



**City Council Meeting
Council Chamber**

**December 7, 2023
7:00 P.M.**

Zoom Link – Internet Audio/Video:

<https://us02web.zoom.us/j/85878356780?pwd=TINqSkd5WStrSDRiaDI2Q3RiNXhLUT09>

Dial-in Number: 312 626 6799

Meeting ID: 858 7835 6780

Passcode: 829440

AGENDA

1. Pledge of Allegiance and Opening Prayer
2. Roll Call
3. Business from the Floor
4. Consent Agenda

- A. Regular Council Meeting Minutes from **November 16, 2023.**
- B. Payroll Warrant **#T00591 In the Amount of \$387,544.48.**
- C. Payroll Warrant **#T00600 In the Amount of \$414,563.51.**
- D. General Warrant **#5847 In the Amount of \$1,251,249.44.**

5. Ordinances:

- A. **Bill #2871** An Ordinance Approving a General Warranty Deed Between the Missouri Highways and Transportation Commission and the City of Arnold.

6. Resolutions:

- A. **Resolution #23-67** A Resolution Authorizing the Mayor to Execute A Certain Quit Claim Deed.
- B. **Resolution #23-68** A Resolution Authorizing the Chief of Police to Purchase Seven (7) Panasonic Computers from Turn-Key Mobile, Inc.
- C. **Resolution #23-69** A Resolution Authorizing the Mayor to Enter into an Agreement with Hutchinson Recreation & Design.

7. Motions:

- A. A Motion to Approve Liquor License Applications.
- B. A Motion to Approve PC-2023-31 Eclipse Wellness Studio (Conditional Use Permit).
- C. A Motion to Approve PC-2023-32 Scrubbles Car Wash Arnold Commons (Conditional Use Permit)

8. Reports from the Mayor and Council

9. Administrative Reports

10. Adjournment

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The council meeting was also presented live via Zoom Video Conferencing.

The pledge of allegiance was recited. Councilman Jason Fulbright offered the prayer.

ROLL CALL

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Mullins, Hood, Cooley (excused), Moritz, McArthur, Plunk, Fulbright, Fleischmann (excused), Richison, Bookless, Lehmann, Sweeney, Crutchley, Wagner, Kroupa (excused) and Chief Carroll.

MAYOR'S PROCLAMATION

Mayor Counts presented an award and proclamation to Frank Kutilek who is retiring after serving on the Planning Commission for the last nineteen years. Mr. Kutilek received a standing ovation.

BUSINESS FROM THE FLOOR

Phil Amato, 1119 Catskill Lane – Spoke to council on behalf of the Arnold Food Pantry, where he has been the President since 2016. Mr. Amato stated the recent Taste of Arnold event was a tremendous success and thanked the council and staff for their support of the food pantry. Mr. Amato also informed council that as a Missouri State Representative, he is sponsoring ten bills in the upcoming session and will remain on the same committees he previously served.

CONSENT AGENDA

- A. REGULAR COUNCIL MEETING MINUTES FROM NOVEMBER 2, 2023**
- B. PAYROLL WARRANT #T00584 IN THE AMOUNT OF \$403,911.87**
- C. GENERAL WARRANT #5846 IN THE AMOUNT OF \$830,054.52**

Jason Fulbright made a motion and so moved to approve the consent agenda. Seconded by Gary Plunk. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Motion carried.**

ORDINANCES

BILL NO 2869 – AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 125 (MUNICIPAL COURT) OF THE ARNOLD CODE OF ORDINANCES AS THEY RELATE TO THE ELECTION, APPOINTMENT OF MUNICIPAL JUDGE, EMPLOYMENT, ETC. was read twice by City Clerk Tammi Casey. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Ordinance passed.**

BILL NO 2870 – AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ARNOLD, MISSOURI TO EXECUTE AN AGREEMENT WITH THE MISSOURI HIGHWAYS & TRANSPORTATION COMMISSION FOR THE TRAFFIC ENGINEERING ASSISTANCE PROGRAM GRANT (TEAP080) was read twice by City Clerk Tammi Casey. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 23-63 – A RESOLUTION APPOINTING BRANDON TUCKER TO FILL AN UNEXPIRED TERM ON THE PLANNING COMMISSION

Mark Hood made a motion and so moved to approve Resolution No 23-63. Seconded by Bill Moritz. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO. 23-64 – A RESOLUTION APPOINTING FORREST WEGGE TO A ONE YEAR TERM AS A MUNICIPAL JUDGE

Rodney Mullins made a motion and so moved to approve Resolution No 23-64. Seconded by Jason Fulbright. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO. 23-65 – A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN QUIT CLAIM DEED

Bill Moritz made a motion and so moved to approve Resolution No 23-65. Seconded by Rodney Mullins. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO. 23-66 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH GREAT RIVERS ASSOCIATIONS INC. TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE TENBROOK ROAD AND ARNOLD TENBROOK ROAD TRAFFIC ENGINEERING PROJECT NO. TEAP080

Jason Fulbright made a motion and so moved to approve Resolution No. 23-66. Seconded by Mark Hood. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Resolution passed.**

MOTIONS

A. A MOTION TO APPROVE LIQUOR LICENSE APPLICATIONS

Tammi Casey informed council that the Liquor Committee had nothing to bring forward this evening.

B. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING REAL ESTATE PURSUANT TO RSMo 610.021 (2)

Bill Moritz made a motion and so moved to hold a closed session immediately following the city council meeting. Seconded by Brian McArthur. Roll call vote: Mullins, yes; Hood, yes; Cooley, (excused); Moritz, yes; McArthur, yes; Plunk, yes; Fulbright, yes; Fleischmann, (excused); 6 Yeas: **Motion carried.**

REPORTS FROM MAYOR AND COUNCIL

Mayor Counts – Wished everyone a Happy Thanksgiving and thanked the Veterans Commission, as well as Gary Plunk and Rodney Mullins, for organizing an extremely successful Veterans Day Parade.

Gary Plunk, Ward 4 – Stated that the Veterans Day parade was wonderful and thanked the Parks and Rec staff for their hard work in helping to organize the event.

Rodney Mullins, Ward 3 – Echoed Mr. Plunk’s statement and thanked the Public Works staff that attended the parade to show their support.

Mark Hood, Ward 3 – Wished everyone a Happy Thanksgiving and stated he truly appreciates the city staff, which he believes is second to none.

4
Regular Meeting
November 16, 2023

Bill Moritz, Ward 2 – Thanked Phil Amato and Dave Crutchley for their hard work with the Taste of Arnold. Mr. Moritz also thanked the employees who worked the brush drop-off event.

Jason Fulbright, Ward 1 – Informed everyone that Ward 1 won the “Battle of the Wards” at the Feed the Masses contest and thanked EJ Fleischmann, who was instrumental in obtaining the win.

Brian McArthur, Ward 2 – Wished everyone a Happy Thanksgiving and thanked Frank Kutilek for his many years of service to the City.

ADMINISTRATIVE REPORTS

Bryan Richison – Thanked Frank Kutilek for his service to the City. Mr. Richison also informed everyone that City Hall will be closed next Thursday and Friday for the Thanksgiving holiday.

Tammi Casey – Wished everyone a Happy Thanksgiving and informed everyone that opening day for candidate filing for the April 2, 2023 General Election will be December 5th.

Judy Wagner – Provided an update on the Church Road retaining wall project.

Dave Crutchley – Provided everyone with a preview of upcoming events for Parks & Rec and the Rec Center.

Bob Sweeney – Thank Frank Kutilek for his many years of service.

David Bookless – Stated Frank Kutilek has been a great asset to the city and he will be missed.


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

.....
Closed Session ended at 7:58 p.m.

A motion to adjourn the meeting was made by Mark Hood. Seconded by Gary Plunk.

Voice vote: All Yeas.

Meeting adjourned at 7:58 p.m.


City Clerk Tammi Casey, CMC/MRCC-S

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: COUNCIL MEETING

DATE: 11/16/2023

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO 2869	BILL NO 2870	RESOLUTION NO 23-63	RESOLUTION NO 23-64
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	RODNEY MULLINS	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	MARK HOOD	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
COUNCIL:	BILL MORITZ	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	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:	EJ FLEISCHMANN	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:	DAVE CRUTCHLEY			PRESENT
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:	JUDY WAGNER			PRESENT
COM DEV	DAVID BOOKLESS	PRESENT	TREASURER:	DAN KROUPA			EXCUSED
FINANCE DIRECTOR	BILL LEHMANN	PRESENT	POLICE DEPT.	CHIEF CARROLL			PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT					

BILL NO. 2871

ORDINANCE NO. _____

AN ORDINANCE APPROVING A GENERAL WARRANTY DEED
BETWEEN THE MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION AND THE CITY OF ARNOLD.

WHEREAS, MoDOT is planning a project to improve Jeffco Blvd.; and

WHEREAS, as part of the project process the Commission is seeking right of way from the City of Arnold; and

WHEREAS, this project will benefit the public through improvements to Jeffco Blvd.;

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

SECTION 1. The attached General Warranty Deed between the Missouri Highways and Transportation Commission and the City of Arnold is hereby approved.

SECTION 2. The Mayor is authorized to execute the General Warranty Deed and any related documents on behalf of the City of Arnold.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

READ TWO TIMES, PASSED AND APPROVED ON THIS __ DAY OF _____.

Presiding officer of the Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

First Reading: _____

Second Reading: _____

APPROVED AS TO FORM:

City Attorney Robert Sweeney

CCO FORM: RW03
Approved: 12/92 (TLP)
Revised: 03/23 (JDS)
Modified:

COUNTY: Jefferson
ROUTE: 61/67
PROJECT: J6S3640
FED. PROJECT: _____
PARCEL: 1

GENERAL WARRANTY DEED

(1) **PARTIES:** THIS AGREEMENT, made this ____ day of _____, 20__, by and between **The City of Arnold, Missouri** (hereinafter, "Grantor"), of the County of Jefferson, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, (hereinafter, "Grantee").

