

City of Arnold, Missouri

City Council
Council Chambers

August 3, 2017
7:00 P. M.

Agenda

1. Pledge of Allegiance:
2. Opening Prayer: Grace Free Will Baptist Church – Pastor Jackson Watts
3. Roll Call
4. Business from the Floor:
5. Consent Agenda
 - A. Regular Minutes **July 20, 2017.**
Public Hearing **July 20, 2017**
Special Meeting **July 24, 2017.**
 - B. Payroll Warrant **#1269 in the Amount of \$283,542.04**
 - C. General Warrant **#5695 in the Amount of \$85,978.24**
6. Ordinances:
 - A. **Bill No. 2671:** An Ordinance Amending Chapter 120, Article III, of the Code of Ordinance Relating to Disclosure of Conflicts of Interest and Substantial Interests.
7. Resolutions:
 - A. **Resolution No. 17- 41:** A Resolution Appointing and Re-Appointing Different Individuals to Serve on the Veterans Commission.
 - B. **Resolution No. 17- 42:** A Resolution Ratifying the Expenditure of Funds to Repair the HVAC System at City Hall.
8. Motion:
 - A. 2017-10 Conditional Use Permit to Operate a School at 1930 Meyer Drury Drive, Eagle Point Community Church Holding Corp.
9. Reports from Mayor, Council, and Committees:

10. Administrative Reports

11. Adjournment

**Next Regular City Council Meeting August 17, 2017 @ 7:00 p.m.
Next Work Session August 10, 2017 at 7:00 p.m.**

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Friday, July 28, 2017

Mayor Ron Counts called the meeting to order at 7:01 p.m.

The Pledge of Allegiance was recited.

Mayor Ron Counts offered the opening prayer.

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

BUSINESS FROM THE FLOOR

Mike Evans – 509 Hannah Way – Thanked the Veterans Commission for placing him on their agenda. Mr. Evans also requested assistance from his ward councilmen. He believes there are issues being discussed regarding the subdivision without all residents of the subdivision being included.

CONSENT AGENDA

- A. MINUTES FROM JULY 06, 2017 MEETING**
- B. PAYROLL WARRANT NO. 1268 IN THE AMOUNT OF \$271,451.10**
- C. GENERAL WARRANT NO. 5694 IN THE AMOUNT OF \$483,223.71**

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

Seconded by Vern Sullivan. Roll call vote: Sullivan, yes; Owens, yes; McArthur, yes; Fulbright, yes; Fleischmann, (excused); Hood, yes; Plunk, yes; Cooley, yes; 7 Yeas:

Consent agenda approved.

ORDINANCES

BILL NO. 2669 – AN ORDINANCE APPROVING A DEVELOPMENT PLAN FOR 2190 TENBROOK ROAD, ZONED C-4 PLANNED COMMERCIAL, TO ALLOW FOR A CHIROPRACTIC CLINIC was read twice by City Clerk Tammi Casey. Roll call vote: Sullivan, yes; Owens, yes; McArthur, yes; Fulbright, yes; Fleischmann, (excused); Hood, yes; Plunk, yes; Cooley, yes; 7 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 17-40 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH LUBY EQUIPMENT SERVICE TO PROVIDE AND INSTALL A NEW GENERATOR AT CITY HALL

Jason Fulbright made a motion and so moved to approve Resolution No. 17-40. Seconded by Mark Hood. Roll call vote: Sullivan, yes; Owens, yes; McArthur, yes; Fulbright, yes; Fleischmann, (excused); Hood, yes; Plunk, yes; Cooley, yes; 7 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 AND PERSONNEL PURSUANT TO RSMo SECTION 610.021 (2) (3)

Butch Cooley made a motion and so moved to hold a closed session. Seconded by Gary Plunk. Roll call vote: Sullivan, yes; Owens, yes; McArthur, yes; Fulbright, yes; Fleischmann, (excused); Hood, yes; Plunk, yes; Cooley, yes; 7 Yeas: **Motion carried.**

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Mayor Counts – Informed council that he, Gary Plunk and Vern Sullivan had met with members of the VFW regarding their participation in upcoming events.

Gary Plunk – Ward 4 – Stated that the Veterans Commission held a meeting last night and members of the VFW were in attendance. The VFW is sponsoring an essay contest and they have asked the Veterans Commission to assist in the reading of the essays. Mr. Plunk also informed council that the city of Perryville has completed their veterans' memorial wall and will hold its grand opening ceremony on September 16th.

ADMINISTRATIVE REPORTS

Bryan Richison – Informed everyone that due to the fact that a quorum may be present during the budget meetings next week, he will be posting an agenda for Monday and Thursdays meetings. There may also be the possibility of a short special meeting before Thursdays budget meeting. Mr. Richison stated that he met with other Jefferson County city administrators and members of the county administration regarding the use tax issue. This item will be brought to a future Work Session.

