

**City of Arnold, Missouri**

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**Public Hearing  
Council Chambers**

**July 06, 2017  
7:00 p. m.**

A. 2017-08 Preliminary Plat - The Enclave at Strawberry Ridge, 8 Lots (16 Units).

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**City Council**

**Immediately Following the Public Hearing**

**Agenda**

1. Pledge of Allegiance:
2. Opening Prayer: New Hope United Methodist Church – Pastor Steve Majdecki
3. Roll Call
4. Business from the Floor:
5. Consent Agenda
  - A. Regular Minutes from **June 15, 2017.**
  - B. Payroll Warrant **#1267 in the Amount of \$265,737.41**
  - C. General Warrant **#5693 in the Amount of \$606,733.04**
6. Ordinances:
  - A. **Bill No. 2668:** An Ordinance Approving a Preliminary Plat Titled “The Enclave at Strawberry Ridge”.
7. Resolutions:
  - A. **Resolution No. 17- 36:** A Resolution Authorizing the Mayor to Enter into a Contract with Midwest Pool Management.
  - B. **Resolution No. 17-37:** A Resolution Re-Appointing Ross McCutchen to the Parks and Leisure Service Commission.
  - C. **Resolution No. 17-38:** A Resolution Authorizing the Mayor to Enter into A Contract with Spencer Contracting Company for Construction Work on The Archery Park Arnold, MO.
  - D. **Resolution No. 17-39:** A Resolution Authorizing the Mayor to Enter into a Contract with McCann Concrete Products for the Archery Park Bathroom Arnold, MO.

8. Motion:

- A. 2017-06 Conditional Use Permit: Fast Food 1901 Richardson Road.
- B. 2017-07 Conditional Use Permit for Commercial Center Sign at 3901 Vogel Road.
- C. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for the Purpose of Discussing Real Estate Pursuant to RSMo Section 610.021 (2).

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports

11. Adjournment

**Next Regular City Council Meeting July 20, 2017 @ 7:00 p.m.  
Next Work Session July 13, 2017 at 7:00 p.m.**

Mayor Ron Counts called the meeting to order at 7:03 p.m.

The Pledge of Allegiance was recited.

Councilman Jason Fulbright offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Counts, Plunk, Fleischmann, Owens, Cooley, Sullivan, Fulbright, Hood, McArthur, Richison, Holden, Sweeney, Brown, Blattner, Kroupa and Chief Shockey.

Mayor Counts recognized Boy Scout Tim Maxwell from Troop 372 who was in the audience working on his Citizenship in the Community Badge.

Chief Shockey presented Bill Bonsack with a plaque recognizing his retirement after 28 years of service.

Mayor Counts presented Mark Migneco from Missouri American Water with the Mayor's Appreciation award for his hard work and dedication during the recent flood.

#### **BUSINESS FROM THE FLOOR**

Jason Robison – 862 Weedel – Stated he is having issues with cats in his neighborhood and would like to see the city's leash ordinance extended to cats, not just dogs.

Byron Hester – 1728 Rhythm Lane – Stated he had read the article in The Leader newspaper regarding people not paying their trash bills and wanted to know what the City does to try to collect past due accounts.

#### **CONSENT AGENDA**

- A. MINUTES FROM JUNE 1, 2017 MEETING**
- B. PAYROLL WARRANT NO. 1266 IN THE AMOUNT OF \$267,964.32**
- C. GENERAL WARRANT NO. 5692 IN THE AMOUNT OF \$650,668.62**

**Butch Cooley made a motion and so moved to approve the consent agenda.**

Seconded by Vern Sullivan. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas: **Consent agenda approved.**

**ORDINANCES**

**BILL NO. 2667 – AN ORDINANCE PROVIDING FOR ANNEXATION OF TERRITORY IDENTIFIED BY PARCEL ID – 02702503002033; EXTENDING THE CITY LIMITS TO INCLUDE THE ANNEXATION AREA WITHIN THE CITY LIMITS AS DESCRIBED IN EXHIBIT A AND THE PROPERTY DESCRIPTION; ZONING SAID PROPERTY “PRD” PLANNED RESIDENTIAL DISTRICT; AND AUTHORIZING CITY SERVICES TO BE PROVIDED TO THE ANNEXATION AREA** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas: **Ordinance passed.**

**RESOLUTIONS**

**RESOLUTION NO. 17-33 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH GEORGE BUTLER ASSOCIATES (GBA) ENGINEERS, INC. TO PROVIDE DESIGN SERVICES FOR A STUDY TO DETERMINE THE FEASIBILITY TO RAISE THE STARLING AIRPORT ROAD AT ELECTRA DR. INTERSECTION OUT OF THE FLOOD INUNDATION AREA FOR THE CITY OF ARNOLD**

**Jason Fulbright made a motion and so moved to approve Resolution No. 17-33.** Seconded by EJ Fleischmann. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas: **Resolution approved.**

**RESOLUTION NO. 17-34 – A RESOLUTION APPOINTING LINDA MEADER TO THE COMMISSION ON AGING AND DISABILITIES TO SERVE AS A REPRESENTATIVE FROM WARD 3 FOR THE REMAINDER OF A THREE-YEAR TERM**

**Butch Cooley made a motion and so moved to approve Resolution No. 17-34.** Seconded by Vern Sullivan. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas: **Resolution approved.**

**RESOLUTION NO. 17-29 – A RESOLUTION APPROVING A CONTRACT WITH REPUBLIC SERVICES TO PROVIDE TRASH SERVICES**

**EJ Fleischmann made a motion and so moved to approve Resolution No. 17-29.** Seconded by Mark Hood. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, no; Fulbright, no; Hood, no; McArthur, no; 4 Yeas: 4 Nays. Mayor Counts broke the tie with a vote of Yea: **Motion carried.**

**RESOLUTION NO. 17-35 – A RESOLUTION ACCEPTING A PROPOSAL FROM R & D COMPUTER SYSTEMS LLC FOR DOCUMENT MANAGEMENT SOFTWARE**

**Vern Sullivan made a motion and so moved to approve Resolution No. 17-35.** Seconded by Mark Hood. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas:  
**Resolution approved.**

**MOTIONS**

**A. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING REAL ESTATE PURSUANT TO RSMo SECTION 610.01 (2)**

**Jason Fulbright made a motion and so moved to hold a closed session.** Seconded by EJ Fleischmann. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; **Motion carried.**

**REPORTS FROM MAYOR, COUNCIL AND COMMITTEES**

**Mayor Counts** – Stated he was happy to see a class take place at the golf course called “First Tee” that teaches children the game of golf. Mayor Counts also informed council that he gave a proclamation to Eldred Arnold, who recently celebrated his 100<sup>th</sup> birthday. Eldred is the grandson of Louis Arnold, the person for which Arnold was named as well as Arnold’s first volunteer fireman. Mayor Counts encouraged everyone to attend the grand re-opening of the Animal Shelter, which will take place tomorrow between 12:00 and 2:00. Mayor Counts also thanked the volunteers from Chicago who were with the National Relief Network that came to town and helped residents with sandbag removal.

**Gary Plunk – Ward 4** – Informed everyone that last week’s golf tournament raised over \$2300 for Backstoppers. Mr. Plunk also stated that not only does 1<sup>st</sup> Tee teach children golf, but also incorporates manners and character building into its class.

**Butch Cooley – Ward 4** – Stated the Liquor Committee held a meeting earlier tonight and asked City Clerk Tammi Casey to provide a report. Mrs. Casey stated that El Paisano Restaurant has applied for a change in managing officer and there were three businesses that have applied for their annual renewal. The committee is forwarding a recommendation of approval for both.

**Butch Cooley made a motion and so moved to approve the change in managing officer for El Paisano Restaurant.** Seconded by Vern Sullivan. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; 8 Yeas: **Motion carried.**

**Vern Sullivan made a motion and so moved to approve the annual renewals received.** Seconded by Butch Cooley. Roll call vote: Plunk, yes; Fleischmann, yes; Owens, yes; Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; **Motion carried.**

**Mark Hood – Ward 3 –** Thanked the City for sending him to the MML Newly Elected Officials training. He found it very informative.

**Jason Fulbright – Ward 1 –** Informed council that he attended a water conference in Philadelphia. The storm water sessions spoke of new technologies and procedures. Mr. Fulbright will e-mail everyone with the highlights.

**Brian McArthur – Ward 2 –** Stated there was been movement on the Strawberry Ridge project. A 16 unit townhome/villa complex will begin construction shortly.

**ADMINISTRATIVE REPORTS**

NONE

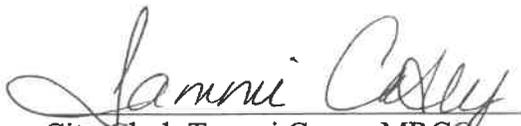
Mayor Counts announced a 10 minute recess before going into Closed Session.

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Closed session ended at 8:32 p.m.

A motion to adjourn the meeting was made by Gary Plunk. Seconded by Vern Sullivan. Voice vote: All yeas.

Meeting adjourned at 8:32 p.m.

  
City Clerk Tammi Casey, MRCC

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 6/15/2017

**PAGE:** 1

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

		ROLL CALL	CONSENT AGENDA	BILL NO. 2667	RESOLUTION NO. 17-33	RESOLUTION NO. 17-34	RESOLUTION NO. 17-29
<b>MAYOR</b>	RON COUNTS	PRESENT					YES
<b>COUNCIL:</b>	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	NO
<b>COUNCIL:</b>	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	NO
<b>COUNCIL:</b>	MARK HOOD	PRESENT	YES	YES	YES	YES	NO
<b>COUNCIL:</b>	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	NO
<b>CITY ADMINISTRATOR</b>	BRYAN RICHISON	PRESENT	<b>PARKS DIR:</b>	DICKIE BROWN			PRESENT
<b>CITY CLERK</b>	TAMMI CASEY	PRESENT	<b>PUBLIC WORKS:</b>	ED BLATTNER			PRESENT
<b>COM DEV</b>	MARY HOLDEN	PRESENT	<b>TREASURER:</b>	DAN KROUPA			PRESENT
<b>CITY ATTORNEY</b>	BOB SWEENEY	PRESENT	<b>POLICE DEPT.</b>	CHIEF SHOCKEY			PRESENT

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 6/15/2017

**PAGE:** 2

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

**MAYOR** RON COUNTS

**COUNCIL:** GARY PLUNK

**COUNCIL:** EJ FLEISCHMANN

**COUNCIL:** DAVID OWENS

**COUNCIL:** BUTCH COOLEY

**COUNCIL:** VERN SULLIVAN

**COUNCIL:** JASON FULBRIGHT

**COUNCIL:** MARK HOOD

**COUNCIL:** BRIAN MCARTHUR

**CITY ADMINISTRATOR** BRYAN RICHISON

**CITY CLERK** TAMMI CASEY

**COM DEV** MARY HOLDEN

**CITY ATTORNEY** BOB SWEENEY

RESOLUTION NO. 17-35	MOTION TO HOLD CLOSED SESSION	MOTION TO APPROVE CHANGE IN MANAGING OFFICER FOR EL PAISANO	MOTION TO APPROVE REMAINING LIQUOR RENEWALS		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
		<b>PARKS DIR:</b>	DICKIE BROWN		
		<b>PUBLIC WORKS:</b>	ED BLATTNER		
		<b>TREASURER:</b>	DAN KROUPA		
		<b>POLICE DEPT.</b>	CHIEF SHOCKEY		

The Public Hearing was called to order by Mayor Counts at 7:00 p.m. City Clerk Tammi Casey made note of those in attendance: Mayor Counts, Plunk, Fleischmann, Owens, Cooley, Sullivan, Fulbright, Hood, McArthur, Richison, Holden, Sweeney, Brown, Blattner, Kroupa and Chief Shockey.