GRANTOR(S)' ADDRESS: 2101 Jeffco Blvd., Arnold, MO 63010

GRANTEE'S ADDRESS: 105 West Capital, Jefferson City, MO 65102

(2) **CONSIDERATION:** Grantor, in consideration of the sum of SIX THOUSAND THREE HUNDRED EIGHTY and 00/100 DOLLARS (\$6,380.00), to be paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell, convey and confirm to the Grantee fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Grantee the real estate and interests in real estate in the County of Jefferson, State of Missouri, and described as follows:

EXHIBIT A – Legal Description, attached hereto and made part hereof:

Part of a larger tract of land conveyed to the City of Arnold, Missouri, by deed dated June 1, 1990, and recorded in Book 0459 at page 2275 of the Jefferson County land records. The tract of land herein described being part of U.S. Survey No. 2991, Township 43 North, Range 6 East, Jefferson County, Missouri.

(4) RIGHTS OF GRANTEE: Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, its successors and assigns forever.


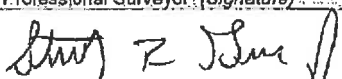
(5) WARRANTY: Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will warrant and defend the title to said premises unto the Grantee and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

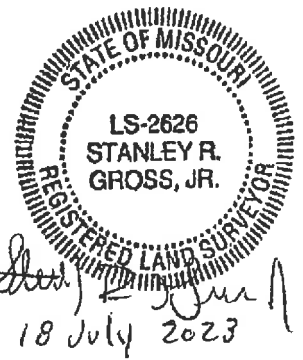
(6) DATE: IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

By: _____

Print: Ron Counts

Title: Mayor

Title: <i>(name or identification of project)</i> J6S3640 - Route 61-67 - Parcel 1 - Acquisition Description - Part of U.S. Survey No. 2991 - T. 43 N. - R. 6 E. (City of Arnold Tract)		County Jefferson	
		City: <i>(if applicable)</i> Arnold	State MO
		Date Prepared 7/18/23	Sheet 1 of 2
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i> Missouri Highways and Transportation Commission 105 West Capital, Jefferson City, MO 65102  888-ASK MODOT (888)275-6636		Professional Surveyor Name <i>(print)</i> Stanley R. Gross, Jr. Discipline Professional Land Surveyor License or Certificate of Authority No. MO # PLS 2626	
Professional Surveyor: <i>(Signature)</i> 		Date 18 July 2023	



Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.

Exhibit A

PARCEL 1 - ACQUISITION DESCRIPTION

Part of a larger tract of land conveyed to the City of Arnold, Missouri, by deed dated June 1, 1990, and recorded in Book 0459 at page 2275 of the Jefferson County land records. The tract of land herein described being part of U.S. Survey No. 2991, Township 43 North, Range 6 East, Jefferson County, Missouri, described as follows: **COMMENCING** at Station 186+35.00 on the centerline of Route 61-67, as established per Job No. J6S3640; thence North 45 degrees 04 minutes 30 seconds West along a line radial to said centerline 40.00 feet to a point in the northwestern boundary line of Route 61-67, being the **TRUE POINT OF BEGINNING**; proceed thence with the northwestern boundary line of said Route 61-67, Southwestwardly and to the left with a curve having a radius of 1,950.08 feet, an arc distance of 271.02 feet and a chord bearing and distance of South 40 degrees 56 minutes 37 seconds West 270.81 feet to a point being 40.00 feet radial distance right of centerline Station 189+00.46; thence with the boundary lines of former Route No. 9 as locally accepted, North 52 degrees 09 minutes 29 seconds West 31.42 feet to a point being 71.42 feet radial distance right of Route 61-67 centerline Station 189+00.00; thence Southwestwardly and to the right with a curve having a radius of 1,590.00 feet, an arc length of 56.50 feet and a chord bearing and distance of South 62 degrees 14 minutes 42 seconds West 56.50 feet to a point being 96.19 feet radial distance right of Route 61-67 centerline Station 189+48.65; thence departing from the boundary lines of said Route No. 9 and running South 34 degrees 11 minutes 47 seconds East 12.61 feet to a point being 84.37 feet radial distance right of Route 61-67 centerline Station 189+52.83; thence Southwestwardly and to the right with a curve having a radius of 1,602.50 feet, an arc length of 38.57 feet and a chord bearing and distance of South 63 degrees 53 minutes 38 seconds West 38.57 feet to a point being 103.06 feet radial distance right of Route 61-67 centerline Station 189+85.00; thence North 2 degrees 04 minutes 23 seconds West 79.32 feet to a point in the northwestern boundary line of former Route No. 9, as locally accepted, being 151.22 feet radial distance right of Route 61-67 centerline Station 189+25.91; thence with said northwestern boundary line, Northeastwardly and to the left with a curve having a radius of 1,530.00 feet, an arc distance of 16.09 feet and a chord bearing and distance of North 63 degrees 06 minutes 19 seconds East 16.09 feet to a point being 143.99 feet radial distance right of Route 61-67 centerline Station 189+12.57; thence departing from said northwestern boundary line and running South 84 degrees 41 minutes 57 seconds East 75.34 feet to a point being 80.00 feet radial distance right of Route 61-67 centerline Station 188+75.00; thence North 62 degrees 45 minutes 09 seconds East 73.60 feet to a point being 50.00 feet radial distance right of Route 61-67 centerline Station 188+10.00; thence North 41 degrees 46 minutes 32 seconds East 143.63 feet to a point being 50.00 feet radial distance right of Route 61-67 centerline Station 186+70.00; thence North 59 degrees 59 minutes 47 seconds East 37.19 feet to the **POINT OF BEGINNING**, containing 8,621.39 square feet.

The centerline of Route 61-67 as established per Job No. J6S3640 is described as follows:

COMMENCING at a found iron pin marking the most eastern corner of Lot 1 of the Parc at Linderhof, a subdivision recorded in Plat Book 194 at page 5"A" of the Jefferson County land records; proceed thence North 18 degrees 32 minutes 43 seconds East 813.10 feet to P.C. Station 183+22.84 on the centerline of Route 61-67, being the **TRUE POINT OF BEGINNING**; proceed thence with the centerline of said Route 61-67, Southwestwardly and to the left with a curve having a radius of 1,910.08 feet an arc length of 765.22 feet and a chord bearing and distance of South 42 degrees 48 minutes 43 seconds West 760.11 feet to P.T. Station 190+88.06, being an Equation Station, P.T. Station 190+88.06 Back equals Station 190+87.85 Ahead; thence continuing with said centerline South 31 degrees 20 minutes 06 seconds West 628.84 feet to Station 197+16.69 to the **POINT OF ENDING**.

Please Note: The above bearings are based on grid north derived from the MoDOT VRS System based on the Missouri Coordinate System of 1983.

RESOLUTION NO. 23-67

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
CERTAIN QUIT CLAIM DEED

WHEREAS, in 1978 Park Ridge II, a subdivision within the corporate limits of the City of Arnold ("City") was platted, deeding and dedicating a certain twenty-foot section of property to the City for future road construction; and

WHEREAS, that road was not constructed and the twenty-foot section has been used for utilities; and

WHEREAS, the City no longer has the need or desire to be the fee owner of the twenty-foot parcel; and

WHEREAS, the adjoining property owner, whose property is known and numbered as 1915 Dina, has agreed to accept the twenty-foot parcel;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor is hereby authorized to execute a quit claim transferring certain property from the City to Michael J. Rotan and Lori Rotan. Said Quit Claim Deed is attached hereto as Exhibit A, and made a part this Resolution.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

November 21, 2023

(Above space reserved for Recorder of Deeds)

QUIT-CLAIM DEED

This Deed, made and entered into this _____ day of _____, 2023, by and between City of Arnold, Missouri, grantor, of the County of Jefferson, State of Missouri, and Michael J. Rotan and Lori Rotan, (**ADDRESS**: 1915 Dina Avenue, Arnold, Missouri 63010), of the County of Jefferson, State of Missouri, grantees.

Witnesseth, grantor, for and in consideration of the sum of Ten Dollars (\$10.00), paid by grantees, the receipt of which is hereby acknowledged, does by these presents, Remise, Release and forever Quit-Claim unto the grantee, the following described Real Estate situated in the County of Jefferson, and State of Missouri, to wit:

A tract of land being part of a strip of land formerly known as Bender Lane, as shown on the subdivision plat of Park Ridge II, as recorded in Plat Book 71, Page 18 of the Jefferson County Recorder's Office, being part of Lot 27 of U.S. Survey No. 2991, T43N, R6E, of the 5th Principal Meridian, City of Arnold, Jefferson County, Missouri, being more particularly described as follows: Beginning at the southwest corner of Lot 39 of the aforementioned Park Ridge II subdivision plat; *thence* along the south line of said Lot 39, South 37 degrees 46 minutes 05 seconds East a distance of 85.00 feet to the southeast corner of Lot 36; *thence* leaving said south line of Lot 39, South 52 degrees 13 minutes 55 seconds West a distance of 20.00 feet; *thence* North 37 degrees 46 minutes 05 seconds West a distance of 85.00 feet; *thence* North 52 degrees 13 minutes 55 seconds East a distance of 20.00 feet to the **Point of Beginning** of the tract herein described. Said tract contains 1,700.00 square feet, or 0.039 acres, more or less.

Parcel ID: 01-4.0-19.0-4-006-033

Grantees shall retain an easement to maintain all existing utilities of any kind.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the grantees, and to their heirs, assigns and successors forever. So that neither the said grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, the said grantor has hereunto set its hand the day and year first above written.

Ronald Counts

STATE OF MISSOURI)
) SS.
COUNTY OF JEFFERSON)

On this _____ day of _____, 2023, before me personally appeared Ronald Counts, who, being by me duly sworn, did say that he is the duly elected Mayor of the City of Arnold, Missouri, a city of the third class organized under Chapter 77 of the Missouri Revised Statutes, and that this instrument was signed and sealed on behalf of said City of Arnold, Missouri, by authority of its City Council; and said Ronald Counts acknowledged said instrument to be the free act and deed of said City of Arnold, Missouri.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

RESOLUTION NO: 23-68

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO
PURCHASE SEVEN (7) PANASONIC COMPUTERS FROM
TURN-KEY MOBILE, INC.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached quote from Turn-Key Mobile, Inc. for Seven (7) Panasonic Computers is hereby approved, and the Mayor and/or City Administrator are authorized to sign any necessary documents to complete the transaction.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



**Turn-Key
Mobile, Inc.**

TURN-KEY MOBILE, INC.