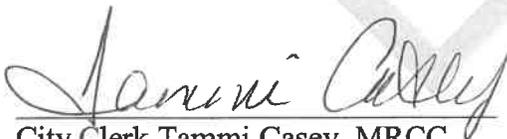
Mary Holden – Informed council that the quit claim deeds have been signed and are completed for three of the four homes on Convair.

Mayor Counts announced a 5 minute recess before going into Closed Session.

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Closed session ended at 7:37 p.m.

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

Meeting adjourned at 7:37 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 7/20/2017

PAGE:

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

		ROLL CALL	CONSENT AGENDA	BILL NO. 2669	RESOLUTION NO. 17-40	MOTION TO HOLD CLOSED SESSION	
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	
COUNCIL:	DAVID OWENS	PRESENT	YES	YES	YES	YES	
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	
COUNCIL:	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	
COUNCIL:	EJ FLEISCHMANN	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	
COUNCIL:	MARK HOOD	PRESENT	YES	YES	YES	YES	
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	
COUNCIL:	BUTCH COOLEY	PRESENT	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
CITY ATTORNEY	BOB SWEENEY	PRESENT	POLICE DEPT.		CHIEF SHOCKEY		PRESENT

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

**A. 2017-09, C-4 PLANNED DEVELOPMENT, APPROVAL OF A
DEVELOPMENT PLAN FOR 2190 TENBROOK ROAD,
CHIROPRACTIC OFFICE**

Mary Holden informed council that Dale Clark, owner of 2190 Tenbrook Road is requesting rezoning of the property from C-4 Planned Commercial District to C-4 Planned Commercial District with permitted residential use for the purpose of operating a chiropractic office. Planning Commission discussed the request and held a public hearing at its July 11, 2017 meeting. No one spoke during the public hearing.

The Planning Commission is forwarding a recommendation of approval by a vote of 7-2.

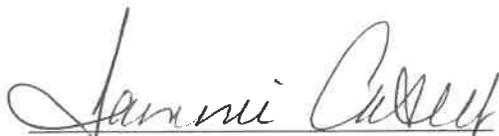
PUBLIC COMMENTS

NONE

COUNCIL COMMENTS

NONE

The Public Hearing ended at 7:01 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: PUBLIC HEARING

DATE: 7/20/2017

PAGE: 1

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

		IN ATTENDANCE				
MAYOR	<u>RON COUNTS</u>	PRESENT				
COUNCIL:	<u>VERN SULLIVAN</u>	PRESENT				
COUNCIL:	<u>DAVID OWENS</u>	PRESENT				
COUNCIL:	<u>BRIAN MCARTHUR</u>	PRESENT				
COUNCIL:	<u>JASON FULBRIGHT</u>	PRESENT				
COUNCIL:	<u>EJ FLEISCHMANN</u>	EXCUSED				
COUNCIL:	<u>MARK HOOD</u>	PRESENT				
COUNCIL:	<u>GARY PLUNK</u>	PRESENT				
COUNCIL:	<u>BUTCH COOLEY</u>	PRESENT				
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
CITY ATTORNEY	BOB SWEENEY	PRESENT	POLICE DEPT.	CHIEF SHOCKEY		PRESENT

Mayor Ron Counts called the special meeting to order at 6:30 p.m.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Sullivan, Owens, McArthur, Fulbright, Fleischmann, Hood, Plunk, Cooley, Richison, Holden (excused), Sweeney, Brown, Blattner (excused), Kroupa and Major Carroll. Finance Director Deborah Lewis was also present.

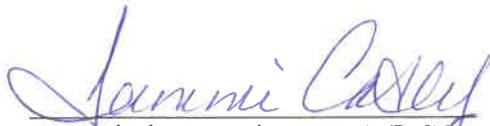
ORDINANCE

BILL NO. 2670 – AN ORDINANCE AUTHORIZING THE CITY OF ARNOLD, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF REFUNDING ALL OF THE OUTSTANDING CERTIFICATES OF PARTICIPATION (CITY OF ARNOLD, MISSOURI, LESSEE) SERIES 2010; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH was read twice by City Clerk Tammi Casey.

Butch Cooley made a motion and so moved to approve Bill No. 2670. Seconded by Vern Sullivan. Roll call vote: Sullivan, yes; Owens, yes; McArthur, yes; Fulbright, yes; Fleischmann, yes; Hood, yes; Plunk, yes; Cooley, yes; 8 Yeas: **Ordinance passed.**

A motion to adjourn the meeting was made by Mark Hood. Seconded by Jason Fulbright.

