

## City of Arnold, Missouri

**Work Session  
Council Chamber**

**April 12, 2018  
7:00 p.m.**

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### **Agenda**

1. Arnold Meramec River Greenway Master Plan – Dave Crutchley
2. Infrastructure Plan – Ed Blattner
3. Relaxed Atmosphere Auto Show – Dickie Brown
4. Fence Permits
5. Annual Rental Inspection Apartments / Mobile Homes
6. Adjournment

**Next Regular City Council Meeting April 19th, 2018**

**Next Work Session May 17, 2018**

Friday, April 06, 2018

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To: Mayor Ron Counts

From: Ed Blattner, P.E., Public Works Director

Subject: Infrastructure Present and Future Needs

Date: January 4, 2018

In follow-up to our recent November 9 meeting, it is my hope the following summary report regarding my view of present and future infrastructure needs for the City will be helpful, informative, and a guidance to you and members of the City Council when considering street and storm water infrastructure improvements for the City.  
2018 budget year planned infrastructure expenditures.

<u>Project Title</u>	<u>Estimated Cost Range</u>
1. Melody Lane storm water project, phase 1 *	
a. Home acquisition and demolition	\$700,000--\$800,000
b. Storm sewer construction	\$700,000--\$900,000
c. Engineering cost	<u>\$ 60,000---\$100,000</u>
Sub-total	\$1,460,000--\$1,800,000
*Some carry over into 2019 budget is possible	
2. Asphalt street mill & overlay, phase A	\$700,000--\$800,000
3. Bridge Repair project	
a. Engineering cost	\$20,000-----\$21,000
b. Construction cost	<u>\$135,000----\$145,000</u>
Sub-total	\$155,000----\$166,000
4. Jeffco Blvd. /Tenbrook Intersection*   CMAQ -5403(668)	\$900,000--\$1,100,000

\*CMAQ Federal reimbursement (\$566,718) Project must be completed by the end of summer 2018 before school resumes.

5. Richardson Road/Old Lemay Ferry Intersection (On Hold)*	
a. Engineering cost	\$15,000--\$70,000
b. Construction cost	<u>\$400,000--\$500,000</u>
Sub-Total	\$415,000--\$570,000

\*under City Council review

6. City wide street striping	\$70,000--\$90,000
7. Maxville Gardens (NID)	<u>\$150,000--\$190,000</u>

Sub-total \$3,850,000--\$4,716,000

Projected reimbursements (\$716,718----\$756,718)

Projected ten (10) year project needs for streets in budget years 2019-2028.

Project Title Estimated Cost Range

1. Asphalt street repair/overlay work	
a. Residential streets (numerous locations)	\$750,000--\$950,000
b. Collector Streets	
1. Arnold Tenbrook	\$310,000--\$450,000
2. Tenbrook	\$500,000--\$600,000
3. Lonedell	\$220,000--\$320,000
4. Missouri State Road	\$220,000--\$320,000
5. Melody Lane area	\$450,000--\$700,000
2. Asphalt Street Reconstruction	
a. Lonedell (Pomme to Mo. State Rd.)	\$700,000--\$900,000
b. Pomme Rd/Lonedell Intersection Imprv.	\$300,000--\$500,000
c. Pomme Road (Lonedell to Old Lemay Ferry)	\$720,000--\$950,000
d. Anthony Court	\$530,000--\$650,000
e. Bender	\$190,000--\$300,000
f. Old Lemay Ferry (City limits to Mo. St. Rd.)	\$830,000--\$1,200,000
g. Wayne, Tommy, & Timothy	<u>\$350,000--\$450,000</u>
Sub-total	\$6,070,000--\$8,290,000
3. Concrete street replacement	
a. Residential streets(Fox Pointe, Hickory Manor, and others)	\$600,000--\$900,000

b. Commercial streets (Richardson Road, Manufacturer's Drive, Municipal Drive, Lone Star & Others)	\$500,000--\$750,000
c. Piper, Cessna, Electra, Boeing & other area streets	<u>\$1,000,000--\$1,300,000</u>
Sub-total	\$2,100,000--\$2,950,000

4. New Concrete Sidewalk Construction

a. Arnold Tenbrook Road	\$500,000--\$600,000
b. Old Lemay Ferry Road	\$500,000---\$600,000
c. Missouri State Road	\$420,000---\$550,000
d. Church Road	\$150,000---\$200,000
e. St. John's Church Road	\$100,000---\$200,000
f. Lonedell Road	\$300,000---\$400,000
g. Pomme Road	\$360,000---\$500,000
h. Residential subdivisions	<u>\$1,000,000---\$1,500,000</u>
Sub-total	\$3,330,000-----\$4,550,000