**A. VOLUNTARY ANNEXATION – PARCEL ID -02702503002033  
PROPERTY IS KNOWN AS “MULLINS” PARCEL AND WILL BE PART  
OF THE RESIDENTIAL DEVELOPMENT AT THE INTERSECTION OF  
POMME ROAD AND LONEDELL ROAD**

Mary Holden informed council the city has received a petition for voluntary annexation for the above mentioned parcel. The property is currently described as the “Mullins” parcel and will be part of the residential development at the intersection of Pomme Road and Lonedell Road.

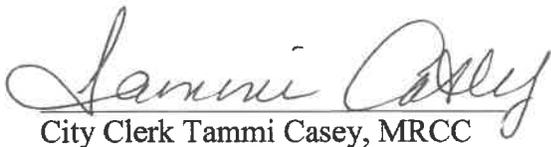
**PUBLIC COMMENTS**

NONE

**COUNCIL COMMENTS**

NONE

The Public Hearing ended at 7:03 p.m.

  
City Clerk Tammi Casey, MRCC

**AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED  
THE ENCLAVE AT STRAWBERRY RIDGE**

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**WHEREAS**, the Planning Commission of the City of Arnold has reviewed a proposed preliminary plat and has submitted a report with findings and conditions of said preliminary plat titled “The Enclave at Strawberry Ridge” to the City Council; and

**WHEREAS**, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

**WHEREAS**, the Council of the City of Arnold is required to review the preliminary plat and consider its approval;

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

Section 1. The City of Arnold hereby accepts and approves the preliminary plat titled “The Enclave at Strawberry Ridge.” Said development is located on a 7.36-acre tract of land located at the terminus of Strawberry Ridge Drive.

Section 2. The acceptance and approval of the preliminary plat for “The Enclave at Strawberry Ridge” as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Arnold, Missouri.

Section 3. The acceptance and approval of “The Enclave at Strawberry Ridge” as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

Section 4. The preliminary plat identified as “The Enclave at Strawberry Ridge” shall be valid for a period of two (2) years from the date of its approval.

Section 5. The preliminary plat identified as “The Enclave at Strawberry Ridge” is subject to the conditions outlined in the Staff report to the City Council dated June 28, 2017 and as follows:

Conditions

1. The plan shows some wall easements. To clarify ALL retaining walls require an easement and maintenance agreement.
2. Condo Indentures must provide for legal review prior to record plat.
3. The landscaping plan, trees and plant species must conform to city regulations and the developer can work with staff in regard to the specific planting. Minimum counts and typical kinds are shown in the conceptual plan.
4. City codes requirements with regard to Storm water quality must be met within the improvement design plans.
5. All Jefferson County grading easements, land disturbance approvals for the offsite land, as well as MoDNR permits, are needed prior to issuance of the City of Arnold Grading and Erosion Control permit.
6. Sanitary sewer and utilities permits, if any, are separate from this approval.

Section 6. General Development Conditions apply as follows:

- a. A grading permit is required prior to any grading on the site.
- b. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye, shall be utilized to retard erosion.
- c. The petitioner shall be responsible for obtaining all necessary permits and approvals from the Missouri Department of Natural Resources, Public Water Supply District No. 1, American Water and Rock Community Fire Protection District as they relate to the development of this tract of land.
- d. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the conditions whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- e. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

Section 7. The approval of the City Council under the hand and seal of the city shall be endorsed upon said plat.

Section 8. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF JULY 2017.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Robert K. Sweeney

June 28, 2017

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**CITY OF ARNOLD CITY COUNCIL  
JULY 6, 2017 MEETING**

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2017-08 PRELIMINARY PLAT- THE ENCLAVE AT STRAWBERRY RIDGE, 8 LOT (16 UNITS), PLANNING COMMISSION RECOMMENDATION  
**DATE:** JUNE 28, 2017  
**CC:**

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**REQUEST**

On behalf of Jacob Mirowitz and Mirowitz Real Estate, Igor Gusev of Fribis Engineering presents a preliminary plat for The Enclave at Strawberry Ridge. The Enclave parcel is located at the end of Strawberry Ridge Drive within Strawberry Ridge Subdivision.

**SUMMARY OF PLANNING COMMISSION MEETING**

The Planning Commission held a public hearing and considered this request at their June 13, 2017 meeting. There were no comments during the public hearing. The main topic of discussion among the Planning Commission during the regular meeting concerned storm water, detention facilities and the concern of too much storm water being discharged into Pomme Creek. Gene Fribis responded that onsite detention facilities will keep the creek at its current levels. In addition, the Tree Preservation variance as granted. The Commission voted 9-0 to forward a recommendation of approval with the below conditions:

1. The plan shows some wall easements. To clarify ALL retaining walls require an easement and maintenance agreement.
2. Condo Indentures must provide for legal review prior to record plat.
3. The landscaping plan, trees and plant species must conform to city regulations and the developer can work with staff in regard to the specific planting. Minimum counts and typical kinds are shown in the conceptual plan.
4. City codes requirements with regard to Storm water quality must be met within the improvement design plans.

5. All Jefferson County grading easements, land disturbance approvals for the offsite land, as well as MoDNR permits, are needed prior to issuance of the City of Arnold Grading and Erosion Control permit.
6. Sanitary sewer and utilities permits, if any, are separate from this approval.

## ANALYSIS

The subdivision was originally planned and developed in 2001-2002. Since then, there has been fluctuation in owners and the residential market, where this piece of land has lay dormant for some time. In 2005, there was a proposal that consisted of 80 multifamily units which was denied.

Tonight, staff is excited to present this proposal for the long time vacant ground. The Enclave at Strawberry Ridge is a triangular portion of land that is 7.36 Acres and zoned R-6. Currently, the plan shows 8 Lots. The proposal is to plat the land to allow for building 8~ 2-family condo units. Once the buildings are constructed, at the Record plat the demising walls will divide the 2-family units into 16 total parcels.

Additionally, the traffic circle is planned to be landscaped nicely, even though there is not a specific requirement to do so. The interior will appear as a mini park setting, inviting residents into the area with a path and benches. At this time there is not a specific planting legend, but a conceptual plan is provided in your packet; along with the plat layout, building rendering, street, grading and storm water plan. In regard to storm water design, the original subdivision detention calculations also accounted for this future development for a multi-unit use. The City codes storm water quality feature is shown (conceptually) and is required to meet our standards for this project. One critical subject to bring to your attention, there is not a compliant tree preservation plan developed as of yet. The owner and his consultant are working to fine-tune this aspect of the project and submit this at a later time.

As presented, the use and manner in which this development is planned meets general conformity of the zoning and subdivision code. With exception, there are outstanding housekeeping, technical and code items identified below:

1. Currently the plan shows some wall easements. To clarify ALL retaining walls require an easement and maintenance agreement.
2. Condo Indentures must provide for legal review prior to record plat.
3. The landscaping plan, trees and plant species must conform to city regulations and the developer can work with staff in regard to the specific planting. Minimum counts and typical kinds are shown in the conceptual plan.
4. City codes requirements with regard to Storm water quality must be met within the improvement design plans.
5. All Jefferson County grading easements, land disturbance approvals for the offsite land, as well as MoDNR permits, are needed prior to issuance of the City of Arnold Grading and Erosion Control permit.

6. Sanitary sewer and utilities permits, if any, are separate from this approval.
7. There is not a compliant tree preservation plan developed as of yet. The owner and his consultant are working to fine-tune this aspect of the project and are required to present to Planning Commission for a separate approval before any grading or building permits will be issued.

P# 2 June 13<sup>th</sup>  
City Council July 6<sup>th</sup>

sign up May 29<sup>th</sup>

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax



### PRELIMINARY PLAT APPLICATION

File Number 2017-08 Fee \$200 up to 10 Lots, \$10.00 for each addl Lot - Paid 5/16/17

#### APPLICANT/CONTRACT PURCHASER

Mirowitz Real Estate Inv.  
Name

11500 Olive Blvd, Ste. 240  
Address, City, State, Zip Creve Coeur, MO

314-983-0788 63141  
Telephone Number

Facsimile Number

Strawberry Ridge Dr. & Guardian Ct.  
Property Address (or nearest intersection)

Rock Creek  
Sanitary District

636-464-3305  
Telephone Number

C-1  
Water District

636-942-3869  
Telephone Number

#### OWNER

Four County Holdings LLC  
Name

11500 Olive Blvd, Ste 240, Creve Coeur, MO  
Address, City, State, Zip

314-983-0788  
Telephone Number

Facsimile Number

RL  
Zoning of Property

8  
Number of Lots

Rock Community Fire  
Fire District

636-296-2211  
Telephone Number

5/15/17  
Date of Application

June 13, 2017  
Meeting Date Targeting

[Signature]  
Signature of Applicant and/or Owner MIROWITZ FOR FOUR COUNTY HOLDINGS LLC

# DETENTION CALCULATIONS

## STRAWBERRY RIDGE

Arnold, Missouri



September 30, 2002

Prepared For:  
**Lawless Homes, Incorporated**  
298 Vance Road  
Valley Park, Missouri 63088  
(636) 229-9880

Prepared By:  
**Fribis Engineering, Inc.**  
3520 Jeffco Boulevard, Suite 100  
Arnold, Missouri 63010  
(636) 464-3610

FEI Job No: 01007

## INTRODUCTION

Strawberry Ridge is an 85 acre master planned community located in Arnold, Missouri. This report has been prepared to document the detention calculations performed in conjunction with this development.

## DETENTION REQUIRED?

According to MSD regulations, projects that have a differential runoff over 2 cfs for the 15-year, 20-minute event shall require a detention facility.

Two design points were evaluated to determine the necessity of detention facilities for this development. Design Point A is located at the southeast corner of the site along Old Lemay Ferry Road. Design Point B is located at the northeast corner of the site at Pomme Creek. Refer to the attached plans for the location of Design Point A and Design Point B.

### DESIGN POINT A

Existing Flow = 10.54 acres \* 1.70 = 17.92 cfs  
Proposed Flow = (0.44 + 5.96) acres \* 2.39 = 15.30 cfs  
Differential Flow = 15.30 - 17.92 < 0 cfs

NO DETENTION REQUIRED AT DESIGN POINT A

### DESIGN POINT B

Existing Flow = 74.63 acres \* 1.70 = 126.87 cfs  
Proposed Flow = 71.40 acres \* 2.39 + 7.36 acres \* 3.06 = 193.17 cfs  
Differential Flow = 193.17 - 126.87 > 2 cfs

DETENTION REQUIRED AT DESIGN POINT B

- Impervious areas  
10.54 acres \* 1.70 = 17.92 cfs
- 1/3 Acre residential

Some of flow  
from Area A is  
directed to Area B

- 7.36 acres \* 3.06 = 22.52 cfs
- 75% imp.

