

## City of Arnold, Missouri

City Council  
Council Chamber

February 7, 2019  
7:00 p.m.

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### Agenda

1. Pledge of Allegiance:
2. Opening Prayer: TBD
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
  - A. Regular Minutes **January 17, 2019**
  - B. Payroll Warrant **#1308 in the Amount of \$296,281.26**  
Payroll Warrant **#1309 in the Amount of \$345,740.01**
  - C. General Warrant **#5731 in the Amount of \$287,678.03**
6. Ordinances:
  - A. **Bill No. 2726:** An Ordinance of the City Council of the City of Arnold, Missouri, Amending Chapter 405 of the Arnold Code of Ordinances (Temporary Structures, Trailers, Non Conformities)
7. Resolutions:
  - A. **Resolution No.19-06:** A Resolution Appointing Various Individuals to Serve on Different Boards with Different Expiration Dates.
  - B. **Resolution No. 19-07:** A Resolution Authorizing the Chief of Police to Enter into a Jail use Agreement with Byrnes Mill, Missouri.
  - C. **Resolution No. 19-08:** A Resolution Awarding a Bid to Spencer Contracting for the Jeffco-Tenbrook Intersection Project.
8. Motion:
  - A. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for the Purpose of Discussing Litigation Pursuant to RSMo Section 610.021 (1).

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports:

11. Adjournment:

**Next Regular City Council Meeting February 21, 2019 @ 7:00 p.m.**  
**Next Work Session February 14, 2019 at 7:00 p.m.**

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Friday, February 01, 2019

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

The Pledge of Allegiance was recited.

Associate Pastor Bill Krisher from Shiloh World Outreach offered the opening prayer.

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

Bryan Richison informed council of a scribes' error in the agenda. Agenda item 6B should be first under ordinances and item 6A should be second.

**Butch Cooley made a motion and so moved to modify the agenda to place item 6B first under the ordinance section and item 6A second.** Seconded by Jason Fulbright. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; 6 Yeas: **Motion carried.**

Mayor Counts presented Joe McKee with the Mayor's Appreciation Award for his hard work and dedication to the City.

**RESOLUTION NO. 19-05 – A RESOLUTION APPOINTING TIM SEIDENSTRICKER TO THE CITY COUNCIL TO COMPLETE THE UNEXPIRED TERM OF DAVID OWENS**

**Jason Fulbright made a motion and so moved to approve Resolution No. 19-05.** Seconded by Brian McArthur. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; 6 Yeas: **Motion carried.**

City Clerk Tammi Casey swore in Mr. Seidenstricker and he then took his place on the dais.

**BUSINESS FROM THE FLOOR**

Andrew Sutton, 2313 Northeast – As a member of the Beautification Committee spoke against the proposed ordinances on tonight's agenda regarding I-55 Store It. He does not believe what the owners would like to do is the best use of the property.

Brad Baumann, 6332 Mayville Drive, St. Louis – Owns I-55 Store It and reminded council that this proposal passed the Planning and Zoning Commission with no problem. While he agrees there may be a better use of the property, nothing should be visible from Highway 55 as the property sits lower than the highway.

Paul Wamser, 2444 Arnold Tenbrook – Asked council again for assistance with the lighting and noise issues he is having with Tiger Car Wash and Harbor Freight. The lights shine directly into his yard and house. He also does not like the fact that his house is visible from Jeffco Blvd. now that trees have been removed.

Ellen Fehr, 3330 Biscayne – Stated she has no doubt that Bill No. 2725 will be approved tonight, but has concerns regarding possible storm water run-off issues at her house if the Bill passes.

Nicholas Baumann – Project Manager of I-55 Store It stated the main reason they want to expand is to fill a need for the residents of Arnold. They need a place to store their boats and RV's. Mr. Baumann reassured council that they keep the property neat and tidy.

#### **CONSENT AGENDA**

- A. MINUTES FROM JANUARY 3, 2019 MEETING**
- B. PAYROLL WARRANT NO. 1307 IN THE AMOUNT OF \$302,335.38**
- C. GENERAL WARRANT NO. 5730 IN THE AMOUNT OF \$444,195.51**

**Butch Cooley made a motion and so moved to approve the consent agenda.**  
Seconded by Vern Sullivan. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Consent agenda approved.**

#### **ORDINANCES**

Before the first reading of Bill No 2719 Bryan Richison informed council that he has received a request from the applicants asking for Bills 2718 and 2719 to be tabled until all eight council members are present.

**BILL NO. 2719 – AN ORDINANCE APPROVING A REZONING FROM C-2 COMMERCIAL AND C-4 PLANNED COMMERCIAL TO A NEW C-4 PLANNED COMMERCIAL FOR A 5.27 ACRE TRACT OF LAND LOCATED AT 3401 ROBINSON ROAD (2018-36 I-55 STORE IT, INC.)** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, no; Sullivan, no; Fulbright, no; Hood, yes; McArthur, no; Cooley, no; Seidenstricker, no; 6 Nays; 1 Yea: **Ordinance Failed.**

Bob Sweeney informed council that because Bill No. 2719 failed regarding the rezoning Bill No. 2718 now becomes inappropriate to vote on and should be tabled.

**Jason Fulbright made a motion and so moved to table Bill No. 2719.** Seconded by Brian McArthur. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Motion carried.**

**BILL NO. 2720 – AN ORDINANCE ESTABLISHING A NEW SECTION 210.010 (DISPOSAL OF FECAL MATTER) OF THE CITY CODE** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Ordinance passed.**

**BILL NO. 2721 – AN ORDINANCE AMENDING SECTION 210.790 (BITING PROHIBITED-PROCEDURE IN EVENT OF BITE) OF THE CITY CODE** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Ordinance passed.**

**BILL NO. 2722 – AN ORDINANCE ALLOWING THE “2019 SHOW-ME GREEN SALES TAX HOLIDAY” TO APPLY TO THE LOCAL SALES TAX OF THE CITY OF ARNOLD, MO BETWEEN APRIL 18<sup>TH</sup> AND APRIL 24, 2019** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Ordinance passed.**

Jason Fulbright left council chambers at 7:30 p.m.

**BILL NO. 2723 – AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A SIX (6) MONTH MORATORIUM ON BUSINESS LICENSES AND OCCUPANCY PERMITS FOR NEW MEDICAL MARIJUANA-RELATED ENTITIES, ELECTRONIC CIGARETTE SHOPS AND TOBACCO SHOPS WITHIN THE CITY OF ARNOLD** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, (out of the room); Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 6 Yeas: **Ordinance passed.**

**BILL NO. 2724 – AN ORDINANCE AUTHORIZING ACCESS TO SERVICE ANIMALS** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, (out of the room); Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 6 Yeas: **Ordinance passed.**

Jason Fulbright re-entered council chambers at 7:33 p.m.

