAH4	CD	MBS	500,000.00		500,000.00		2.350%	3/29/2022	3/29/2027		5.0	
FFCB	3133ENYA2	CD	MBS	500,000.00		500,000.00		3.450%	6/6/2022	6/1/2027		4.11	
Subtotal				9,190,000.00	-	9,190,000.00							
New York Cmnty Bk	649447TY5	CD	MBS	245,000.00		245,000.00		0.350%	7/1/2020	7/5/2022		2.0	
TIAA FSB Jacksonville	87270lck7	CD	MBS	245,000.00		245,000.00		2.100%	7/10/2019	7/12/2022		3.0	
1st Nat'l Bank	1053358A4	CD	FHN	250,000.00		249,744.40		2.350%	7/19/2019	7/18/2022		2.11	451.08
American Nat'l Bank	02772JBC3	CD	MBS	245,000.00		245,000.00		2.000%	7/19/2019	7/19/2022		3.0	
First Bank PR Santurce	33767A3U3	CD	MBS	245,000.00	-	245,000.00		2.250%	8/3/2017	8/11/2022		5.0	
CIT BK Natl Assn	12556LBB1	CD	MBS	245,000.00		245,000.00		1.950%	8/23/2019	8/23/2022		3.0	
Financial Federal Bank	1053769A7	CD	FHN	250,000.00		249,851.77		0.025%	9/24/2020	9/26/2022		2.0	51.11
1st Natl bk Amer East	32110YNF8	CD	MBS	245,000.00		245,000.00		1.600%	10/31/2019	10/31/2022		3.0	
Connectone BK	20786ADC6	CD	MBS	245,000.00		245,000.00		0.700%	5/8/2020	11/5/2022		2.5	
RIA Fed Cr Un	749622AM8	CD	MBS	245,000.00		245,000.00		2.450%	6/24/2019	12/27/2022		3.6	
Goldman Sachs Bk	38148PWT0	CD	MBS	245,000.00	-	245,000.00		2.650%	1/24/2018	1/24/2023		5.0	
My Safra Bank	55406JBL5	CD	MBS	245,000.00		245,000.00		0.250%	11/27/2020	5/26/2023		2.5	
UBS BK USA	90348JCR9	CD	MBS	245,000.00	-	245,000.00		3.150%	5/30/2018	5/30/2023		5.0	
Simmesport State Bank	1053708A1	CD	FHN	244,145.85		248,169.91		0.800%	6/4/2020	6/8/2023		3.0	160.53
Encore Bank	29260MBX2	CD	MBS	245,000.00		245,000.00		3.500%	7/10/2020	7/10/2023		3.0	
Bankwell Bk	00654BCL3	CD	MBS	245,000.00		245,000.00		0.400%	7/28/2020	7/28/2023		3.0	
Central Bank Oklahoma	1053751A7	CD	FHN	250,000.00		249,022.58		0.350%	8/18/2020	8/17/2023		2.11	71.17
Bank of Hapoalim	06251A2C3	CD	MBS	245,000.00		245,000.00		0.300%	8/21/2020	8/21/2023		3.0	
