

City of Arnold, Missouri

**Public Hearing
Council Chambers**

**April 5, 2018
7:00 p.m.**

- A. 2018-04 Record Plat for Henley Woods Plat one – A Planned Residential District (PRD) Previously Identified as the Ott Property.
- B. 2018-06, Minor Record Plat, Niemeyer Estates Plat 2.
- C. Zoning Code Amendment to Non-Conforming Mobile Home Parks.
- D. Proposed Change to Fence Standards.

City Council

Immediately Following the Public Hearing

Agenda

- 1. Pledge of Allegiance:
- 2. Opening Prayer: Father Charlie Ferrarra – St. David’s Catholic Church
- 3. Roll Call:
- 4. Business from the Floor:
- 5. Consent Agenda:
 - A. Regular Minutes **March 15, 2018**
 - B. Payroll Warrant **#1286 in the Amount of \$272,935.64**
Payroll Warrant **#1287 in the Amount of \$276,585.92**
 - C. General Warrant **#5711 in the Amount of \$533,541.96**
- 6. Ordinances:
 - A. **Bill No. 2690:** An Ordinance Approving a Record Plat Titled “Henley Woods, Plat One”.
 - B. **Bill No. 2691:** An Ordinance Approving a Record Plat Titled “Niemeyer Estates Plat 2”.
 - C. **Bill No. 2692:** An Ordinance Amending Chapter 405, Article I, General Provisions, Section 405.050, G. I. D. (2) Non-Conforming Mobile Home Parks within “MHD” Mobile Home Districts.

- D. **Bill No. 2693:** An Ordinance Amending Chapter 405, Article VI, Supplementary Regulations, Section 405.760.S.2 Adding that Permits are Required for Fence Installation.

7. Resolutions:

- A. **Resolution No. 18-21:** A Resolution Authorizing the Mayor to Enter into an Agreement with Aramark for Rental of Uniforms for use by City Service Employees.
- B. **Resolution No. 18-22:** A Resolution Re-Appointing Mike Dunfee to the Board of Appeals to Serve a Term of One-Year.
- C. **Resolution No. 18-23:** A Resolution Authorizing the Purchase of Mosquito Chemicals for the City of Arnold.
- D. **Resolution No. 18-24:** A Resolution Authorizing the Mayor of the City of Arnold, MO. to Name the New Farmers' Market Structure "The Jaycees Pavilion".
- E. **Resolution No. 18-25:** A Resolution Authorizing the Mayor or City Administrator to Execute a Change Order with R. V. Wagner, Inc. to Undertake Emergency Bridge Repairs to the Pomme Road Bridge in the Interest of Public Safety for the City of Arnold.

8. Motion:

- A. 2018-03 Fox Valley Commercial Center Sign, Conditional Use Permit.
- B. 2018-05, Jefferson County Plaza Commercial Center Sign 3849 Vogel Road, Conditional Use Permit.

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports:

11. Adjournment:

Next Regular City Council Meeting April 19, 2018 @ 7:00 p.m.
Next Work Session April 12, 2018 at 7:00 p.m.

Mayor Pro-Tem Jason Fulbright called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Pastor Rick Wallace from Gateway River Church offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Counts (excused), Mayor Pro-Tem Jason Fulbright, McArthur, Hood, Cooley, Fleischmann, Plunk, Fulbright, Sullivan, Owens, Richison, Holden, Lehmann, Sweeney, Brown, Blattner, Kroupa (arrived 7:17 p.m.) and Major Carroll.

BUSINESS FROM THE FLOOR

NONE

CONSENT AGENDA

- A. MINUTES FROM MARCH 1, 2018 MEETING**
- B. PAYROLL WARRANT NO. 1285 IN THE AMOUNT OF \$281,653.82**
- C. GENERAL WARRANT NO. 5710 IN THE AMOUNT OF \$355,217.07**

Butch Cooley made a motion and so moved to approve the consent agenda.
Seconded by Vern Sullivan. Roll call vote: McArthur, yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, yes; 8 Yeas: **Consent agenda approved.**

ORDINANCES

BILL NO. 2689 – AN ORDINANCE AMENDING THE CITY CODE TO CREATE A BEAUTIFICATION COMMISSION was read twice by City Clerk Tammi Casey.
Roll call vote: McArthur, yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, yes; 8 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 18-16 – A RESOLUTION APPOINTING JOAN BOYLES AS AN ALTERNATE TO THE BOARD OF ADJUSTMENT FOR A THREE-YEAR TERM

Gary Plunk made a motion and so moved to approve Resolution No. 18-16.

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

Resolution approved.

RESOLUTION NO. 18-17 – A RESOLUTION ESTABLISHING PARTICIPATION ON A LOWER MERAMEC MULTI-JURISDICTIONAL FLOODPLAIN MANAGEMENT PLANNING COMMITTEE, SETTING FORTH MEMBERSHIP IN DEVELOPMENT OF THE PLAN AND PROVIDING AN EFFECTIVE DATE

EJ Fleischmann made a motion and so moved to approve Resolution No. 18-17.

Seconded by Gary Plunk. Roll call vote: McArthur, yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, yes; 8 Yeas:

Resolution approved.

RESOLUTION NO. 18-18 – A RESOLUTION AUTHORIZING THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT TO CHANGE POMME CREEK GOLF COURSE'S NAME TO ARNOLD GOLF CLUB

Gary Plunk made a motion and so moved to approve Resolution No. 18-18.

Seconded by Mark Hood. Roll call vote: McArthur, yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, yes; 8 Yeas:

Resolution approved.

RESOLUTION NO. 18-19 – A RESOLUTION APPOINTING WILLIAM EKISS AS CITY PROSECUTOR

Butch Cooley made a motion and so moved to approve Resolution No. 18-19.

Seconded by EJ Fleischmann. Roll call vote: McArthur, yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, yes; 8 Yeas:

Resolution approved.

**RESOLUTION NO. 18-20 – A RESOLUTION RATIFYING THE PURCHASE OF
A POLICE CAR FROM REUTHER FORD**

David Owens made a motion and so moved to approve Resolution No. 18-20.
Seconded by Gary Plunk. Roll call vote: McArthur, yes; Hood, yes; Cooley, yes;
Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes; Owens, 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 610.021
(2)**

**Butch Cooley made a motion and so moved to hold a closed session immediately
following the council meeting.** Seconded by Mark Hood. Roll call vote: McArthur,
yes; Hood, yes; Cooley, yes; Fleischmann, yes; Plunk yes; Fulbright, yes; Sullivan, yes;
Owens, yes; 8 Yeas: **Motion carried.**

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Butch Cooley – Ward 4 – Asked Mr. Blattner if it would be possible to do patch work
on Melody Lane.

ADMINISTRATIVE REPORTS

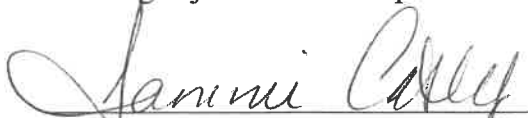
NONE

Mayor Pro-Tem Jason Fulbright announced a 5 minute recess before going into closed
session.

.....

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

Meeting adjourned at 7:33 p.m.


City Clerk Tammi Casey, MRCC/C

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 3/15/2018

PAGE: 1

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

		ROLL CALL	CONSENT AGENDA	BILL NO 2689	RESOLUTION NO 18-16	RESOLUTION NO 18-17	RESOLUTION NO 18-18
MAYOR	RON COUNTS	EXCUSED					
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	MARK HOOD	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:		DICKIE BROWN	PRESENT	
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:		ED BLATTNER	PRESENT	
COM DEV	MARY HOLDEN	PRESENT	TREASURER:		DAN KROUPA	PRESENT	
FINANCE DIRECTOR	BILL LEHMANN	PRESENT	POLICE DEPT.		MAJOR CARROLL	PRESENT	
CITY ATTORNEY	BOB SWEENEY	PRESENT					

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 3/15/2018

PAGE: 2

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

MAYOR RON COUNTS

COUNCIL: BRIAN MCARTHUR

COUNCIL: MARK HOOD

COUNCIL: BUTCH COOLEY

COUNCIL: EJ FLEISCHMANN

COUNCIL: GARY PLUNK

COUNCIL: JASON FULBRIGHT

COUNCIL: VERN SULLIVAN

COUNCIL: DAVID OWENS

CITY ADMINISTRATOR BRYAN RICHISON

CITY CLERK TAMMI CASEY

COM DEV MARY HOLDEN

FINANCE DIRECTOR BILL LEHMANN

CITY ATTORNEY BOB SWEENEY

RESOLUTION NO 18-19	RESOLUTION NO 18-20	MOTION TO HOLD CLOSED SESSION			
YES	YES	YES			
YES	YES	YES			
YES	YES	YES			
YES	YES	YES			
YES	YES	YES			
YES	YES	YES			
YES	YES	YES			
			PARKS DIR:	DICKIE BROWN	
			PUBLIC WORKS:	ED BLATTNER	
			TREASURER:	DAN KROUPA	
			POLICE DEPT.	MAJOR CARROLL	

**CITY OF ARNOLD, CITY COUNCIL,
FEBRUARY 5, 2018 MEETING**

TO: THE MAYOR AND CITY COUNCIL
FROM: CHRISTIE HULL-BETTALÉ
SUBJECT: 2018-04, RECORD PLAT FOR
HENLEY WOODS PLAT ONE – A PLANNED RESIDENTIAL DISTRICT (PRD)
PREVIOUSLY IDENTIFIED AS THE OTT PROPERTY.
DATE: MARCH 29, 2018

PLANNING COMMISSION SUMMARY AND RECOMMENDATION

The Planning Commission held a public hearing and considered the request at the March 27, 2018 meeting. No one from the public spoke. Tom Cummings with Payne Family Homes explained the owners are agreeable with the conditions, and provided detail about item 3 of the conditions regarding a front yard setback for lot 1. There was positive discussion among commissioners, applicant and staff regarding the application. Commission voted (8-0) and is forwarding a recommendation of approval to the City Council with the conditions as stated in this report below.

REQUEST

A Payne Family Homes LLC is submitting for approval of a Record Plat, Henley Woods Plat One, a planned residential development (PRD). The site is located at intersection of Lonedell and Pomme Roads and is plat one consisting of 67 lots. This PRD follows the intent as presented by preliminary plat that was recommended by Planning Commission and approved by City Council December 2016.

ANALYSIS

Overall, plat one is consistent with the approved preliminary plat and conditions, attached is a reduced copy. There have been some adjustments due to easement challenges, final infrastructure design and fine-tuning of land development. More specifically: there are modifications of layout regarding coordination with UE 40' easement, perfecting storm water design and eliminating and/or moving retaining walls into the common ground. Detailed descriptions of these are outlined in a letter from Gene Fribis included with this staff report.

Bringing to attention a Pomme Road setback issue; it became evident after the number of lots where reduce from 159 to 144, while addressing comments and conditions of the preliminary plat. At that time the general layout, common ground with monument sign were adjusted.

Pomme Road, since it is a collector status street, requires a 35' setback; this record plat provides a 32.9'-32.2' setback for Lot 1. With that said, the PRD procedure allows for flexibility in building types, locations and subdivision design. Bearing in mind the Commission allowed for a unique 6' side yard setback for this project, staff defers to Planning Commission to consider this set back deviation for Lot 1. Gene Fribis provided a description in his letter item 4, with a detailed plot plan for Lot1 which is included for reference.

RECOMMENDATION

Should the Planning Commission forward a recommend of approval to City Council, staff offers the below findings and conditions:

Findings for a Planned Residential Development:

1. The residential development proposal is consistent with good planning practice.
2. The residential development proposal is consistent with good site planning.
3. The residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
4. The residential development proposal is complementary to the City of Arnold.
5. The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

Conditions to be addressed prior to record plat city signatures:

1. Provide updated indentures/covenants for review and recording. The indentures/covenants must include maintenance of retaining walls, storm water facilities, common ground, etc.
2. Provide a copy of the paid taxes.
3. Consideration for Lot 1's unique Pomme Road collector road setback of 32.2-32.9 feet.
4. Lots 2-4, 9-11, 45-51 contain the 40' Ameren MO access easement and we question how will this be relayed to potential and subsequent buyers that nothing can be built in the easement. Provide how this information will be relayed.
5. An Agreement Guaranteeing Subdivision Improvements Escrow must be established. The escrow amount includes all public infrastructure that is not complete at the time of the record plat. This includes an itemized engineer's estimate for staff review/approval, escrow documents, and support funding for the subdivision improvements.