**BILL NO. 2725 – AN ORDINANCE APPROVING A MINOR RECORD PLATT TITLED “KING’S TRACE RE-SUBDIVISION OF LOT 1 OF BEUHRE ACRES (P.B. 202, P 3)”** was read twice by City Clerk Tammi Casey. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Ordinance passed.**

## RESOLUTIONS

**RESOLUTION NO. 19-04 – A RESOLUTION APPOINTING JUSTIN LURK TO THE PLANNING AND ZONING BOARD TO COMPLETE AN UNEXPIRED TERM**

**Jason Fulbright made a motion and so moved to approve Resolution No. 19-04.** Seconded by Butch Cooley. Roll call vote: Plunk, (excused); Fleischmann, yes; Sullivan, yes; Fulbright, yes; Hood, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; 7 Yeas: **Resolution approved.**

## MOTIONS

NONE

## REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Mayor Counts – Thanked Public Works for their hard work snow plowing last week, he has received many compliments on a job well done. Mayor Counts informed everyone that he is forming two ad-hoc committees. The first committee, which consists of Butch Cooley, Gary Plunk, Vern Sullivan and EJ Fleischmann will perform a 90 day study to look at the possibility of a new combination work and storage facility for the public works department along with a splash park. The second committee, which consists of Jason Fulbright, Mark Hood, Brian McArthur and Tim Seidenstricker will perform a 90 day study concerning street projects, such as round-a-bouts and again reviewing the 5 year plan created by our previous Public Works Director. Mayor Counts indicated he would like these committee reports completed before the mid-year budget review.

Vern Sullivan, Ward 3 – Informed council that the Veterans Committee met last night and he handed out two applications to possible new members. Mr. Sullivan also stated he would like to see the Wamser’s lighting issues rectified.

Mark Hood, Ward 3 – Echoed Mr. Sullivan’s comments regarding the Wamser’s. He would like to see more done.

Tim Seidenstricker, Ward 2 – Stated he won't take the City Council position lightly and will do his best to make the right decisions for residents.

Jason Fulbright, Ward 1 – Stated the Public Works Department did an excellent job with snow removal.

Brian McArthur, Ward 2 – Echoed Mr. Fulbright's comments regarding Public Works and asked Bryan Richison to check and see where Wicks Road is on the snow route. It is a road full of twists and turns and needs to be plowed quickly to avoid any issues. Mr. McArthur thanked Anthony Sofia for his work on the Planning and Zoning Committee and welcomed Tim Seidenstricker to the council.

## **ADMINISTRATIVE REPORTS**

Bryan Richison – Informed everyone that a case of Legionnaires Disease has been reported in St. Louis County and that the man had visited the Rec Center pool. The state and county health department came to the pool. While they did not require us to close, out of extreme caution the decision was made to close the pool anyway and we performed disinfecting procedures. This morning the city received a call from a Rec Center member stating his child has been diagnosed with Legionnaires. We immediately notified the state and county health department, who are verifying the diagnosis and the pool will remain closed. How this matter proceeds is in the hands of the state now. Mr. Richison stated that the Public Works Department did an excellent job snow plowing, they were actually helping MoDot with state roads as well. With regards to the Wamsers', we have been in contact with them multiple times and have looked at the conditions and our code. We have tried to address their concerns the best we can with the tools we have. Mr. Richison informed everyone that election filing closed on Tuesday and we had one person file for each available position.

Tammi Casey – Advised that City Hall will be closed Monday, January 21<sup>st</sup> in observance of Martin Luther King Day.

Robert Sweeney – Thanked Public Works for their excellent work plowing snow.

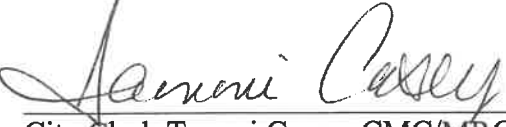
David Bookless – Stated the City has been working with the Wamsers' and it is his intention to visit the property after dark. The City has contacted Harbor Freight and they have placed their lights on a timer. Mr. Bookless informed council that a total of 175 residents attended the two FEMA Flood Map meetings and all were assisted on a one on one basis. An additional 50 were assisted through a special hotline that has been set up. The new flood maps are tentatively scheduled for approval by June.

6  
Regular Meeting  
January 17, 2019

A motion to adjourn the meeting was made by Butch Cooley. Seconded by Vern Sullivan.

Voice vote: All yeas.

Meeting adjourned at 8:00 p.m.

  
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City Clerk Tammi Casey, CMC/MRCC-C

Draft



**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 1/17/2019

**PAGE:** 1

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

**MAYOR**            RON COUNTS

**COUNCIL:**        GARY PLUNK

**COUNCIL:**        EJ FLEISCHMANN

**COUNCIL:**        VERN SULLIVAN

**COUNCIL:**        JASON FULBRIGHT

**COUNCIL:**        MARK HOOD

**COUNCIL:**        BRIAN MCARTHUR

**COUNCIL:**        BUTCH COOLEY

**COUNCIL:**        TIM SEIDENSTRICKER

**CITY ADMINISTRATOR**        BRYAN RICHISON

**CITY CLERK**                    TAMMI CASEY

**COM DEV**                        DAVID BOOKLESS

**FINANCE DIRECTOR**        BILL LEHMANN

**CITY ATTORNEY**            BOB SWEENEY

ROLL CALL	MOTION TO AMEND AGENDA	RESOLUTION NO. 19-05	CONSENT AGENDA	BILL NO. 2719	MOTION TO TABLE BILL NO. 2718
PRESENT					
EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
PRESENT	YES	YES	YES	NO	YES
PRESENT	YES	YES	YES	NO	YES
PRESENT	YES	YES	YES	NO	YES
PRESENT	YES	YES	YES	YES	YES
PRESENT	YES	YES	YES	NO	YES
PRESENT	YES	YES	YES	NO	YES
-			YES	NO	YES
PRESENT	<b>PARKS DIR:</b>			DICKIE BROWN	PRESENT
PRESENT	<b>PUBLIC WORKS:</b>			-	
PRESENT	<b>TREASURER:</b>			DAN KROUPA	PRESENT
PRESENT	<b>POLICE DEPT.</b>			CHIEF SHOCKEY	PRESENT
PRESENT					







## CITY COUNCIL AGENDA ITEM STAFF REPORT

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<b>MEETING DATE:</b>	February 7, 2019
<b>TITLE:</b>	Temporary Structures, Trailers, Nonconformities (Text Amendment)
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	David B. Bookless, Community Development Director
<b>REQUESTED ACTION:</b>	Ordinance approval
<b>ATTACHMENTS:</b>	(1) Staff Report to Planning Commission; (2) Staff Memo to the Planning Commission (3) Draft Planning Commission Meeting Minutes (4) Draft Ordinance

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### **EXECUTIVE SUMMARY:**

A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify definitions and regulations related to temporary structures, trailers, and the non-conformities.