4510 Country Club Drive
Jefferson City, Missouri 65109

Estimate

Estimate#	: EST-11776	Sales person/ISS	: Frederick Willis
Estimate Date	: 11/29/2023	Created By (ISS)	: Terry Cage
Expiry Date	: 12/28/2023		

Bill To

Arnold Mo. Police Dept.
2101 Jeffco Blvd.
Arnold MO 63010

#	Item & Description	Qty	Rate	Amount
** Stock pricing while supplies last.				
1	FZ-55FZ-JDAM Panasonic Win11 Pro, Intel Core i5-1145G7 vPro (up to 4.4GHz), AMT, 14.0" FHD 1000 nit Gloved Multi Touch, 16GB, 512GB OPAL SSD, Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), GPS, Dual Pass (Ch1:GPS/Ch2:WWAN), Infrared Webcam, USB-C, Standard Battery, TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCPDEP3Y - 3 Year Premier Deployment, CF-SVCFESGEN10 - Field Engineering Support	7.00	3,150.00	22,050.00

Looking forward to doing business with you.
Shipping Charges are not included unless otherwise stated.

Terms & Conditions
All PO placed orders have net 30 day Terms, no discounts.

Sub Total	22,050.00
Total	\$22,050.00
Authorized Acceptance Signature	

Ingram Technologies, LLC

PO Box 203324
 Austin, TX 78720 US
 scott@ingramt.com
 www.ingramt.com



INVOICE

BILL TO
 Lt. Danny Gierer
 2101 Jeffco Blvd.
 Arnold, MO 63010

SHIP TO
 Lt. Danny Gierer
 2101 Jeffco Blvd.
 Arnold, MO 63010

INVOICE 23-0458
DATE 11/27/2023
TERMS Due on receipt
DUE DATE 11/27/2023

SALES REP
 Scott

DATE	DESCRIPTION	QTY	RATE	AMOUNT
FZ-55FZ-4VAM	_ FZ-55-FZ-4VAM MSRP: \$4,169.40 Win11 Pro Intel Core i5-1145G7 vPro (up to 4.4GHz) AMT 14.0" FHD 1000 nit Gloved Multi Touch 16GB 512GB OPAL SSD Intel Wi-Fi 6 Bluetooth 4G LTE Band 14 (EM7511) GPS Dual Pass (Ch1:GPS/Ch2:WWAN) Infrared Webcam USB-C Standard Battery TPM 2.0 Emissive Backlit Keyboard Flat CF-SVC512SSD3Y - 3 Year No Return of Defective Drive CF-SVCADDP12B - 1 Year Absolute Resilience Panasonic Warranty Bundle SKU Only CF-SVCLTNF3YR - 3 Year Protection Plus Warranty	7	3,450.00	24,150.00

Contact Ingram Technologies, LLC to pay.

SUBTOTAL	24,150.00
TAX	0.00
TOTAL	24,150.00
BALANCE DUE	\$24,150.00

**Customer Requested Tough Rugged Laptops a Rugged Computing, Inc. Company:
Quote Request # Q2023.00004907**

Paul Darbani <pdarbani@toughruggedlaptops.com>

Mon 11/27/2023 3:12 PM

To: Danny Gierer <dgierer@arnoldmo.org>



Dear Valued Customer Danny Gierer,

Thank you for your Quote Request from Tough Rugged Laptops a Rugged Computing, Inc. Company. To view all details, edit or accept this proposal visit My Quote in your dashboard by [logging into your account](#).


For questions, please call us at [800-441-9165](tel:800-441-9165) . Our hours are 5AM - 5PM Pacific Standard Time Monday-Friday.

For our Terms and Conditions please click [here](#)

Thank you for your trust.

Your Quote #Q2023.00004907 (Valid Until Jan 25, 2024)

Placed on November 27, 2023 at 1:12:11 PM PST

Items	Qty	Quoted Price	Row Total
 Lowest Price Guaranteed Panasonic Toughbook 55 with Unlimited Upgrades & Options! SKU: 50 Series Base 0223;FZ-55FZ-12KM;Win11 64-Bit OS;32GB-DDR4-UPG Please select Non-Touch, Multi-Touch or Public Sector Models Model 55 (Public Sector & Federal) Public Sector	7	\$3,727.99	\$26,095.93
		Subtotal	\$26,095.93
		Grand Total	\$26,095.93

RESOLUTION NO: 23-69

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT WITH HUTCHINSON RECREATION & DESIGN

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor be, and is hereby authorized to enter into an agreement with HUTCHINSON RECREATION & DESIGN in the amount of \$304,709.00

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



HUTCHINSON RECREATION & DESIGN
 1000 EDGEWATER PT STE 101
 LAKE SAINT LOUIS, MO 63367

BID B

Name/Address		
Arnold Parks Department 1838 Old Le May Ferry Road Arnold, MO. 63010 B3		

Date	Quotation #	REP
11/28/23	13070	RJH

Terms
Net 30

Quantity	Description	Total
	MIRACLE RECREATION IS MADE IN MISSOURII! MIRACLE CUSTOM KIDS CHOICE MEGA TOWER SYSTEM 5-12 AND 2-5 SYSTEM/SWINGS/ZIP LINE/MANTIS FREIGHT INSTALLATION OF EQUIPMENT W/PREVAILING WAGES. UNLOAD EQUIPMENT INCLUDED. STORAGE BY CITY. INSTALL CREW CAN TRANSPORT EQUIPMENT TO PARK AT NO COST CITY TO HAVE SITE TO DIRT BASE BEFORE INSTALL CREW ARRIVES AND INSTALL SAFETY SURFACING AFTER INSTALL COMPLETE OR UPON REQUEST. SITE MUST BE TO 1.5-2% SLOPE TO DIRT BASE BEFORE INSTALL CREW ARRIVES ***PRICING GOOD UNTIL DEC 15, 2023	304,709.00T
	Tax Exempt	0.00

The acceptance signature below serves as authorization to order the items quoted & indicates acceptance of the listed prices and terms enclosed. Signature will not substitute for a Purchase Order.

Total \$304,709.00

Unloading, storage and installation of equipment upon arrival is not included in above pricing unless specifically noted on quote.