5. Other road related projects

a. Signalization of Michigan Ave. at Church Road intersection	\$350,000---\$450,000
b. Upgrade Vogel Rd. at Defense mapping	
Traffic signal	<u>\$25,000---\$30,000</u>
Sub-total	\$375,000---\$480,000

6. Storm Water Project needs:

We have identified a number of locations within the City limits in need of storm water drainage improvements. Some are as follows:

a. Fenwick Place area	\$350,000---\$450,000
b. Melody Lane area, phase 2	\$350,000---\$450,000
c. Sunset Drive area	\$250,000---\$300,000
d. Robin Drive area	\$200,000---\$250,000
e. June Drive area	\$200,000---\$300,000
f. Jackson Drive area	\$200,000---\$300,000
g. City wide creek bank stabilization	<u>\$500,000---\$1,000,000</u>

Sub-total \$2,050,000---\$3,050,000

Summary:

2018 projected budget year expenditures \$3,133,282---\$3,959,282

Projected ten (10) year needs for streets, storm water & other

a. Asphalt streets	\$6,070,000---\$8,290,000
b. Concrete streets	\$2,100,000---\$2,950,000
c. Concrete sidewalks	\$3,330,000---\$4,550,000
d. Other road related projects	\$375,000-----\$480,000
e. Storm water projects	<u>\$2,050,000-----\$3,050,000</u>

TOTALS \$17,058,282----\$23,279,282

Average yearly expenditure over the 10 year period \$1,705,828---\$2,327,928

NOTE:

The above estimates are based on my review of the City's:

1. 2001 Comprehensive Transportation Plan
2. 2011 City Planning Comprehensive Plan
3. The 2004 Storm Water Master Plan
4. My professional engineer observations and experience.
5. All estimates and project locations are subject to review and modification due to detailed engineering plan preparations, determined needs, and other ascertained information.

## Mary Ellen Cox

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**From:** Dickie Brown  
**Sent:** Thursday, March 29, 2018 9:03 AM  
**To:** Mary Ellen Cox  
**Cc:** Dave Crutchley  
**Subject:** Workshop Agenda Item

Mary Ellen,

This may be a duplicate request. Please add Relaxed Atmosphere Auto Show to the agenda. This organization is requesting the uses of Arnold Park in May of 2019, for a relatively large event. The City will not be a sponsor nor partner. It is tentatively agreed if an arrangement is reached it would be a space lease agreement.

Thanks,

Dickie M. Brown  
Director Parks and Recreation  
City of Arnold  
636-282-6680

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CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PROPOSED CHANGE TO FENCE STANDARDS  
**DATE:** MARCH 28, 2018  
**CC:**

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When we adopted the fence regulations, we decided not to require a permit for fence installation. This has worked out fairly well since we have adopted the regulations. However, there have been a few times where a fence has been installed improperly, chiefly, the finished side on the fence facing in and not out toward the neighboring properties, which has caused us some consternation. Staff has disused the idea of requiring a permit for fence installation to head off this and other issues that take up Staff time. A nominal fee of \$25.00 is suggested to cover some of Staff time.

The Planning Commission discussed the proposal to require a permit for fence installation at their February 27 and March 27, 2018 meetings and there was consensus to formalize the requirement as a code amendment. Before you tonight is the proposed Zoning Code amendment to require a permit for fence installation with a nominal fee of \$25.00.

## S. Fencing Standards.

**1. Purpose.** The purpose of these regulations is to regulate the materials, location, height, and maintenance of fencing and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.

**2. Applicability.** The requirements of this Section apply to all fencing and decorative posts equal to, or exceeding, thirty-six (36) inches in height for all land uses and activities. Fencing and decorative posts exceeding thirty-six (36) inches in height, in addition to the provisions contained within this Section, are subject to the provisions of the Zoning Code pertaining to sight triangles and setbacks. As used in this Section, "decorative posts" are defined as ornamental poles or stakes with attached chains, wood or other materials, which serve only aesthetic purposes.

a. All fences require a permit from the Community Development Department. The following information must be provided for review prior to the issuance of a permit.

1. Site plan accurately indicating all property lines, easements, setbacks, existing structures on the site and fence location.
2. Proposed fence detail including material, style, color and height.

Commented [MPH1]: We would recommend a fee of \$25.00

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## 3. Standards.