### **REVIEW & ANALYSIS:**

The City has received a number of complaints about semitrailers, trailers, and shipping containers being used in commercial districts as though they were storage structures. The City had previously recognized the problem, and in 2017, adopted regulations allowing trailers for “holiday seasonal storage” in commercial districts with the belief that by making them permissible under specific circumstances that they were otherwise not allowed. However, the City has found semitrailers, etc. being used for long-term storage on a number of commercially zoned properties, issued citations for their removal, and found enforcement through the Court system to be problematic due to a lack of clarity in the ordinance language. Therefore, Staff is proposing additional changes to the Zoning Ordinance to make very clear what is not allowed and how to deal with pre-existing nonconformities.

Staff presented, and the Planning Commission reviewed, the proposed amendments at their January 8, 2019 meeting and the Commission offered comments. At the Commission’s January 22, 2019 meeting, Staff presented revisions to the proposed amendment.

### **RECOMMENDATION:**

At their January 8<sup>th</sup> meeting, the Planning Commission, by a vote of 9 to 0, voted to recommend approval of the proposed text amendments to the Zoning Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI,  
AMENDING CHAPTER 405 OF THE ARNOLD CODE OF ORDINANCES  
(TEMPORARY STRUCTURES, TRAILERS, NONCONFORMITIES)**

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WHEREAS, the aesthetics of the City of Arnold and the health, safety and welfare of the general public are impacted by the use of temporary structures, trailers and other nonconformities; and

WHEREAS, the staff of the City of Arnold has reviewed the City’s Code of Ordinances and circumstances involving temporary structures, trailers and other nonconformities; and

WHEREAS, staff has determined that certain modifications to the City’s Code of Ordinances are warranted; and

WHEREAS, the City Council of the City of Arnold desires to amend Chapter 405 of the Arnold Code of Ordinances; and

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

WHEREAS, the Planning Commission has submitted its report and recommendation to the City Council on the proposed amendments to Chapter 405 of the Arnold Code of Ordinances; and

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

**SECTION 1.** Section 405.060 of the Arnold Code of Ordinances is hereby amended by deleting the definition of “Trailer” and substituting in lieu the following:

**“TRAILER**

Any vehicle without motive power designed for carrying property or passengers on its own structure and for being drawn by a self-propelled vehicle, except those running exclusively on tracks, including a semitrailer or vehicle of the trailer type so designed and used in conjunction with a self-propelled vehicle that a considerable part of its own weight rests upon and is carried by the towing vehicle, which does not meet Building Code requirements. A permanent foundation shall not change the character of a trailer unless the entire structure is erected in accordance with the City Building Code. The term "trailer" shall not include cotton trailers as defined in Subsection (8) of Section 301.010, RSMo. and shall not include manufactured homes as defined in Section 700.010, RSMo.”

**SECTION 2.** Section 405.760.R. of the Arnold Code of Ordinances is hereby deleted in its entirety and substituting in lieu the following:

*“R. Temporary Structures*

1. Temporary structures constructed and placed on an individual parcel for thirty-one (31) or more days, whether cumulative or consecutively,

per twelve-month period shall require a conditional use permit.

2. Temporary structures may not be constructed or placed on an individual parcel for more than one hundred eighty (180) days, whether cumulative or consecutively, per calendar year.
3. All temporary structures, regardless of duration, shall comply with the respective zone district regulation in which it is placed.
4. *Exception.* Recycle bins and clothing drop boxes, construction office trailers, and portable toilets subject to conditions contained herein.
5. Construction office trailers are governed by the following restrictions:
  - a. Shall meet applicable district structure setbacks.
  - b. Exterior shall be maintained with no rusting, dents, broken windows, etc.
  - c. The area around the construction trailer shall be maintained by cutting grass and keeping free from litter.
  - d. The construction trailer shall be removed before an occupancy permit (temporary or permanent) is issued.
6. Portable toilets are governed by the following restrictions:
  - a. Portable toilets shall be provided when adequate toilet facilities are not provided on a site associated with a building or demolition permit or City-authorized special event.
  - b. Portable toilets shall be located on the site and not on public property unless expressly authorized by the City when associated with a special event.
  - c. Portable toilets shall be located a minimum of fifteen (15) feet from all curb lines, ten (10) feet from side property lines, and at such locations so as to limit public view. The doors to portable toilets shall not face any street or adjacent property line.
  - d. Portable toilets shall be serviced at regular intervals to maintain sanitary conditions and minimize odors.
  - e. Portable toilets shall be locked and secured from tipping over when no construction, demolition, or special event activity is present.
7. Recycle bins and clothing drop boxes are governed by the following

restrictions:

- a. Shall be prohibited on unimproved properties and on developed properties, which are unoccupied.
- b. Shall be located on a paved surface.
- c. Maximum height shall not exceed 8 feet.
- d. Maximum floor area shall not exceed 36 square feet
- e. Maximum number of bins/boxes per property:
  - (1) Two upon properties with an area up to two acres.
  - (2) Three upon properties with an area greater than two acres but less than or equal to four acres
  - (3) Four upon properties with an area greater than four acres.
- f. Shall be prohibited from being located in required parking spaces, public or private right of way, driving aisles, fire lanes, required landscaped areas, pedestrian areas, sight distance triangles, or within 5 feet of a fire hydrant.
- g. Shall be setback a minimum of 25 feet from residential districts or properties with residential uses, 25 feet from public or private rights-of-way, and 5 feet from all other property lines.
- h. Shall only be permitted upon properties within nonresidential zoning districts and upon properties with any zoning classification that are primarily used by not-for-profit organizations.
- i. Signage on bins and boxes shall be limited to 5 square feet per side.
- j. Ownership information, to include address and telephone number, shall displayed upon all bins and boxes.
- k. Shall utilize a mailbox or safety chute and locked access door to prevent unauthorized entry.
- l. Outdoor display or storage of materials shall be prohibited.
- m. The collection or storage of perishable items shall be prohibited.

- n. The property owner, the entity which granted permission for placement, and the bin/box owner shall be individually and jointly responsible for abating and removing all garbage, trash, debris and other refuse material in the area surrounding any donation bin within 72 hours written or oral notice by the City.
- o. Responsibility and Liability. The owner of the donation bin/box, the entity which granted permission for placement, and the owner of any private property upon which a violation of these regulations occur may be held individually and severally responsible and liable for such violation.”