Meeting adjourned at 6:38 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: SPECIAL MEETING

DATE: 7/27/2017

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BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

		ROLL CALL	BILL NO. 2670				
MAYOR	<u>RON COUNTS</u>	PRESENT					
COUNCIL:	<u>VERN SULLIVAN</u>	PRESENT	YES				
COUNCIL:	<u>DAVID OWENS</u>	PRESENT	YES				
COUNCIL:	<u>BRIAN MCARTHUR</u>	PRESENT	YES				
COUNCIL:	<u>JASON FULBRIGHT</u>	PRESENT	YES				
COUNCIL:	<u>EJ FLEISCHMANN</u>	PRESENT	YES				
COUNCIL:	<u>MARK HOOD</u>	PRESENT	YES				
COUNCIL:	<u>GARY PLUNK</u>	PRESENT	YES				
COUNCIL:	<u>BUTCH COOLEY</u>	PRESENT	YES				
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:	DICKIE BROWN			PRESENT
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:	ED BLATTNER			EXCUSED
COM DEV	MARY HOLDEN	EXCUSED	TREASURER:	DAN KROUPA			PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT	POLICE DEPT.	MAJOR CARROLL			PRESENT

**SPECIAL WORK SESSION
LOWER LEVEL**

2101 JEFFCO BLVD.

**July 24, 2017
6:30 PM**

Those in attendance as noted by City Clerk Tammi Casey; Mayor Counts, Sullivan, Owens, McArthur, Fulbright, Plunk, Cooley, Richison, Holden, Sweeney, Brown, Blattner, Lewis and Chief Shockey.

FISCAL YEAR 2018 BUDGET

Bryan Richison reviewed with council each line item for the following departments: Police, Community Development, Public Works/Storm Water, Municipal Court, City Clerk, Finance, Administration, Attorney and IT.

The next meeting to discuss the Fiscal Year 2018 Budget will include Parks, Rec Center, Golf Course, Tourism and General Fund Revenues. This meeting will be held Thursday July 27th in the council chambers after the Special Council Meeting.

Vern Sullivan made a motion and so moved to adjourn the meeting. Seconded by Butch Cooley.

Voice vote: All Yeas

Meeting adjourned at 8:35 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: SPECIAL WORK SESSION

DATE: 7/24/2017

PAGE: 1

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

MAYOR RON COUNTS

COUNCIL: VERN SULLIVAN

COUNCIL: DAVID OWENS

COUNCIL: BRIAN MCARTHUR

COUNCIL: JASON FULBRIGHT

COUNCIL: EJ FLEISCHMANN

COUNCIL: MARK HOOD

COUNCIL: GARY PLUNK

COUNCIL: BUTCH COOLEY

CITY ADMINISTRATOR BRYAN RICHISON

CITY CLERK TAMMI CASEY

COM DEV MARY HOLDEN

FINANCE DEBORAH LEWIS

IN ATTENDANCE					
PRESENT					
-					
-					
PRESENT					
PRESENT					
PRESENT	PARKS DIR:	<u>DICKIE BROWN</u>			PRESENT
PRESENT	PUBLIC WORKS:	<u>ED BLATTNER</u>			PRESENT
PRESENT	TREASURER:	<u>DAN KROUPA</u>			-
PRESENT	POLICE DEPT.	<u>CHIEF SHOCKEY</u>			PRESENT

**SPECIAL WORK SESSION
COUNCIL CHAMBERS**

2101 JEFFCO BLVD.

**July 27, 2017
6:30 PM**

Those in attendance as noted by City Clerk Tammi Casey; Mayor Counts, Sullivan, Owens, McArthur, Fulbright, Fleischmann, Hood, Plunk, Cooley, Richison, Sweeney, Brown, Kroupa, Major Carroll and Lewis.

FISCAL YEAR 2018 BUDGET

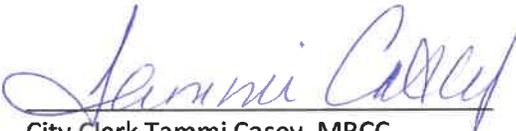
Bryan Richison reviewed with council each line item for the following departments: Parks, Rec Center, Golf Course, Tourism and General Fund Revenues.

The next meeting to discuss the Fiscal Year 2018 Budget will be at the Work Session on August 10, 2017 and will include wish list items from each department.

Vern Sullivan made a motion and so moved to adjourn the meeting. Seconded by Butch Cooley.