Capital One Natl	14042RNU1	CD	MBS	245,000.00		245,000.00		1.850%	9/13/2019	9/5/2023		3.11	
Morgan Stanley	6169OUKJ8	CD	MBS	245,000.00	-	245,000.00		1.850%	9/13/2019	9/5/2023		3.11	
Neighbors FCU	64017AAW4	CD	MBS	245,000.00		245,000.00		0.400%	9/29/2021	9/29/2023		2.0	
Webbank Salt Lake	947547NK7	CD	MBS	245,000.00		245,000.00		0.350%	10/29/2021	10/30/2023		2.0	
Allegiance Bank	1053787A5	CD	FHN	250,000.00		249,162.10		0.250%	11/5/2020	11/6/2023		3.0	50.99
Northpointe Bk	666613HR8	CD	MBS	245,000.00		245,000.00		0.250%	11/13/2020	11/13/2023		3.0	
Israel Disc Bk	465076SR9	CD	MBS	245,000.00		245,000.00		0.500%	11/5/2021	11/5/2026		5.0	
Texas Exchange Bank	88241TJW1	CD	MBS	120,000.00		120,000.00		0.300%	1/19/2021	1/8/2024		2.11	
Morgan Stanley	61768U2E6	CD	MBS	235,000.00		230,000.00		0.300%	7/30/2020	1/27/2024		3.5	
Synovus BK	87164DSF8	CD	MBS	245,000.00		245,000.00		0.300%	3/11/2021	3/11/2024		3.0	
BMW Bk North Ameri	05580AZD9	CD	MBS	245,000.00		245,000.00		0.450%	3/26/2021	3/26/2024		3.0	
Leader Bank Natl	52168UHR6	CD	MBS	245,000.00		245,000.00		0.350%	4/19/2021	4/16/2024		2.11	
Celtic Bk	15118RUV7	CD	MBS	245,000.00	-	245,000.00		1.400%	4/17/2020	4/17/2024		4.0	
Department of Comm Fed	24951TAU9	CD	MBS	245,000.00		245,000.00		3.500%	6/29/2022	7/1/2024		2.0	
Pentagon Fed Cr Un	70962LAJ1	CD	MBS	245,000.00		245,000.00		0.500%	9/1/2021	9/3/2024		3.0	
Bank Ozk	06417NYJ6	CD	MBS	245,000.00		245,000.00		0.350%	4/8/2021	10/8/2024		3.6	
Industrial & Coml Bk	45581ECT6	CD	MBS	245,000.00		245,000.00		0.600%	10/18/2021	10/18/2024		3.0	
USAlliance FCU	90352RBY0	CD	MBS	245,000.00		245,000.00		0.700%	10/29/2021	10/24/2024		2.11	
TCM Bank	872308FG1	CD	MBS	245,000.00		245,000.00		0.700%	11/15/2021	11/15/2024		3.0	
Lea Conty St Bk	523744AW0	CD	MBS	245,000.00		245,000.00		0.750%	12/10/2021	12/10/2024		3.0	