Acceptance Signature: _____

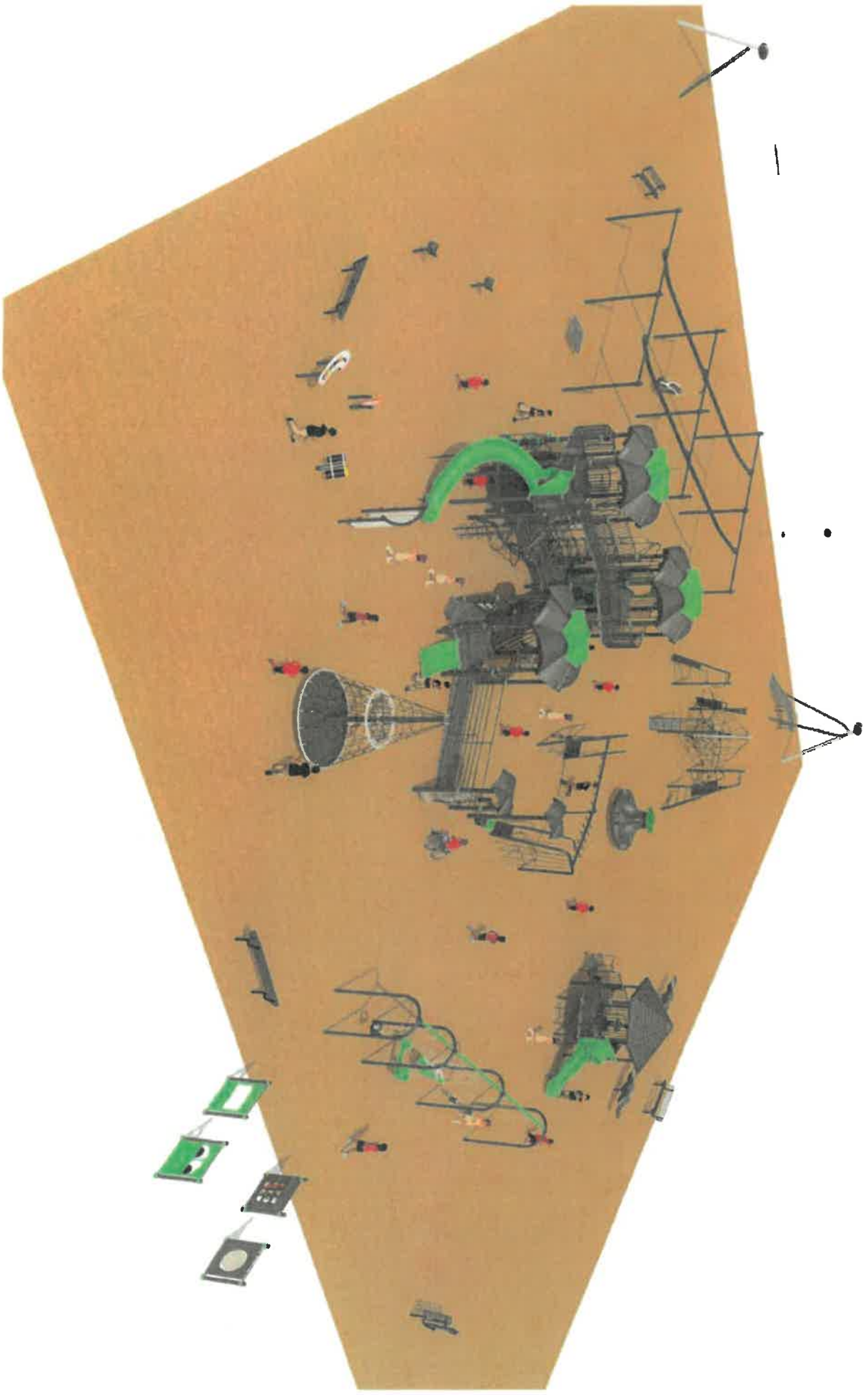
Printed Name: _____

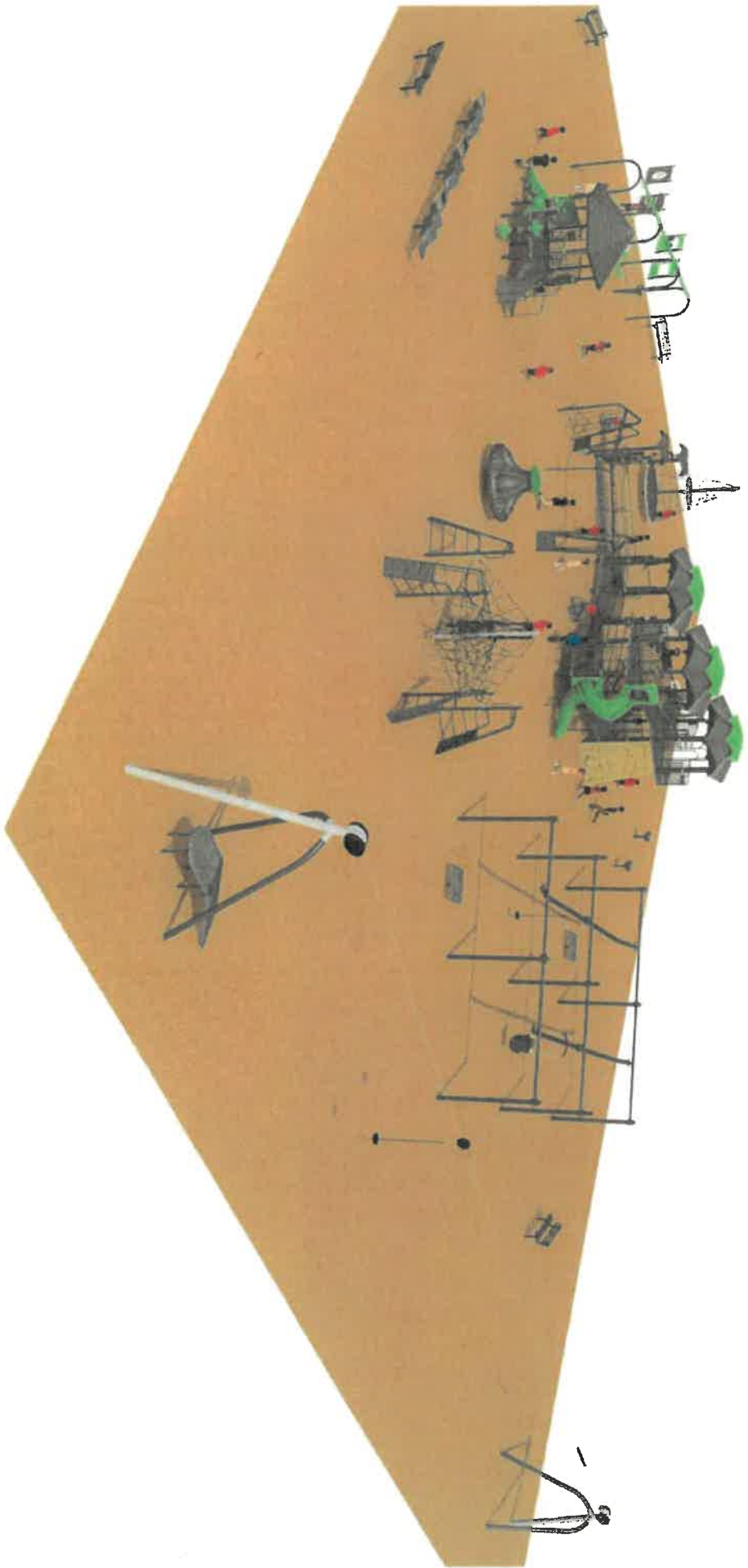
Phone: (800) 848.5616

www.hutchinson-recreation.com

Fax: (314) 332.2877

NOTE: Puchase orders & checks for equipment should be made out to Hutchinson Recreation & Design.