**SECTION 3.**

Section 405.760 of the Arnold Code of Ordinances is hereby amended by adding paragraph “T.” as follows:

**“T. Use of vehicle or trailers for storage prohibited.**

Neither vehicles (whether operable or inoperable) nor trailers (whether on or off axles) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, semi-trailers, railroad box-cars, intermodal shipping containers, CONEX boxes, ISO containers, etc., except as follows:

1. Tractor and semi-trailers combinations (i.e. “Tractor-trailers) may be used for temporary storage (e.g. up to 3 months), for businesses located on the same property, where the property is zoned M-1, M-2, or M-3, or as explicitly authorized in property zoned C-4, subject to conditions contained in Section 405.760(T)(2), paragraphs b, c, d, e, f, g, h, and i, below.
  - a. The Community Development Director may grant a one-time extension upon written request for a period not to exceed 3 months. The City Council, after review and recommendation of the Planning Commission, may grant an additional one-time, non-renewable additional extension of up to 6 months, upon written request.
2. Trailers, as referenced herein, may be utilized for seasonal storage on property zoned "C-2" or "C-3," or as explicitly authorized in property zoned C-4, between November 1 and January 31, subject to the following:
  - a. A permit must be submitted for review and approval by staff, prior to the placement of seasonal storage trailers, to include an application and support documentation delineating the location on the property where the trailers shall be located, all buildings and structures, drive lanes, parking areas, points of ingress/egress, and all information necessary to demonstrate compliance with this section, as directed by staff.



- b. Trailers shall not be located in right-of-way, easements, internal drive aisles or roads, required yard setbacks, required parking spaces, fire lanes, in prominent view from rights-of-way or access lanes (i.e. the public viewshed), or so positioned to block access to utilities or public services (e.g., manholes, meters, fire hydrants, fire lanes, etc.).
- c. The exterior of the trailers must be maintained with no rusting, dents or peeling paint.
- d. Trailers shall be located on a hardened surface (e.g., concrete, asphalt).
- e. Trailers shall be located directly on the ground (i.e., stacking of trailers shall not be permitted).
- f. Trailers shall be prohibited from connecting to utility services, from tapping into the services of the primary facility (i.e., using extension cords to provide electricity, garden hoses to provide water, etc.), or from connecting to peripheral devices such as, but not limited to, air compressors, refrigeration/heating units, generators, etc.
- g. Trailers shall be prohibited from storing perishable goods.
- h. Trailers shall be prohibited from storing hazardous or dangerous materials (e.g., chemicals, solvents, propane, explosives, etc.), except when the applicant provides documentation from the appropriate governing authorities (e.g., Building Department, Fire, Police, EPA, MoDNR, etc.) that all required safety and security requirements have been met.
- i. Failure to satisfy any of the requirements of this section shall be considered a separate misdemeanor offense for each trailer where such offense has occurred and is punishable by a fine of two hundred dollars (\$200.00) per offense without further warnings or notices being issued. Each day that the offense(s) shall continue shall be considered a separate violation. For purposes of clarification, each trailer on a property which is in violation of this Section shall be a separate violation, and each day that such trailer remains in violation of this Section shall be a separate violation, such that the fine of two hundred dollars (\$200.00) shall apply per trailer per day.”

**SECTION 4.**

Section 405.050 is hereby deleted in its entirety and substituting in lieu the following:

**“Section 405.050 Non-Conforming Lots, Non-Conforming Uses of Land,**

**Non-Conforming Structures, Non-Conforming Uses of Structures and Land, and Non-Conforming Characteristics of Use.**

A. Intent. Within the districts established by this Chapter or amendments that may later be adopted there exist:

1. Lots,
2. Structures,
3. Uses of land and/or structures, and
4. Characteristics of use, which were lawful before this Chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendment. It is the intent of this Chapter to permit these non-conformities to continue, except as delineated herein, until they are removed, cease operation, or damaged beyond fifty percent (50%), but not to encourage their survival. It is further the intent of this Chapter that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this Chapter to be incompatible with permitted, or in some situations, conditional uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district after passage of this Chapter by attachment on a building or lands of additional signs intended to be seen from off the lands, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the planning of construction materials in permanent position and fastened in a permanent manner.

5. The existence of any present nonconformity anywhere in the City shall not itself be considered grounds for the issuance of a variance for other property.

## B. Non-Conforming Lots of Record.

For purposes of this Chapter, the terms single ownership and same ownership shall be interchangeable, and shall refer to contiguous lots or parcels owned by single or multiple individuals, trusts, corporations, partnerships, or other parties of interest, and shall include contiguous lots or parcels owned by any combination of husband and/or wife, or other legal spousal relationships pursuant to State statute.

1. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter. Such lot must be in separate ownership and not of contiguous frontage with other lots in the same ownership, provided however, that if the said lot is of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then single-family residences may be constructed on each of said platted lots as non-conforming lots of record. This provision shall apply even though such lot fails to meet the requirement for area or width, or both, that are generally applicable in the district, provided that yard and dimensions and requirements other than these applying to area or width, or both, of lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Adjustment.
2. If two (2) or more lots or combination of lots and portions of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Chapter, nor shall any division of any parcel be made which created a lot with width or area below the requirements stated in this Chapter, provided however, that if the said lots or combinations of lots and portions of lots with contiguous frontage in single ownership are of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then platted lots in said subdivision shall be one (1) lot and not an undivided parcel.

## C. Non-Conforming Structures. Where a lawful structure exists at the

effective date of adoption or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, yard, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its nonconformity.
2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulation for the district in which it is located after it is moved.

D. Non-Conforming Uses of Structures, Land, or Structures and Lands in Combination. If lawful use involving individual structures with a replacement cost of ten thousand dollars (\$10,000.00) or more, or of structure and lands in combination, exists at the effective date of adoption or amendment of this Chapter, that would not be allowed in the district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged, expanded or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Chapter.
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Chapter.
3. If any such non-conforming use of a structure, land or structure and land in combination ceases for any reason for a period of more than sixty (60) days (except when government action impeded access to the lands), any subsequent use of such structure, land or structure and land in combination shall conform to the regulations specified by this Chapter for the district in which such structure, land or structure and land in combination is located.
4. No additional structure or structures shall be erected in connection with such nonconforming use of land.
5. No existing structure devoted to a use not permitted by this

Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

6. If no structural alterations are made, any non-conforming use of a structure, land or structure and lands may as a special exception be changed to another non-conforming use provided that the Board of 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. Non-Conforming Uses Which Otherwise Require A Conditional Use Permit. 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 be deemed a non-conforming use in such district, and will be permitted to continue under the terms for non-conforming uses or until such time as a conditional use permit has been granted by the City under the terms contained in Section 405.870 Conditional Use Permits.