Voice vote: All Yeas

Meeting adjourned at 8:23 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: SPECIAL WORK SESSION

DATE: 7/27/2017

PAGE: 1

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

MAYOR RON COUNTS

COUNCIL: VERN SULLIVAN

COUNCIL: DAVID OWENS

COUNCIL: BRIAN MCARTHUR

COUNCIL: JASON FULBRIGHT

COUNCIL: EJ FLEISCHMANN

COUNCIL: MARK HOOD

COUNCIL: GARY PLUNK

COUNCIL: BUTCH COOLEY

CITY ADMINISTRATOR BRYAN RICHISON

CITY CLERK TAMMI CASEY

COM DEV MARY HOLDEN

FINANCE DEBORAH LEWIS

IN ATTENDANCE					
PRESENT					
PRESENT	PARKS DIR:	DICKIE BROWN			PRESENT
PRESENT	PUBLIC WORKS:	ED BLATTNER			-
-	TREASURER:	DAN KROUPA			PRESENT
PRESENT	POLICE DEPT.	MAJOR CARROLL			PRESENT

AN ORDINANCE AMENDING CHAPTER 120, ARTICLE III, OF THE CODE
OF ORDINANCES RELATING TO DISCLOSURE OF CONFLICTS OF
INTERESTS AND SUBSTANTIAL INTERESTS

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

Section 1. Chapter 120, Article III, of the Code of Ordinances is hereby repealed and replaced
with the following words:

“ARTICLE III”

DISCLOSURE OF CONFLICTS OF INTERESTS AND SUBSTANTIAL INTERESTS

Sec. 120.270. Declaration of policy.

The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city.

Sec. 120.280. Conflicts of interests.

The mayor and any member of the city council who has a substantial personal or private interest, as defined by state law, in any bill shall disclose on the records of the city council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

Sec. 120.290. Disclosure reports.

Each elected official, the city administrator, and the finance director shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

- (1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500.00), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and
- (2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500.00), if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty, due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision;
- (3) The city administrator and finance director also shall disclose by May 1 for the previous calendar year the following information:
 - a. The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000.00) or more was received during the year covered by the statement;

b. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten (10) per cent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two (2) per cent or more of any class of outstanding stock, limited partnership units or other equity interests;

c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Sec. 120.300. Filing of reports.

The reports, in the attached format, shall be filed with the city clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Sec. 120.310. When filed.

The financial interest statements shall be filed at the following times, but no person is required to file more than one (1) financial interest statement in any calendar year:

(1) Each person appointed to office shall file the statement within thirty-days (30) of such appointment or employment;

(2) Every other person required to file a financial interest statement shall file the statement annually, not later than May 1, and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the city council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.”

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 AUGUST 2017.

(SIGNATURES ON NEXT PAGE)

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

1st reading: _____

2nd reading: _____

APPROVED AS TO FORM:

Robert Sweeney, City Attorney

July 28, 2017

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RESOLUTION NO: 17- 41

A RESOLUTION APPOINTING AND RE-APPOINTING DIFFERENT INDIVIDUALS TO
SERVE ON THE VETERANS COMMISSION.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the following individuals are hereby appointed and re-appointed to serve on the Veterans Commission until their term expires or a successor has been duly appointed and qualified.

SECTION 1. VETERANS COMMISSION

1. Julie Rose is hereby Re-Appointed to Serve a Term of Three-Years Terminating on April 2, 2020.
2. Tommy Aubuchon is hereby Appointed to Serve as a Citizen Position for a Term of Three-Years Terminating on August 31, 2020.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

Tommy Aubuchon
2826 Hazel Drive
Arnold, MO 63010

I am a former member of the Arnold Jaycees and Graduated from Fox High School in 1986.

After High School I worked at Borden Pasta for 10 years. I became a Volunteer Fire Fighter in Montgomery City, Missouri.

I worked with individuals with disabilities at the Epilepsy Foundation in Greater Southern Illinois. I now volunteer there.

When they need me I Volunteer at Camp R O H R. I am also an American Red Cross C P R instructor.

Currently I work part time at Encore Thrift Store, which is owned by two Vietnam Veterans.

My Father is ailing and between my Sister and I someone is always with him.

I am very passionate about helping the Veterans get all the benefits they are entitled to receive.

aubuchon4112@gmail.com

314-814-3243

RESOLUTION NO: 17-42

**A RESOLUTION RATIFYING THE EXPENDITURE OF FUNDS TO REPAIR
THE HVAC SYSTEM AT CITY HALL.**

WHEREAS, the inlet guide vanes in an air handling unit that is part of the City Hall HVAC system failed; and

WHEREAS, the damaged vanes could cause inadequate airflow for proper cooling or cause a buildup of air pressure that could damage the ductwork; and

WHEREAS, given the risk of further damage or inadequate cooling during a heat advisory, the City Administrator considered this an emergency situation; and

WHEREAS, pursuant to section 135.170 of the City Code the City Administrator authorized immediate repair work as outlined in the attached letter from Haberberger Mechanical Contractors;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI:

Section 1. The City Council hereby ratifies the expenditure of funds for the repair of the City Hall HVAC system as authorized by the City Administrator.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

HABERBERGER INC MECHANICAL CONTRACTORS

Performance, On Time Every Time

July 24, 2017

Mr. Tom Palasky
City of Arnold

RE: Administration Air Handling Unit, Static Pressure Controls

Dear Mr. Palasky:

During the service call last Friday night we found that the inlet guide vanes in this AHU have failed. The result of this is that there is no way to control the static pressure inside of the ductwork. As of now the vanes have been locked down to allow for some airflow. If the majority of the VAV boxes are in the open position the locked vanes might not allow enough air flow to adequately cool the spaces. If the majority of the VAV boxes are in the closed position the locked vanes might force too much air into the ductwork with no place to go. This could result in some of the ductwork coming apart. This needs to be addressed as soon as possible.