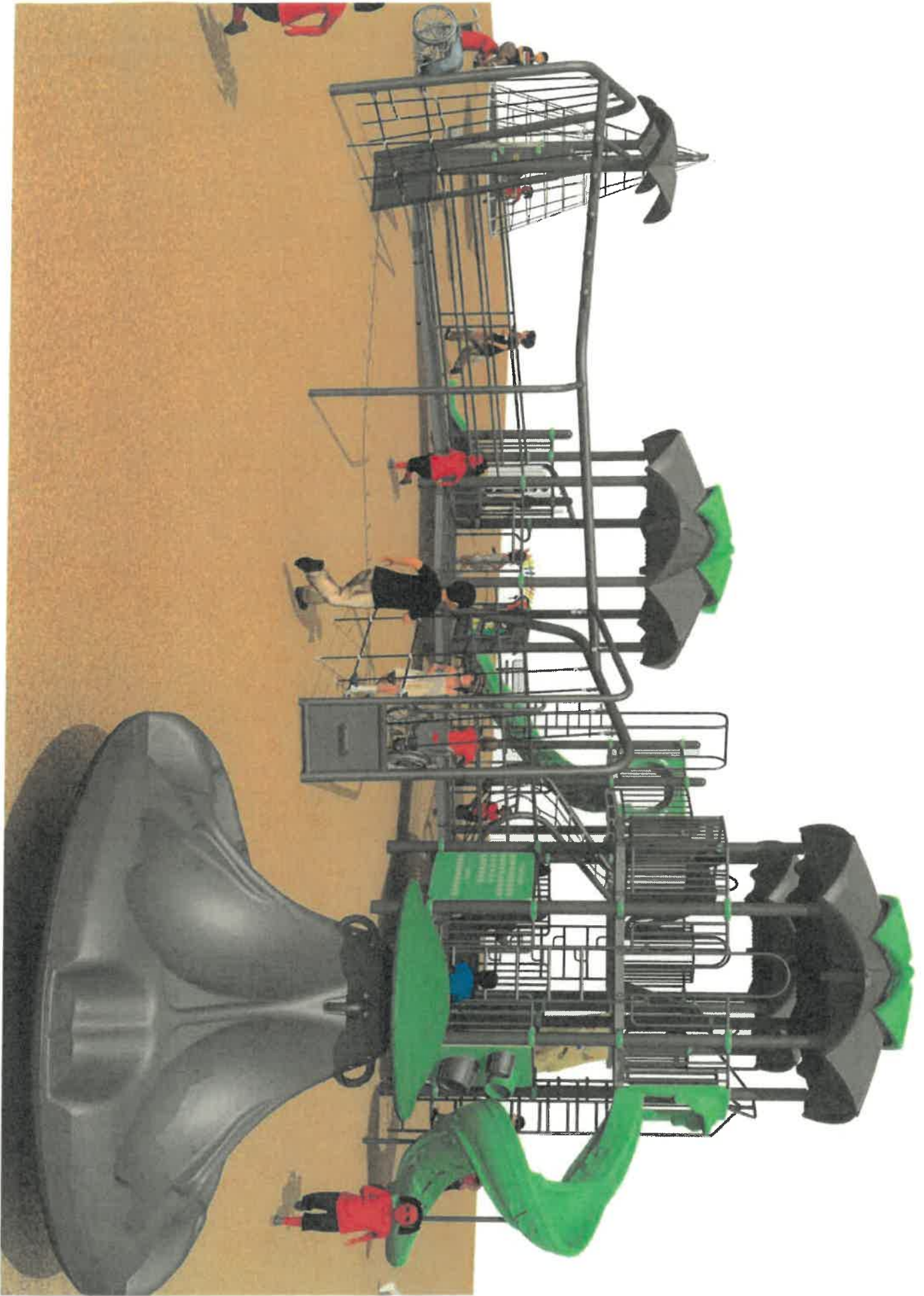










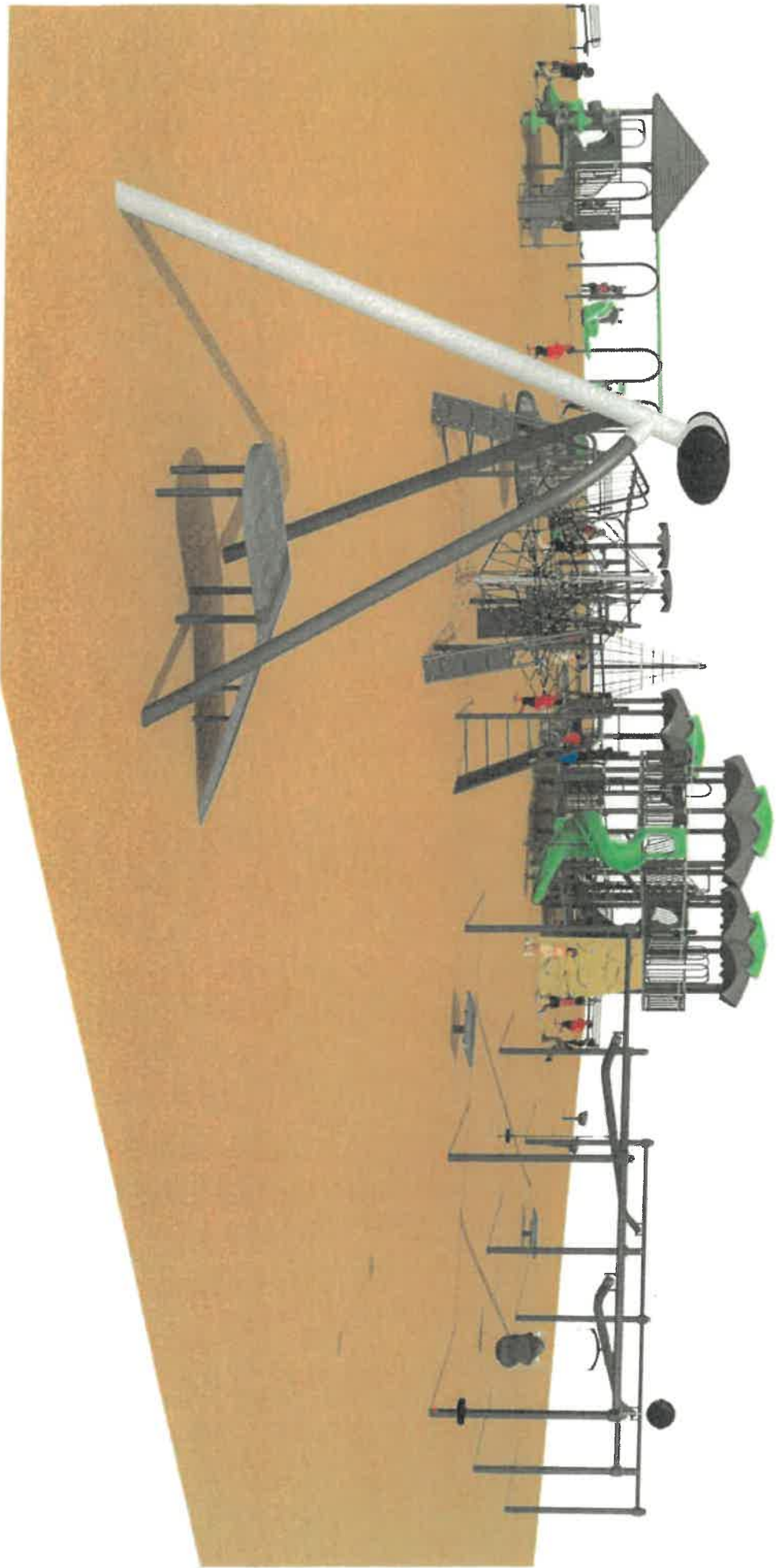


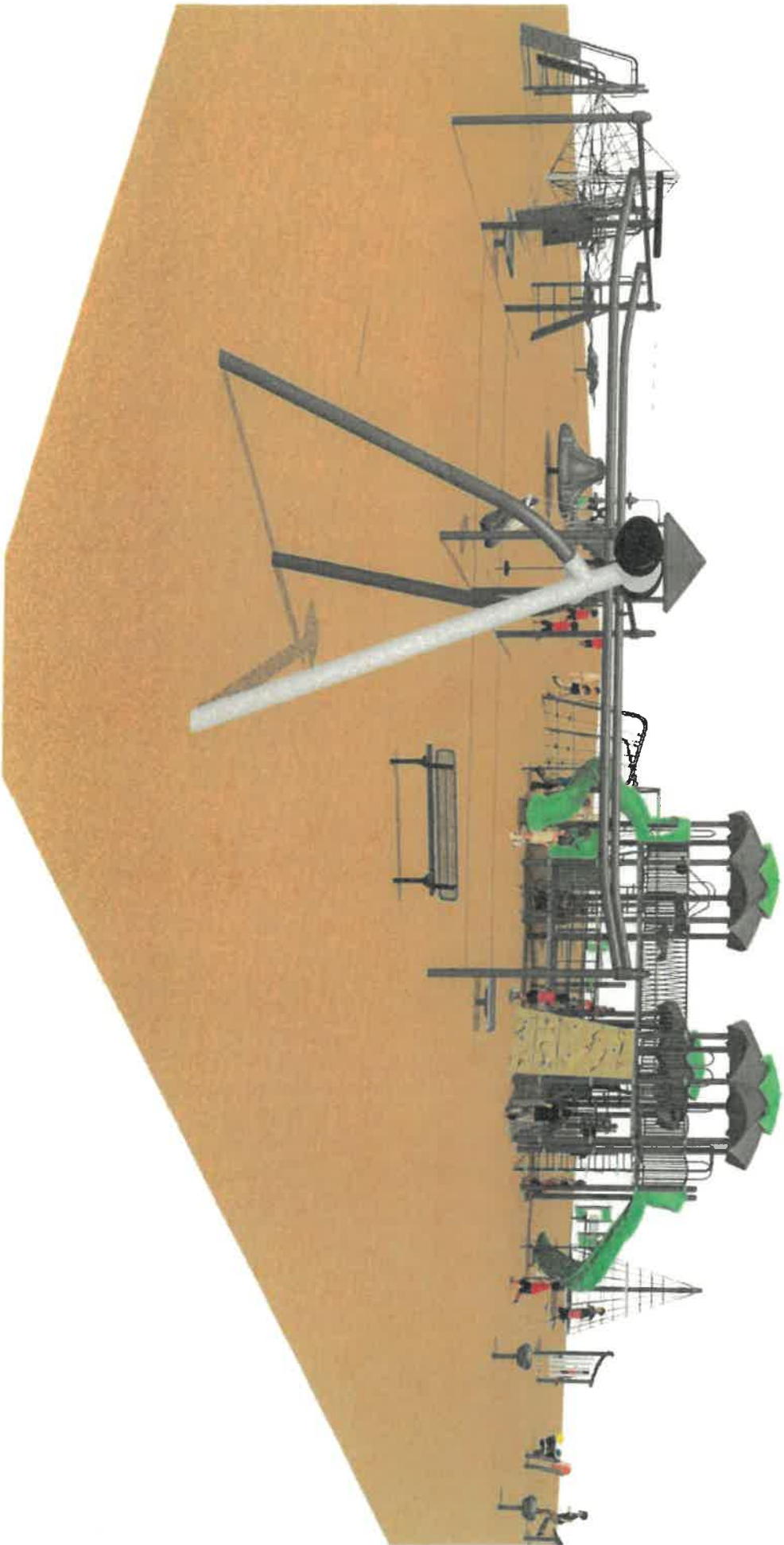


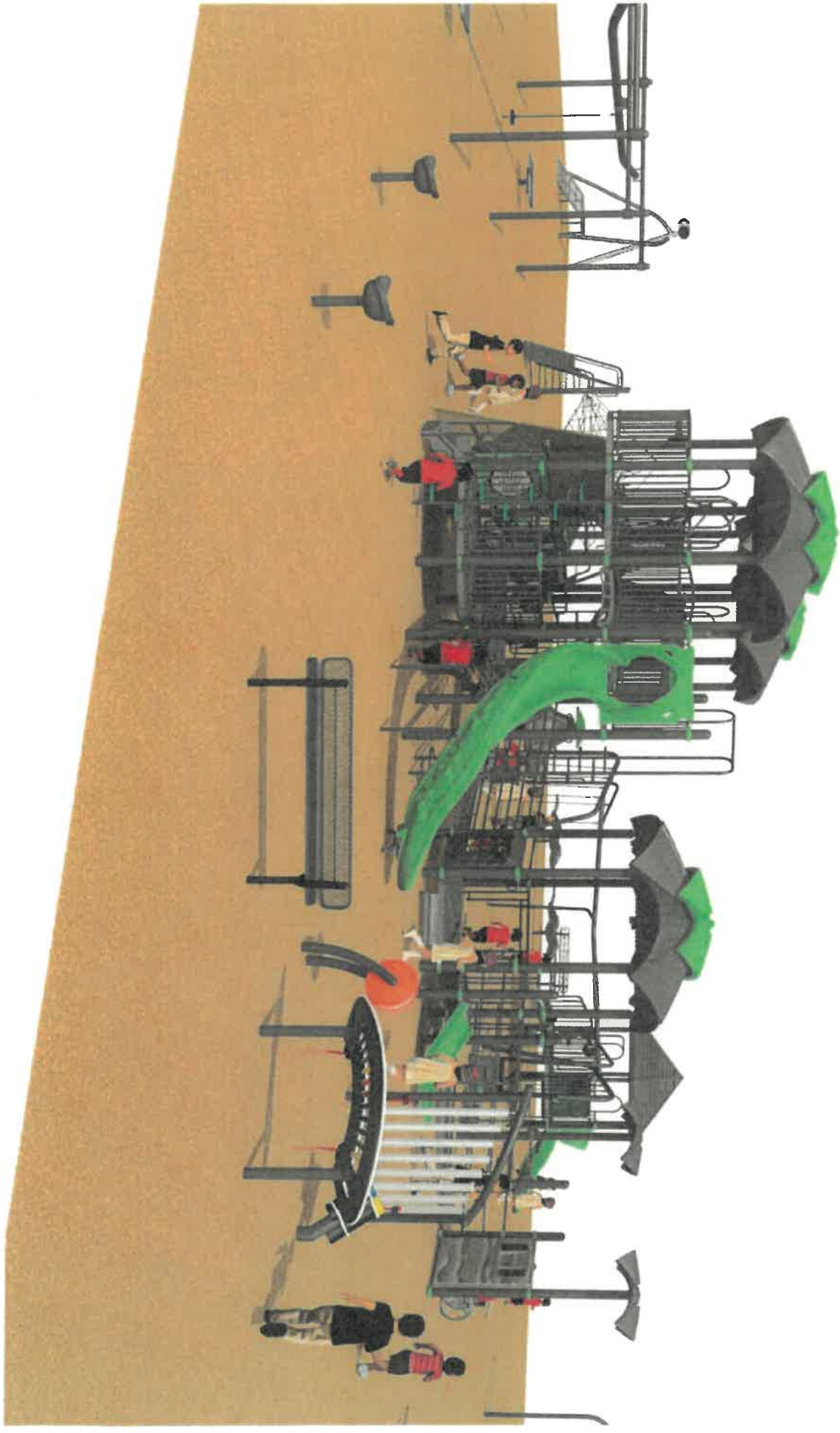




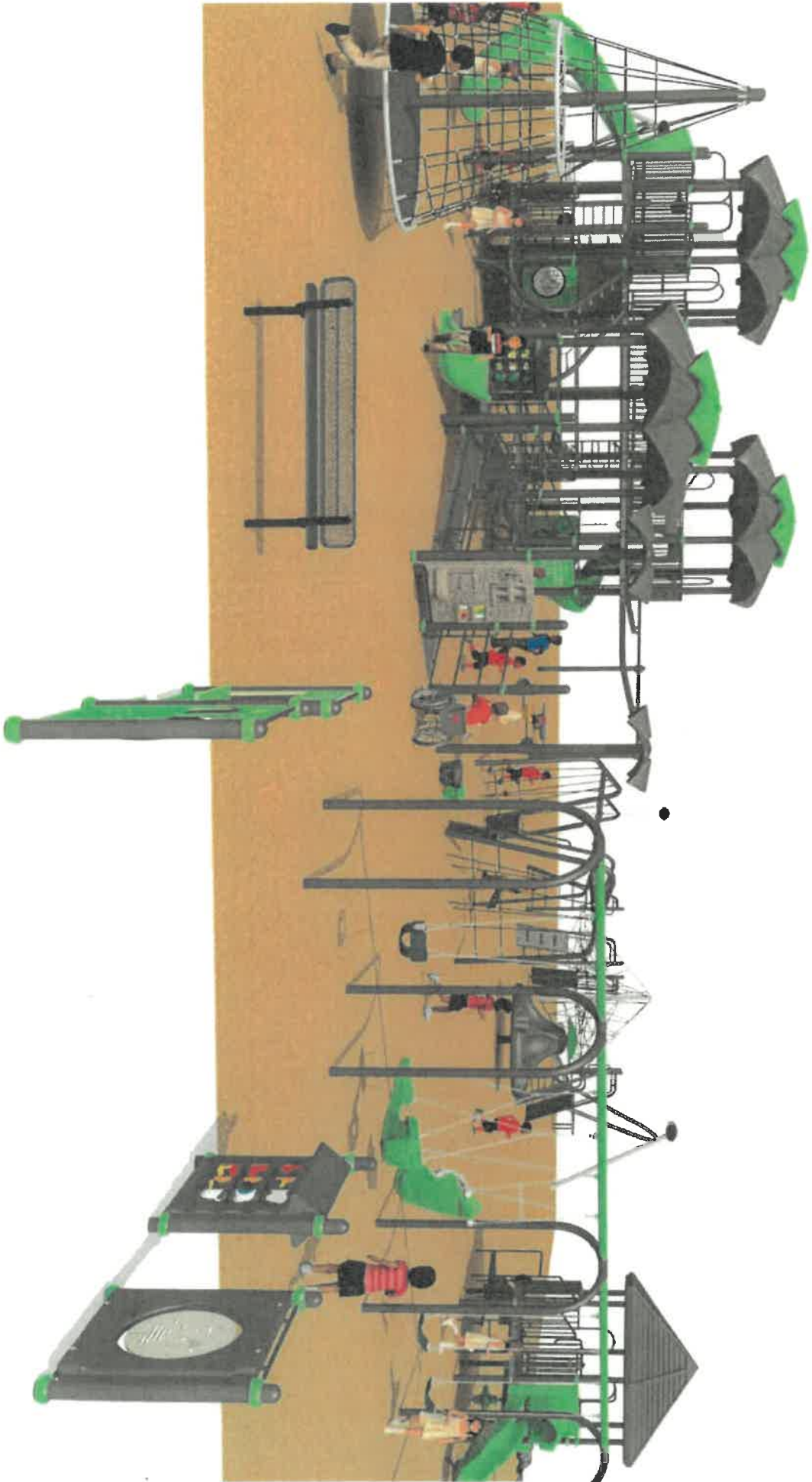


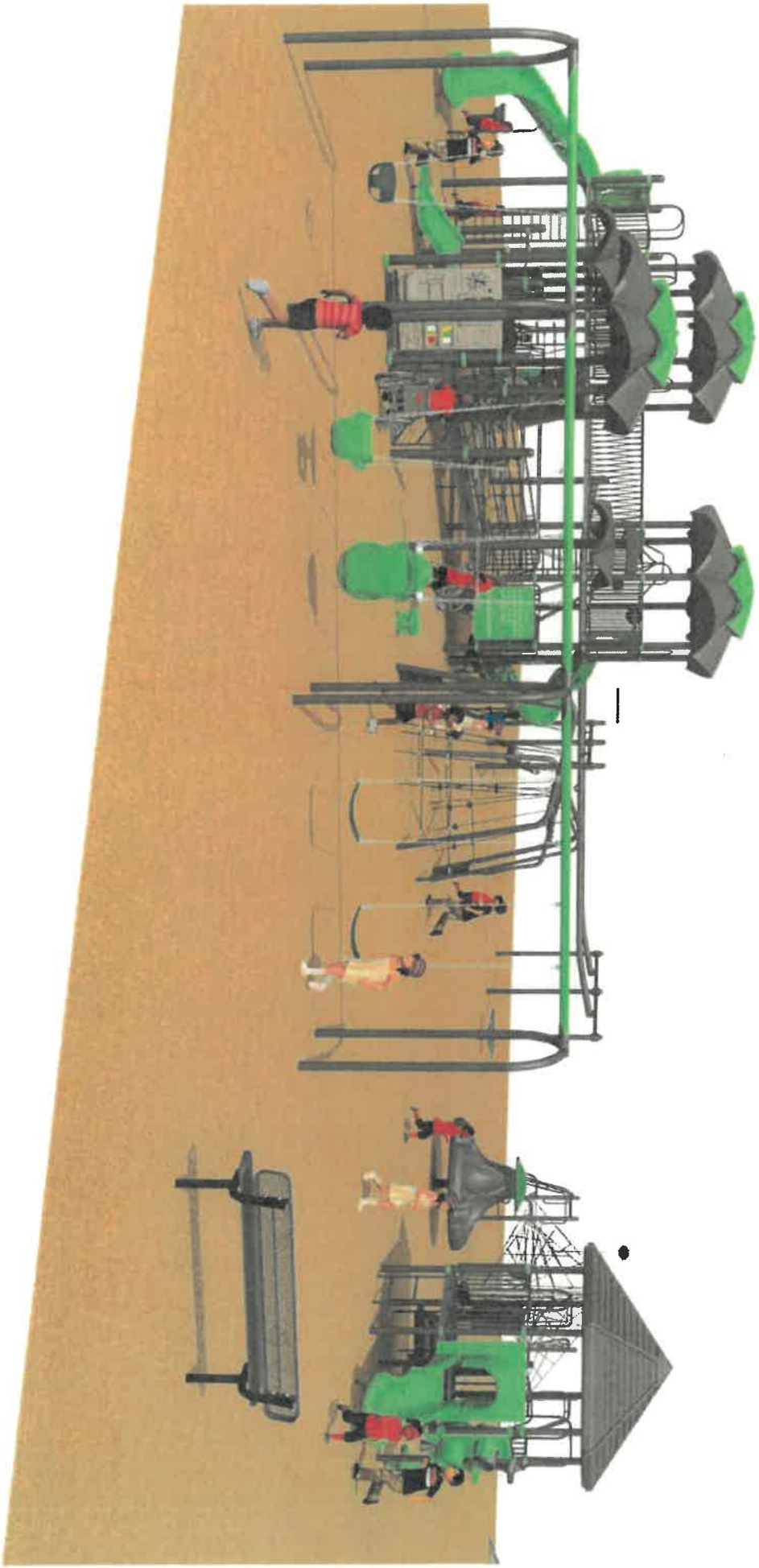


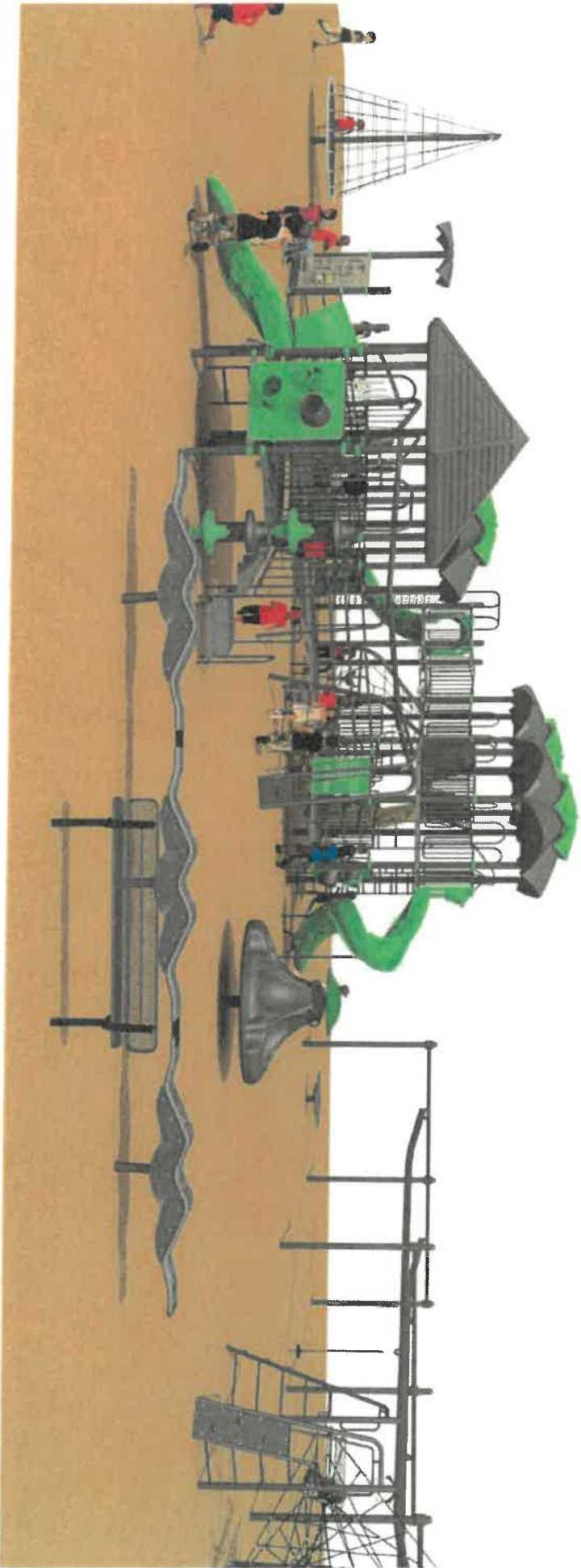










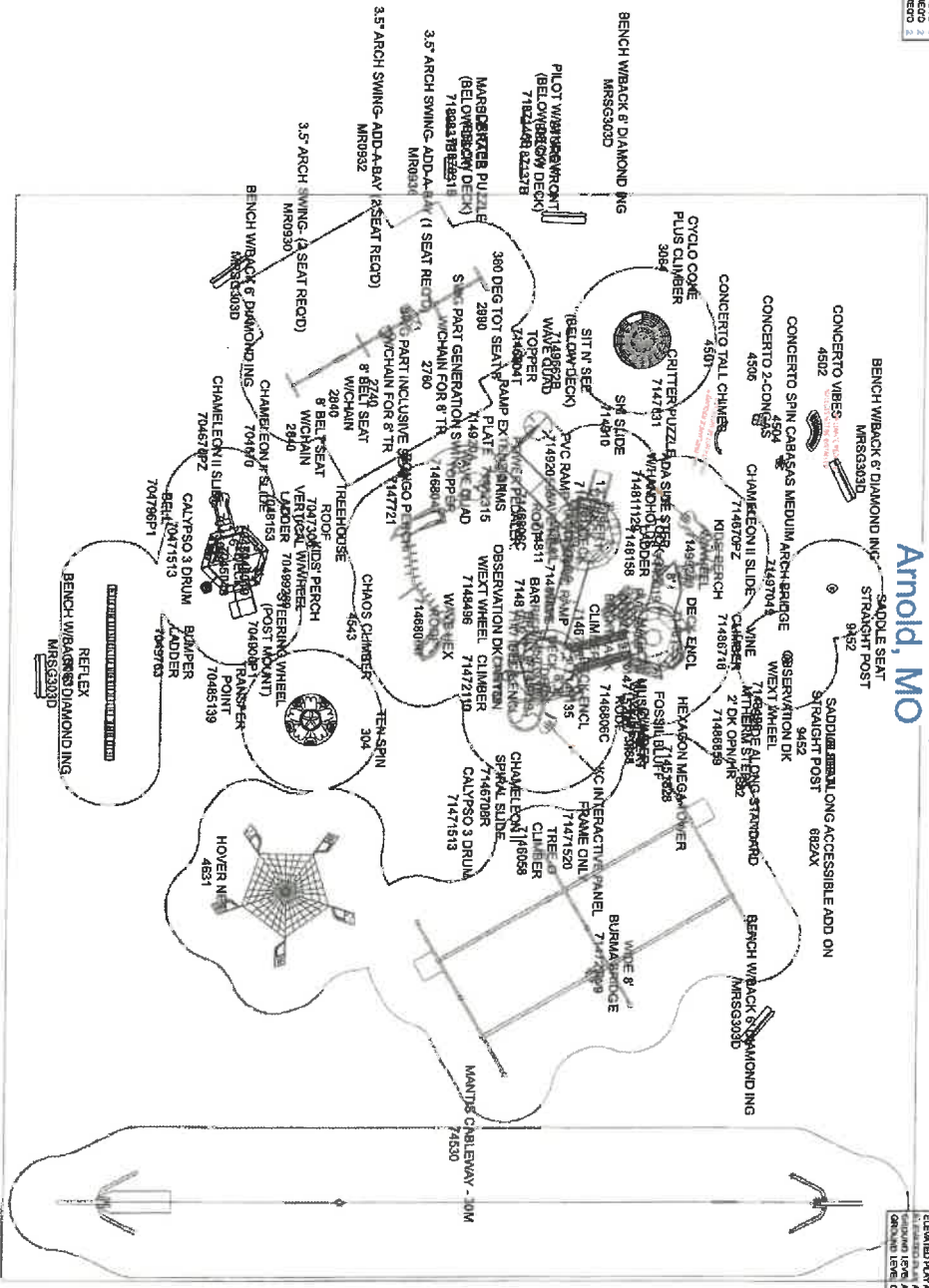


AGE GROUP: 2-5
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 2
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 2
 GROUND LEVEL ACTIVITIES ACCESSIBLE BY RAMP: 2
 GROUND LEVEL QUANTITY: 2

AGE GROUP: 5-12
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 5
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 5
 GROUND LEVEL ACTIVITIES ACCESSIBLE BY RAMP: 5
 GROUND LEVEL QUANTITY: 5

NO SLIP
 5-12

Arnold City Park - Opt BR3 Arnold, MO



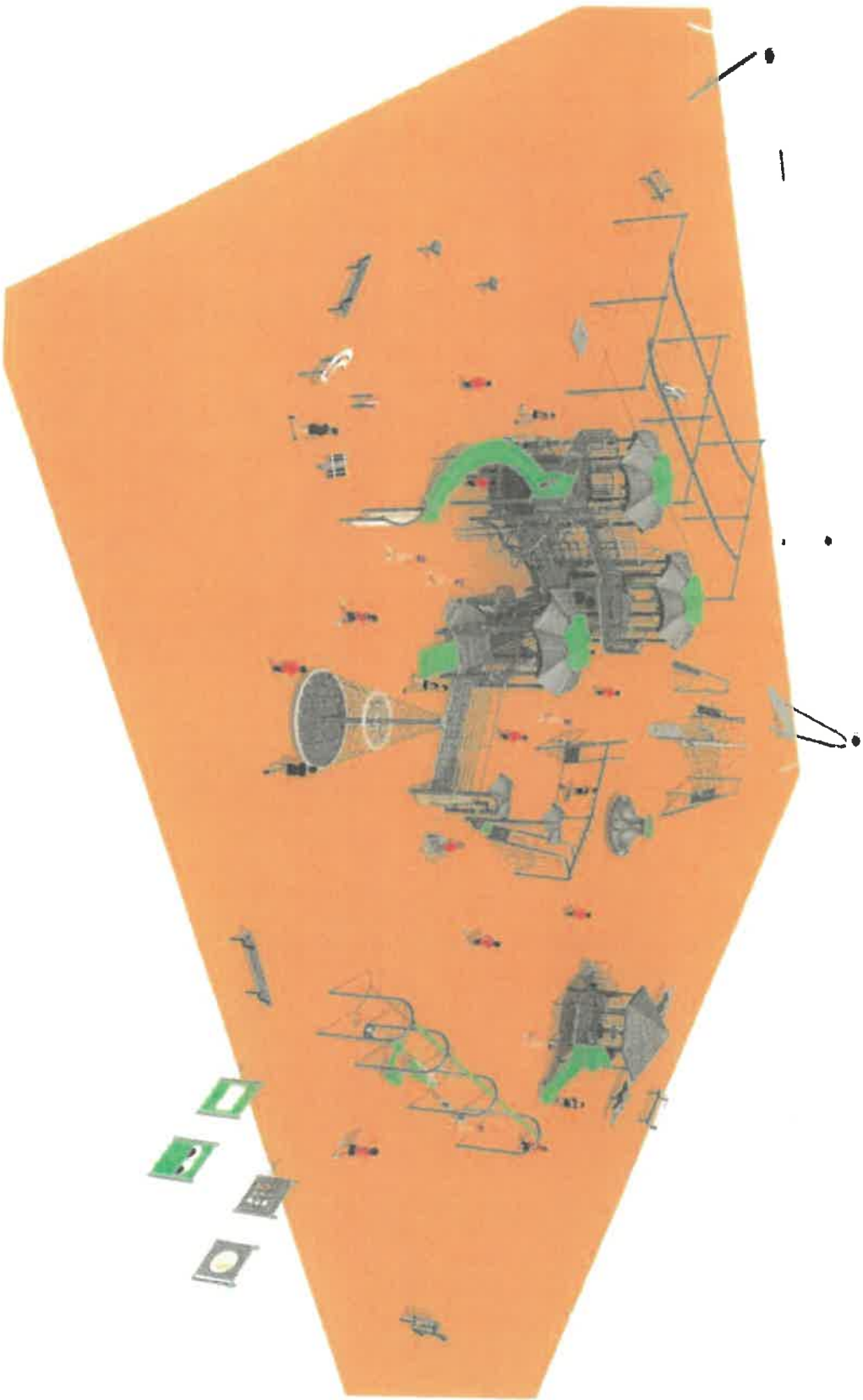