## METHODOLOGY

The existing lake, located in the center of the development, will be utilized as the sole detention facility for this project. Stormwater for this project will be detained on site and released at a rate not to exceed the pre-developed flows for the 2-year and 100-year, 24-hour events. Note that these detention calculations also account for the future development of the apartment tract on the north side of Pomme Creek.

Stormwater detained in any basin is a function of available space, topography, and the size of the contributing watershed area. Detention calculations are based on the following criteria:

First, the existing peak flow ( $Q_e$ ) and the proposed peak flow ( $Q_p$ ) for this development are calculated using the TR-55 computer program.

Second, the differential runoff ( $Q_D$ ) is determined. Differential runoff is the value that must be detained in the basin:

$$Q_D = Q_p - Q_e$$

Third, the total inflow to the detention basin ( $Q_{IN}$ ) is calculated using the TR-55 computer program.

Finally, the maximum allowable outflow from the basin is determined:

$$Q_{OUT} = Q_{IN} - Q_D$$

Using these site-specific design variables, the physical size of the detention basin and the outlet structure characteristics are designed using the POND-2 computer program.

The following pages provide a summary of the steps taken to determine the maximum allowable outflow from the detention basin. TR-55 and POND-2 output files are provided in the Appendices at the end of the report.

## EXECUTIVE SUMMARY

### TR-55

	<u>2-Year 24-Hour</u>	<u>100-Year 24-Hour</u>
Existing Peak Flow ( $Q_e$ ) <i>[From Appendix A]</i>	78 cfs	274 cfs
Proposed Peak Flow ( $Q_p$ ) <i>[From Appendix B]</i>	139 cfs	415 cfs
Differential Runoff ( $Q_D$ ) <i>[<math>Q_D = Q_p - Q_e</math>]</i>	61 cfs	141 cfs
Inflow to Detention Basin ( $Q_{IN}$ ) <i>[From Appendix C]</i>	102 cfs	327 cfs
Maximum Allowable Outflow From Basin ( $Q_{OUT}$ ) <i>[<math>Q_{OUT} = Q_{IN} - Q_D</math>]</i>	41 cfs	186 cfs

### POND-2

	<u>2-Year 24-Hour</u>	<u>100-Year 24-Hour</u>
Peak Outflow <i>[From Appendix E &amp; F]</i>	35 cfs	101 cfs
Peak Elevation <i>[From Appendix E &amp; F]</i>	527.74	529.59





# Federal Emergency Management Agency

Washington, D.C. 20472

February 01, 2017

THE HONORABLE RON COUNTS  
MAYOR, CITY OF ARNOLD  
2101 JEFFCO BOULEVARD  
ARNOLD, MO 63010

CASE NO.: 17-07-0300A  
COMMUNITY: CITY OF ARNOLD, JEFFERSON  
COUNTY, MISSOURI  
COMMUNITY NO.: 290188

DEAR MR. COUNTS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

## LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Eugene Fribis



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI	Lot 3, Glatt Farm, Strawberry Ridge Plat Two, as shown on the Plat recorded in Book 211, Page 15, in the Office of the Recorder of Deeds, Jefferson County, Missouri  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 290188	
AFFECTED MAP PANEL	NUMBER: 29099C0116E	
	DATE: 4/5/2006	
FLOODING SOURCE: POMME CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.426628, -90.409081 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3	Glatt Farm	Strawberry Ridge Plat Two	--	Portion of Property	X (unshaded)	--	--	509.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STUDY UNDERWAY  
PORTIONS REMAIN IN THE SFHA  
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a found iron rod at the Northwestern corner of Lot 3 of said Glatt Farm; thence N88°21'43"E, 801.01 feet; thence S38°24'25"E, 47.08 feet; thence S70°38'35"W, 194.53 feet; thence S55°19'31"W, 184.69 feet; thence S48°11'33"W, 215.58 feet; thence S25°50'43"W, 117.05 feet; thence S35°44'01"W, 93.84 feet; thence S51°51'27"W, 304.65 feet; thence N00°55'42"E, 697.03 feet to the POINT OF BEGINNING

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### **ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

#### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

  
Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL**

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

# LACLEDE GAS COMPANY TRANSMITTAL

4118 SHREWSBURY AVE  
ST. LOUIS, MISSOURI 63119

TO: Mary Holden	DATE: 5/24/17
City of Arnold	RE: Strawberry Ridge
2101 Jeffco	
Arnold, MO 63010	

WE ARE SENDING YOU:

( X ) NOTIFICATION OF NO GAS MAIN CONFLICT PER INFORMATION PROVIDED

**NOTE: POTENTIAL GAS SERVICE LINE CONFLICTS ARE NOT DETERMINED DURING OUR REVIEW. SERVICE LINES MUST BE LOCATED IN THE FIELD TO DETERMINE ACTUAL LOCATION.**

COMMENTS:

DRAFTSMAN NMT

*Brian Langenbacher*  
Brian Langenbacher, P.E.  
Construction Engineer III  
(314) 768-7767



# Rock Community Fire Protection District

## Board of Directors

Ken Baker  
Nathan Smith  
Dan Meyer

3749 Telegraph Road  
Arnold, Missouri 63010  
636-296-2211  
636-467-5734 Fax  
[www.rockfire-rescue.org](http://www.rockfire-rescue.org)

**Fire Marshal**  
Jeff Delapp

(636) 296-2211  
(636) 467-5734 Fax

## Fire Chief

Jeffrey Broombaugh

*"Whatever It Takes"*

Ms. Mary Holden  
Community Development Director  
City of Arnold Missouri

I have reviewed the preliminary plat for Strawberry Ridge and Guardian Court.  
The have questions concerning the following items:

- 1) Fire Lane signs are required on both side of the entrance where the triangle reduces the roadway to 20 feet.
- 2) The Fire District is concerned that vehicles parking in the posted Fire Lanes and vehicle parking on the interior radius will considerable hamper or block the ability to maneuver a Ladder truck in the event of an emergency. A request for consideration of Mirowitz Real Estate Investment and Fribis Engineering to increase the width of the street to 30 feet was denied.

If you have any questions or concerns please feel free to contact me

Yours in Fire Safety

A handwritten signature in blue ink that reads "Chris Lindner".

Chris Lindner  
Fire Inspector/Investigator  
(636)296-2211 ext 5749  
Email: [clindner@rockfire-rescue.org](mailto:clindner@rockfire-rescue.org)

# THE ENCLAVE AT STRAWBERRY RIDGE Preliminary Plan

A tract of land in the NE 1/4 of Section 36  
Township 43 North, Range 5 East  
City of Arnold, Missouri



## Location Map

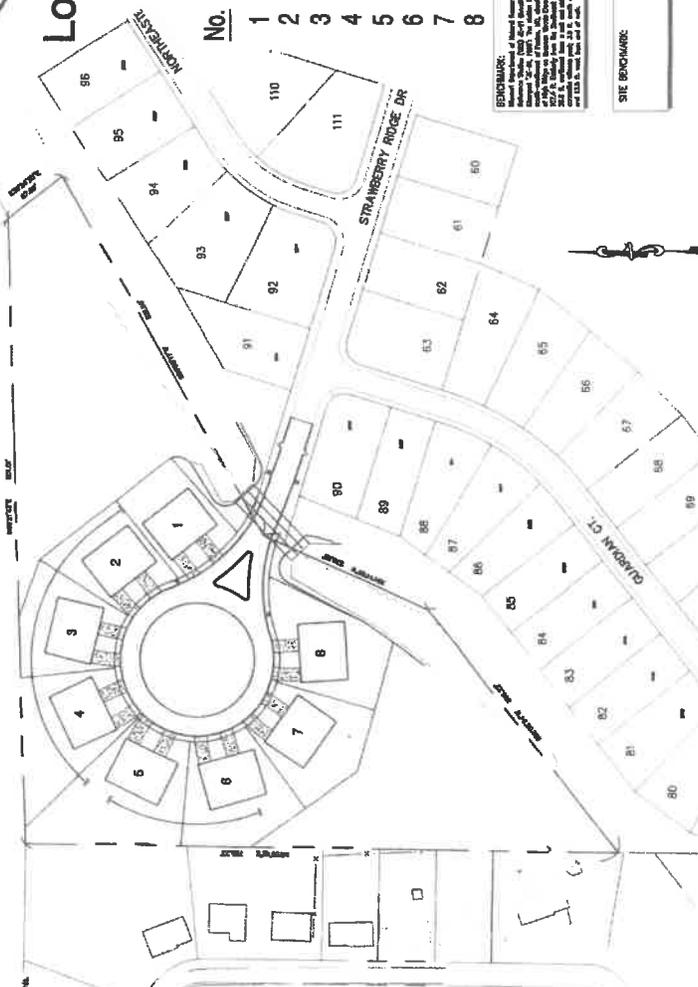
## Index

No.	Description
1	Cover Sheet
2	Site Disturbance Plan
3	Site Plan
4	Grading Plan
5	Utility Plan
6	Drainage Area Map
7	Retaining Wall Detail
8	Landscape Plan



**BENCHMARK:**  
The benchmark is located at the intersection of the centerline of Strawberry Ridge Dr. and the centerline of the driveway leading to the site. The benchmark is a 1/2" diameter iron pipe driven 24" into the ground and capped with a 1/2" diameter iron cap. The benchmark is located at the corner of the lot shown on this plan.

**SITE BENCHMARK:**

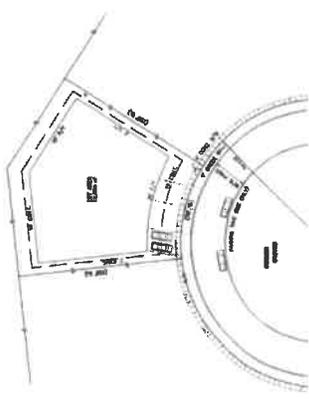


## Site Map

SCALE: 1"=200'

### NOTES:

1. Owner Area of Tract: 1.58 Acres
2. Record Owner: The City of Arnold, Missouri
3. Record Owner: The City of Arnold, Missouri
4. Record Owner: The City of Arnold, Missouri
5. Record Owner: The City of Arnold, Missouri
6. A City of Arnold permit is required for the proposed roadway improvements.
7. The lot shall have direct access to the County Road.
8. All proposed improvements shall be designed, constructed, funded, and installed in accordance with City of Arnold Standards.
9. All grading, drainage, utilities, and retaining walls shall be in accordance with City of Arnold requirements. All right-of-way and easements shall be in accordance with Missouri law.
10. All proposed utility and drainage improvements shall be in accordance with Missouri law.
11. All proposed utility and drainage improvements shall be in accordance with Missouri law.
12. All proposed utility and drainage improvements shall be in accordance with Missouri law.
13. All proposed utility and drainage improvements shall be in accordance with Missouri law.
14. The owner shall be responsible for the proposed improvements. The Planning Commission shall be notified of the proposed improvements. The Planning Commission shall be notified of the proposed improvements.
15. The owner shall be responsible for the proposed improvements. The Planning Commission shall be notified of the proposed improvements. The Planning Commission shall be notified of the proposed improvements.
16. The owner shall be responsible for the proposed improvements. The Planning Commission shall be notified of the proposed improvements. The Planning Commission shall be notified of the proposed improvements.
17. The owner shall be responsible for the proposed improvements. The Planning Commission shall be notified of the proposed improvements. The Planning Commission shall be notified of the proposed improvements.