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 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 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

c. 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.

d. 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.

e. 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. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may



not be replaced with another mobile home; and

- b. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may only be repaired or renovated as permitted in Section 405.050(E) Repairs and Maintenance.

#### H. Termination and Removal of Non-Conforming Use.

1. The period of time during which the following non-conforming uses of buildings, structures or land may continue or remain shall be limited to two (2) years from the effective date of the original ordinance, or for two (2) years from any amendment thereto which causes the use to be non-conforming. Every such non-conforming use shall be completely removed from the premises at the expiration of the two (2) year period. Those uses to which the above applies are as follows:

- a. Any non-conforming building or structure having a fair cash market value not in excess of one thousand dollars (\$1,000.00) on the effective date of this Chapter.

- b. Any of the following non-conforming structures, vehicles or other outdoor equipment, which are not attached to a building and existed lawfully on the effective date of this Chapter:

- (1) Non-conforming signs;

- (2) Billboards;

- (3) Outdoor advertising structures; and

- (4) Commercial vehicles, recreational vehicles, panel vans, semi-trailer, railroad box-cars, intermodal shipping containers, CONEX boxes, ISO containers, etc. being utilized for the purpose of storage or as storage buildings, except as expressly allowed in the Zoning Ordinance.

- c. Any non-conforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building other than automobile wrecking yards and junk yards. However, public or private off-street parking lots lawfully established prior to the effective date of this Chapter shall not be affected by this provision.

2. No junk or automobile salvage yard shall be operated or maintained for more than thirty-six (36) months after a zoning change to a use district within which such use is not permitted, except that in an "M-3" Limited Manufacturing District, the City Council may permit, for a specified time, the continued use of an area containing a junk or automobile salvage yard provided that a six (6) foot high masonry wall or durable, decorative, site-proof fence be constructed around such areas."

**SECTION 5.** If any part of this Ordinance is found to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or effectiveness of the remaining provisions of this Ordinance or any part thereof and said Ordinance shall be read as if said invalid provision was struck therefrom and the context thereof changed accordingly with the remainder of the Ordinance to be and remain in full force and effect.

**SECTION 6.** All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed.

**SECTION 7.** 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 FEBRUARY, 2019.

\_\_\_\_\_  
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

Z:\CITYDOCS\ORDINANC\2726 Ordinance Temporary Structures, Trailers, and Nonconformities (Zoning) 2019.docx  
Monday, January 28, 2019



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## REPORT TO PLANNING COMMISSION

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### CITY OF ARNOLD

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**APPLICATION #:** 2018-40

**APPLICATION NAME:** Application to Amend Municipal Code Chapter 405  
(Zoning) - Trailers

**APPLICANT:** City of Arnold

**REQUEST:** A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify definitions and regulations related to trailers and the non-conforming uses of buildings, structures, or land.

**MEETING DATE:** January 8, 2019

**REPORT DATE:** January 2, 2019

**CASE MANAGER:** David B. Bookless, AICP

**RECOMMENDATION:** **APPROVAL**





# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

### BACKGROUND

The City's Zoning Ordinance (Ord. No. 14.2) was adopted by the City Council on June 30, 1977. A number of amendments have been approved since that time with the most recent being on April 5, 2018. Even the best ordinances become out of date. Periodic revision is essential if the ordinances are to establish and maintain a rational land use pattern. Changes, however, should not be made in an arbitrary manner. Significant updates to the Zoning and Subdivision Ordinances are best undertaken following an update of the Comprehensive Plan. The rationale for this approach is that the Ordinances are the implementation tools of the Plan and should reflect its goals and policies. Nevertheless, clarification of information contained in the Zoning Ordinance may be appropriate at any time. Occasionally, unforeseen issues may need to be addressed on an ad hoc basis.

A major update to the Comprehensive Plan is anticipated to be completed, and a significant update of the Zoning Ordinances that may include significant policy or regulatory changes would likely follow. However, the purpose of this request is to provide clarification and consistency in interpretations of the Zoning Ordinance.

### DISCUSSION/ANALYSIS

The City has received a number of complaints about semitrailers, trailers, and shipping containers being used in commercial districts as though they were storage structures. The City had previously recognized the problem, and in 2017, adopted regulations allowing trailers for "holiday seasonal storage" in commercial districts with the belief that by making them permissible under specific circumstances that they were otherwise not allowed.

However, the City has found semitrailers, etc. being used for long-term storage on a number of commercially zoned properties, issued citations for their removal, and found enforcement through the Court system to be problematic due to a lack of clarity in the ordinance language. A recently conducted survey of the City found approximately 20\* such semitrailers, etc. present on five non-industrial properties in the City, many of which may have been in place for quite a few years. Therefore, Staff is proposing additional changes to the Zoning Ordinance to make very clear what is not allowed and how to deal with pre-existing nonconformities.

The Zoning Ordinance references "trailers" a limited number of times. "Trailers" are defined in Section 405.060 of the Zoning Ordinance as:

*Any vehicle without motive power designed for carrying property or passengers on its own structure and for being drawn by a self-propelled vehicle, except those running exclusively on tracks, including a semitrailer or vehicle of the trailer type so designed and used in conjunction with a self-propelled vehicle that a considerable part of its own weight rests upon and is carried by the towing vehicle. The term "trailer" shall not include cotton trailers as defined in Subsection (8) of Section 301.010, RSMo., and shall not include manufactured homes as defined in Section 700.010, RSMo.*

**\*NOTE: Staff's inventory was limited to areas visible from the street and publically accessible parking areas; and there for additional semitrailers, etc. may be present in the City.**

Trailers

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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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They are also referenced as being an item that could be present under the definition of a “salvage yard.” “House trailers,” otherwise known as “mobile homes” or “manufactured homes” are defined and regulated separately.

Section 405.100 “FP” Floodplain mentions trailers relative to the need for docks and boat ramps needing sufficient parking area for “motor vehicles, trailers, and trucks associated with boating activity”.

The only other explicit references to trailers is Section 405.760 Supplementary District Regulations, where it discusses “Temporary Structures.” In this context, it directly refers to “construction trailers” and “trailers [used] for holiday storage.” In both cases, there are specific standards that apply to their location, maintenance, and the duration for which they may be present.

While not mentioned directly, their presence is implied where the presence of trucks is allowed as it relates to the permitted uses in the particular zoning district (e.g. Truck terminals, loading docks, delivery, warehousing, used car sales, requirements for the provision of turning radii for truck movement, etc.).