4/5/18-cc

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

3/27/18
Mtg



RECORD PLAT / MINOR SUBDIVISION

File Number 2018-04 $1680.00 \times 50\% = 840.00$ 50% of the Cost of Preliminary Plat - Fee Paid \$840.00 pd. 2/27/18

APPLICANT/CONTRACT PURCHASER

Payne Family Homes LLC
Name

10407 Baur
Address, City, State, Zip

314 - 946-0300 / 662-509-7052
Telephone Number

Facsimile Number

Intersection of Lonedell Rd & Pammie Rd
Property Address (or nearest intersection)

MOW
Sanitary District

Telephone Number

OWNER

Same
Name

Address, City, State, Zip

Telephone Number

Facsimile Number

Zoning of Property

PWSD-3
Water District

(636) 296-7053
Telephone Number

67
Number of Lots

Rock Fire Protection
Fire District

(636) 296-2211
Telephone Number

Date of application

Meeting Date Targeting

[Signature]
Signature of Applicant and/or Owner Land Development Manager
Payne Family Homes



HENEGHAN AND ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
WWW.HAENGR.COM
Since 1986

March 20, 2018

Ms. Mary Holden
 City of Arnold
 2101 Jeffco Boulevard
 Arnold, MO 63010

Re: Henley Woods Subdivision Plat One

Dear Ms. Holden:

I am responding to your e-mail to Burdine and Associates dated Friday, March 16, 2018. I will address items 1, 4, 6, 7, and 8. The other items will be provided by Tom Cummings. The utility easements mentioned in item 6 will be shown on the record plat prepared by Burdine & Associates.

1. There are many changes that have occurred since the approval of the preliminary plat on December 15, 2016. I'm going to assume that minor changes such as fire hydrant and manhole locations are not what you are looking for, but rather changes in lot configuration, street alignment and retaining walls, or in other words, those items that would be shown on both the preliminary plat and the final plat. I will attempt to list all changes on the final plat that are noticeably different from the preliminary plat.

Differences between the preliminary and final plats:

- a.) A 40-ft. wide Ameren Electric easement along the east property line was added to the final plat. This was not shown on the preliminary plat.
- b.) A 40-ft. wide Ameren Electric easement north of and adjacent to the 100-ft. wide Ameren transmission line easement was added to the final plat. This was not shown on the preliminary plat.
- c.) Street "B" on the preliminary plat was shortened on the final plat because of the 40-ft. wide Ameren easement.
- d.) Lots 8-14 were reconfigured at Street "B" (now Henley Heights Court) because of the shorter length of the street. Lot dimensions and areas have changed accordingly.
- e.) A retaining wall was added on Ralph Ott's property to preserve an existing tree. *
- f.) The retaining wall behind lots 33, 34 and 35 was eliminated. *
- g.) The final configuration of the detention basins and bioretention basins were changed. There is a new bioretention basin behind lots 4 and 5. *
- h.) A retaining wall was added next to the bioretention basin behind lots 27-29. *
- i.) The percentage of tree mass preservation increased. (See improvement plans) *
- j.) A sanitary sewer has been added behind lots 5-8. *

* Not technically a final or record plat issue.

□ 838 East McCord
 Centralia, IL 62801
 (P) 618-533-6525
 (F) 618-533-6652

□ 310A Vision Drive
 Columbia, IL 62236
 (P) 618-281-8133
 (F) 618-281-8290

□ 5213D Mae Drive
 Godfrey, IL 62035
 (P) 618-466-8076
 (F) 618-466-8078

□ 1004 State Highway 16
 Jerseyville, IL 62052
 (P) 618-498-6418
 (F) 618-498-6410

□ 1929 Richardson Road
 Arnold, MO 63010
 (P) 636-464-3610
 (F) 636-464-2059

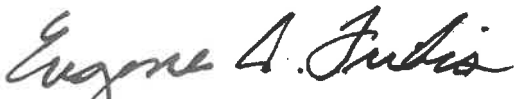
Ms. Mary Holden
March 20, 2018
Page Two

4. The front yard setback was shown at 25 feet on the preliminary plat. The final plat also shows 25 feet. We plan on using the "Winfrey" model on this lot. Attached is a plot plan showing that this model fits on the lot within the setbacks allowed by the City. The setback from this home will exceed the setback for existing neighboring home owned by Mary Kelly.
6. The required utility easements are shown on the final plat. See enclosed copy.
7. All lots have the required frontage of 50 feet. As stated in the City's zoning ordinance, the minimum frontage is measured at the normal building line.
8. The retaining walls have either been eliminated or moved to common ground. Thus, no easements for retaining walls are necessary.

The above items are for Plat One only. If necessary, we will provide similar explanations when Plat Two is ready for recording.

Sincerely,

Heneghan & Associates, P.C.



Eugene A. Fribis, P.E.
Project Engineer

Cc: Tom Cummings, Payne Family Homes

LOT 1 PLAN

SUBDIVISION: HENLEY WOODS
LOT NUMBER: 1
LOT AREA: 7,827 S.F.
HOUSE MODEL: WINFREY
2 CAR FRONT ENTRY GARAGE

POMME RD.

20' ROW DEDICATION

R=480.00'
L=34.18'

S87°02'05"E
34.81'

15' EASEMENT

40.11'

32.2'

S37°37'05"E
69.94'

40' INGRESS/EGRESS EASEMENT
(DB. 475, PG. 465)

1
8,916 S.F.

2000 HENLEY WOODS DR.
WINFREY FLOORPLAN

2 CAR FRONT ENTRY GARAGE
8' FOUR FOUNDATION WALK OUT

25' BUILDING SETBACK

15' EASEMENT

R=180.00'
L=49.23'

HENLEY WOODS

WATER SERVICE

(40' WIDE) DRIVE

5' EASEMENT

138.14'

6' BUILDING SETBACK

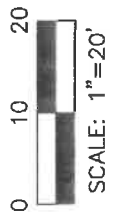
S76°29'43"W

SANITARY LATERAL

LOT 2



HENEGHAN AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS
www.haengr.com



OF

**AN ORDINANCE APPROVING A RECORD PLAT TITLED
“HENLEY WOODS, PLAT ONE”**

WHEREAS, the City of Arnold is required by Section 445.030 and Chapter 89 of Missouri Revised Statutes to approve a plat that is to be recorded by the Recorder of Deeds, Jefferson County, Missouri: and

WHEREAS, the Planning Commission of the City of Arnold has reviewed the proposed record plat, held a public hearing and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and the Planned Residential District and have submitted a report and recommendation for approval of said record plat titled “Henley Woods, Plat One” to the City Council;

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 record plat titled “Henley Woods, Plat One.” A copy of said plat is attached to this ordinance.

Section 2. The acceptance and approval of “Henley Woods, Plat One” 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 “Henley Woods, Plat One” 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. Within sixty (60) days after approval of the record plat identified as “Henley Woods, Plat One” the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 36 of the City of Arnold Subdivision Ordinance.

Section 5. The approval of the City Council under the hand and seal of the City shall be endorsed upon said plat.

Section 6. 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 APRIL 2018.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

1st reading: _____

2nd reading: _____

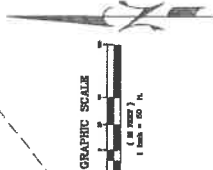
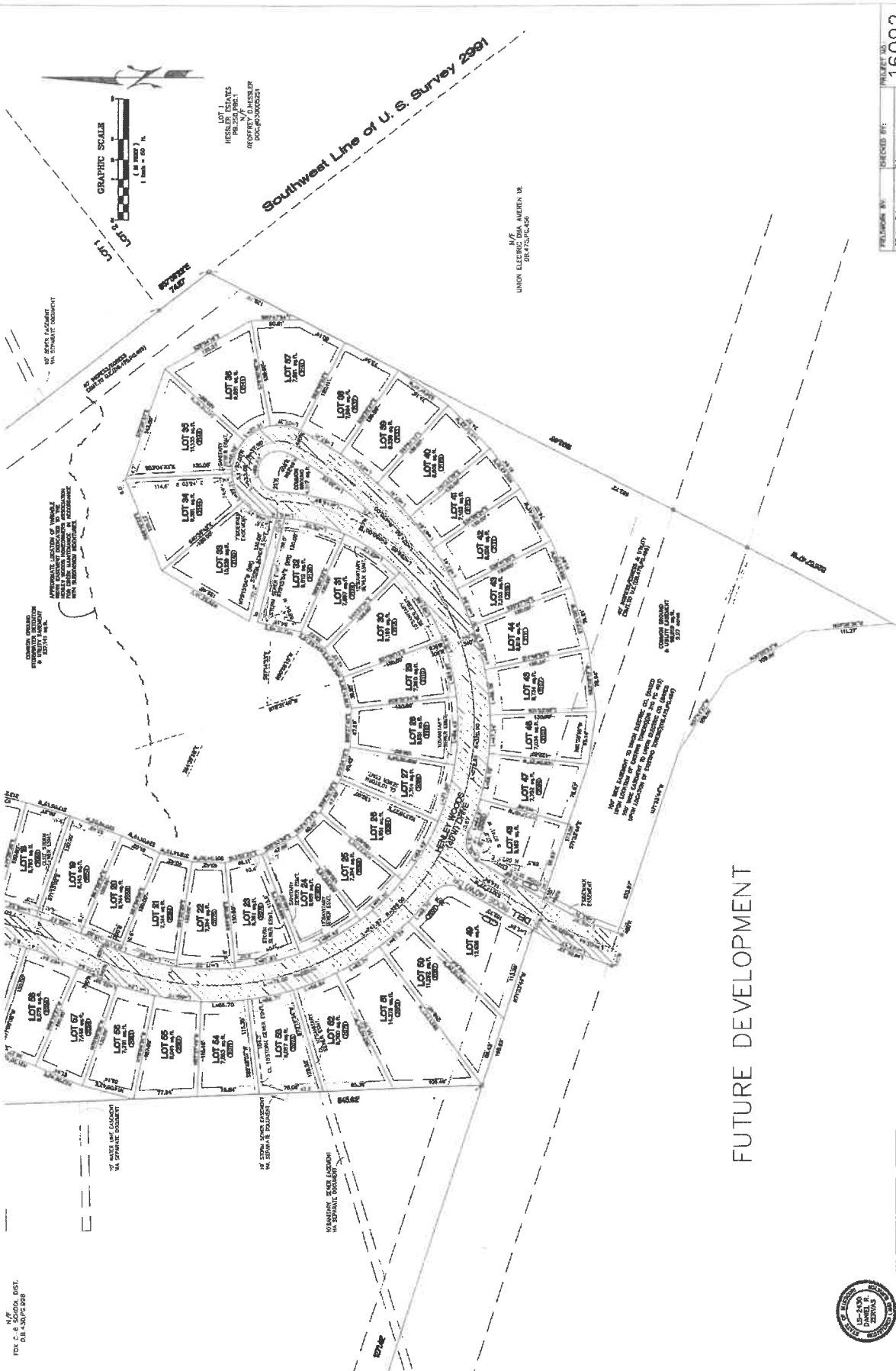
APPROVED AS TO FORM:

City Attorney Robert Sweeney

March 29, 2018

Z:\CITYDOCS\ORDINANC\2690Henley Woods Plat 1 Record Plat.doc

PK. C. & S. CO. INC.
D.B. 130/PC 898



UNION ELECTRIC CO. AMEREN 18
DR. 475/PC 456

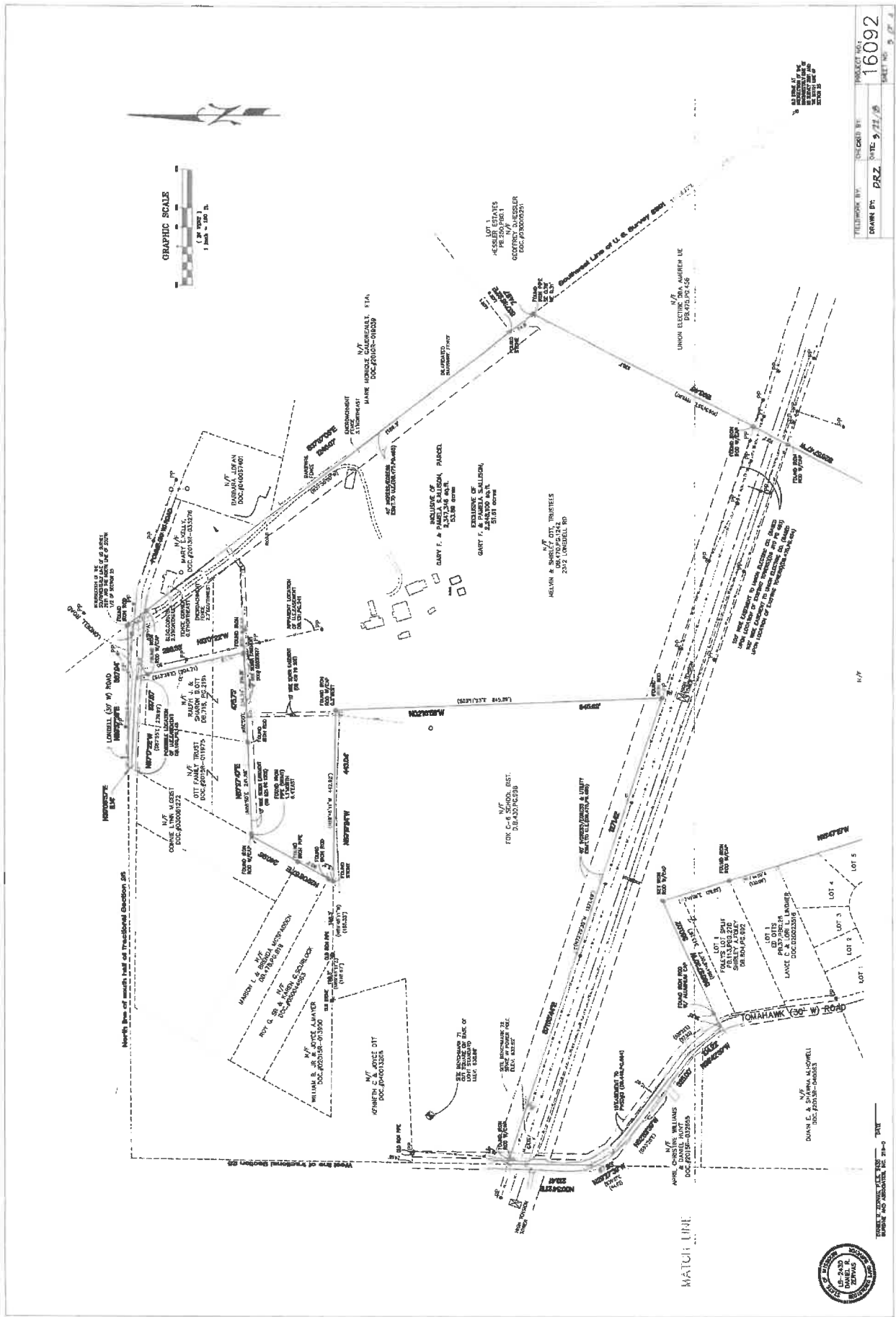
Southwest Line of U.S. Survey 2001

FUTURE DEVELOPMENT

PROJECT NO. 16092
DATE: 5/22/00
SHEET NO. 1 OF 1



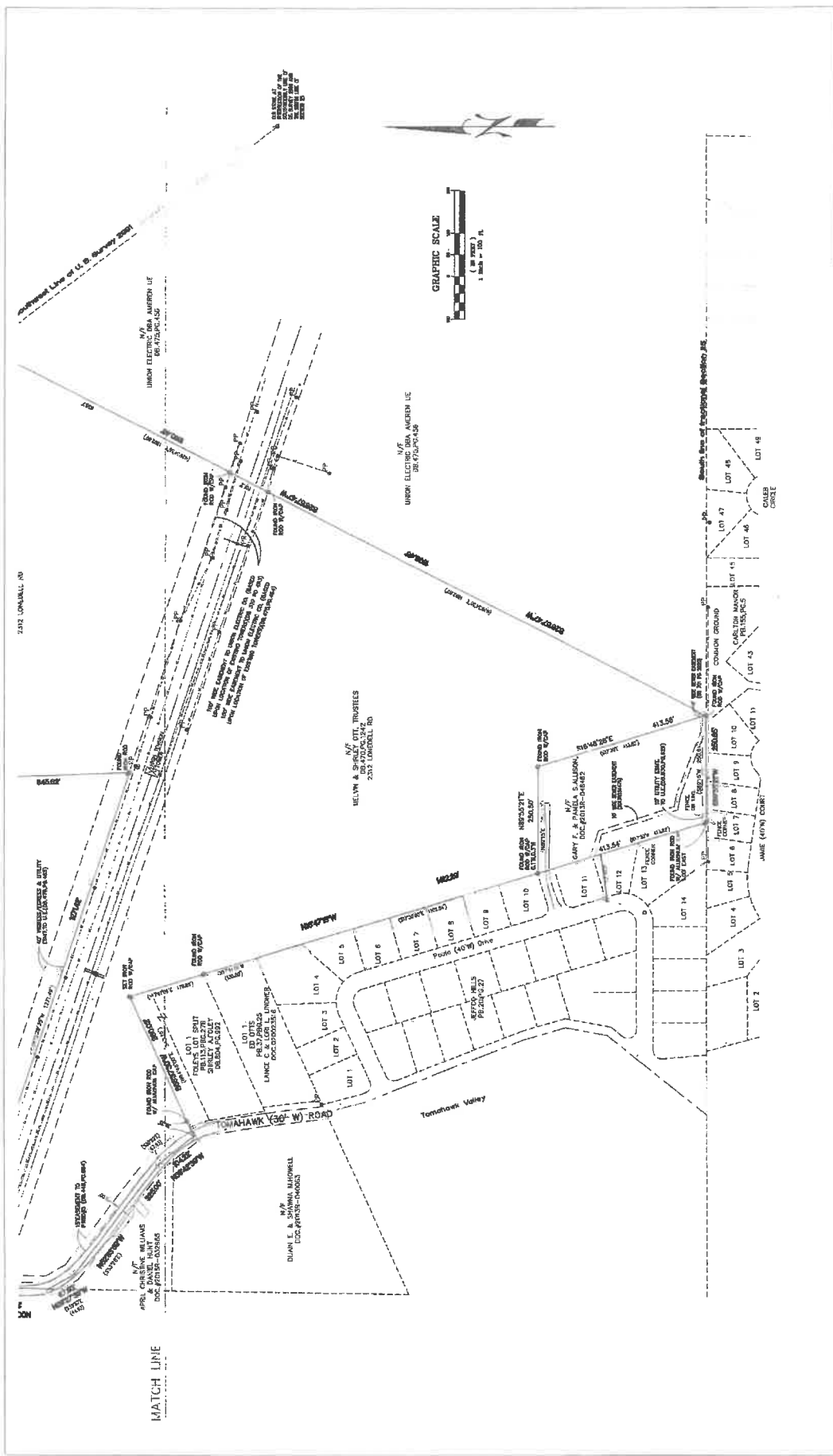
TRUSTEES OF THE DISTRICT OF COLUMBIA
DISTRICT OF COLUMBIA



DRAWN BY: PRZ
 DATE: 9/21/08
 PROJECT NO.: 16092
 SHEET NO. 5 OF 1



MATCH LINE
 NORTH LINE OF TRANSITION SECTION 25
 NORTH LINE OF TRANSITION SECTION 25



HENLEY WOODS PLAT ONE
PAYNE FAMILY HOMES
RURDINE AND ASSOCIATES, INC
 Registered Land Surveyors
 638-252-1020
 16092
 DRAWN BY: DRSZ
 CHECKED BY: PDD
 DATE: 5/21/16
 SHEET NO. 1 OF 4



STATE OF MISSOURI
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 16092
 DWAYNE E. RURDINE

**CITY OF ARNOLD, CITY COUNCIL ,
FEBRUARY 5, 2018 MEETING**

TO: THE MAYOR AND CITY COUNCIL
FROM: CHRISTIE HULL-BETTALE
SUBJECT: 2018-06, MINOR RECORD PLAT, NIEMEYER ESTATES PLAT 2
DATE: MARCH 22, 2018

PLANNING COMMISSION SUMMARY AND RECOMMENDATION

The Planning Commission held a public hearing and considered the request at the March 27, 2018 meeting. No one from the public spoke. Dan Govero provided a description, explained the owners are agreeable with the conditions, and presented a full copy of plat for viewing. There was brief discussion regarding existing lots 1 and 2 and area of these parcels. Commission voted (8-0) and is forwarding a recommendation of approval to the City Council with the conditions as stated in this report below.

REQUEST

Ellerd Niemeyer is requesting approval of a minor record plat to subdivide their property at 4050 Wicks Road. The property is zoned R-1 Residential, requiring a minimum of 1 Acre lots. Attached is the application, and proposed plat.

ANALYSIS

As state above, the property is zoned R-1 Residential with a minimum 1 Acre lot. The three new lots will exceed the minimum at over 4 acres each. In addition, the two previous divided lots 1 and 2 are in excess of 1 Acre.

The Lots in excess of 3 acres will be subject to the City Tree Preservation Ordinance at such time of land development. Any grading of ½ acre or more requires a Grading permit.

These lots meet current code. This is minor subdivision of 3 lots does not involve any new street or road, or the extension of municipal facilities, or the creation of any public improvements.

Staff wants to mention that there are no sidewalks along Wicks nor proposed for this area. Additionally, it's our understanding that this will remain a small private drive without public access nor is it required for larger lot subdivisions.

Regarding sidewalks, The City of Arnold Municipal Code states:

Section 535.680 Sidewalks Required. [1]

[R.O. 2013 §21-82; Ord. No. 14.56 (Bill No. 861) §2, 1-2-1986]

Sidewalks shall be provided, at the expense of the property owner, along the entire abutting frontage of all property adjoining an arterial or collector street, as identified by the Comprehensive Plan of the City of Arnold, as a condition to the issuance of a building permit for all new construction or substantial improvement to an existing structure on property abutting an arterial or collector street.

[1] *Cross Reference — As to building permits, §§500.030 et seq.*

Since this minor subdivision does not involve the issuance of building permits, construction of a sidewalk or contribution sidewalk fund is not required at this time. However, two of the lots have frontage on Wick road, and in the future the building permits will require sidewalks or contribution that can be paid or request for waver from City Council can be made at such time.

RECOMMENDATION

Staff recommends approval of the plat with the following conditions:

1. At such time homes are built, it will require sidewalks or contribution that can be paid or request for waver from City Council can be made at that time.
2. Furthermore, the Lots in excess of 3 acres will be subject to the City Tree Preservation Ordinance at such time of land development.
3. Any grading of ½ acre or more requires a Grading permit.

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

3/27/18
CMtg



RECORD PLAT/MINOR SUBDIVISION

2018-06
File Number _____

50% of the cost of Preliminary Plat-Fee Paid \$100.00
3/7/18

APPLICANT/CONTRACT PURCHASER

ELLERD NIEMEYER

Name

4300 WICKS ROAD, ARNOLD, MO
63010

Address, City, State, Zip

314-258-0744

Telephone Number

NA

Facsimile Number

4300 WICKS ROAD

Property Address (or nearest intersection)

OWNER:

NIEMEYER ASSOCIATES INC.

Name

4050 WICKS ROAD, ARNOLD, MO
63010

Address, City, State, Zip

636-467-6284

Telephone Number

NA

Facsimile Number

R1

Zoning of property

5

Number of lots

#10

Sanitary District

Water District

ROCK COMMUNITY
FIRE PROTECTION

Fire District

Telephone Number

636-467-6868

Telephone Number

636-296-2211

Telephone Number

Date of application

Meeting date targeting

Ellerd Niemeier / Penic Niemeier
Signature of applicant and or owner

**AN ORDINANCE APPROVING A RECORD PLAT TITLED
“NIEMEYER ESTATES PLAT 2”**

WHEREAS, the City of Arnold is required by Section 445.030 and Chapter 89 of Missouri Revised Statutes to approve a plat that is to be recorded by the Recorder of Deeds, Jefferson County, Missouri: and

WHEREAS, the Planning Commission of the City of Arnold has reviewed the proposed record plat, held a public hearing and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and the Planned Residential District and have submitted a report and recommendation for approval of said record plat titled “Niemeyer Estates Plat 2” to the City Council;

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 record plat titled “Niemeyer Estates Plat 2.” A copy of said plat is attached to this ordinance.

Section 2. The acceptance and approval of “Niemeyer Estates Plat 2” 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 “Niemeyer Estates Plat 2” 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. Within sixty (60) days after approval of the record plat identified as “Niemeyer Estates Plat 2” the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 36 of the City of Arnold Subdivision Ordinance.

Section 5. The approval of the City Council under the hand and seal of the City shall be endorsed upon said plat.