HUTCHINSON RECREATION & DESIGN
 1000 EDGEWATER PT STE 101
 LAKE SAINT LOUIS, MO
 PHONE NO: (314) 436-5000
 FAX NO: (314) 332-2877
 GROUND SPACE: 157'-0" x 112'-0"
 PROTECTIVE AREA: 168'-5" x 124'-3"
 DRAWN BY: Brad Hutchinson
 DATE: 10/18/23

R0043_45240431487
 COMPLIES TO ASTM/CPSC
 COMPLIES TO ADA

To promote safe and proper equipment use by children, Miracra recommends the installation of either a Miracra safety sign or other appropriate safety signage near each play system's main entry point(s) to inform parents and supervisors of the age appropriateness of the play system and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.
 AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS







CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	December 12, 2023
TITLE:	PC-2023-31 Eclipse Wellness Studio (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Christie Hull Bettale, Staff Engineer
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-31 (2) November 14, 2023 Planning Commission Minutes

EXECUTIVE SUMMARY:

On behalf of Eclipse Wellness Studio, a request by Rachel Gokenbach for a Conditional Use Permit (CUP) for a “Clinic” to allow for a massage therapy and chiropractic clinic at 1699 Jeffco Blvd, within the “C-3” Commercial District, as provided in the Arnold Zoning Ordinance.

REVIEW & ANALYSIS:

At its November 14, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no comments or questions. In attendance, on behalf of the applicant, was Rachel Gokenbach. There were no public comments on the request.

RECOMMENDATION:

On November 14, 2023, the Planning Commission, by a vote of 7 to 0, voted to recommend approval of the Conditional Use Permit subject to five (5) conditions of approval.