We propose to replace the existing static air pressure controls for this AHU with a new Variable Frequency Drive (VFD). The vanes will be locked open and the existing pneumatic static controls will be disabled. The VFD will be mounted in place of the existing starter and wired to the motor. There will be an electronic static pressure sensor installed that will control the VFD. The VFD will control the speed of the fan motor per the static air pressure. In addition to the new static pressure controls we will also have to clean the blower wheel inside of the AHU. This work will require the system to be off for several periods of time.

The price to provide the equipment, install the VFD, clean the blower and have the factory rep calibrate the VFD is **\$6,826.00** for the Administration AHU.

The Police Department AHU has the same original static controls as the Administration's AHU. Even though they are presently working there should be a plan to perform this same work for their unit before it fails and needs to be addressed in an emergency. The cost for the Police Department AHU is \$5,257.00 if performed in a non-emergency situation.

If you have any questions please give me a call at 314-631-3324.

Respectfully submitted,
HABERBERGER, INCORPORATED
Mark J. Haberberger
Service Manager

Cc: Jeanette Yount

CITY OF ARNOLD CITY COUNCIL, AUGUST 3, 2017 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2017-10, CONDITIONAL USE PERMIT TO OPERATE A SCHOOL AT 1930 MEYER DRURY DR., EAGLE POINT COMMUNITY CHURCH HOLDING CORP, PLANNING COMMISSION RECOMMENDATION
DATE: JULY 26, 2017
CC:

Request

Eagle Point Community Church Holding Corp. has submitted for approval a conditional use permit to operate a K-8 private school at 1930 Meyer Drury Dr. Attached is the application, written correspondence from the applicant, aerial of the site and plans.

Summary and Planning Commission Action

The Planning Commission held a public hearing and considered this request at the July 25, 2017 meeting. During the public hearing, no one spoke. There was some discussion to clarify the use of the building will be for a school and church. After discussion the Commission voted 10-0 for forward a recommendation of approval with the below findings:

1. The schools are deemed consistent with good planning practice.
2. The school can be operated in a manner that is not detrimental to the permitted developments and uses in the district.
3. The school is locating in an existing building will operated in a manner that is visually compatible with the permitted uses in the surrounding area.
4. The school is deemed desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

Analysis

This location is the former ITT School. Staff has no major concerns with the proposed use. The parking is in place to accommodate the classrooms, office and sanctuary. Staff is pleased that parking is dual in that the school will use the parking during the week and on the weekend, the church will use the parking.

One comment we have is the applicant must work with Rock Community Fire Protection District with building permits.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

**CITY OF ARNOLD PLANNING COMMISSION, JULY 25, 2017
MEETING**

TO: PLANNING COMMISSION
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2017-10, CONDITIONAL USE PERMIT TO OPERATE A SCHOOL AT
1930 MEYER DRURY DR., EAGLE POINT COMMUNITY CHURCH
HOLDING CORP
DATE: JULY 18, 2017
CC:

Request

Eagle Point Community Church Holding Corp. has submitted for approval a conditional use permit to operate a K-8 private school at 1930 Meyer Drury Dr. Attached is the application, written correspondence from the applicant, aerial of the site and plans.

Analysis

This location is the former ITT School. Staff has no major concerns with the proposed use. The parking is in place to accommodate the classrooms, office and sanctuary. Staff is pleased that parking is dual in that the school will use the parking during the week and on the weekend, the church will use the parking.

One comment we have is the applicant must work with Rock Community Fire Protection District with building permits.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use permit with the findings:

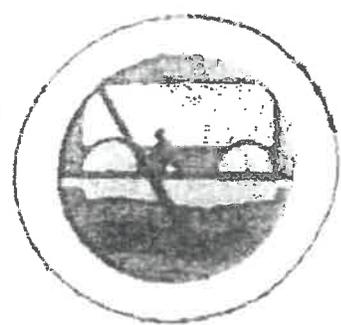
Findings:

1. The schools are deemed consistent with good planning practice.
2. The school can be operated in a manner that is not detrimental to the permitted developments and uses in the district.
3. The school is locating in an existing building will operated in a manner that is visually compatible with the permitted uses in the surrounding area.
4. The school is deemed desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