### a. Materials.

- (1) Residential districts ("R-1", "R-2", "R-3", "R-4", "R-5" and "R-6"). Acceptable materials for fencing and decorative posts include masonry, rigid synthetic materials, wood, wrought iron, and chain link. Barbed wire, razor wire, hardware cloth, electric, and wire mesh fencing is strictly prohibited.
- (2) Non-residential districts ("C-1", "C-2", "C-3"). Acceptable materials for fencing and decorative posts include masonry, rigid synthetic materials, wood and wrought iron. Barbed wire, razor wire, hardware cloth, wire mesh, chain link and electric fencing is strictly prohibited except that chain link and barbed wire fencing is permitted for and on security fences at heights equal to or greater than six (6) feet subject to review and approval by the Planning Commission.
- (3) Non-residential districts ("M-1", "M-2", "FP", and "PS"). Acceptable materials for fencing and decorative posts include masonry, rigid synthetic materials, wood, wrought iron and chain link. Barbed wire fencing is permitted on security fences at heights equal to or greater than six (6) feet. Razor wire, hardware cloth, electric and wire mesh fencing is strictly prohibited.
- (4) For the purpose of this Section, "temporary fencing" is defined as a fence constructed of something other than masonry, synthetic materials, wood, wrought iron, and chain link, or barbed wire, such as cloth mesh or hardware cloth.



AN ORDINANCE AMENDING CHAPTER 405, ARTICLE VI, SUPPLEMENTARY REGULATIONS, SECTION 405.760.S.2 ADDING THAT PERMITS ARE REQUIRED FOR FENCE INSTALLATION

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

**WHEREAS**, the Zoning Code changes will not be detrimental and such change is necessary for the public good; and

**WHEREAS**, the Zoning Code change is shown to be in the best interest for the health, safety, and welfare of the citizens of the City of Arnold; and

**WHEREAS**, the Planning Commission has submitted its report and recommendation to the City Council on the proposed Zoning Code Amendment.

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

Section 1. Chapter 40, Article VI, 405.760.S.2 is amended by the addition of the below:

- a. All fences require a permit from the Community Development Department. The following information must be provided for review prior to the issuance of a permit.
  1. Site plan accurately indicating all property lines, easements, setbacks, existing structures on the site and fence location.
  2. Proposed fence detail including material, style, color and height.

Section 2. 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 \_\_\_\_\_ 2018.

\_\_\_\_\_  
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 Sweeney

March 28, 2018

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Annual Rental Inspection of apartments and mobile homes

(Sec. 5-11. Issue of certificates of compliance, occupancy permits)

(j) Notwithstanding other provisions of this Code to the contrary, owners of five (5) or more dwelling units and owners of all mobile home parks, in lieu of inspections required by this Code at the change of each occupancy, shall have the dwelling units and mobile homes inspected annually in accordance with the following provisions:

(1) Owners of five (5) or more dwelling units and owners of all mobile home parks, shall request the issuance of a certificate of compliance that will be valid for a one-year period and will apply to all of the dwelling units under his/her ownership that are located within the city.

(2) Prior to the issuance of a certificate of compliance, the exterior of all buildings and structures, all common areas in the exterior and interior of the buildings, and dwelling units must be inspected.

(3) Owners of the units shall provide the City with a current list of occupants in all units.

(4) Any certificate of compliance issued pursuant to the provisions of this subsection shall be valid for one-year period and inspections of the premises at subsequent changes of occupancy during the one-year period will not be required.

(45) In any case where the ownership of any building inspected pursuant to the provisions of this subsection is transferred, the exterior, common areas in the interior, and all dwelling units must be inspected.

(6) Nothing in this subsection shall be deemed to prevent an inspection at any time where there is reason to believe the premises are not being maintained in compliance with the provisions of this Code.

(7) The granting of the one-year certificate of compliance under this subsection is deemed to be discretionary and shall only be issued in those instances where there is substantial evidence and experience with the owners or agent of the owner that such dwellings are maintained in compliance with the provisions of this Code.

(7) The lease or rental agreement shall contain a provision that informs the tenant that the premises are subject to an inspection by the owner and the city and may be conducted at such times that the tenant may not be present during the inspection.

(8) The owner of any building that is to be inspected pursuant to the provisions of this subsection may designate an agent to act on his behalf. Such designation must be in writing.

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**Comment [mph1]:** I know we talked about and you said it would be difficult. Should we remove did you have a suggestion I do not recall?

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Service of any notice pursuant to the provisions of this chapter shall be deemed served if such notice is served to the designated agent or the owner. The agent for the owner must be a resident of or maintain offices in Jefferson County, St. Louis County, St. Charles County, or the City of St. Louis.

- (9) The provisions of Chapter 2, Article I, 2-1 shall not apply to these regulations due to the safety aspect of the inspection.

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