CONDITIONAL USE PERMIT 2023-31

WHEREAS, The City of Arnold has received a request for a Conditional Use Permit (CUP) for a "Clinic" to allow a clinic for massage therapy and chiropractic at 1699 Jeffco Blvd, to allow for a tenant approval of Wellness Studio within the "C-3" Commercial District, as provided in the Arnold Zoning Ordinance.; and

WHEREAS, on November 14, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site pursuant to the laws of the City of Arnold, and;

WHEREAS, on December 7, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a Clinic for massage therapy and chiropractic. This Conditional Use Permit shall be identified as C.U.P. 2023-31 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following five (5) conditions:

1. The Eclipse Wellness Studio shall be established and operated at 1699 Jeffco Blvd, location shown in Exhibit A.
2. Exterior Maintenance to site and building shall be made according to Zoning and Property Maintenance Codes including but not limited to:
 - a. The asphalt parking lot shall have repair, re-seal as needed and re-stripe as indicated by staff.
 - b. The existing ADA space is centrally located for accessibility; however, updates in space, access aisle and signage shall be made.
 - c. Additional landscape shall be planted, up to 4 trees and the landscape with shrubs that were removed with the pole sign was constructed. The new plantings, must be per city regulations and shall be located in proximity of parking lot and landscape areas on the site.
 - d. The cedar/evergreens, across from the dumpster, shall be trimmed up to remove dead branches that are conflicting with the parking spaces.

*The above items a-d, can be addressed by combination of the property owner and tenants as agreeable and shall be complete as the season allows.

3. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
4. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
5. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

[Signatures on following page]

Andrew Sutton
Planning Commission Chairman

Date

Before me personally appeared Andrew Sutton, known to be the Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold's behalf.

Notary

Date

EXHIBIT A





**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD.
NOVEMBER 14, 2023**

MINUTES

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton, Alan Bess (Excused), Brian McArthur, Del Williams, Steve Buss, Justin Lurk (Excused), Phil Hogan, Tim Seidenstricker, Drew Sofia. **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney), Christie Hull-Bettale (Engineer/Planner), Sarah Turner (Senior Planner) (Excused).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Hogan to approve the minutes from the October 24, 2023 meeting. Second by Williams. *Voice vote:* Approved 7-0.
5. **PUBLIC COMMENT:** There was no comment from members of the public present or on Zoom.
6. **PUBLIC HEARINGS:**
 - a. **PC-2023-31 Eclipse Wellness Studio (Conditional Use Permit):** Mr. Sutton requested a motion to open the public hearing. Motion by Seidenstricker. Second by Hogan. *Voice vote:* Approved 7-0. Ms. Hull-Bettale presented the Staff Report, recommending favorable consideration of the request to City Council. The applicant Rachel Gokenbach was present but had no comment. There were no comments from the public. The Commissioners had no questions. Mr. Sutton requested a motion to close the hearing. Motion by Williams. Second by Hogan. *Voice vote:* Approved 7-0.
 - b. **PC-2023-32 Scrubbles Car Wash (Conditional Use Permit):** Mr. Sutton requested a motion to open the public hearing. Motion by Buss. Second by Sofia. *Voice vote:* Approved 7-0. Ms. Hull-Bettale presented the Staff Report, recommending favorable consideration of the request to City Council. Elizabeth Lum (Amundson Davis) introduced herself as counsel of the applicant and Todd Buckner (Managing Member of B&S Equity, LLC) spoke as representatives of Scrubbles. They thanked staff for thorough report and seconded Staff's presentation. There were no comments from the public. The Commissioners had no questions. Mr. Sutton requested a motion to close the hearing. Motion by Seidenstricker. Second by Buss. *Voice vote:* Approved 7-0.
7. **OTHER BUSINESS:**
 - a. **Comprehensive Plan Update:** Mr. Bookless reminded the Commissioners of Staff's request for feedback. The Commission will resume discussions on public participation results in the new year.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Buss to close regular session and move into executive session. Second by Sofia. *Voice vote:* Approved 7-0. Session adjourned at 7:19 p.m.

EXCECUTIVE SESSION

9. **OLD BUSINESS:** *None*
10. **NEW BUSINESS:**
 - a. **PC-2023-31 Eclipse Wellness Studio CUP:** Mr. Sutton requested a motion to approve the request. Motion by Hogan to approve the request with the conditions as recommended by Staff. Second by Buss. There was no discussion. *Roll call vote:* Andrew Sutton, yes; Brian McArthur, yes; Del Williams, yes; Steve Buss, yes; Phil Hogan, yes; Tim Seidenstricker, yes; Drew Sofia, yes. Approved 7-0.

- b. **PC-2023-32 Scrubbles Car Wash CUP:** Mr. Sutton requested a motion to approve the request. Motion by Williams to approve the request with the conditions as recommended by Staff. Second by Seidenstricker. McArthur asked for clarification on the entrance and functionality of the circulation on site and use of vacuums. William questioned the exit. Ms. Hull-Bettale referred to the applicant for response. The applicant Todd Buckner gave detailed clarification. *Roll call vote:* Andrew Sutton, yes; Brian McArthur, yes; Del Williams, yes; Steve Buss, yes; Phil Hogan, yes; Tim Seidenstricker, yes; Drew Sofia, yes. Approved 7-0.
11. **DIRECTOR'S REPORT:** Mr. Bookless explained, there will be applications on the agenda for the next Planning Commission meeting on December 12th. Reminder; Frank Kutilek will be recognized for his service to the Commission at City Council's November 16th meeting. Mr. Bookless announced that Staff and the Commission are keeping Alan Bess in their thoughts, but that there are no updates at this time.
12. **COUNCIL LIAISON'S REPORT:** Councilman McArthur provided the Commission with an update about the new Flock Cameras and the new playground design for Arnold City Park; stating both will be a great addition to the City of Arnold.
13. **ANNOUNCEMENTS:** All welcomed new Commissioner Drew Sofia. Mr. Bookless announced Brandon Roberts as a new commissioner, will join at the next meeting.
14. **ADJOURNMENT:** Motion by Seidenstricker to adjourn. Second by Buss. *Voice vote:* Approved 7-0. Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Steven Buss

Planning Commission Secretary

	Roll Call	Min.	Open PH 2023-31	Close PH 2023-31	Open PH 2023-32	Close PH 2023-32	Close Reg. Open Exec.	Vote PC- 2023-30	Vote PC- 2023-30	Adjourn
Andrew Sutton	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alan Bess	E	-	-	-	-	-	-	-	-	-
Brian McArthur	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Del Williams	P	2 nd -Y	Y	1 st -Y	Y	Y	Y	Y	Y	2 nd -Y
Steve Buss	P	Y	Y	Y	1 st -Y	2 nd -Y	1 st -Y	Y	2 nd -Y	Y
Justin Lurk	E	-	-	-	-	-	-	-	-	-
Phil Hogan	P	1 ST -Y	2 nd -Y	2 nd -Y	Y	Y	Y	Y	1 st -Y	1 st -Y
Tim Seidenstricker	P	Y	1 st -Y	Y	Y	1 st -Y	Y	Y	Y	Y
Drew Sofia	P	Y	Y	Y	2 nd -Y	Y	2 nd -Y	Y	Y	Y

<i>David Bookless</i>	P
<i>Robert Sweeney</i>	P
<i>Christie Hull-Bettale</i>	P
<i>Sarah Turner</i>	E

CALL TO ORDER: 7:00 PM

ADJOURN REGULAR: 7:19 PM

ADJOURN EXECUTIVE: 7:36 PM



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	December 12, 2023
TITLE:	PC-2023-32 Scrubbles Car Wash-Arnold Commons (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Christie Hull Bettale, Staff Engineer
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-32 (2) Nov. 14, 2023 Planning Commission Draft Minutes (<i>See CUP 2023-31 packet</i>)

EXECUTIVE SUMMARY:

On behalf of Scrubbles Car Wash, a request by Mark Doering for a Conditional Use Permit (CUP) to operate a “Motor Vehicle-Oriented Establishment”- a drive-through car wash facility located 917 Arnold Commons Dr, a commercial subdivision within the “C-4” Commercial District, as provided in the Arnold Zoning Ordinance.

REVIEW & ANALYSIS:

At its November 14, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission asked for clarification on the entrance, exit and functionality of the circulation on site and the use of vacuums. The applicant, Todd Bruckner with Scrubbles, gave satisfactory detailed clarification. Also, in attendance, on behalf of the applicant, was Elizabeth Lum with Amundson Davis. There were no public comments on the request.

NOTE: Related zoning amendments defining Motor Vehicle-Oriented Establishment (MVOE) and revising Arnold’s vehicle stacking requirements were recommended and approved by the Planning Commission and City Council. The standards were created after the development of Club Car Wash and the subsequent issues regarding the use, conflicts and other lesson learned based on that particular site. The proposed site for Scrubbles complies with these updated drive-through stacking and MVOE requirements.

RECOMMENDATION:

On November 14, 2023, the Planning Commission, by a vote of 7 to 0, voted to recommend approval of the Conditional Use Permit subject to five (5) conditions of approval.

CONDITIONAL USE PERMIT 2023-32

WHEREAS, The City of Arnold has received a request for a Conditional Use Permit (CUP) for a “Clinic” to operate a “Motor Vehicle-Oriented Establishment” drive-through car wash facility located 917 Arnold Commons Dr, a commercial subdivision within the “C-4” Commercial District, as provided in the Arnold Zoning Ordinance.; and

WHEREAS, on November 14, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

WHEREAS, on December 7, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a Motor Vehicle-Oriented Establishment (MVOE) drive-thru automated car wash. This Conditional Use Permit shall be identified as C.U.P. 2023-32 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following five (5) conditions:

1. This Conditional Use Permit is for Scrubbles, a motor vehicle-oriented establishment (MVOE) drive-thru automated car wash at 917 Arnold Commons Dr., that shall be developed, constructed, and operated according to the plans shown in Exhibit A.
2. The Building exterior materials and colors shall be consistent with those approved by Planning Commission.
3. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
4. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
5. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Andrew Sutton
Planning Commission Chairman

Date

Before me personally appeared Andrew Sutton, known to be the Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold’s behalf.

Notary

Date

DATE: 08/14/2018	PROJECT: 817 ARNOLD COMMONS
DRAWN BY: J. HARRIS	SCALE: AS SHOWN
CHECKED BY: J. HARRIS	DATE: 08/14/2018
APPROVED BY: J. HARRIS	DATE: 08/14/2018

DOERING ENGINEERING
 ENGINEERS & ARCHITECTS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 www.doering-engineering.com



SCRUBBLES CAR WASH
817 ARNOLD COMMONS
BUILDING ELEVATIONS