Place Ad- 7/29
sign up 7/20/17
Meeting 7/25/17

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

7/25/17
Mtg



CONDITIONAL USE PERMIT APPLICATION

File Number 2017-10

\$400.00 Fee Paid pd. 6/29/17

APPLICANT/CONTRACT PURCHASER

Eagle Point Community Church Holding Corp
Name

PO Box 1055 Imperial, MO 63052
Address, City, State, Zip

314-952-0666
Telephone Number

N/A
Facsimile Number

1930 Meyer Drury Dr.
Property Address (or nearest intersection)

OWNER:

Greater Missouri Builders, Inc
Name

1551 Wall St. #220 St Charles, MO 63303
Address, City, State, Zip

636-946-1341
Telephone Number

636-949-9992
Facsimile Number

C-3
Zoning of property

Proposed Use: To continue the past use of the property as a school building. The population will change to grades K-8

Adjacent Zoning/Uses

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

6/29/2017
Date of application

7/25/2017
Meeting date targeting

[Signature]
Signature of Applicant

Signature of Owner

Eagle Point Community Church Holding Corp
Requested Documentation for Use Permit

Owner Signature

The Owner of the building, Greater Missouri Builders, has the document in their office. It will be forwarded as soon as it is signed.

3. Additional Data

Plans

Large copy plans are being printed and should be delivered by 6/30.

Parking Space Use

Tenant 1 will be Victory Christian Academy. It has a current staff and student population of 85 students with an expected cap of 165. There are 172 parking spaces designated for their weekday use.

Tenant 2 will be Eagle Point Community Church dba Encounter Church. There are 173 parking spaces designated for its weekday use. All 345 spaces would be available to Encounter Church during for weekend services and weeknight services. Encounter Church currently has a membership role of 211 individuals, 114 families, in one weekly service. After renovations, the building would accommodate 500 in one weekly service.

Parking Space size

Parking spaces are 10x20

Loading Space

There is no loading space.

Dumpster Location

The vinyl fence area by the southeast corner of the building is the dumpster area.

Fire Lanes

Fire Lanes are not designated with the current plan. We are working with fire department to place fire lanes.

Light Standards

Light standard locations are marked on the survey. They are 30 feet tall.

Landscape Material

It is the same as existing material. There will be no change.

Adjacent Properties

All adjacent properties are zoned C-3. See attached aerial for improvements.

6. No additional signage from the current will be posted. New signage will replace what is currently in place in the same dimensions in compliance with city ordinances. Pictures are being created to show this.

7. Written responses to the following criteria for review of a conditional use:

a. Such development or use is deemed consistent with good planning practice.

For the past twenty years, the building has been used as a school. The requested use is consistent with its past use.

b. The development or use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

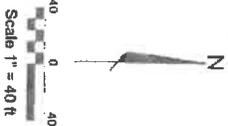
The use of the building as a school will add great value to the district student will be educated. Families will be enriched. Great, responsible citizens will be developed who will give back to our community. The current student enrollment is from the greater St. Louis area and will pull families and resources from outside Arnold into the the area.