Staff believes the issue can be best approached by making a number of changes to the Code , summarized as follows:

- The definition for trailer can be strengthened to make it clear that they are not buildings (i.e., structures).
- “Holiday seasonal storage” will continue to be permissible; however, this provision will be removed from the regulations governing “temporary structures” and relocated to a section speaking directly to trailers.
- Establish a section that prohibits the use of trailers for storage purposes with several exceptions, including “holiday seasonal storage,” in manufacturing districts, etc.
- Revise the nonconforming uses section of the Zoning Ordinance to specifically reference trailers being used for storage purposes and provide an amortization period for the removal of pre-existing trailers.

Additionally, Staff has included a few other nonconformities to be covered under the amortization language, revised regulations related to non-conforming mobile homes that are not located on properties zoned “MHD” Mobile Home District, and new language addressing portable toilet facilities on job sites and at special events relative to their placement and maintenance.





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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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#### FINDINGS AND RECOMMENDATION

#### **SUCH AMENDMENT IS REQUIRED BY PUBLIC NECESSITY AND CONVENIENCE AND GENERAL WELFARE**

The Community Development Director finds that the text amendments contained within application number 2018-40 are warranted by the public necessity and convenience to provide clarification in the enforcement of the Zoning Ordinance.

The Community Development Director finds that the text amendments contained within application number 2018-40 are warranted by the need to promote and protect the general welfare by protecting the economic and tax base of the City, preserving and enhancing the values of property owners and users, promoting the orderly and harmonious development and redevelopment of the City, preserving and promoting the character and stability of the City and its various residential and commercial neighborhoods, improving the appearance of the City, and promoting the best use and development of commercial land in accordance with the Comprehensive Plan.

#### **RECOMMENDATION**

The Director of Community Development finds that the proposed text amendments meet or exceed review criteria and further advances the intent of Chapter 405. Based on this finding the Director of Community Development requests favorable consideration of the draft amendments.

A handwritten signature in black ink that reads "David B. Bookless".

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David B. Bookless, AICP  
Community Development Director



# ATTACHMENTS





# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD



**TRAILERS BEING USED FOR STORAGE**

Trailers

**REPORT TO PLANNING COMMISSION**  
**CITY OF ARNOLD**



**TRAILERS BEING USED FOR STORAGE**



# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD



**TRAILERS BEING USED FOR STORAGE**

Trailers

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# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

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### Proposed Amendments

Unchanged text in black

Additions are in blue underscored text

Deletions are in ~~red strikethrough text~~

### CHAPTER 405 ZONING

#### Section 405.060 Definitions

##### TRAILER

Any vehicle without motive power designed for carrying property or passengers on its own structure and for being drawn by a self-propelled vehicle, except those running exclusively on tracks, including a semitrailer or vehicle of the trailer type so designed and used in conjunction with a self-propelled vehicle that a considerable part of its own weight rests upon and is carried by the towing vehicle, which does not meet Building Code requirements. A permanent foundation shall not change the character of a trailer unless the entire structure is erected in accordance with the City Building Code. The term "trailer" shall not include cotton trailers as defined in Subsection (8) of Section 301.010, RSMo., and shall not include manufactured homes as defined in Section 700.010, RSMo.

#### Section 405.760 Supplementary District Regulations.

##### R. Temporary Structures

1. Temporary structures constructed and placed on an individual parcel for thirty-one (31) or more days, whether cumulative or consecutively, per twelve-month period shall require a conditional use permit.
2. Temporary structures may not be constructed or placed on an individual parcel for more than one hundred eighty (180) days, whether cumulative or consecutively, per calendar year.
3. All temporary structures, regardless of duration, shall comply with the respective zone district regulation in which it is placed.
4. *Exception.* Recycle bins and clothing drop boxes for not-for-profit, tax-exempt charities and organizations, construction office trailers, and ~~trailers for holiday seasonal storage portable toilets.~~ However, ~~these~~ such recycle bins/clothing drop boxes, and construction office trailers must meet the setback requirements of the respective zone district.
5. Construction office trailers are governed by the following restrictions:
  - a. Meet applicable setbacks.
  - b. Exterior maintained with no rusting, dents, broken windows, etc.

DRAFT AMENDMENT LANGUAGE

2018-40 TEXT AMENDMENT



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

- c. The area around the construction trailer will be maintained by cutting grass and keeping free from litter.
- d. The construction trailer will be removed before an occupancy permit (temporary or permanent) is issued.

~~6. Trailers for holiday seasonal storage are governed by the following:~~

- ~~a. Applicable for all "C 2" and "C 3" Commercial Zone district properties.~~
- ~~b. A permit is applied for, showing the below information on a site plan, for review and approval by staff.~~
- ~~c. Trailer(s) may not be placed sooner than November 1 and removed no later than January 31.~~
- ~~d. Trailers may not be located in the right of way.~~
- ~~e. Trailers may not be placed in setbacks required for the zone district, required parking spaces, fire lanes, internal travel lanes, or prominent view from the right of way or access lanes.~~
- ~~f. The exterior of the trailers must be maintained with no rusting, dents or peeling paint.~~

6. Portable toilets are governed by the following restrictions:

- a. Portable toilets shall be provided when adequate toilet facilities are not provided on a site associated with a building or demolition permit or City-authorized special event.
- b. Portable toilets shall be located on the site and not on public property unless expressly authorized by the City when associated with a special event.
- c. Portable toilets shall be located a minimum of fifteen (15) feet from all curb lines, ten (10) feet from side property lines, and at such locations so as to limit public view. The doors to portable toilets shall not face any street or adjacent property line.
- d. Portable toilets shall be serviced at regular intervals to maintain sanitary conditions and minimize odors.
- e. Portable toilets shall be locked and secured from tipping over when no construction, demolition, or special event activity is present.

T. Use of vehicle or trailers for storage prohibited.

Neither vehicles (whether operable or inoperable) nor trailers (whether on or off axles) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, semi-trailers, railroad box-cars,

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

Trailers

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# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

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intermodal shipping containers, CONEX boxes, ISO containers, etc., except as follows:

1. Tractor and semi-trailers combinations (i.e. "Tractor-trailers) may be used for temporary storage (e.g. up to 3 months), for businesses located on the same property, where the property is zoned M-1, M-2, or M-3, or as explicitly authorized in property zoned C-4, subject to conditions contained in Section 405.760(T)(2), paragraphs b, c, d, e, f, g, h, and i, below.
2. Trailers, as referenced herein, may be utilized for seasonal storage on property zoned "C-2" or "C-3," or as explicitly authorized in property zoned C-4, between November 1 and January 31, subject to the following:
  - a. A permit must be submitted for review and approval by staff, prior to the placement of seasonal storage trailers, to include an application and support documentation delineating the location on the property where the trailers shall be located, all buildings and structures, drive lanes, parking areas, points of ingress/egress, and all information necessary to demonstrate compliance with this section, as directed by staff.
  - b. Trailers shall not be located in right-of-way, easements, internal drive aisles or roads, required yard setbacks, required parking spaces, fire lanes, in prominent view from rights-of-way or access lanes (i.e. the public viewshed), or so positioned to block access to utilities or public services (e.g., manholes, meters, fire hydrants, fire lanes, etc.).
  - c. The exterior of the trailers must be maintained with no rusting, dents or peeling paint.
  - d. Trailers shall be located on a hardened surface (e.g., concrete, asphalt).
  - e. Trailers shall be located directly on the ground (i.e., stacking of trailers shall not be permitted).
  - f. Trailers shall be prohibited from connecting to utility services, from tapping into the services of the primary facility (i.e., using extension cords to provide electricity, garden hoses to provide water, etc.), or from connecting to peripheral devices such as, but not limited to, air compressors, refrigeration/heating units, generators, etc.
  - g. Trailers shall be prohibited from storing perishable goods.
  - h. Trailers shall be prohibited from storing hazardous or dangerous materials (e.g., chemicals, solvents, propane, explosives, etc.), except when the applicant provides documentation from the appropriate governing authorities (e.g., Building Department, Fire, Police, EPA, MoDNR, etc.) that all required safety and security requirements have been met.
  - i. Failure to satisfy any of the requirements of this section shall be considered

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

**2018-40 TEXT AMENDMENT**



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

a separate misdemeanor offense for each trailer where such offense has occurred and is punishable by a fine of two hundred dollars (\$200.00) per offense without further warnings or notices being issued. Each day that the offense(s) shall continue shall be considered a separate violation. For purposes of clarification, each trailer on a property which is in violation of this Section shall be a separate violation, and each day that such trailer remains in violation of this Section shall be a separate violation, such that the fine of two hundred dollars (\$200.00) shall apply per trailer per day.

#### **Section 405.050 Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, Non-Conforming Uses of Structures and Land, and Non-Conforming Characteristics of Use.**

A. Intent. Within the districts established by this Chapter or amendments that may later be adopted there exist:

1. Lots,
2. Structures,
3. Uses of land and/or structures, and
4. Characteristics of use, which were lawful before this Chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendment. It is the intent of this Chapter to permit these non-conformities to continue, except as delineated herein, until they are removed, cease operation, or damaged beyond fifty percent (50%), but not to encourage their survival. It is further the intent of this Chapter that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this Chapter to be incompatible with permitted, or in some situations, conditional uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district after passage of this Chapter by attachment on a building or lands of additional signs intended to be seen from off the lands, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

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# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

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carried on diligently. "Actual construction" is hereby defined to include the planning of construction materials in permanent position and fastened in a permanent manner.

5. The existence of any present nonconformity anywhere in the City shall not itself be considered grounds for the issuance of a variance for other property.

### B. Non-Conforming Lots Of Record.

For purposes of this Chapter, the terms single ownership and same ownership shall be interchangeable, and shall refer to contiguous lots or parcels owned by single or multiple individuals, trusts, corporations, partnerships, or other parties of interest, and shall include contiguous lots or parcels owned by any combination of husband and/or wife, or other legal spousal relationships pursuant to State statute.

- A. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter. Such lot must be in separate ownership and not of contiguous frontage with other lots in the same ownership, provided however, that if the said lot is of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then single-family residences may be constructed on each of said platted lots as non-conforming lots of record. This provision shall apply even though such lot fails to meet the requirement for area or width, or both, that are generally applicable in the district, provided that yard and dimensions and requirements other than these applying to area or width, or both, of lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Adjustment.
- B. If two (2) or more lots or combination of lots and portions of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Chapter, nor shall any division of any parcel be made which created a lot with width or area below the requirements stated in this Chapter, provided however, that if the said lots or combinations of lots and portions of lots with contiguous frontage in single ownership are of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then platted lots in said subdivision shall be one (1) lot and not an undivided parcel.

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

2018-40 TEXT AMENDMENT





## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

- C. **Non-Conforming Structures.** Where a lawful structure exists at the effective date of adoption or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, yard, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its nonconformity.
  2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.
  3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulation for the district in which it is located after it is moved.
- D. **Non-Conforming Uses Of Structures, Land, Or Structures And Lands In Combination.** If lawful use involving individual structures with a replacement cost of ten thousand dollars (\$10,000.00) or more, or of structure and lands in combination, exists at the effective date of adoption or amendment of this Chapter, that would not be allowed in the district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such non-conforming use shall be enlarged, expanded or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Chapter.
  2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Chapter.
  3. If any such non-conforming use of a structure, land or structure and land in combination ceases for any reason for a period of more than sixty (60) days (except when government action impeded access to the lands), any subsequent use of such structure, land or structure and land in combination shall conform to the regulations specified by this Chapter for the district in which such structure, land or structure and land in combination is located.
  4. No additional structure or structures shall be erected in connection with such nonconforming use of land.
  5. No existing structure devoted to a use not permitted by this Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

Trailers

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# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

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structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

6. If no structural alterations are made, any non-conforming use of a structure, land or structure and lands may as a special exception be changed to another non-conforming use provided that the Board of 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 Which Otherwise Require A Conditional Use Permit. 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)

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

2018-40 TEXT AMENDMENT



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

shall ~~not~~ be deemed a non-conforming use in such district, ~~but shall without further action be considered a conforming use~~ and will be permitted to continue under the terms for non-conforming uses or until such time as a conditional use permit has been granted by the City under the terms contained in Section 405.870 Conditional Use Permits.

- 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 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

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

Trailers

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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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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.

**DRAFT AMENDMENT LANGUAGE—CONTINUED**

2018-40 TEXT AMENDMENT



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

- 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.~~
- a. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may not be replaced with another mobile home; and
- b. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may only be repaired or renovated as permitted in Section 405.050(E) Repairs and Maintenance.

#### H. Termination And Removal Of Non-Conforming Use.

1. The period of time during which the following non-conforming uses of buildings, structures or land may continue or remain shall be limited to two (2) years from the effective date of the original ordinance, or for two (2) years from any amendment thereto which causes the use to be non-conforming. Every such non-conforming use shall be completely removed from the premises at the expiration of the two (2) year period. Those uses to which the above applies are as follows:
- a. Any non-conforming building or structure having a fair cash market value not in excess of one thousand dollars (\$1,000.00) on the effective date of this Chapter.
- b. Any of the following non-conforming structures, vehicles or other outdoor equipment, which are not attached to a building and existed lawfully on the effective date of this Chapter:
- (1) Non-conforming signs;
- (2) Billboards;
- (3) Outdoor advertising structures; and

DRAFT AMENDMENT LANGUAGE—CONTINUED

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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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- (4) Commercial vehicles, recreational vehicles, panel vans, semi-trailer, railroad box-cars, intermodal shipping containers, CONEX boxes, ISO containers, etc. being utilized for the purpose of storage or as storage buildings, except as expressly allowed in the Zoning Ordinance.
- c. Any non-conforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building other than automobile wrecking yards and junk yards. However, public or private off-street parking lots lawfully established prior to the effective date of this Chapter shall not be affected by this provision.
2. No junk or automobile salvage yard shall be operated or maintained for more than thirty-six (36) months after a zoning change to a use district within which such use is not permitted, except that in an "M-3" Limited Manufacturing District, the City Council may permit, for a specified time, the continued use of an area containing a junk or automobile salvage yard provided that a six (6) foot high masonry wall or durable, decorative, site-proof fence be constructed around such areas.