Section 6. 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 APRIL 2018.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

1st reading: _____
2nd reading: _____

APPROVED AS TO FORM:

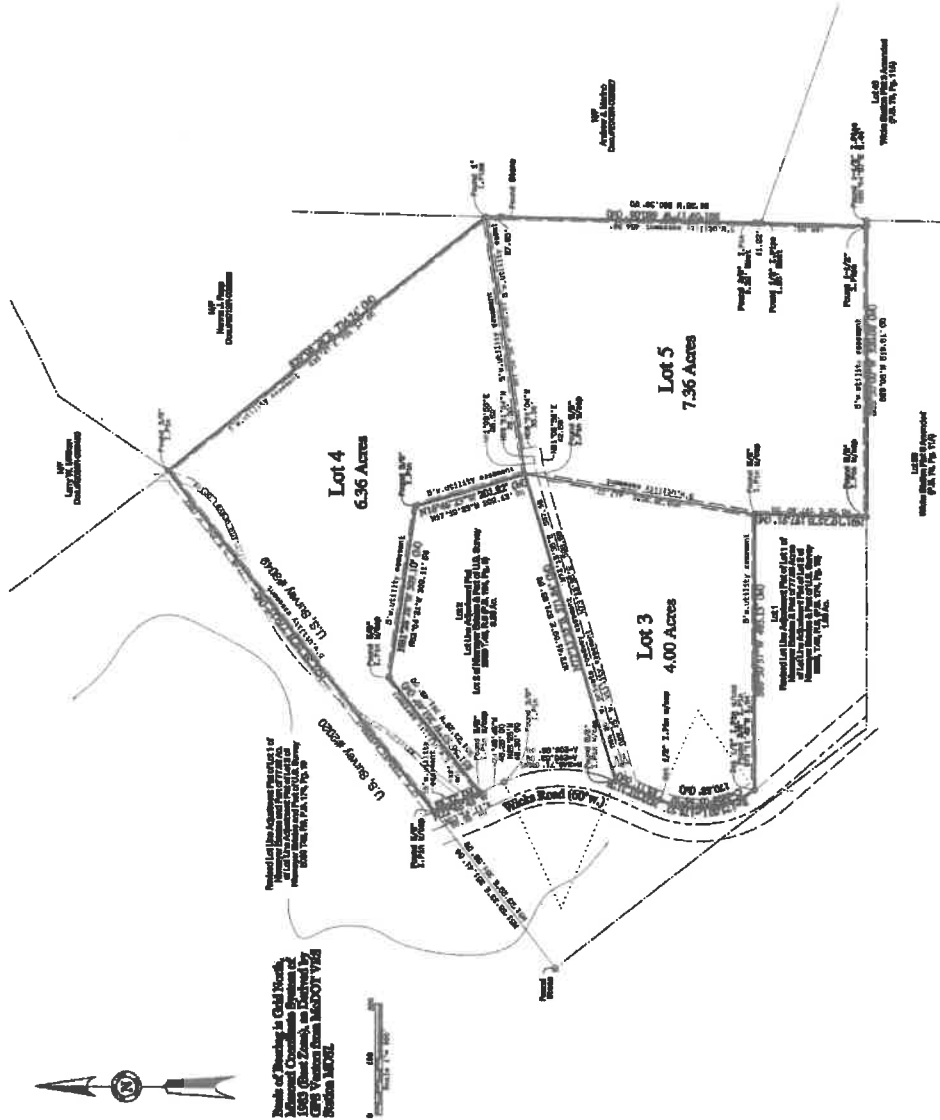
City Attorney Robert Sweeney

March 29, 2018

Z:\CITYDOCS\ORDINANC\2691Niemeyer Estates Plat 2.doc

Niemeyer Estates Plat 2

A Minor Subdivision of a Tract of Land Being Lot 2 of the Revised Lot Line Adjustment Plat of Lot 2 of Niemeyer Estates & Part of U.S. Survey 2020, T. 42 N., R. 6 E. (P.B. 174.P. 19) Located in United States Survey 69049, Township 42 North, Range 6 East of the Fifth Principal Meridian, Jefferson County, Missouri



THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF JEFFERSON, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020.

STATE OF MISSOURI)
 COUNTY OF JEFFERSON)
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this _____ day of _____, 2020.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020.

PLANNED & ENGINEERED BY
 GOVERNO LAND SERVICES
 1000 S. MAIN ST., SUITE 100
 JEFFERSON, MISSOURI 64109
 PHONE: (816) 481-1111
 FAX: (816) 481-1112
 WWW.GOVERNO.COM

PROJECT	PR. 18.V. 1.M.D.
DATE	08/27/20
SCALE	AS SHOWN
SHEET	1 of 1
DATE	08/27/20

CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ZONING CODE AMENDMENT TO NON-CONFORMING MOBILE HOME PARKS
DATE: MARCH 28, 2018
CC:

The intent of our non-conforming provision in the Zoning Code is to allow for the continuation of a non-conforming use, structure, lot or combination but not encourage the continuation once it has ceased for 60 days or more or destroyed/damaged beyond 50% of the value. While non-conformation mobile home parks are subject to the above, there are additional provisions that allow for the continuation, specifically 405.050.G.1.d.(2) of the Non-Conforming chapter of our Zoning Code.

Specifically, (2) allows for mobile home pads to be expanded and larger mobile homes brought in so long as they meeting the prescribed setback requirements. While this was commendable, Staff questions the logic since we do not want to encourage the continuation of a non-conformity.

The Planning Commission discussed this proposed code change to eliminate the ability of mobile home parks to expand pads and bring in larger mobile homes at their February 27 and March 27, 2018 meetings. All were supportive of the proposed change. Before you tonight is the proposed code change and the Planning Commission recommendation of approval.

Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accordance with the provisions of this Chapter.

7. Any structure, land or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
8. Where non-conforming use status applies to a structure, land or structure and land in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. "Destruction", for the purpose of this Subsection, is defined as damage to an extent of more than fifty percent (50%) of the replacement cost at time of destruction.

E. *Repairs And Maintenance.*

1. On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten percent (10%) of the current replacement cost of the nonconforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.
2. If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conforming with the regulations of the district in which it is located.
3. Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

F. *Uses Under Conditional Use Permits Not Non-Conforming Uses.* Any use which is permitted with a conditional use permit in a district under the terms of this Chapter (other than a change through Board of Adjustment action from a non-conforming use to another use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

G. *Non-Conforming Mobile Home Parks And Non-Conforming Mobile Homes.* All nonconforming mobile home parks and other non-conforming mobile homes lawfully existing at the effective date of the adoption of this Chapter, that would not be allowed in the zoning district or under the terms of this Chapter, may be continued so long as it remains otherwise lawful, subject to the following special provisions:

1. *Non-conforming mobile home parks within "MHD" Mobile Home Districts.* Mobile home parks located in "MHD" Mobile Home Districts that are non-conforming due to lot size, setback, or other such characteristics shall be subject to the following special provisions:
 - a. Shall not be expanded or modified except in conformance with the guidelines of the "MHD" Mobile Home District.
 - b. Non-conforming mobile home parks or parts thereof that are made to conform with the regulations of the "MHD" Mobile Home District shall thereafter be required to conform and shall not be altered to create a non-conforming use.
 - c. Any non-conforming mobile home park destroyed by any means to an extent of more than fifty percent (50%) of its reconstruction cost at the time of destruction including streets, pads and utilities shall not be reconstructed except in conformance with the provisions of the "MHD" Mobile Home District.

- d. Notwithstanding other provisions of the "MHD" Mobile Home District regulations to the contrary, mobile home parks that are located within "MHD" Mobile Home Districts that existed at the time of adoption of this Chapter shall meet the following minimum requirements:
- (1) Mobile homes shall not be located closer than ten (10) feet from any street right-of-way, road easement, or street that is located within the boundaries of the mobile home park. No mobile home shall be located closer than twenty (20) feet from any street right-of-way or road easement that is located outside the boundaries of the mobile home park.
 - (2) Mobile home pads may be expanded and larger mobile homes may be placed in the mobile home park provided that such mobile homes are not located closer than ten (10) feet from any property line of an adjoining property and further provided that either a privacy fence, six (6) feet in height, is erected and maintained or an evergreen plant buffer, that shall provide a visual screen at least six (6) feet in height, is established and maintained along such property line.
 - (3) Mobile homes shall be located so that there is a clear space of not less than fifteen (15) feet between it and any other mobile home, building, or structure of any kind, except storage sheds not exceeding ten (10) feet by ten (10) feet in dimension or any required fencing. Any deck, carport, patio cover, or other appurtenance that is constructed of combustible material shall be considered to be a part of the mobile home and shall not be located closer than fifteen (15) feet from any other mobile home, building, or structure of any kind.
 - (4) For the purposes of this Chapter, the above setback provisions shall be applied without regard to any internal side or rear property lines for lots that are platted within the mobile home park.
2. *Non-conforming mobile home parks not located in a "MHD" Mobile Home District.* All mobile home parks that are not located within "MHD" Mobile Home Districts are considered as non-conforming uses and as such are subject to the following special provisions:
- a. All mobile home parks or parts of mobile home parks that are not located within "MHD" Mobile Home Districts are prohibited from expanding upon the nonconforming use by adding additional pads, lots, or other facilities to enable the placement of additional mobile homes.
 - b. Notwithstanding other provisions of this Chapter to the contrary, mobile home parks that are not located within "MHD" Mobile Home Districts that existed at the time of adoption of this Chapter shall meet the following minimum requirements:
 - (1) Mobile homes shall not be located closer than ten (10) feet from any street right-of-way, road easement, or road that is located within the boundaries of the mobile home park. No mobile home shall be located closer than twenty (20) feet from any street right-of-way or road easement that is located outside the boundaries of the mobile home park.
 - (2) Mobile home pads may not be expanded and larger mobile homes may not be placed in the mobile home park.
 - (3) Mobile homes shall be located so that there is a clear space of not less than fifteen (15) feet between it and any other mobile home, building, or structure of any kind, except storage sheds not exceeding ten (10) feet by ten (10) feet in dimension or any required fencing. Any deck, carport, patio cover, or other appurtenance that is constructed of combustible material shall be considered as a part of the mobile home and shall not be located closer than fifteen (15) feet from any other mobile home, building, or structure of any kind.
 - (4) For the purposes of this Chapter, the above setback provisions shall be applied without regard to any internal side or rear property lines for lots that are platted within the mobile home park.
 - c. Non-conforming mobile home parks destroyed by any means to an extent of more than fifty percent (50%) of its reconstruction cost at the time of its destruction, to include streets, pads, and utilities, shall not be reconstructed.

- d. Any non-conforming mobile home parks, not located in a "MHD" Mobile Home District, that is abandoned for sixty (60) days shall not be used thereafter as a mobile home park.
3. *Non-conforming mobile homes not located within mobile home parks.* All mobile homes lawfully existing at the date of the adoption and approval of this Chapter that are not located within mobile home parks or "MHD" Mobile Home Districts are considered as non-conforming uses and as such are subject to the following special provisions:
 - a. May be replaced as necessary provided that the following guidelines are met:
 - (1) Shall not be replaced with a mobile home having a greater floor area except as may be authorized by the Board of Adjustment.
 - (2) May be replaced provided the replacement mobile home is placed upon the tract or lot within fifteen (15) days after the original mobile home is removed.
 - b. If any non-conforming mobile home is removed but not replaced within fifteen (15) days as authorized in this Section, no mobile home shall thereafter occupy the lot, tract, or pad but shall conform to the zoning district regulations.

AN ORDINANCE AMENDING CHAPTER 405, ARTICLE I, GENERAL PROVISIONS, SECTION 405.050, G.1.D. (2) NON-CONFORMING MOBILE HOME PARKS WITHIN "MHD" MOBILE HOME DISTRICTS

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 405.050.G.1.d. (2), Article I, General Provisions is hereby amended by deleting as below:

(2) Mobile home pads may be expanded and larger mobile homes may be placed in the mobile home park provided that such mobile homes are not located closer than ten (10) feet from any property line of an adjoining property and further provided that either a privacy fence, six (6) feet in height, is erected and maintained or an evergreen plant buffer, that shall provide a visual screen at least six (6) feet in height, is established and maintained along such property line.

AND REPLACED WITH

(2). Mobile home pads may not be expanded and larger mobile homes may not be placed in the mobile home park.