c. The development or use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

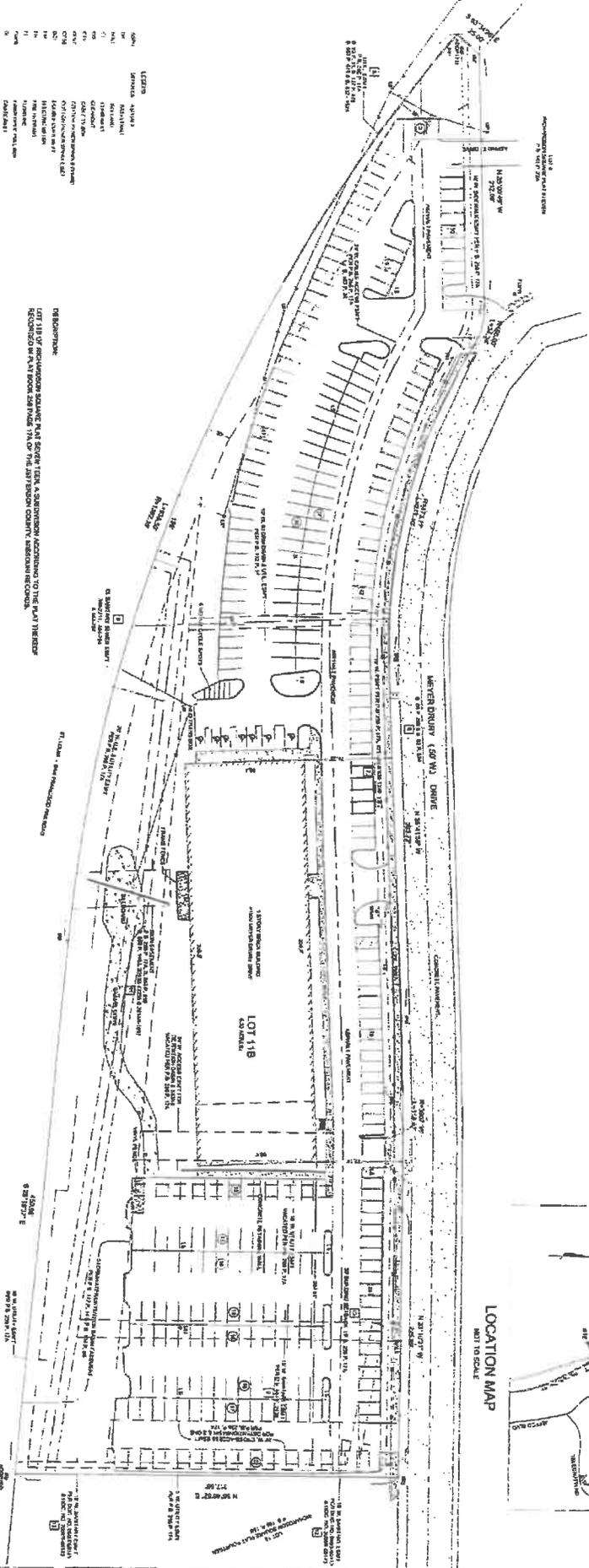
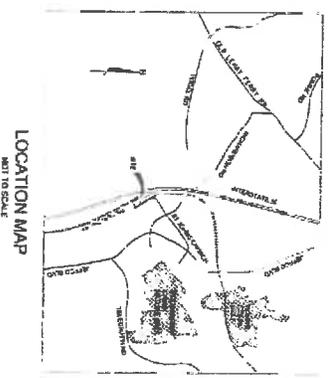
The ITT School building is of quality construction and is visually attractive. This adds great value to the surrounding area. The building use as a school is compatible with the permitted uses in the surrounding area.

d. The development or use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

The use is educational and therefore very desirable for the general welfare of the City of Arnold. As a school, the administration, teachers, and parents will all be promoting the public health and safety of their students and their community through the school's educational curriculum.



ALTA/ACSM LAND TITLE SURVEY
LOT 11B OF RICHARDSON SQUARE PLAT SEVENTEEN SUBDIVISION (PB 256 P. 17A)
IN U.S. SURVEYS 2019 AND 2991,
TOWNSHIP 42 NORTH, RANGE 6 EAST,
CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI



- LEGEND**
- 1. CENTER LINE
 - 2. RIGHT OF WAY
 - 3. EASEMENT
 - 4. CURB
 - 5. SIDEWALK
 - 6. DRIVE
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DESCRIPTION

LOT 11B OF RICHARDSON SQUARE PLAT SEVENTEEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 248 PAGE 17A OF THE SEVEN SEVENTH RANGE IN THE COUNTY OF JEFFERSON, MISSOURI.

GENERAL NOTES

1. CURB AND GUTTER TO BE CONSTRUCTED TO THE CENTER LINE OF THE DRIVE.
2. DRIVE TO BE 30 FEET WIDE TO THE CENTER LINE OF THE DRIVE.
3. DRIVE TO BE 15 FEET WIDE TO THE CENTER LINE OF THE DRIVE.
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ALTA/ACSM LAND TITLE SURVEY