CERTIFICATION: I, the undersigned, certify that I am a duly Licensed Professional Engineer in the State of Missouri, and that I am the author of the above-mentioned plan, and that the same is a true and correct representation of the same as the same was prepared and approved by me.

*James H. Blum*  
Professional Engineer

UTILITY INFORMATION:  
UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES SHALL BE CONFIRMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

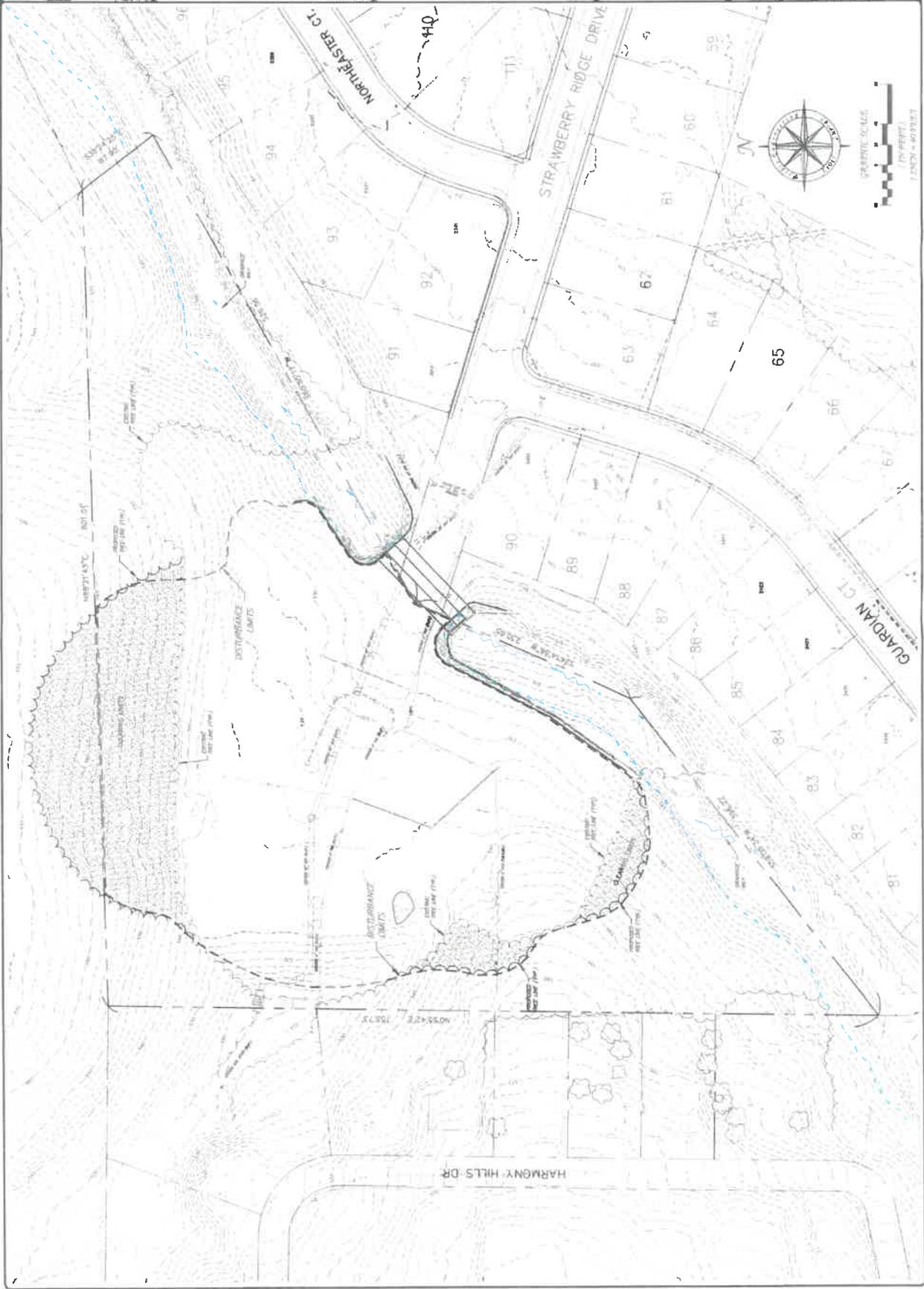
DATE	11/11/11
BY	FRIBIS
PROJECT	THE ENCLAVE AT STRAWBERRY RIDGE
CLIENT	STEVEN MIRONITZ REAL ESTATE INVESTMENTS, INC.
ADDRESS	11500 OLIVE BLVD., #1240
CITY	LOUIS, MO
STATE	MO
ZIP	63103
PHONE	(314) 983-0788
FAX	
EMAIL	fribis@fribis.com
WEBSITE	www.fribis.com

STEVEN MIRONITZ  
 REAL ESTATE INVESTMENTS, INC.  
 11500 OLIVE BLVD., #1240  
 LOUIS, MO 63103  
 (314) 983-0788

THE ENCLAVE AT STRAWBERRY RIDGE  
 ARNOLO, MISSOURI

**FRIBIS**  
 ENGINEERING  
 12500 W. BROADWAY  
 SUITE 100  
 ST. LOUIS, MO 63103  
 (314) 983-0788  
 www.fribis.com

DATE: 11/11/11  
 BY: FRIBIS  
 PROJECT: THE ENCLAVE AT STRAWBERRY RIDGE  
 CLIENT: STEVEN MIRONITZ REAL ESTATE INVESTMENTS, INC.  
 ADDRESS: 11500 OLIVE BLVD., #1240  
 CITY: LOUIS, MO  
 STATE: MO  
 ZIP: 63103  
 PHONE: (314) 983-0788  
 FAX: (314) 983-0788  
 EMAIL: fribis@fribis.com  
 WEBSITE: www.fribis.com









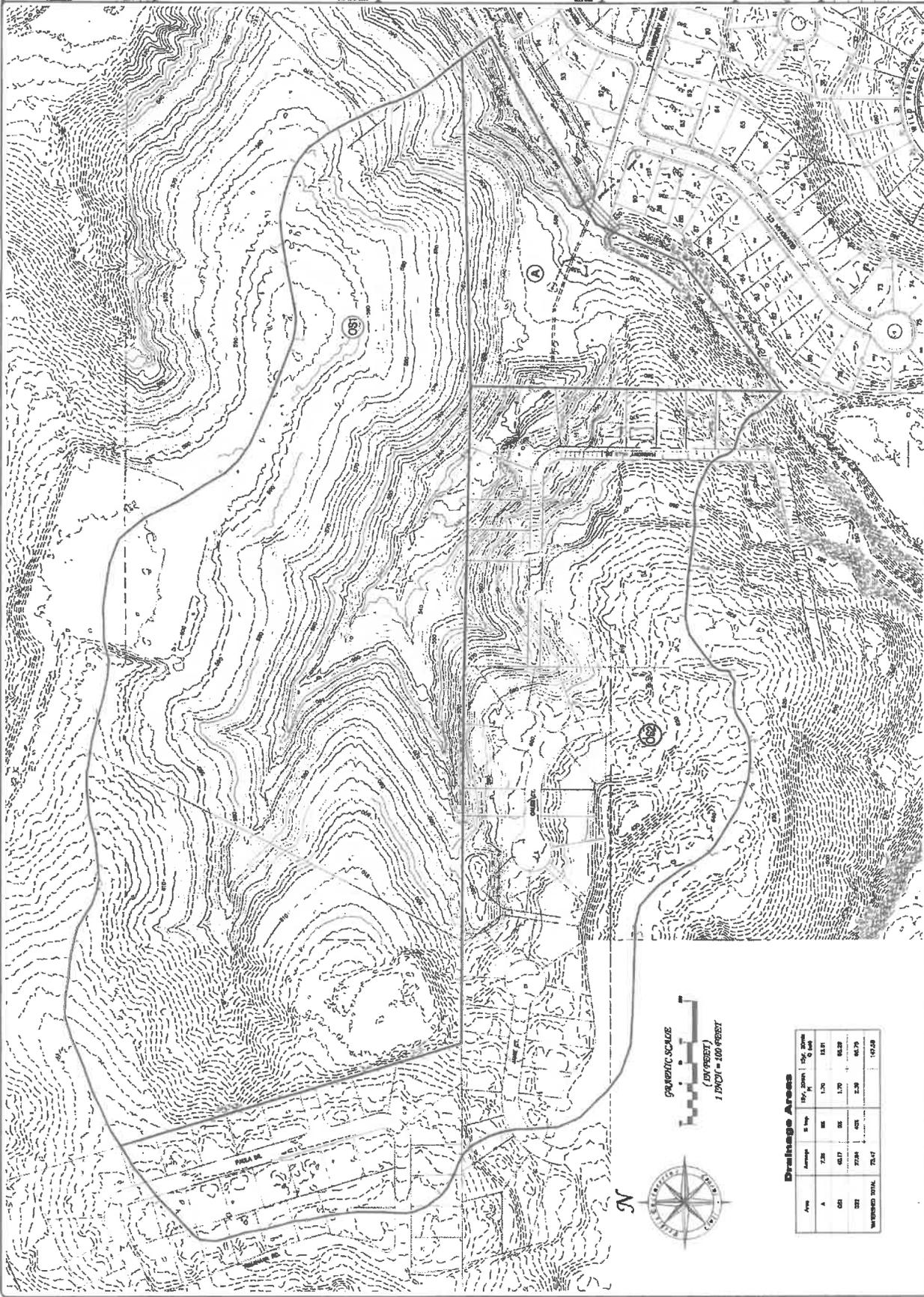

INVESTMENTS, INC.  
 11500 OLIVE BLVD, SUITE 240  
 ST LOUIS, MO 63141

**DRAINAGE AREA MAP**  
 THE ENCLAVE AT STRAWBERRY RIDGE  
 ARNOLD, MISSOURI

**FRIBS**  
 ENGINEERING  
 11500 OLIVE BLVD, SUITE 240  
 ST LOUIS, MO 63141  
 (314) 991-1111  
 FAX (314) 991-1112  
 WWW.FRIBS-ENGINEERING.COM