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
Z:\CITYDOCS\ORDINANC\2018\2692nonconformingMHDord.doc

CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

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

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

Formatted: Indent Left: 0.5"

Formatted: Indent Left: 1"

Formatted: Indent Left: 0.5"

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

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
Z:\CITYDOCS\ORDINANC\2018\2693fencepermitord.doc

RESOLUTION NO. 18-21

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT WITH ARAMARK FOR RENTAL OF UNIFORMS FOR USE
BY CITY SERVICE EMPLOYEES

BE IT RESOLVED. By the Council of the City of Arnold, Missouri that the Administration Department, is hereby authorized to accept the bid for rental of uniforms from Aramark for the time period from April 2018 – April 2021.

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

RESOLUTION NO: 18-22

A RESOLUTION RE-APPOINTING MIKE DUNFEE TO THE
BOARD OF APPEALS TO SERVE A TERM OF ONE-YEAR.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that Mike Dunfee is hereby re-appointed to serve a term of one year terminating on January 19, 2019 or until a successor has been appointed and qualified.

Presiding Officer of the City Council

Mayor Ron Counts

City Clerk Tammi Casey

Date: _____

RESOLUTION NO. 18-23

A RESOLUTION AUTHORIZING THE PURCHASE OF MOSQUITO
CHEMICALS FOR THE CITY OF ARNOLD.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the City be, and is hereby authorized to issue a purchase order for mosquito chemicals for the City's Community Development - Health Department in the amount of \$12,817.30 from ADAPCO, LLC.

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: MOSQUITO CHEMICAL BID
DATE: MARCH 28, 2018
CC:

The City placed a bid for mosquito chemicals and we received two responses, Clarke Mosquito Control Products and ADAPCO. ADAPCO bid the larvicide, adulticide and flushing solution (\$12,817.30) while Clarke only bid the larvicide (\$734.80). The prices are the same for the larvicide. In addition, ADAPCO is running a special on the adulticide of buy 2 barrels and get 1 free. Staff is recommending we award the bid to ADAPCO since the bid is complete and we have a positive history with their service and product. We have \$13,000 budgeted.

INVITATION FOR BID AND BID

Page No.1


No. of
Pages 2

Issued by: **CITY OF ARNOLD
Health Department**

Address: **2912 Arnold Tenbrook, Arnold MO 63010**

Item No.	SUPPLIES OR SERVICES	Quantity (No. of Units)	Unit	Unit Price	Total Amount
	City of Arnold is soliciting sealed bids on Methoprene and other related Products as outlined below.				
1	<p>METHOPRENE SUSTAINED RELEASE INSECT GROWTH REGULATOR BRIQUETS FOR THE CONTROL OF LARVAL MOSQUITOES. THE PRODUCT <u>MUST</u> KILL PRE-EMERGENT MOSQUITOES FOR A PERIOD OF AT LEAST 150 DAYS. THE APPLICATION RATE <u>MUST</u> BE 200 SQUARE FEET PER BRIQUET. THE PRODUCT <u>MUST</u> BE PACKED 220 BRIQUETS PER CASE, AND <u>MUST</u> BE LABELED BY THE EPA AS A MOSQUITO CONTROL MATERIAL. RECOMMENDED PRODUCT IS ALTOSID XR.</p> <p>PRODUCT NAME: Altosid XR Briquettes</p> <p>BRIQUETS PER CASES: 220</p>	1	Case	\$734.80/CS	\$734.80/CS
<p>continued...</p>					

Manufacturer Rebates may apply for sales of Altosid. Please see the enclosed All Clear Rewards Brochure for details.

SCHEDULE / CONTINUATION SHEET				Page No. 2	No. of Pages 2
Item No.	Supplies or Service	Quantity (No. of Units)	Units	Unit Price	Total Amount
2	PERMETHRIN WATER BASED ADULTICIDE INGREDIENTS: PERMETHRIN (3-Phenoxyphenyl)methyl(+)-cis, trans-3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxylate.....20% Piperonyl Butoxide, Technical Equivalent to 16% (butylcarbityl)(6-propylpiperonyl)ether and 4% related compounds.....20% INERT INGREDIENTS.....60% CONTAINER SIZE: 30 gallon drums	2	Drums	\$198.75/GL* \$5,962.50/dr	\$11,925.00*
Drum Size to be 30 Gallon Patented FFast System to be supplied free with Adulticide Bid					
3	FLUSHING SOLUTION SPECIFICALLY FORMULATED FOR ULV COLD AEROSOL GENERATORS THAT WILL DISSOLVE ALL TYPES OF INSECTICIDES USED FOR MOSQUITO ADULTICIDING. CONTAINERS ARE TO BE 5 GALLON IN SIZE.	3	5 Gallon Container	\$10.50/gl \$52.50/pl	\$157.50
PAYMENT WILL BE DUE THIRTY (30) DAYS AFTER RECEIPT AND ACCEPTANCE OF MERCHANDISE					
TOTAL BID PRICE: * \$12,817.30					
Bidder's signature: 					
Bidder's name: Jason Trumbetta					
Bidder's address: ADAPCO, LLC 550 Aero Ln., Sanford, FL 32771					
Bidder's phone number: (800) 367-0659 Bidder's fax number: (866) 330-9888					
The City of Arnold reserves the right to reject any and all bids and to waive any informalities in the bids received.					



creating value,
growing together



March 8, 2018

City of Arnold
Mr. Jeff Preis
Health Department
2101 Jeffco Blvd.
Arnold, MO 63010

SUBJECT: MOSQUITO CONTROL CHEMICAL BID CORPORATE INTRODUCTION

Dear Mr. Preis:

ADAPCO, Inc. (an acronym for Allen, Dan And Pete Company) was founded by industry pros Allen Wooldridge, Pete Pederson and Dan Boyd in Orlando, FL in 1985. Since that time ADAPCO has grown into the world's largest distributor of products to the professional mosquito control industry, with a vast line of products from over 25 well respected manufacturers. ADAPCO takes pride in partnering with manufacturers that are dedicated to improving the mosquito control industry through research and new product development, resulting in a wide range of the best quality products available for mosquito control.

Over the years, ADAPCO has invested heavily in the development of technology and equipment for the vector control marketplace, resulting in the Monitor, Accuflow, Wingman - the most up-to-date technology in management tools designed specifically for this industry.

In 2007, ADAPCO developed the Guardian line of sprayers. This line was created to offer our customers a full range of spray equipment. Since ADAPCO designed and engineered the technology and equipment, they understand completely how the systems function and can provide the service required to maintain their performance. ADAPCO continually enhances its product lines to provide customers with the quality they have come to expect from the name you trust in mosquito control. Today, while vector control distribution remains the core business of ADAPCO, its involvement in technology markets truly sets it apart from its competition and establishes ADAPCO as a leading supplier in mosquito control.

Throughout the years, trials and tests have proven that products carried by ADAPCO are more effective in the field. Check out our full line of mosquito control products for your various needs at are website www.MyADAPCO.com.

Sid Chambers
Sales Representative
Cell: (318) 348-8237
Email: schambers@myadapco.com

Ksenia Cruet
Customer Service & Inside Sales
(877) 250-6509 - Direct
Orders: ORDERS@MyADAPCO.com

Thank you for the opportunity to do business with the City of Arnold.

Respectfully,

Jason Trumbetta

ADAPCO
550 Aero Ln
Sanford, FL 32771

T 800 367 0659

azelis.com/americas | myadapco.com

RESOLUTION NO: 18-24

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF
ARNOLD, MISSOURI TO NAME THE NEW FARMERS' MARKET
STRUCTURE "THE JAYCEES PAVILION"

BE IT RESOLVED, by the Council of the City of Arnold, Missouri, that the
Mayor is hereby authorized to name the new Farmers' Market
structure "The Jaycees Pavilion"

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

TAMMI CASEY, CITY CLERK

Date: _____

**CITY OF ARNOLD
AGENDA ITEM SUMMARY**

AGENDA ITEM

7 E

NAME OF TOPIC/PROJECT: A resolution authorizing the Mayor or City Administrator to execute a Change Order with the R. V. Wagner, Inc. to undertake the emergency repairs to the Pomme Road Bridge due to found unknown failed structural deck concrete.

SUMMARY EXPLANATION: This resolution authorizes the Mayor or City Administrator to execute a change order with the R. V. Wagner, Inc. to do emergency repairs to the Pomme Road bridge structure where failed concrete deck and abutment concrete was found and had to be emergency repaired in the interest of public safety for the City of Arnold.

RECOMMENDED ACTION: Approval.

Why is this action necessary? The City Council must approve a change order of this magnitude.

What does this action accomplish? Correct emergency bridge deck repairs in the interest of public safety.

Positive impacts and to whom? All the general public who drive over these bridges.

Negative impacts and to whom? None.

ADDITIONAL COMMENTS: All work was done in accordance with project specifications.

SUMMARY OF VENDOR/CONSULTANT/CONTRACTOR

Name: R. V. Wagner, Inc. **Previous city contracts:** Yes
Transaction amount: \$23,644.22 **MBE/WBE Participation:** NA
Transaction type: Change Order
Comments:

SUMMARY OF SELECTION PROCESS

Number of bidders: N/A **Low bid:** All work done on T&M + profit
Comments: All work done on an emergency basis in order to keep the bridge open for traffic.

SUMMARY OF BUDGET/COST

Budgeted amount: \$ As needed Addl. funding required: Not at this time

Comments:

RESOLUTION NO. 18-25

A RESOLUTION AUTHORIZING THE MAYOR OR CITY
ADMINISTRATOR TO EXECUTE A CHANGE ORDER WITH R. V.
WAGNER, INC. TO UNDERTAKE EMERGENCY BRIDGE REPAIRS TO
THE POMME ROAD BRIDGE IN THE INTEREST OF PUBLIC SAFETY
FOR THE CITY OF ARNOLD.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor or City Administrator be, and is hereby authorized to execute a change order with the R. V. Wagner, Inc. to undertake emergency bridge repairs to the Pomme Road Bridge in the interest of public safety for the City of Arnold.

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: _____

R. V. Wagner, Inc.

4712 Green Park Rd.
St. Louis, MO 63123

314-892-1600 PH.
314-892-9496 FAX

TO: CITY OF ARNOLD
ATTN: ED BLATTNER

PROJECT: BRIDGE MAINTENANCE &
REPAIR PROJECT

DATE: 3/28/18

CHANGE ORDER REQUEST

RV WAGNER, INC. PERFORMED EXTRA WORK ON THE ABOVE REFERENCED PROJECT. THIS EXTRA WORK WAS PERFORMED AT POMME BRIDGE AND IS DETAILED BELOW:

<u>DATE</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
2/26	CARPENTER	8.00	HRS	\$68.00	\$544.00
	LABORER	32.00	HRS	\$56.00	\$1,792.00
	PLYWOOD & REBAR - LOWES	1.00	LS	\$134.15	\$134.15
	STEEL PLATES	1.00	LS	\$100.00	\$100.00
	SKID STEER	4.00	HRS	\$30.00	\$120.00
	TRUCK & TOOLS	2.00	EA	\$120.00	\$240.00
2/27	CARPENTER	8.00	HRS	\$68.00	\$544.00
	LABORER	18.00	HRS	\$56.00	\$896.00
	MISC - LOWES	1.00	LS	\$159.13	\$159.13
	MISC - LOWES	1.00	LS	\$74.60	\$74.60
	NUWAY - EXP JOINT	1.00	LS	\$63.00	\$63.00
	TRUCK & TOOLS	2.00	EA	\$120.00	\$240.00
2/28	CARPENTER	8.00	HRS	\$68.00	\$544.00
	LABORER	40.00	HRS	\$56.00	\$2,240.00
	NUWAY - REBAR & EPOXY	1.00	LS	\$465.22	\$465.22
	STEEL PLATES	1.00	LS	\$100.00	\$100.00
	SKID STEER	4.00	HRS	\$30.00	\$120.00
	TRUCK & TOOLS	2.00	EA	\$120.00	\$240.00
3/1	CARPENTER	8.00	HRS	\$68.00	\$544.00
	LABORER	32.00	HRS	\$56.00	\$1,792.00
	NUWAY - REBAR & EPOXY	1.00	LS	\$299.55	\$299.55
	PATCH MATL - CARTER WATERS	1.00	LS	\$542.09	\$542.09
	LOWES - MISC	1.00	LS	\$45.23	\$45.23
	SKID STEER	4.00	HRS	\$30.00	\$120.00
	TRUCK & TOOLS	2.00	EA	\$120.00	\$240.00
3/2	CARPENTER	8.00	HRS	\$68.00	\$544.00
	LABORER	32.00	HRS	\$56.00	\$1,792.00
	LOWES - MISC	1.00	LS	\$143.95	\$143.95
	SKID STEER	4.00	HRS	\$30.00	\$120.00
	TRUCK & TOOLS	2.00	EA	\$120.00	\$240.00
3/6	LABORER	24.00	HRS	\$56.00	\$1,344.00
	SKID STEER	2.00	HRS	\$30.00	\$60.00
	CONCRETE	1.00	LS	\$350.40	\$350.40
	TRUCK & TOOLS	1.00	EA	\$120.00	\$120.00
3/7	LABORER	32.00	HRS	\$56.00	\$1,792.00
	SKID STEER	4.00	HRS	\$30.00	\$120.00
	CONCRETE	1.00	LS	\$250.20	\$250.20
	TRUCK & TOOLS	1.00	EA	\$120.00	\$120.00
3/8	LABORER	8.00	HRS	\$56.00	\$448.00
	TRUCK & TOOLS	0.50	EA	\$120.00	\$60.00
	TOTAL				\$19,703.52
	+ 20% OH&P				\$3,940.70
	TOTAL				\$23,644.22

PLEASE PREPARE A CHANGE ORDER FOR THIS EXTRA WORK.