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
USF Fed Cr Un	90353EAW3	CD	MBS	245,000.00		245,000.00		0.850%	12/21/2021	12/20/2024		2.11	
1st National Bk	32117BEN4	CD	MBS	245,000.00		245,000.00		0.950%	12/30/2021	12/30/2024		3.0	
Beal Bank	07371AVZ3	CD	MBS	245,000.00		245,000.00		1.150%	2/2/2022	1/29/2025		2.11	
Beal Bank	07371CZK8	CD	MBS	245,000.00		245,000.00		1.500%	2/2/2022	1/29/2025		2.11	
Lafayette Fed Cr Un	50625LAT0	CD	MBS	245,000.00		245,000.00		0.350%	2/12/2021	2/12/2025		4.0	
Amerant Bank	02357QAR8	CD	MBS	245,000.00		245,000.00		1.650%	2/28/2022	2/28/2025		3.0	
American Express Natl Bk	02589ABM3	CD	MBS	245,000.00		245,000.00		1.800%	3/7/2022	3/3/2025		2.11	
Safra Natl Bk	78658RHM6	CD	MBS	245,000.00		245,000.00		2.000%	3/23/2022	3/24/2025		3.0	
LCA Bank	066519QT9	CD	MBS	245,000.00		245,000.00		0.700%	11/29/2021	5/29/2025		3.6	
Discover Bk	254673F68	CD	MBS	245,000.00		245,000.00		3.100%	6/1/2022	6/2/2025		3.0	
Ally Bk	02007GRY1	CD	MBS	245,000.00		245,000.00		3.050%	6/2/2022	6/2/2025		3.0	
Axiom Bk	05464LBS9	CD	MBS	245,000.00		245,000.00		0.750%	12/14/2021	6/13/2025		3.5	
Luana Svgs Bank	549104WP8	CD	MBS	245,000.00		245,000.00		0.350%	2/19/2021	8/19/2025		4.6	
Barclays Bk	06740KNT0	CD	MBS	245,000.00		245,000.00		1.000%	12/15/2021	12/15/2025		4.0	
Connexus Cr Un	20825WAQ3	CD	MBS	245,000.00		245,000.00		1.050%	12/23/2021	12/23/2025		4.0	
JPMorgan Chase Bk	48128UXU8	CD	MBS	245,000.00	-	245,000.00		0.500%	1/22/2021	1/22/2026		5.0	
BMO Harris BK	05600XBY5	CD	MBS	245,000.00		245,000.00		0.550%	2/18/2021	2/18/2026		5.0	
State Bank India Chicago	856283S49	CD	MBS	245,000.00	-	245,000.00		0.650%	2/25/2021	2/25/2026		5.0	
Live Oak Bkg Co	538036NY6	CD	MBS	245,000.00	-	245,000.00		0.750%	3/16/2021	3/16/2026		5.0	
City of Boston Cr Un	178581AD6	CD	MBS	245,000.00		245,000.00		0.450%	3/30/2021	3/30/2026		5.0	
Bankunited Natl	066519QT9	CD	MBS	245,000.00	-	245,000.00		0.950%	3/31/2021	3/31/2026		5.0	
Eaglemark Svgs Bank	27004PBD4	CD	MBS	245,000.00		245,000.00		0.700%	4/7/2021	4/7/2026		5.0	
Sunwest Bk	86804DCW6	CD	MBS	245,000.00		245,000.00		0.700%	4/30/2021	4/30/2026		5.0	
Denver Savgs Bk	249398BY3	CD	MBS	245,000.00		245,000.00		0.700%	5/5/2021	5/5/2026		5.0	
Greenstate Cr UN	39573LBL1	CD	MBS	245,000.00		245,000.00		0.900%	6/16/2021	6/16/2026		5.0	
Medallion Bank	58404DKV2	CD	MBS	245,000.00		245,000.00		0.800%	6/30/2021	6/30/2026		5.0	
Toyota Finl Svgs Bk	89235MLC3	CD	MBS	245,000.00		245,000.00		0.950%	7/12/2021	7/15/2026		5.0	
Texas Exchange Bank	88241TLX6	CD	MBS	129,000.00		129,000.00		1.050%	10/8/2021	10/8/2026		5.0	
Synchrony Bank	87164YE34	CD	MBS	245,000.00		245,000.00		1.000%	10/22/2021	10/22/2026		5.0	
Institution For Svgs	45780PAZ8	CD	MBS	245,000.00		245,000.00		1.000%	10/28/2021	10/28/2026		5.0	
Merrick Bk South	59013KNY8	CD	MBS	245,000.00		245,000.00		0.900%	10/29/2021	10/29/2026		5.0	
Jonesboro St Bk	48040PKT1	CD	MBS	245,000.00		245,000.00		0.750%	11/5/2021	11/5/2026		5.0	
Capital One Bk	14042TDW4	CD	MBS	245,000.00		245,000.00		1.100%	11/17/2021	11/17/2026		5.0	
Community Bk	203485AC1	CD	MBS	245,000.00		245,000.00		1.150%	12/22/2021	12/22/2026		5.0	
Metro Cr Un	59161YAP1	CD	MBS	245,000.00		245,000.00		1.700%	2/18/2022	2/18/2027		5.0	
Subtotal				17,653,145.85	-	17,649,950.76							

Total Capital Improvement Fund

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ESCROW FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Congressional Bk	20726ACE6	CD	MBS	245,000.00		245,000.00		0.20%	9/10/2020	9/19/2022		2.0
Independence Bank	45340KFL8	CD	MBS	245,000.00		245,000.00		0.40%	6/8/2020	6/16/2023		3.0
Total Escrow Fund				490,000.00	-	490,000.00						

TOTAL INVESTMENTS FOR ALL FUNDS

27,329,950.76

Total Investments by Holder			FHN	1,245,950.76
			MBS	26,084,000.00
			MOSIP	-
			TOTAL INVESTMENTS	27,329,950.76
			MBS UNVEST CASH	27,329,950.76