9					



**GRAPHIC SCALE**  
 (BY FEET)  
 1 INCH = 100 FEET

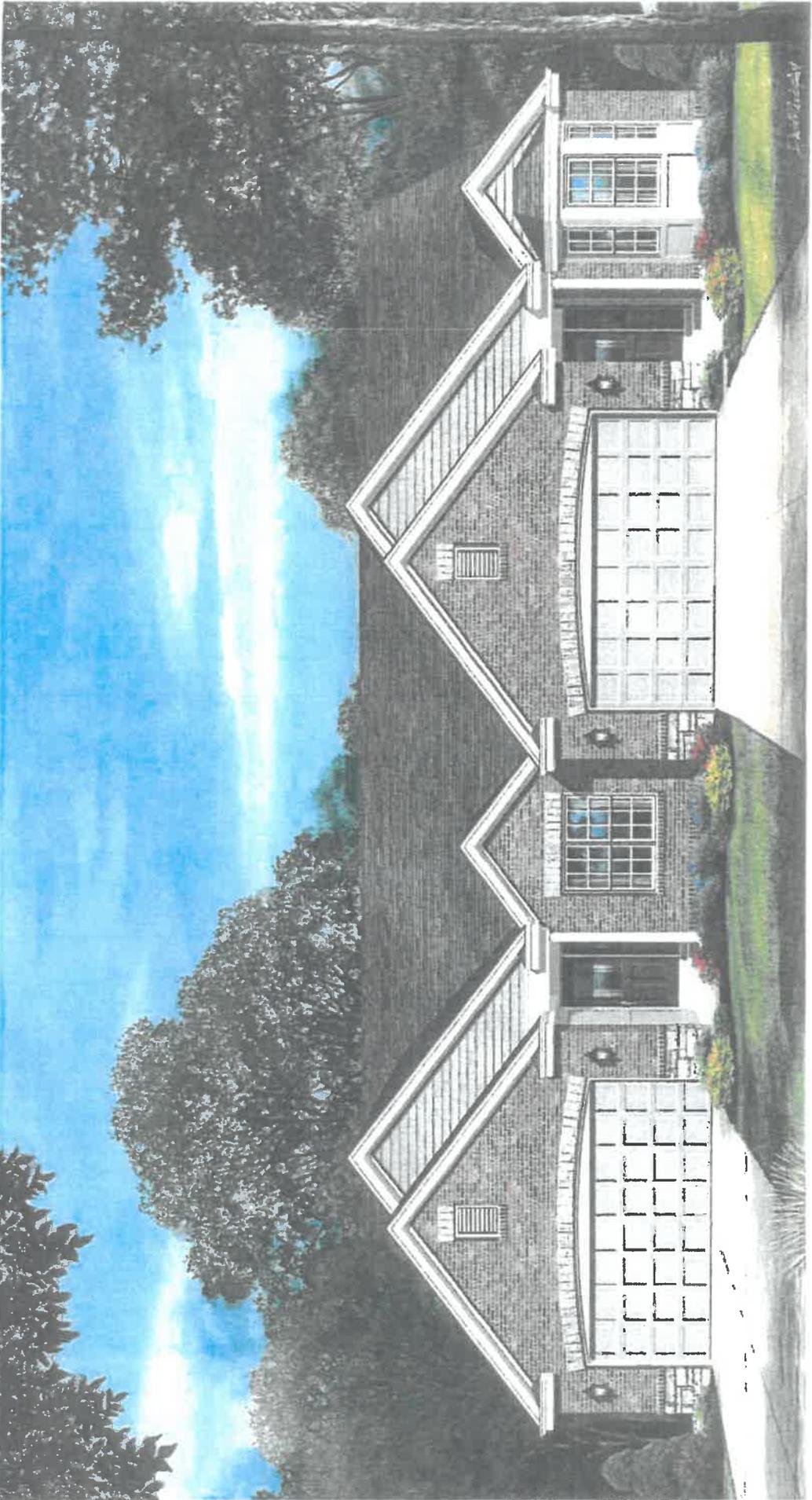


**Drainage Areas**

Area	Area in Sq. Ft.	Area in Acres	Area in Hectares
A	7,238,000	1,300	33.87
	68,137,000	1,250	31.82
	22,000,000	400	10.17
<b>UNDEVELOPED TOTAL</b>	<b>72,365,000</b>	<b>1,250</b>	<b>31.82</b>









*City of Arnold*  
*Dickie M. Brown, Director of*  
*Parks and Recreation*  
*1695 Missouri State Road*  
*Arnold, MO 63010*

Date: June 26, 2017

To: Bryan Richison, City Administrator

Subject: Midwest Pool Management Aquatic Services  
Fiscal Year 2018

Mr. Richison,

Midwest Pool Management's Aquatic Services proposal for the period of September 1, 2017 thru August 31, 2018, is customary and reasonable. The agreement terms are fixed at a not-to-exceed amount of four hundred three thousands, sixty dollars and no cents (\$403,060.00), unless mutually agreed upon by both parties.

Midwest Pool Management provides certified staff to safely operate both the indoor and outdoor pools. They also provide the maintenance required for opening and closing the outdoor pool and all chemicals needed for such operations.

If you have any questions, feel free to contact me.

/s/ Dickie M. Brown

RESOLUTION NO: 17-36

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A  
CONTRACT WITH MIDWEST POOL MANAGEMENT

---

BE IT RESOLVED, by the Council of the City of Arnold, Missouri, that the Parks and Recreation Department, is hereby authorized to accept the addendum from Midwest Pool Management for the FY-18 budget to guard and manage both pools for the City of Arnold.

A copy of said bid addendum is attached hereto and made a part hereof reference.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
TAMMI CASEY, CITY CLERK

Date: \_\_\_\_\_

## **ARNOLD RECREATION COMPLEX: SEPT. 1, 2017 – AUG. 31, 2018**

### **Operational Services for the City of Arnold**

#### **Indoor Pool Hours: Winter**

Midwest Pool Management shall provide for the operation of the Arnold Recreation Center Indoor Pool from September 1<sup>st</sup>, 2017- May 26<sup>nd</sup>, 2018 and August 9<sup>th</sup> 2018 – August 31<sup>st</sup> 2018. The pool shall normally be for all public session swimming times at the following levels. Changes to these staffing levels will be made based upon bather loads:

#### Monday's

Manager	3:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	12:00 p.m.-4:00 p.m.
2 Guards	3:30 p.m. -8:00 p.m.
4 Guards	3:45 p.m. - 8:30 p.m.

#### Tuesday's

Manager	3:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	12:00 p.m.-4:00 p.m.
2 Guards	3:45 p.m. -7:30 p.m.
2 Guards	6:00 p.m. -8:30 p.m.

#### Wednesday's

Manager	3:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	12:00 p.m.-4:00 p.m.
2 Guards	3:30 p.m. -8:00 p.m.
4 Guards	3:45 p.m. - 8:30 p.m.

#### Thursday's

Manager	3:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	12:00 p.m.-4:00 p.m.
2 Guards	3:45 p.m. -7:30 p.m.
2 Guards	6:00 p.m. -8:30 p.m.

#### Friday's

Manager	3:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	10:00 a.m. - 4:00 p.m.
2 Guards	3:30 p.m. -8:00 p.m.
4 Guards	3:45 p.m. - 8:30 p.m.

**Saturday's**

Manager 11:30 a.m.-5:30 p.m.  
2 Guards 6:45 a.m.-12:00 p.m.  
2 Guards 9:30 a.m.-1:30 p.m.  
4 Guards 11:45 a.m.-5:00 p.m.  
2 Guards 1:30 p.m.- 5:30 p.m.

**Sunday's**

Manager 11:30 a.m.-5:30 p.m.  
2 Guards 8:45 a.m.-12:00 p.m.  
4 Guards 11:45 a.m.-3:00 p.m.  
2 Guards 11:45 a.m.- 5:00 p.m.  
4 Guards 2:45 p.m.-5:30 p.m.

**Indoor Pool Hours: Summer**

Midwest Pool Management shall provide for the operation of the Arnold Recreation Center Indoor Pool from May 28<sup>th</sup>, 2018-August 9<sup>th</sup>, 2018. On inclement weather days when the outdoor pool is closed, the indoor pool will be open for recreational swim.

**Monday's**

Manager 1:00 p.m.-8:30 p.m.  
2 Guards 5:15 a.m.-12:15 p.m.  
2 Guards 12:00 p.m.-4:00 p.m.  
4 Guards 1:15 p.m.-5:00 p.m.  
2 Guards 4:00 p.m. -8:00 p.m.  
4 Guards 5:00 p.m. - 8:30 p.m.

**Tuesday's**

Manager 3:00 p.m.-8:30 p.m.  
2 Guards 5:15 a.m.-12:15 p.m.  
2 Guards 12:00 p.m.-4:00 p.m.  
2 Guards 3:45 p.m. -7:30 p.m.  
2 Guards 6:00 p.m. -8:30 p.m.

**Wednesday's**

Manager 1:00 p.m.-8:30 p.m.  
2 Guards 5:15 a.m.-12:15 p.m.  
2 Guards 12:00 p.m.-4:00 p.m.  
4 Guards 1:15 p.m.-5:00 p.m.  
2 Guards 4:00 p.m. -8:00 p.m.  
4 Guards 5:00 p.m. - 8:30 p.m.

**Thursday's**

Manager 3:00 p.m.-8:30 p.m.  
2 Guards 5:15 a.m.-12:15 p.m.  
2 Guards 12:00 p.m.-4:00 p.m.  
2 Guards 3:45 p.m. -7:30 p.m.  
2 Guards 6:00 p.m. -8:30 p.m.

Friday's

Manager	1:00 p.m.-8:30 p.m.
2 Guards	5:15 a.m.-12:15 p.m.
2 Guards	12:00 p.m.-4:00 p.m.
4 Guards	1:15 p.m.-5:00 p.m.
2 Guards	4:00 p.m. -8:00 p.m.
4 Guards	5:00 p.m. - 8:30 p.m.

Saturday's

Manager	11:30 a.m.-5:30 p.m.
2 Guards	6:45 a.m.-12:00 p.m.
2 Guards	9:30 a.m.-1:30 p.m.
4 Guards	11:45 a.m.-5:00 p.m.
2 Guards	1:30 p.m.- 5:30 p.m.

Sunday's

Manager	11:30 a.m.-5:30 p.m.
2 Guards	8:45 a.m.-12:00 p.m.
4 Guards	11:45 a.m.-3:00 p.m.
2 Guards	11:45 a.m.- 5:00 p.m.
4 Guards	2:45 p.m.-5:30 p.m.

There is an additional 175 open pool hours for the indoor aquatic center. The City of Arnold will choose 10 days that the Fox C-6 School District has days off for students in which we will open the pool additional open swim hours from 12:00 p.m.-4:00 p.m.

### **Outdoor Pool Hours**

Midwest Pool Management shall provide for the operation of the Arnold Recreation Center Outdoor Pool from May 27<sup>th</sup> 2018 - August 31<sup>st</sup> 2018. (The City will negotiate with Midwest Pool Management as to facility readiness, staff preparation, and weather permitting to potentially accommodate the early dismissal of the Fox C-6 School District in May.) The pool shall normal be staffed for all public session swimming times at the following levels. Changes to these staffing levels will be made based upon weather and bather loads:

Monday- Sunday	
Manager	9:30 a.m.-7:30 p.m.
Head Guard	9:00 a.m.-7:45 p.m.
12 Guards	10:45 a.m.-7:15 p.m.

The not to exceed salary budget includes 175 additional open pool hours for the outdoor pool.

Note: When the Fox C-6 School District is in session, the Arnold Recreation Center Outdoor Pool will be closed Mondays-Fridays, and be open only on Saturdays, Sundays, and holidays at regular open swim hours.