SINCERELY,



SCOTT INSERRA



Mail Payments to:		LOWE'S P.O. BOX 530954 ATLANTA, GA 30363-0954			
R V WAGNER INC Account: 9800 744622 6 Store/City: 0764 / KIRKWOOD, MO Buyer: WAGNER CHRISTOPHER		Date of Sale: 02/24/18 Invoice: 907255 P.O. / JOB: GREENBRIAR COUNTR			
S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
00000000432483	2-4-16 TOP CHOICE KD WHI	2.00	EA	9.99	19.98
00000000432480	2-4-10 TOP CHOICE KD WHI	2.00	EA	5.07	10.14
00000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 29.92		Tax: 2.89		Balance Due: 32.21	

Mail Payments to:		LOWE'S P.O. BOX 530954 ATLANTA, GA 30353-0954			
R V WAGNER INC Account: 9800 744622 6 Store/City: 2303 / ARNOLDS, MO Buyer: WILLIAMS BRODY		Date of Sale: 02/26/18 Invoice: 902672 P.O. / JOB: ARNOLD BRIDGE REP			
S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
00000000012244	23/32 CAT RATED SHEATHING	3.00	PC	25.82	77.46
00000000012137	3/8-4 #3 STEEL REBAR PIN	17.00	EA	2.86	48.22
00000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 122.68		Tax: 11.47		Balance Due: 134.15	

Mail Payments to:		LOWE'S P.O. BOX 530954 ATLANTA, GA 30353-0954			
R V WAGNER INC Account: 9800 744622 6 Store/City: 1986 / MAPLEWOOD, MO Buyer: HAYDEN KEVIN		Date of Sale: 02/27/18 Invoice: 902592 P.O. / JOB: TRUCK 39			
S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000146378	14-FT RATCHETX 2-PC YELLOW	1.00	EA	23.74	23.74
000000000845216	41-IN TARP STRAPS BULK	2.00	EA	2.83	5.66
00000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 29.40		Tax: 2.97		Balance Due: 32.37	

-Continue-



Mail Payments to:

LOWE'S
P.O. BOX 530954
ATLANTA, GA 30353-0954

R V WAGNER INC
Account: 9800 744622 6
Store/City: 2309 / ARNOLDS, MO
Buyer: WILLIAMS BRODY

Date of Sale: 02/27/18
Invoice: 902907
P.O. / JOB: POMME / ARNOLD BRI

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000006003	2-4-92-5/8 KD WW SELECT S	5.00	PC	3.16	15.75
000000000134917	QPR 50-LB PERMNT ASPHALT	4.00	EA	11.37	45.48
000000000225918	PGP 5-LB 2-1/2-IN GREEN E	1.00	EA	28.49	28.49
00000000015486	3/16-4-8 TEMPERED HARDBOA	1.00	EA	12.94	12.94
00000000012242	19/32 CAT RATED SHEATHING	2.00	PC	21.73	43.46
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 145.62		Tax: 13.61		Balance Due: 159.23	

Mail Payments to:

LOWE'S
P.O. BOX 530954
ATLANTA, GA 30353-0954

R V WAGNER INC
Account: 9800 744622 6
Store/City: 2303 / ARNOLDS, MO
Buyer: WILLIAMS BRODY

Date of Sale: 02/27/18
Invoice: 902933
P.O. / JOB: POMME RIDGE

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000134917	QPR 50-LB PERMNT ASPHALT	6.00	EA	11.37	68.22
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 68.22		Tax: 6.38		Balance Due: 74.60	

Mail Payments to:

LOWE'S
P.O. BOX 530954
ATLANTA, GA 30353-0954

R V WAGNER INC
Account: 9800 744622 6
Store/City: 1503 / BALLWIN, MO
Buyer: FEARN JEREMY

Date of Sale: 02/28/18
Invoice: 901543
P.O. / JOB: 18-531

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
00000000011811	27-8 GALV DIMND METL LATH	1.00	PC	8.79	8.79
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 8.79		Tax: 0.78		Balance Due: 9.57	

-Continue-



Nu Way Concrete Forms, Inc.
 4190 Hoffmeister Avenue
 St Louis, Missouri 63125
 Phone: 800.542.1214
 Phone: 314.544.1214
 Fax: 314.544.7665

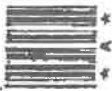
FEB 28 2018 Sales Invoice

18-127

Invoice No **1286471**
 Invoice Date 02/27/2018
 Terms Net 30
 Customer 7970
 Purchaser Brody Williams
 Your Ref POMME BRIDGE
 Our Ref 4871520
 Entered By Jason Harris
 Sales Rep KEITH FOREMAN
 Ship Via CPU

Invoice Address
 R. V. WAGNER
 4712 GREEN PARK RD.
 ST. LOUIS, Missouri, 63123

Other Address
 R. V. WAGNER
 4712 GREEN PARK RD.
 ST. LOUIS, Missouri, 63123



Page 1 of 1

Special Instructions	Notes
----------------------	-------

Line	Description	Qty/Package	Tax	Price	Per	Total
1	CELO 106060 - 1"x6"x60" Black Fiber Expansion Joint	60 ft	Y	105.00	of	63.00
2	JETC 23751 - JetCoal Asphalt Crack Filler 3/4"wide max. .9-gal Jug	2 ea	Y	16.50 -10%	ea	28.70
3	** ASPHALT FILLER @ JASON'S DESK **					
Total Weight:		75.96 lbs				

<p>The Invoice is due on 03/29/2018.</p> <p>Returns & exchanges must be made within 30 days. Refund must be accompanied by sales receipt. Restocking and/or handling charges may apply.</p> <p>Thank you for your business!</p>	Total Amount	92.70
	Taxable at 7.613%	92.70
	Sales Tax	7.08
	Invoice Total	99.78

Goods received in good condition
 Print name
 Signature

For Chemical Emergency Contact: Chemtrec 800-424-9300

18-127
MAR 14 2018

Sales Invoice



Nu Way Concrete Forms, Inc.
4190 Hoffmeister Avenue
St Louis, Missouri 63125
Phone: 800.542.1214
Phone: 314.544.1214
Fax: 314.544.7665

Invoice No 1287140
Invoice Date 02/28/2018
Terms Net 30
Customer 7970
Purchaser Brody Williams
Your Ref *Arnold*
Our Ref *Grid 8*
Entered By Jason Harris
Sales Rep KEITH FOREMAN
Ship Via CPU

Invoice Address
R. V. WAGNER
4712 GREEN PARK RD.
ST. LOUIS, Missouri, 63123

Other Address
R. V. WAGNER
4712 GREEN PARK RD.
ST. LOUIS, Missouri, 63123



Special Instructions	Notes

Line	Description	Qty/Footage	Tax	Price	Per	Total
1	BUIL 132060200E-60 - #6x20' Epoxy Rebar Gr 60	10 ea	Y	24.70	ea	247.00
2	BUIL 132050200E-60 - #5x20' Epoxy Rebar Gr 60	7 ea	Y	16.21	ea	113.47
3	SPEC SP3000FS22 - 22 oz. Specpoxy 3000FS Anchor Epoxy Cartridge and Mix. Wand DOT: Not Regulated by D.O.T., Material, 30 DAY LIMITED RETURN POLICY	5 ea	Y	20.95	ea	104.75
Total Weight:		463.92 lbs				

<p>The invoice is due on 03/30/2018.</p> <p>Returns & exchanges must be made within 30 days. Refund must be accompanied by sales receipt. Restocking and/or handling charges may apply.</p> <p>Thank you for your business!</p>	Total Amount	465.22
	Taxable at 7.813%	465.22
	Sales Tax	35.42
	Invoice Total	\$500.64

Goods received in good condition
Print name
Signature *[Handwritten Signature]*



MAR 14 2018

REMIT TO
 CARTER-WATERS LLC
 P.O. BOX 412678
 KANSAS CITY, MISSOURI 64141
 816-471-2670

Invoice

INVOICE #	29127443
LOCATION	29
DATE	03/01/18
PAGE	1 of 1



BILL TO CUSTOMER ACCOUNT 032370

RV WAGNER INC 445
 4712 GREEN PARK ROAD
 ST LOUIS, MO 63123

SHIP TO

ARNOLD BRIDGE
 ARNOLD, MO

ORDER NUMBER 29131812	ORDER DATE 02/28/18	CUSTOMER P/O NUMBER ARNOLD BRIDGE	PAYMENT TERMS NET 30 DAYS
WRITTEN BY KEITH CUTHBERTSON		CONTACT PURCHASING	SHIP VIA OUR TRUCK
SALES REP Cindy Smith	JOB NUMBER ARNOLD BRIDGE		FREIGHT TERMS PREPAID ALLOWED

PRODUCT DESCRIPTION	QUANTITY OPEN	QUANTITY SHIPPED	QUANTITY BACKORDERED	PRICE	SUM	EXTENSION
CHE 57191334 MASTEREMACO S 440 55LB BAG 60/PLT LA40 REPAIR MOTAR	25	25	0	21.6834	EA	542.09

SCST ST CHARLES SALES TAX

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
542.09	0.00	0.00	43.10	0.00	0.00	0.00	585.19

FAILURE OF THE CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THE CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE, EXCEPT AS SPECIFICALLY PROHIBITED BY APPLICABLE LAW. BUYER AGREES TO PAY CARTER WATERS' COST OF COLLECTING THE AMOUNT DUE INCLUDING, BUT NOT LIMITED TO, COURT COSTS AND REASONABLE AND ACTUALLY INCURRED ATTORNEY'S FEES, WHETHER OR NOT SUIT BE BROUGHT, IN ADDITION TO ANY OTHER DAMAGES RECOVERED.

A SERVICE CHARGE OF 1 1/2 PER MONTH WILL BE ADDED TO DEBIT BALANCES OVER 60 DAYS OLD
 Special order and non-stock merchandise is non-returnable/non-refundable.
 All other merchandise returns are subject to a 20% restocking charge.