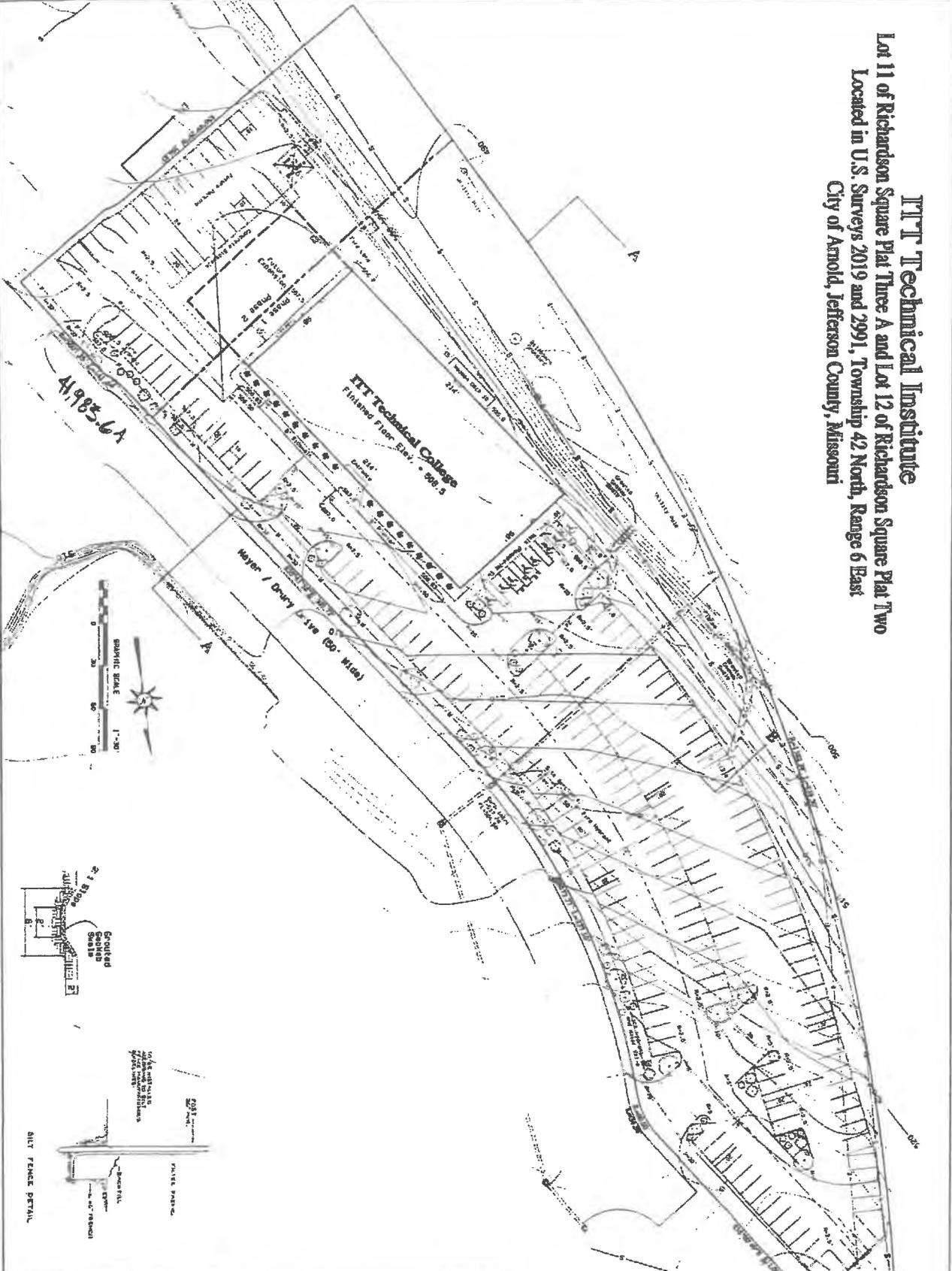
FOR: **WIDE POINT COMMUNITY CHURCH**
 1500 W. BERRY DRIVE
 ARNOLD, MISSOURI 64001

METRON
 SURVEYING & LAND CO.
 1500 W. BERRY DRIVE
 ARNOLD, MISSOURI 64001

DATE: 11-14-17
 DRAWN BY: JAW
 CHECKED BY: JAW

1 OF 1

ITT Technical Institute
Lot 11 of Richardson Square Plat Three A and Lot 12 of Richardson Square Plat Two
 Located in U.S. Surveys 2019 and 2991, Township 42 North, Range 6 East
 City of Arnold, Jefferson County, Missouri



GOVERO
 LAND SERVICES
 10000 N. W. 10th St., Suite 100
 Miami, FL 33157
 Phone: (305) 551-1100
 Fax: (305) 551-1101
 Email: info@govero.com

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITTING
2	10/15/11	ISSUED FOR PERMITTING
3	10/15/11	ISSUED FOR PERMITTING

DATE: 10/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: ITT Technical College
 SHEET 2 OF 2

Google Maps St. Anthony's at Arnold Urgent Care



Imagery ©2017 Google, Map data ©2017 Google 50 ft



Rock Community Fire Protection District

Board of Directors

Ken Baker
Nathan Smith
Dan Meyer

Fire Chief
Jeff Broombaugh

3749 Telegraph Road
Arnold, Missouri 63010
636-296-2211
636-467-5793 Fax
www.rockfire-rescue.org

"Whatever It Takes"

Fire Marshal
Jeffrey L DeLapp

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

July 5, 2017

Mary Holden-Community Development Director
City of Arnold
2101 Jeffco Blvd
Arnold, MO 63010

RE: Conditional Use Permit-VCA Academy/School-1930 Meyer Drury

Mary,

After reviewing the Conditional Use Permit for the above location the following items need to be addressed.

1. 2 sets of signed sealed plans to be submitted for Building/Fire review and permit.

If you have any questions please feel free to contact me at 636-296-2211 extension 5748

Respectfully Submitted

Jeff DeLapp
Fire Marshal
Rock Community Fire Protection District



Encounter Church

FCC

1930

ITV
ITV
ITV

FOR SALE
OR LEASE
314.261.7400

 **Encounter Church**