### **During these hours of operation, Midwest Pool Management will provide the following services:**

- Enforce all rules and regulations stipulated by the City and suggest and advise with regard to additional rules and regulations for the operation of the pool.
- Maintain any records as reasonably required by the City.
- Furnish and supply all first-aid supplies, adequate to the size and operation of the Arnold Recreation Center. The First Aid Kit will carry supplies for a minimum of 50 persons and at a minimum include: adhesive bandages, sterile pads, gauze pads, eye pads, tape, dressings, elastic bandage, antiseptic, ammonia inhalants, scissors, tweezers, latex gloves, clean wipes, eye wash, elastic gauze, large bandage patch. First Aid Kit will include a pocket mask with a one-way valve, and a bodily fluid exposure kit. Midwest Pool Management shall provide first responder first aid kits, including rubber gloves and pocket mask with one-way valve, for all on duty personnel. Midwest Pool Management will also provide an emergency oxygen tank.
- Vacuum pools. Each pool will be vacuumed entirely a minimum of one time a week and spot vacuumed on a daily basis to maintain a clean appearance and be free of all debris. Pools will be vacuumed before the public enters the pool.
- Work with the City in handling complaints users may have, reporting all complaints to the Parks and Recreation Director or designated representative.
- Conduct in-service training as per guidelines of Starfish Aquatics or equivalent.
- Conduct in-house safety audits at least once per month.

- Midwest Pool Management will retain a record of all problems brought to their attention. This log can be reviewed by the City at any time. A daily log of communication will be kept in the manager's office for the managers and designated City personnel to review on a daily basis.
- Keep detailed records of any pullouts where a lifeguard enters the water for a rescue, describing the circumstances surrounding the incident and denoting the specific location of the pull out.
- Power wash or hose deck daily.
- Perform safety checklist daily.
- Clean the entire Arnold Recreation Center complex, including: guard and manager office areas, bathhouse, all areas within the fencing, restrooms, and the premises within 25 feet of facility in a clean and orderly condition by the proper collection of waste, garbage and all other debris. Cleaning to be completed prior to operational hours.
- Maintain tests and records as required by State of Missouri and City and meet all requirements for such.
- Furnish, store and supply the necessary chemicals for operation of the pools

**Services provided for opening the outdoor facility:**

Midwest Pool Management will provide the following services in preparing the pool for opening day.

Upon notice to proceed from the City, Midwest Pool Management will begin interviewing and hiring staff.

Midwest Pool Management has 20 lifeguard training instructors on staff. Lifeguard training classes begin in January and are offered on a continuing basis throughout the spring and early summer.

In May, Managers and assistant managers must also attend a manager's training class that focuses on customer service, ADA compliance, hazardous material training, chemical balance and testing, scheduling, accident report documentation requirements, and leadership skills.

In May, all staff including managers will have on-site training that includes site specific lifeguard zone coverage, rules and rule enforcement and site specific Emergency Action Plans.

Managers, Assistant Managers and Head Guards receive information on daily and weekly opening and closing procedures.

In early May, MPM staff will perform the following tasks:

- Power wash all decks
- Clean and stock bathrooms
- Vacuum the pools as often as necessary to have clean
- Clean pool area within 25 feet of pool enclosure
- Bring furniture out of storage, clean and arrange



**At the City's request, MPM can provide staff for additional services outside the scope of this agreement. The City will be invoiced at the rates detailed below:**

Manager	\$22.25/hour
Assistant Manager	\$13.60/hour
Head Guard	\$11.70/hour
Lifeguard	\$11.03/hour
Janitorial	\$10.35/hour
Swim Lesson Coordinator	\$12.36/hour
Swim Lesson Instructor	\$11.03/hour

IN WITNESS WHEREOF, **the parties have made and executed this addendum to the contract dated \_\_\_\_\_ in multiple copies, each of which shall be an original.**

CITY OF ARNOLD

MIDWEST POOL MANAGEMENT

\_\_\_\_\_  
By:

\_\_\_\_\_  
By: Bert Forde, President

ATTEST:

ATTEST:

\_\_\_\_\_  
By:  
Name, Title

\_\_\_\_\_  
By:  
Name, Title

RESOLUTION NO: 17-37

A RESOLUTION RE-APPOINTING ROSS MCCUTCHEN TO THE PARKS AND  
LEISURE SERVICE COMMISSION.

---

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that Ross McCutchen is hereby re-appointed to the Parks and Leisure Service Commission to serve the remainder of a two-year term, terminating on 02/05/19 or until a successor has been appointed and qualified.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

Date: \_\_\_\_\_

RESOLUTION NO. 17-38

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A  
CONTRACT WITH SPENCER CONTRACTING COMPANY FOR  
CONSTRUCTION WORK ON THE ARCHERY PARK ARNOLD,  
MO.

---

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor  
be, and is hereby authorized to enter into a contract with Spencer Contracting  
Company for construction work on the Archery Park Arnold, MO.

A copy of said contract is attached hereto and made a part hereof reference.

---

Presiding Officer of the City Council

---

Mayor Ron Counts

ATTEST:

---

City Clerk, Tammi Casey

Date: \_\_\_\_\_

**EXHIBIT A**  
**City of Arnold**  
**BID FORM**

**JIM EDWARDS ARCHERY PARK**

Please fill out this cost response form so that the City may accurately compare different bids without having to interpret vendor's cost presentations. If desired, attach additional cost data, including itemizations.

Company Name: Spencer Contracting Company

Date: 06-27-2017

City of Arnold  
2101 Jeffco Boulevard  
Arnold, Missouri 63010

Mayor and City Council Members:

In accordance with the advertisement inviting Bids for Jim Edwards Archery Park for the City of Arnold, subject to the conditions and requirements of the General Conditions of the contract, the Special Conditions of the Contract, hereto attached, which so far as they relate to the Bid, are made a part of it, the undersigned herewith proposes to begin the specified work within ten (10) days after receipt of notice to proceed, for the following unit prices:

**Jim Edwards Archery Park as described above and per plan specifications:**

**Total**        \$ 97,332.00

**SIGNATURES ON NEXT PAGE**

**Archery Park Construction**

Bid opening: June 27, 2017 10:00 a.m.

6 bids received

Dave Crutchley; Tammi Casey; Deb Lewis

	<b>Contractor</b>	<b>Location</b>	<b>Price</b>
1	Brockmiller	Farmington, MO	129,100.00
2	Byrne & Jones	St Louis, MO	154,000.00
3	C Rallo Construction	St Louis, MO	178,800.00
4	Spencer Construction	Arnold, MO	97,332.00
5	Boyer Building	DeSoto, MO	109,535.00
6	Baker Landscaping	Imperial, MO	148,000.00
7			
8			
9			
10			

RESOLUTION NO. 17-39

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A  
CONTRACT WITH MCCANN CONCRETE PRODUCTS FOR THE  
ARCHERY PARK BATHROOM, ARNOLD, MO.

---

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor  
be, and is hereby authorized to enter into a contract with McCann Concrete  
Products for work on the Archery Park Bathroom, Arnold, MO.

A copy of said contract is attached hereto and made a part hereof reference.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk, Tammi Casey

Date: \_\_\_\_\_

**EXHIBIT A**  
**City of Arnold**  
**BID FORM**

**ADA Accessible Bathroom Facility at Jim Edwards Archery Park**

Please fill out this cost response form so that the City may accurately compare different bids without having to interpret vendor's cost presentations. If desired, attach additional cost data, including itemizations.

Company Name: MCLANN CONCRETE PRODUCTS

Date: 6/26/17

City of Arnold  
2101 Jeffco Boulevard  
Arnold, Missouri 63010

Mayor and City Council Members:

In accordance with the advertisement inviting Bids for **ADA Accessible Bathroom Facility at Jim Edwards Archery Park** for the City of Arnold, subject to the conditions and requirements of the General Conditions of the contract, the Special Conditions of the Contract, the Product Specifications including Addenda Nos. \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, hereto attached, which so far as they relate to the Bid, are made a part of it, the undersigned herewith proposes to begin the specified work within ten (10) days after receipt of notice to proceed, for the following unit prices:

**ADA Accessible Bathroom Facility at Jim Edwards Archery Park as described above in specifications of this bid, must be listed and itemized separately and one total for all three areas:**

<b>BUILDING</b>	<b>\$ 56,735</b>
<b>DELIVERY</b>	<b>\$ 500</b>
<b>CRANE COST</b>	<b>\$ 4,500</b>
<b>TOTAL</b>	<b>\$ 61,735</b>

SIGNATURES ON NEXT PAGE

Archery Park Bathroom

Bid opening: June 27, 2017 10:00 a.m.

2 bids received

Dave Crutchley; Tammi Casey; Deb Lewis

	Contractor	Location	Building	Delivery	Crane	TOTAL
1	McCann Concrete	Dorsey, IL	56,735.00	500.00	4,500.00	61,735.00
2	Concrete Modular Systems	Tarpon Springs, FL	60,813.82	4,600.00	1,000.00	66,413.82
3						
4						
5						

---

**CITY OF ARNOLD, CITY COUNCIL, JULY 6, 2017**

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**RE:** 2017-06 CONDITIONAL USE PERMIT: FAST FOOD 1901 RICHARDSON RD,  
PLANNING COMMISSION ACTION  
**DATE:** JUNE 28, 2017

---

**Request**

The City has received an application and written request for the approval Conditional Use Permit 2017-06 for 1901 Richardson Rd. The application is made by Dan O'Neil for the operation of a Donut Shop. Please refer to the attached site plan from the applicant along with an aerial photo of the property.

**Summary of Planning Commission Meeting**

The Planning Commission held a public hearing and considered this request at their June 13, 2017 meeting. No one spoke during the public hearing and the applicant, Mr. Dan O'Neil, gave a brief presentation during the regular meeting. The Commission had no comments and voted 9-0 to approve the conditional use and forward the approval to Council with the two below findings:

**Findings**

1. The proposed use is NOT in conflict with our comprehensive plan and is compatible with surrounding uses allowed in the zoning district.
2. The proposed use can be operated in a manner that is both visually compatible with surrounding properties and is considered to be consistent with good planning practice.

**Analysis**

The above property is zoned C-3 Commercial and a Donut Shop requires a Conditional Use under those regulations. The existing building is within at commercial center that sits on approximately 1.25 acres.

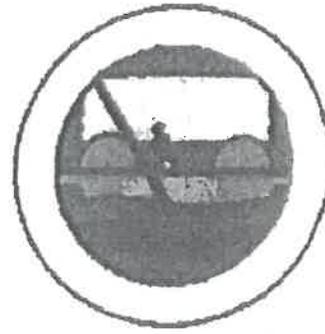
**The use is deemed consistent with good planning practice.**

**The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.** The current building is a mixed use retail center. The parking impact of the proposed use on the center will be minimal. Furthermore, the tenant space referenced has in the past supported a fast food establishment.

**The use can be develop and operated in a manner that is visually compatible with the permitted uses in the surrounding area.** There will be no major exterior changes in conjunction with the proposed use that requires a building permit.

**The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.** The proposed donut shop will be proving food to the neighborhood and city as a whole.