For Chemical Emergency Contact: Chemtrec 800-424-9300

MAR 14 2018

18-127

Sales Invoice

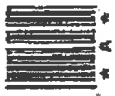


Nu Way Concrete Forms, Inc.
 4190 Hoffmeister Avenue
 St Louis, Missouri 63125
 Phone: 800.542.1214
 Phone: 314.544.1214
 Fax: 314.544.7665

Invoice No 1287896
Invoice Date 03/01/2018
Terms Net 30
Customer 7970
Purchaser Brody Williams
Your Ref Arnold
Our Ref Brody
Entered By
Sales Rep KEITH FOREMAN
Ship Via CPU

Invoice Address
 R. V. WAGNER
 4712 GREEN PARK RD.
 ST. LOUIS, Missouri, 63123

Other Address
 R. V. WAGNER
 4712 GREEN PARK RD.
 ST. LOUIS, Missouri, 63123



Special Instructions	Notes

Line	Description	Qty/Footage	Tax	Price	Per	Total
1	BUIL 132050200E-60 - #5x20' Epoxy Rebar Gr 60	5 ea	Y	16.21	ea	81.05
2	BUIL 132060200E-60 - #6x20' Epoxy Rebar Gr 60	5 ea	Y	24.70	ea	123.50
3	SPEC SP3000FS22 - 22 oz. Speopoxy 3000FS Anchor Epoxy Cartridge and Mix. Wand DOT: Not Regulated by D.O.T., Material, 30 DAY LIMITED RETURN POLICY	4 ea	Y	23.75	ea	95.00
4	Door #5, CWCA					
Total Weight:		288.50 lbs				

<p>The Invoice is due on 03/31/2018.</p> <p>Returns & exchanges must be made within 30 days. Refund must be accompanied by sales receipt. Restocking and/or handling charges may apply.</p> <p>Thank you for your business !</p>	Total Amount	299.55
	Taxable at 7.613%	299.55
	Sales Tax	22.80
	Invoice Total	\$322.35

Goods received in good condition
 Print name
 Signature *R.V. Wagner*



Account: 9800 744622 6 Statement Date: 03/02/18 Page: 14 of 14

Mail Payments to:

LOWE'S
P.O. BOX 530954
ATLANTA, GA 30353-0954

R V WAGNER INC
 Account : 9800 744622 6
 Store/City: 1503 / BALLWIN, MO
 Buyer: FEARN JEREMY

Date of Sale: 02/28/18
 Invoice: 908972
 P.O. / JOB: 18-531

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
00000000188583	PRO SELECT 1-GAL HYDRLC O	3.00	EA	12.33	36.99
00000000792016	FERNCO 4-IN FLEX COUPLIN	1.00	EA	6.49	6.49
00000000569154	WD-40 12-OZ SMART STRAW H	1.00	EA	4.74	4.74
00000000155870	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 48.22		Tax: 4.27		Balance Due: 52.49	

Mail Payments to:

LOWE'S
P.O. BOX 530954
ATLANTA, GA 30353-0954

R V WAGNER INC
 Account : 9800 744622 6
 Store/City: 2303 / ARNOLDS, MO
 Buyer: WILLIAMS BRODY

Date of Sale: 03/01/18
 Invoice: 902150
 P.O. / JOB: POMME

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
0000000006003	2-4-92-5/8 KD WW SELECT S	8.00	PC	3.15	25.20
00000000013817	GREAT STUFF 12-FL OZ GAP/	4.00	EA	4.04	16.16
00000000155870	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 41.36		Tax: 3.87		Balance Due: 45.23	

PAYMENT ADDRESS

Lowe's
P.O. Box 530954
Atlanta, GA 30353

Invoice # 902358

Transaction #: PO#: POMME BRIDGE Update
Sale Date: 03/02/2018 **Store:** 2303
Authorization: 000827 **Register #:**

SKU	Description	Qty	Unit	Price	Ex Price
00000000006003	2-4-92-5/8 KD WW SELECT S	8	PC	\$2.98	\$23.84
000000000134917	QPR 50-LB PERMNT ASPHALT	10	EA	\$10.78	\$107.80
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	\$0.00	\$0.00
	SALES TAX	1	EA	\$12.31	\$12.31

Subtotal: \$131.64
Tax: \$12.31
Total Invoice: \$143.95



[Pay invoice](#)

[Print invoice](#)

[Download](#)

[Close](#)



AMERICAN READY MIX CO.

756 S. NEW BALLAS ROAD, SUITE 150
 ST LOUIS, MO 63141
 DISPATCH (314) 739-0200
 BOOKKEEPING (314) 994-1016 · FAX (314) 994-1618

CUSTOMER NO.	DATE	INVOICE NO.	PAGE
001484	03/15/2018	179035	1

WAGNER R.V. INC.
 4712 GREEN PARK RD
 AFFTON, MO 63123

TERMS: NET 30
 A FINANCE CHARGE WILL BE IMPOSED ON PAST DUE ACCOUNTS. THE FINANCE CHARGE IS COMPUTED BY A "PERIODIC RATE" OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% OR A MINIMUM SERVICE CHARGE OF \$5.00 WHICHEVER IS GREATER

DATE	QUANTITY	JOB NUMBER UOM	JOB LOCATION - ADDRESS DESCRIPTION	PRICE	TAX	TOTAL
03/06/18	000793	OLD LEMAY FERRY & POMME				
	2.00	CY MO 10.1 HE SR AIR MR		93.200	16.52	186.40
	2.00	CY WINTER SERVICE		5.000	0.89	10.00
	1.00	EA MIN LD DELIVERY CHARGE		100.000	0.00	100.00
	2.00	CY HAUL/DELIVERY CHARGE		27.000	0.00	54.00
TICKETS: 011-95363					17.41	350.40
03/07/18	1.00	CY MO 10.1 HE SR AIR MR		93.200	8.26	93.20
	1.00	CY WINTER SERVICE		5.000	0.44	5.00
	1.00	EA MIN LD DELIVERY CHARGE		125.000	0.00	125.00
	1.00	CY HAUL/DELIVERY CHARGE		27.000	0.00	27.00
	TICKETS: 016-43816					8.70
JOB TOTALS				600.60	26.11	626.71

IMPORTANT NOTICE REVERSE SIDE

AMOUNT DUE >

626.71

CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2018-03, FOX VALLEY COMMERCIAL CENTER SIGN, CONDITIONAL USE PERMIT,
DATE: MARCH 29, 2018
CC:

Please find attached to this memorandum the original staff report and information.

SUMMARY

The Planning Commission held a public hearing and considered this request at their March 27, 2018 meeting. No one spoke during the public hearing and after discussion concerning the proposed height of the sign and electronic message board, the Commission voted 6-2 to forward a recommendation of approval with the below findings and conditions:

Finding

1. The existing sign will undergo a substantial renovation with the proposed construction.

Conditions:

1. This conditional use permit is contingent upon the applicant successfully securing all required variances from the Board of Adjustment.
2. The electronic message center must automatically adjust brightness to account for changes in ambient light conditions.
3. Any landscaping removed must be replaced with plantings of the same size.

CITY OF ARNOLD, PLANNING COMISSION, MARCH 27TH, 2018

TO: PLANNING COMMISSION
FROM: DERRICK REDHEAD, PLANNER/GIS TECHNICIAN
RE: 2018-03 CONDITIONAL USE PERMIT
DATE: THURSDAY, MARCH 22ND, 2018

Request

The City has received an application from Midwest Light and Sign on behalf of RL Jones Properties for a Conditional Use Permit (CUP) for a Commercial Center sign at 2 Fox Valley Center.

Analysis

There is an existing multi-tenant commercial center sign on the above property adjacent to Jeffco Blvd at the entrance to the development. The new sign proposed in application will be installed at the existing location. The existing sign was determined to be non-conforming to our zoning ordinance, and it is currently operating without a Conditional Use Permit. The non-conforming status is potentially linked to the age of the existing sign. The purposed updates will require the owner to apply for a Conditional Use Permit for the sign.

The new Sign will be 289 sq ft in area and 28 feet in height both of which are larger than what is allowed under our current regulations. The approval of this Conditional Use Permit will be contingent upon the applicant also obtaining variances from the Board of Adjustment to all non-conforming aspects of the sign. As of the date of this memo an application to the Board of Adjustment is being review by our office.

The use is deemed consistent with good planning practice. Commercial center signs are appropriate for center the size of Fox Valley.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The sign will be set back from Jeffco Blvd and property lines in such a manner as to not interfere with nearby uses.

The use can be develop and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The commercial center sign is consistent with the Jeffco Blvd Commercial Corridor and there are other Commercial Center Signs in the area.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. This sign will have a minimal impact on public health and welfare of the city.

Staff Recommendations

Staff recommends that Planning Commission approve Conditional Use Permit 2018-03 with the findings and conditions below.

Findings:

- 1) The existing sign will undergo a substantial renovation with the proposed construction.

Conditions:

- 1) This Conditional Use Permit is contingent on the applicant successfully securing all required variances from the Board of Adjustment.
- 2) The electronic message center must automatically adjust brightness to account for changes in ambient light conditions.
- 3) Any landscaping removed must be replaced with plantings of the same size.

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

3/27/18
mtg.



CONDITIONAL USE PERMIT
APPLICATION

File Number 2018-03

\$400.00 Fee Paid 2/20/18

APPLICANT/CONTRACT PURCHASER

Midwest Light & Sign / Jason Buxton

Name

1249 Weber Loop Farmington 63640
Address, City, State, Zip

573-760-1994
Telephone Number

Sales@mwsign.com
Facsimile Number

1-40 Fox Valley Ctr.
Property Address (or nearest intersection)

OWNER:

RL Jones Prop.

17101 New College Ave Wildwood, MO 63040
Name
Address, City, State, Zip

636-287-2700
Telephone Number

Facsimile Number

Zoning of property

Proposed Use: Remodel of existing multi-tenant Pylon sign

Adjacent Zoning/Uses

North

 /
South

East

West

Date of application

Meeting date targeting

Signature of Applicant

Signature of Owner

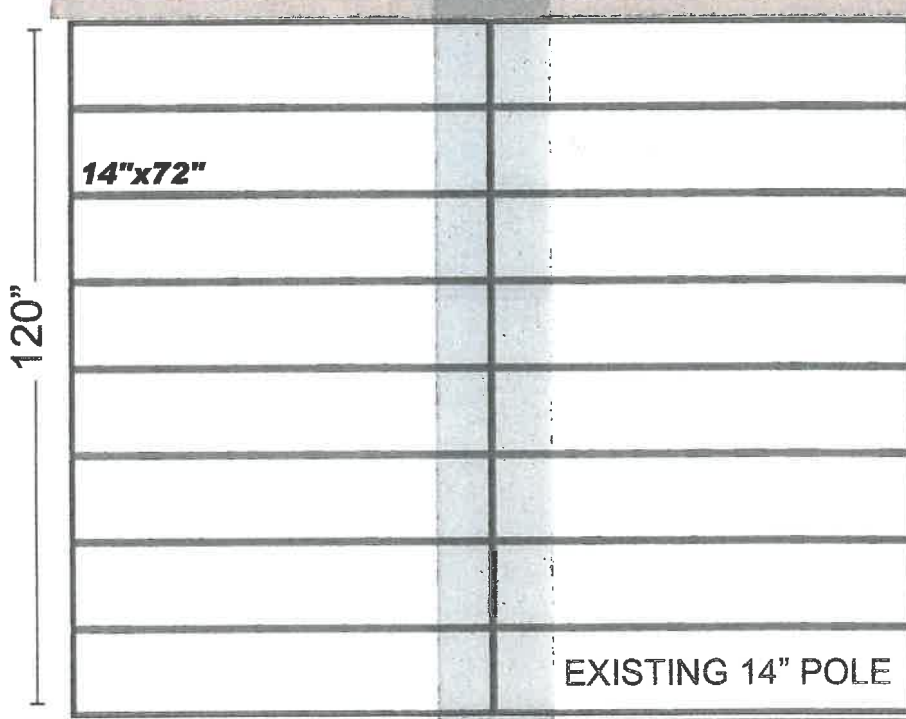
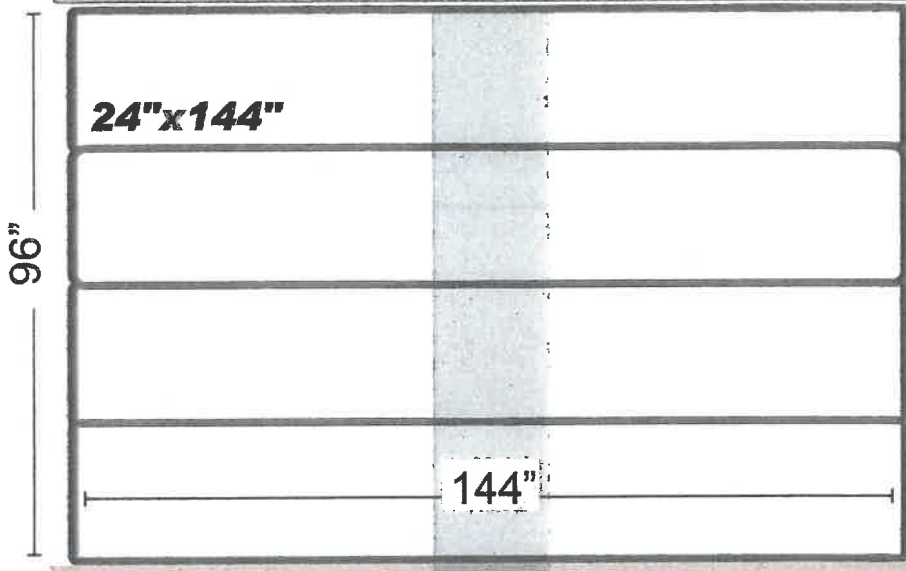
NEW SIGN

167"

37"



163"



336"



48"

144"

Current Sign

14'

29'

FOX VALLEY

ALL AMERICAN SUPPLEMENTS

Platinum DANCE ACADEMY

ENCORE THRIFT STORE

EXPRESS LAUNDRY CENTER

5' x 14'

SPORT & CUTS

Q-NAILS

State Farm

J. HUISINGA, DDS

TAIGA TAEKWONDO

SALON CUSTOM HAIR

BEV'S DIAMONDS IN THE RUFF

RMS & ASSOCIATES

6' x 14'

VINSON mortgage

ELDER 1 636-492-1414
ROOFING · SIDING · DECKS

PERSONAL FINANCE COMPANY

4' x 14'

LED sign with red text: "Specialty Home Services"

3' x 10' EMC

14" PIPE



CITY OF ARNOLD CITY COUNCIL, APRIL 5, 2018 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2018-05, JEFFERSON COUNTY PLAZA COMMERCIAL CENTER SIGN, 3849 VOGEL RD., CONDITIONAL USE PERMIT,
DATE: MARCH 29, 2018
CC:

Please find attached to this memorandum the original staff report and information.