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax



CONDITIONAL USE PERMIT  
APPLICATION

File Number 2017-06

\$400.00 Fee Paid

APPLICANT/CONTRACT PURCHASER

Dan O'Neil  
Name

1319 Summer Manor Dr.  
Address, City, State, Zip Dahville, MO 63129

314-392-1009  
Telephone Number

N/A  
Facsimile Number

1901 Richardson Rd 63010  
Property Address (or nearest intersection)

OWNER:

AC Richardson LLC  
Name Managed by McKelvey Properties

17280 N Dotter 40 Road  
Address, City, State, Zip Ste. 201

636-669-9111  
Telephone Number

636-669-9117  
Facsimile Number

C-3  
Zoning of property

Proposed Use: Donut shop

Adjacent Zoning/Uses

C-3 C-3 C-3 C-3  
North South East West

          
Date of application

          
Signature of Applicant

6-6-17  
Meeting date targeting  
McKelvey Properties Inc. Agent for owner  
Patricia McKelvey  
Signature of Owner  
AC Richardson LLC  
Patricia McKelvey, President

## 7. Written Responses

A. All development and improvements will be conducted by registered and licensed contractors with proper permits completed.

B. Our business will be installed in a proper fashion as deemed in 7A. Our business hours will also be conducive to the surrounding businesses as we will operate during the hours of 4:30am – 1:00pm. This will work well with the other surrounding businesses for parking conditions on the park lot.

C. We are building our business in an already established strip mall and will blend in well with the pre-existing location as the prior business was a sandwich restaurant. We will be utilizing the current structure “as is” with no structure changes.

D. Our family business will be a donut shop. We are eager to supply the community with breakfast foods such as donuts, breakfast sandwiches, pastries and drinks for the early hours of the day. We have made contact with several of the surrounding businesses and have received a very positive response. We have been told that “they cannot wait for our arrival”, “the area needs a good donut shop” and “you will be received very well by the surrounding businesses and local people on their way to work in the morning”.

Our business will be conducted in a proper fashion with proper safety equipment installed ensuring a safe work environment for surrounding businesses and employees.

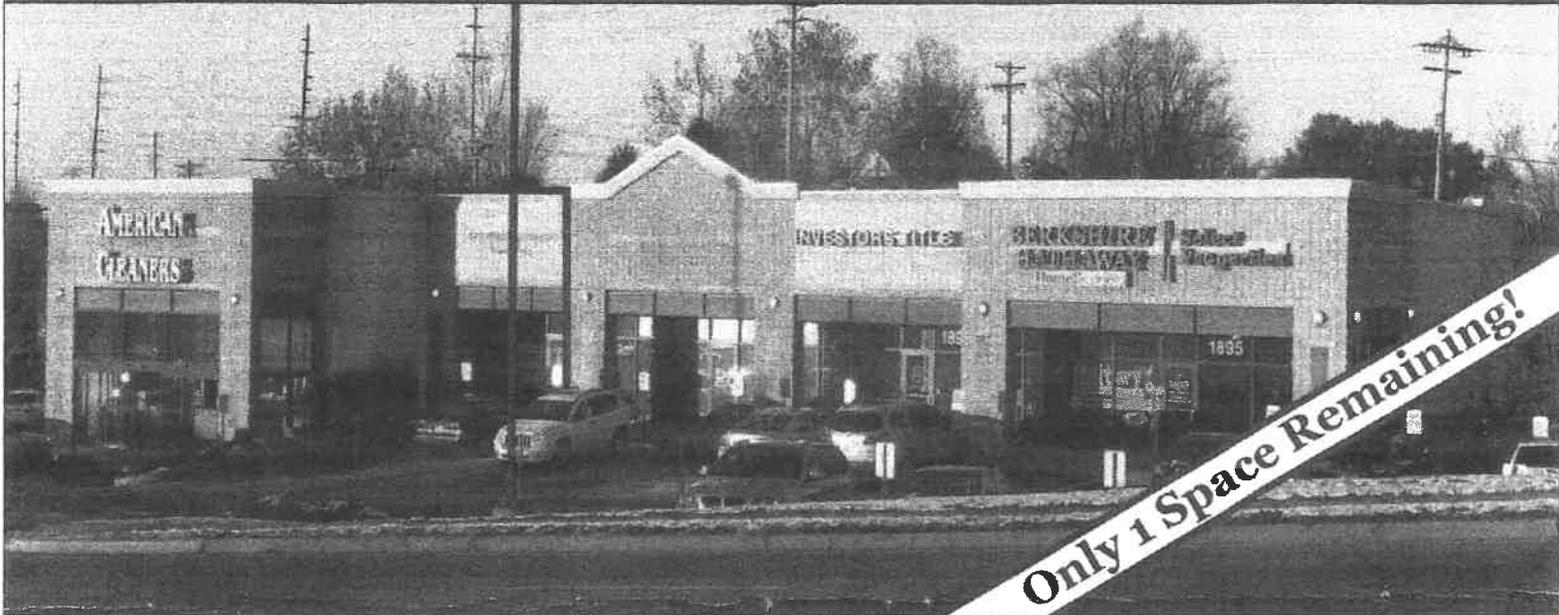
Our business is replacing a former Roly Poly sandwich shop business that has been vacant for the last 3 years. Our donut shop will now generate additional tax revenue and bring new business to the City of Arnold and the State of Missouri.

# For Lease - Retail

1895 - 1903 Richardson Road  
Arnold, MO 63010

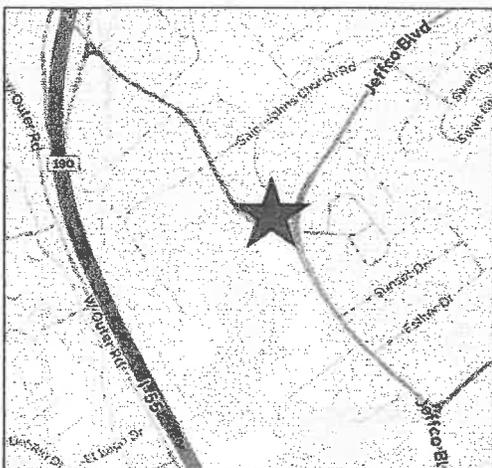


**MCKELVEY PROPERTIES**  
building relationships . creating wealth



## 1901 Richardson Rd offers:

- Located at the corner of Richardson Rd & Jeffco Blvd, This location offers great visibility in a high traffic area
- Immediate access to I-55
- Well established, modern retail center



Building Size  
8,916 SF

Space Available  
Suite 1901: 1,440 SF

Lease Rate  
\$14.00/SF + \$4.00/SF NNN

Lot Size  
1.23 Acres

Traffic Counts  
28,020 Richardson Road  
15,052 Jeffco Blvd

Zoning  
Commercial

Taxes  
\$28,275.27 (2016)

Municipality  
Arnold

Current Tenants  
American Cleaners, Investors Title,  
Finance America Mortgage,  
Berkshire Hathaway



*Patricia McKelvey*

Mobile: 636.448.1294  
pmckelvey@mckelveyproperties.com

*McKelvey Properties*

17280 N. Outer 40 Rd.  
Suite 201

Chesterfield, MO 63005  
Office: 636.669.9111



[www.mckelveyproperties.com](http://www.mckelveyproperties.com)



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to

# City of Arnold MO Online GIS Base Map Viewer

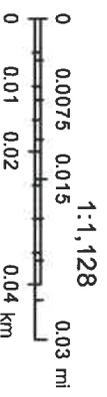


June 6, 2017

Jefferson County Parcels - Property

----- Jefferson County Lot Lines - Lot Lines

Arnold City Limits



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City of Arnold Community Development



Building



Front



Front



Lot



Side



Lot



Back



Lot

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**CITY OF ARNOLD, CITY COUNCIL, JULY 6, 2017**

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2017-07 CONDITIONAL USE PERMIT FOR COMMERCIAL CENTER SIGN  
AT 3901 VOGEL RD., PLANNING COMMISSION ACTION  
**DATE:** JUNE 28, 2017  
**CC:**

---

**REQUEST**

Dr Steven Leon, of CMC Real Estate and is requesting approval of a Conditional Use Permit for a Commercial Center Sign, located at 3901 Vogel Rd.

**SUMMARY OF PLANNING COMMISSION MEETING**

The Planning Commission held a public hearing and considered this request at their June 13, 2017 meeting. No one spoke during the public hearing and there was minimal discussion during the regular meeting. The Commission voted 9-0 to approve the conditional use with the below findings and forward the approval to the City Council.

**Findings:**

1. A commercial center sign is consistent with good planning practice since it will serve multiple businesses with one sign location.
2. The commercial center sign includes a new technology and provides an updated look to the sign which will not be detrimental to the other uses in the district.
3. The commercial center sign is part of development and this proposal provides an updated refreshed aesthetic to the signs appearance making it visually compatible to the permitted uses in the surrounding area.
4. The commercial center sign does not place the public health, safety or welfare at risk. Additionally, the current sign exists at non-conforming and the approval of this CUP advantageous bringing a code compliant sign to this site.

**ANALYSIS**

As is stands the current sign was permitted as a pole sign in July 2000, and modified in 2011. Along with the changes, a base and landscape were added for aesthetic reasons, making it appear more of a monument type of sign. The sign was damaged in a 2016 storm and as explained by Dr Leon. He

wants to update the sign using new technology to generate new interest. Due to the size and plan, the updates create a commercial center sign and needs approval of this CUP. The proposed request, dimensioned sign and current plot plan is attached.

The proposed sign complies with City code and staff has no concerns with the request.

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax

6/13/17  
CMG



### CONDITIONAL USE PERMIT APPLICATION

File Number 2017-07

\$400.00 Fee - Paid 5/16/17

**APPLICANT/CONTRACT PURCHASER**

**OWNER**

CMC Real Estate, LLC  
Name

STEVEN P. LEON  
Name

3901 Vogel Rd., Arnold, Mo 63010  
Address, City, State, Zip

1063 Sisco Ln., Arnold, Mo 63010  
Address, City, State, Zip

636-296-6885  
Telephone Number

314-223-8875  
Telephone Number

636-296-3988  
Facsimile Number

636-296-3988  
Facsimile Number

SAME  
Property Address (or nearest intersection)

C-3  
Zoning of Property

Proposed Use WE ARE REQUESTING A PERMIT FOR A

COMMERCIAL CONTROL SIGN IN ORDER TO CHANGE  
OUR EXISTING POLIC SIGN

**Adjacent Zoning/Uses**

C-3  
North

C-3  
South

C-3  
East

C-3  
West

MAY 15, 2017  
Date of Application

JUN 13 2017  
Meeting Date Targeting

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner

***CMC REAL ESTATE, LLC***

***3901 VOGEL RD.***

***ARNOLD, MO 63010***

May 13, 2017

Re: Conditional Use Permit Application for Commercial Center Sign

To Whom It May Concern:

My name is Steven P. Leon and I am the owner of CMC Real Estate, LLC, the managing entity for the property listed at 3901 Vogel Rd. I am also the owner and dentist of Arnold Dental Arts, LLC, the primary occupant in the building that is located on this property. Prior to the opening of the dental office on December 6, 2000, we had applied for and been granted a permit for a pole sign located at the front of our property near the intersection of Vogel Rd. and Elmer Dr. In the packet of materials that has been supplied are copies of the original site plan with a detail marked to indicate the position of the sign; please note that where the sign is now, it had been originally drawn for one of our parking lot flood lights but that was moved a few feet to accommodate the sign. The permit for the original sign as well as a draft of it are included. It should be noted that the permit was for a signpole sign and the rendering shows this as well.