SUMMARY

The Planning Commission held a public hearing and considered this request at their March 27, 2018 meeting. No one spoke during the public hearing and after brief discussion the Commission voted 8-0 to forward a recommendation of approval with the below finding:

Finding

1. The proposed sign can be operated in a capacity that is compatible with adjacent properties on Vogel R.

CITY OF ARNOLD, PLANNING COMMISSION, MARCH 27TH, 2018

TO: PLANNING COMMISSION
FROM: DERRICK REDHEAD, PLANNER/GIS TECHNICIAN
RE: 2018-05 CONDITIONAL USE PERMIT
DATE: THURSDAY, MARCH 22, 2018

Request

The City has received an application from Piro signs on behalf of Jefferson County Plaza development. That request is for a Conditional Use Permit for a sign expansion at 3849 Vogel Rd.

Analysis

This proposed sign is an expansion existing multi-tenant commercial center sign on the above property. The new sign will be installed at the same location as the existing sign and expanded to 272.55 ft sq in area and 18.25 ft in height. According to our records the original sign was not issued a compliance from the City of Arnold. Please note that this commercial center was originally developed under Jefferson County and subsequently annexed into the City. An expansion of the current sign has required the owners to obtain this Conditional Use Permit.

The use is deemed consistent with good planning practice. Commercial center signs are appropriate for the commercial uses along Vogel Rd.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The existing sign does not have a negative impact on adjacent properties.

The use can be develop and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The commercial center sign is consistent with the Vogel Rd commercial corridor and there are other commercial center signs in the area.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. This sign will have a minimal to no impact on public health and welfare of the city.

Staff Recommendations

Staff recommends that Planning Commission approve Conditional Use Permit 2018-05 to expand the existing commercial center sign with the finding below:

Findings:

- 1) The proposed sign can be operated in capacity that is compatible with adjacent properties on Vogel Rd.

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

3/27/18
mtg



CONDITIONAL USE PERMIT
APPLICATION

File Number 2018-05

\$400.00 Fee Paid

APPLICANT/CONTRACT PURCHASER

PIROS SIGMA, INC.

Name 1818 OLD STATE ROAD N

Address, City, State, Zip BALTIMORE, MD 21202

Telephone Number 636-464-0200

Facsimile Number 636-464-9990

Property Address (or nearest intersection) 3849 WOODLARK ROAD

OWNER:

DENTON HUDSON CORP.

Name P.O. Box 9456

Address, City, State, Zip MINNEAPOLIS, MN 55440

Telephone Number 203-631-4730 (SIGMA OWNER)

Facsimile Number _____

Zoning of property C-3

Proposed Use: TO ADD TENANT PANELS TO THE EXISTING MULTI-TENANT MONUMENT SIGN, THUS INCREASING THE SIZE & HEIGHT OF THE SIGN.

Adjacent Zoning/Uses

North C-3

South (County) R-07

East C-3

West C-3

Date of application _____
Signature of Applicant [Signature]

Meeting date targeting _____
Signature of Owner _____

JEFFERSON COUNTY PLAZA

3849 NOBEL ROAD

STREET FRONTAGE:

470' FRONTAGE = 300.00¢ AVAILABLE

MULTI-TENANT SIGN:

18.17' x 15.00' = 272.55¢ TOTAL SIGNAGE

AT 18'-2" OAH.

NOTE: SIGN IS CURRENTLY 210¢ AT 15' OAH.



1818 OLD STATE RD. M
(636) 464-0200 BARNHART, MO 63012 Fax: (636) 464-9990

02-22-2018

City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

Board Members,

We are requesting a Conditional Use Permit, to install an additional 62.55 square feet of signage, to the existing illuminated, multi-tenant ground sign for the Jefferson County Plaza commercial development. This site has been under operation for quite some time.

The original sign was designed, with what was thought to be enough tenant panels to accommodate future tenants and growth. However, over the years, more tenants have come into the site, with smaller leased spaces. Therefore, additional panels are now needed to properly identify all the businesses within the development.

We are proposing to remove the existing sign header, and install (1) double faced sign cabinet, which will contain (6) additional tenant panels as well as a new / smaller sign header. This cabinet will be designed to match the existing sign, in size and color. Once installed, the average person will not notice the addition to the existing sign. However, it will allow any existing and future tenants to be properly identified along Vogel Road.

We thank you in advance for considering our proposal.

16'-0"
15'-0"
16'-0"
12'-0"



SIMULATED VIEW. ACTUAL APPEARANCE MAY VARY.



EXISTING

Monument Sign Update

SCALE: 1/4"=1'-0"

UPDATE EXISTING 2-SIDED MONUMENT SIGN AS SHOWN.

- REMOVE EXISTING TOPPER
- INSTALL NEW 6' X 12' CABINET WITH 6 TENANT SPOTS
- INSTALL NEW SIDE POLE COVERS & TOPPER TO MATCH EXISTING
- NEW TENANT SPOTS TO BE PAN FACES TO MATCH EXISTING
- INSTALL NON-ILLUMINATED FCO LETTERS TO BOTTOM OF POLE COVER
- ALL FINAL DETAILS TBD
- SURVEY NEEDED BEFORE PRODUCTION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 806 OF THE NATIONAL ELECTRIC CODE THROUGH THE INSTALLATION OF THE FOLLOWING: PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRIC SIGN
LISTED

PirossSigns
FILE NUMBER: E13074

1818 HWY. N
BARRHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Jefferson County Plaza
No Location

CONTACT

PROJECT
Monument Update

SALES PERSON
Mike McCrellin

DATE
10-8-17

REVISION #
17-1630

SCALE
AS NOTED

DRAWN BY
Eric Irvin

DATE
10-8-17

PROJECT
Jeff CO Plaza Monument Sign Update

APPROVED AS IS

APPROVED AS NOTED

REVISE & RESUBMIT

INITIALS

THIS DRAWING IS THE PROPERTY OF PIROSSIGNS, INC. AND IS SOLE PROPERTY OF PIROSSIGNS, INC. AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS DRAWING MAY NOT BE REPRODUCED, DUPLICATED OR CONSTRUCTED WITHOUT WRITTEN PERMISSION OR PURCHASE FROM PIROSSIGNS, INC.

N/F
PART OF THEODORE
FARMS, INC. PLAT ONE
P.B. 157, PG. 8

IAL

(80.05'W)

24.4m RECORDED)

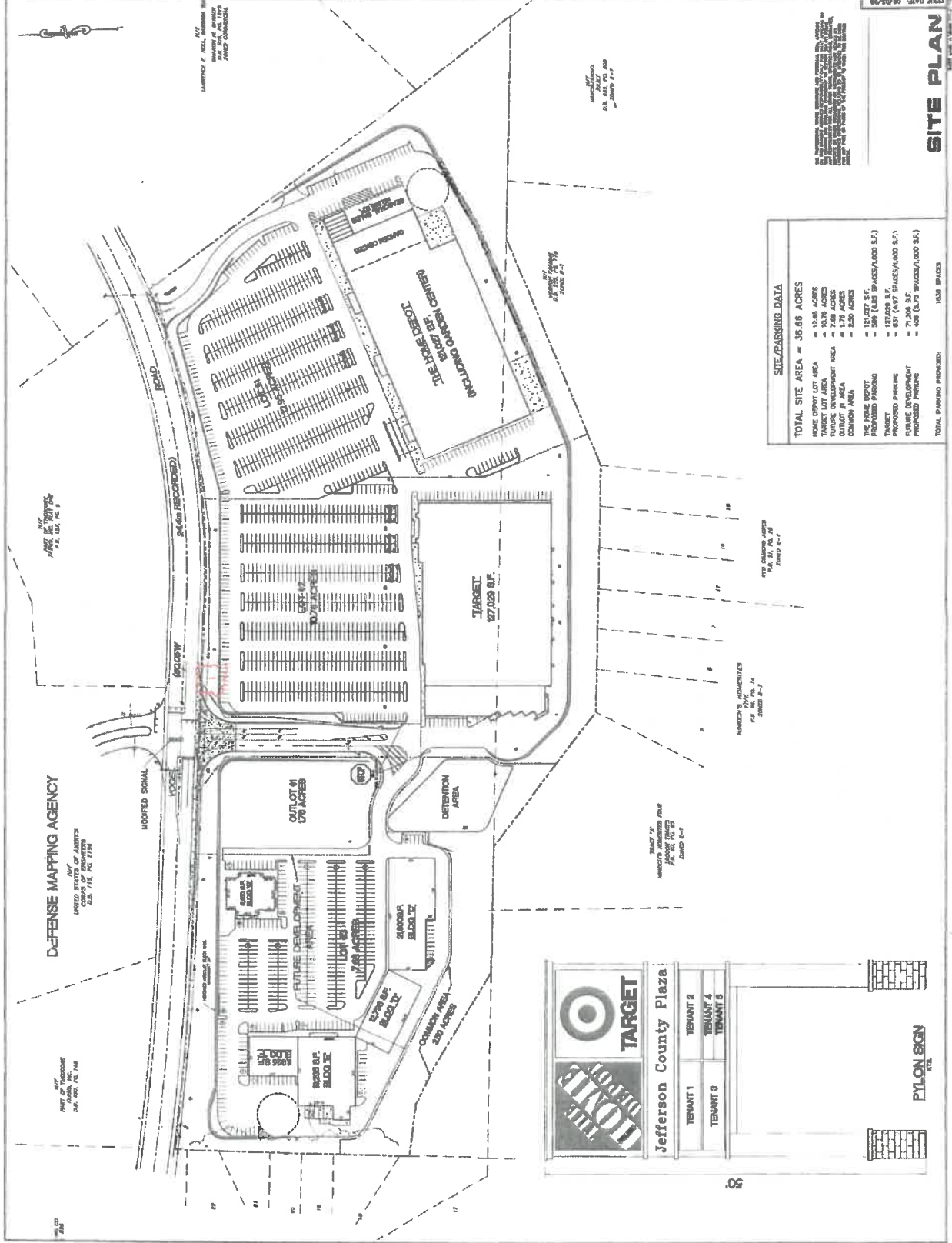
LOT #2
10.76 ACRES

TOP

TARGET
127,029 SF.

5

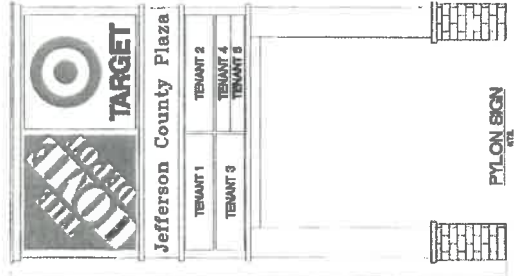
6



SITE/PARKING DATA

TOTAL SITE AREA	= 35.88 ACRES
MINIMUM LOT AREA	= 10,000 ACRES
MINIMUM LOT AREA	= 2,000 ACRES
FUTURE DEVELOPMENT AREA	= 2.88 ACRES
OUTLOT #1 AREA	= 170 ACRES
OUTLOT #2 AREA	= 30 ACRES
OUTLOT #3 AREA	= 270 S.F.
OUTLOT #4 AREA	= 3,000 S.F.
PROPOSED PARKING	= 837 (A-17) SPACES/1,000 S.F.
PROPOSED PARKING	= 71,208 S.F.
PROPOSED PARKING	= 408 (B-17) SPACES/1,000 S.F.

DEFENSE MAPPING AGENCY
 10000 WOODBURN AVENUE
 SUITE 100
 WOODBURN, MD 21797
 PHONE (410) 326-7118
 FAX (410) 326-7119



SITE PLAN