To generate new interest in the office, I decided to look into other types of signage in 2010 and decided upon modifying what was originally installed by adding in an electronic message center (EMC). The permit for this change has been included along with a rendering of the new sign as it was purposed. It should be noted that the permit still listed this sign as a signpole, just as the original. The only true change that occurred was to the original upper portion of the sign, as it was split for a static sign and the EMC. I had built a small planter box a couple years after being in the office simply to create a more esthetic appearance to the sign by hiding the pole. The pole was covered further when the new sign was installed by the addition of a blue rectangular covering that gave a little more uniformity to the sign.

In May of 2016, many of us in the Arnold area were adversely affected by the hail storm that moved through about the middle of the month. My office was not spared and we had to replace the roof because of the damage. While I had noticed some of the marks on the sign left by the

hail, I had not realized what damage had actually occurred until eight months later, when a small rain shower moved through in January and the sign stopped working on one side and became garbled in its display on the other. Despite calls to several companies, no one was willing to take a look at the sign because they had not installed it; the original sellers of the sign had already gone out of business.

I was finally able to make contact with a company that came out, inspected the sign, and found the real cause of its failure. I am looking to replace the message center I have currently, that has for all intents and purposed failed. As technology has improved, I also have the opportunity to upgrade the message center. It is in this that we have run into an issue.

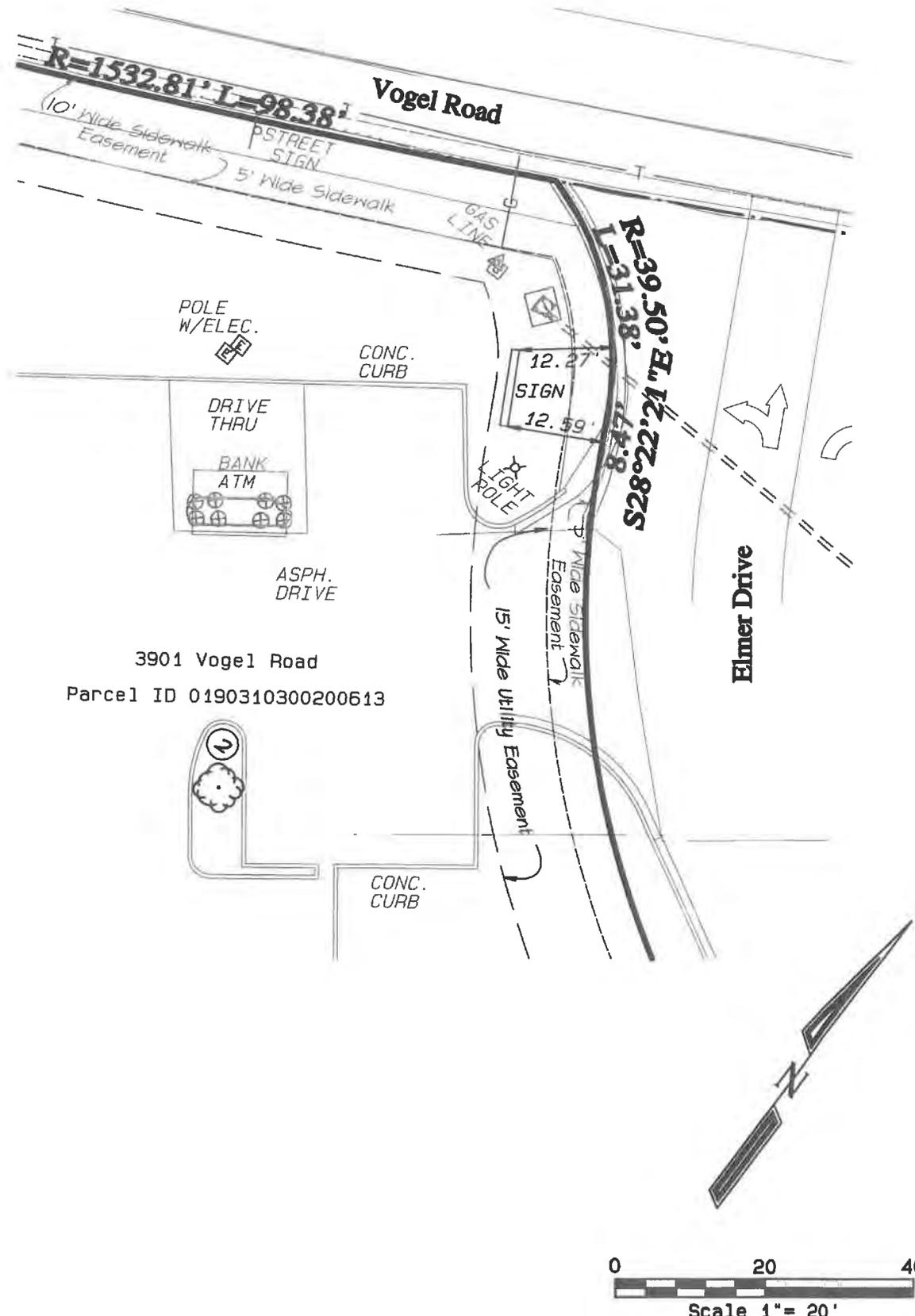
Though the previous signs were permitted as a signpole, it seems that there is no longer the ability to permit this sign, with changing the message center for a model that is slightly larger (currently it is 2' x 10' and the new one would be 4' x 8'), as a signpole. The sign I currently have has been designated to be a "legal but nonconforming monument sign". I am not sure exactly how this change in vernacular has occurred as there is nothing in any of my records indicating such, but to move forward I have been advised to request a "commercial center sign" permit. I have enclosed a purposed rendering of the new sign, either extending one foot higher than it is currently or moving it one foot closer to the ground as it relates to the bottom of the sign. According to the statutes in effect, I am permitted one commercial center sign in my zoning district of C-3 for every 300' of linear frontage with its overall square footage of display not to exceed the linear frontage measurement; it also cannot be more than 50' in height; I have approximately 350' of linear frontage. My new proposal falls well within the scope of the current ordinances as the new sign would be only a foot or two higher (approx.. 12') than the original (approx.. 10') and the overall square footage of display moves from approximately 73 sq. ft. to 88.75 sq. ft.

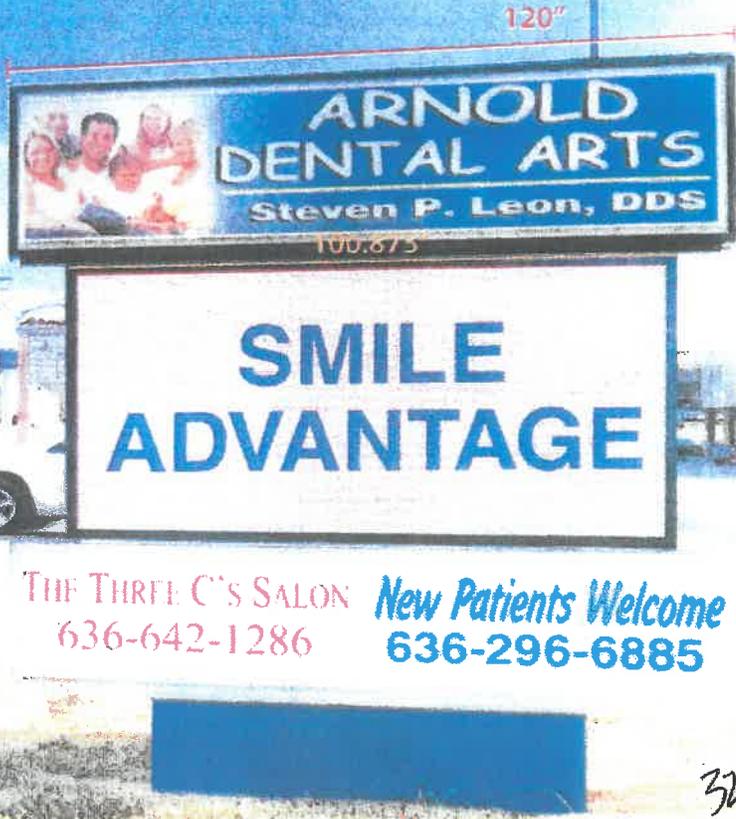
I appreciate your time and efforts in this matter!

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Leon', with a long horizontal flourish extending to the right.

Steven P. Leon, DDS





June 2, 2017

Re: Commercial Center Sign – Conditional Use Permit 3901 Vogel Rd.

File #: 2017-07

To Whom It May Concern:

There has been a request for further explanation in regards to the conditional use permit application as it relates to the commercial center sign request at 3901 Vogel Rd. This use is deemed consistent with good planning practices as a commercial center sign is appropriate for a single location that serves more than one business. At the present time, both Arnold Dental Arts and soon to be Twisted Scissors Salon (formerly The Three Cs) occupy the same location. The sign that is present on the property at this time is not technically within current ordinance guidelines; in fact it is considered legal but non-conforming. In order to make improvements or possibly let another business develop within space at the location, it is necessary to have the proper permit status so as to allow for proper changes in the future.

The use/operation of this sign at this location can be done in a manner that is not detrimental to the permitted developments and uses within the district. The new commercial center sign includes new technology and provides an updated look to our present sign which will not be detrimental to the other uses in the district. As such too, the development of the new commercial center sign can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. Given that the commercial center sign will provide an updated look to the present situation, it stands to reason that this will also boost the aesthetic quality of the surrounding area.

The use is deemed essential and desirable to preserve and promote the public health, safety, and general welfare for the City of Arnold. The commercial center sign does not place the public health, safety, or welfare at risk and in addition improves it as we will apply messages that can be viewed by the public encouraging them to participate in better choices towards improving their health.

I have enclosed photos showing the date stamp as to when we put the "public hearing notice" sign up. I have also included photos showing where the utilities for the property are located; they are all at the back.

I have been in contact with Govero Land Services as it was Mr. Govero that had done the original site development for the office and have requested an updated site plan and will have that to you as soon as possible.

In regards to the conflicts regarding measurements provided by Sign Resources on some of the layout pictures for the new sign, I believe that we had been fascinated between different sign sizes and then solutions towards whether or not the sign should be raised or lowered relative to the ground. This has

likely led to me inadvertently submitting photos where the numbers may not add up. The photo comparison that I have included with this packet I have double checked in terms of accuracy of numbers. The lower cabinet is 24", upper cabinet is 32", and the new message center will be 50.5". When these figures are added to the actual height off the ground (32") of the present sign, the total is 138". This is an increase of the overall height of the sign by 18". The original message center was 27" tall and had about 5-6" of spacing to the top and bottom combined. Though the new message center will actually be 50.5", the old sign plus leeway space is how we are increasing the height of the sign by less than 2' even though the new message center itself is nearly twice the size of the old unit.

I would like to emphasize again that I am trying to get new site plans by June 7<sup>th</sup> and Mr. Govero has promised to do his best in trying to meet this goal, but I do hope that some leniency may be granted if he needs a couple extra days.

Sincerely,

Steven P. Leon DDS

Owner CMC Real Estate, LLC

Owner Arnold Dental Arts, LLC