**THIS SECTION INTENTIONALLY LEFT BLANK.**



**Date:** January 22, 20019  
**To:** Planning Commission  
**From:** David B. Bookless  
**Subject:** 2018-40: Trailers – revised language

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At the January 8, 2019 meeting of the Planning Commission, project 2018-40, an amendment to Municipal Code Chapter 405 (Zoning) – Trailers, was discussed. Specifically, the Commission requested revisions to the draft addressing donation bins/boxes and the use of trailers for storage in industrial districts. For your consideration, the following revisions are proposed:

*(Requested revisions highlighted in yellow)*

## **CHAPTER 405 ZONING**

### **Section 405.060 Definitions**

#### **TRAILER**

Any vehicle without motive power designed for carrying property or passengers on its own structure and for being drawn by a self-propelled vehicle, except those running exclusively on tracks, including a semitrailer or vehicle of the trailer type so designed and used in conjunction with a self-propelled vehicle that a considerable part of its own weight rests upon and is carried by the towing vehicle, which does not meet Building Code requirements. A permanent foundation shall not change the character of a trailer unless the entire structure is erected in accordance with the City Building Code. The term "trailer" shall not include cotton trailers as defined in Subsection (8) of Section 301.010, RSMo., and shall not include manufactured homes as defined in Section 700.010, RSMo.

### **Section 405.760 Supplementary District Regulations.**

#### *R. Temporary Structures*

1. Temporary structures constructed and placed on an individual parcel for thirty-one (31) or more days, whether cumulative or consecutively, per twelve-month period shall require a conditional use permit.
2. Temporary structures may not be constructed or placed on an individual parcel for more than one hundred eighty (180) days, whether cumulative or consecutively, per calendar year.
3. All temporary structures, regardless of duration, shall comply with the respective zone district regulation in which it is placed.
4. *Exception.* Recycle bins and clothing drop boxes for not-for-profit, tax-exempt charities and organizations, construction office trailers, and portable toilets. However, such recycle bins/clothing drop boxes, and construction office trailers must meet the setback requirements of the respective zone district.
5. Construction office trailers are governed by the following restrictions:
  - a. Meet applicable setbacks.
  - b. Exterior maintained with no rusting, dents, broken windows, etc.
  - c. The area around the construction trailer will be maintained by cutting grass and keeping free from litter.
  - d. The construction trailer will be removed before an occupancy permit (temporary or permanent) is issued.

6. Portable toilets are governed by the following restrictions:
  - a. Portable toilets shall be provided when adequate toilet facilities are not provided on a site associated with a building or demolition permit or City-authorized special event.
  - b. Portable toilets shall be located on the site and not on public property unless expressly authorized by the City when associated with a special event.
  - c. Portable toilets shall be located a minimum of fifteen (15) feet from all curb lines, ten (10) feet from side property lines, and at such locations so as to limit public view. The doors to portable toilets shall not face any street or adjacent property line.
  - d. Portable toilets shall be serviced at regular intervals to maintain sanitary conditions and minimize odors.
  - e. Portable toilets shall be locked and secured from tipping over when no construction, demolition, or special event activity is present.
7. Recycle bins and clothing drop boxes for not-for-profit, tax-exempt charities and organizations are governed by the following restrictions:
  - a. Shall be prohibited on unimproved properties and on developed properties, which are unoccupied.
  - b. Shall be located on a paved surface.
  - c. Maximum height shall not exceed 8 feet.
  - d. Maximum floor area shall not exceed 36 square feet
  - e. Maximum number of bins/boxes per property:
    1. Two upon properties with an area up to two acres.
    2. Three upon properties with an area greater than two acres but less than or equal to four acres
    3. Four upon properties with an area greater than four acres.
  - f. Shall be prohibited from being located in required parking spaces, public or private right of way, driving aisles, fire lanes, required landscaped areas, pedestrian areas, sight triangles, or within 5 feet of a fire hydrant.
  - g. Shall be setback a minimum of 25 feet from residential districts or properties with uses, 25 feet from public or private rights-of-way, and 5 feet from all other property lines.
  - h. Shall only be permitted upon properties within nonresidential zoning districts and upon properties with any zoning classification that are primarily used by not-for-profit organizations.
  - i. Signage on bins and boxes shall be limited to 5 square feet per side.
  - j. Ownership information, to include address and telephone number, shall displayed upon all bins and boxes.
  - k. Shall utilize a mailbox or safety chute and locked access door to prevent unauthorized entry.



- l. Outdoor display or storage of materials shall be prohibited.
- m. The collection or storage of perishable items shall be prohibited.
- n. The property owner, the entity which granted permission for placement, and the bin/box owner shall be individually and jointly responsible for abating and removing all garbage, trash, debris and other refuse material in the area surrounding any donation bin within 72 hours written or verbal notice by the City.
- o. Responsibility and Liability. The owner of the donation bin/box, the entity which granted permission for placement, and the owner of any private property upon which a violation of these regulations occur may be held individually and severally responsible and liable for such violation.

**T. Use of vehicle or trailers for storage prohibited.**

Neither vehicles (whether operable or inoperable) nor trailers (whether on or off axles) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, semi-trailers, railroad box-cars, intermodal shipping containers, CONEX boxes, ISO containers, etc., except as follows:

- a. Tractor and semi-trailers combinations (i.e. "Tractor-trailers) may be used for temporary storage (e.g. up to 3 months), for businesses located on the same property, where the property is zoned M-1, M-2, or M-3, or as explicitly authorized in property zoned C-4, subject to conditions contained in Section 405.760(T)(2), paragraphs b, c, d, e, f, g, h, and i, below.
  - i. The Community Development Director may grant a one-time extension upon written request for a period not to exceed 3 months. The City Council, after review and recommendation of the Planning Commission, may grant an additional one-time, non-renewable additional extension of up to 6 months, upon written request.
- b. Trailers, as referenced herein, may be utilized for seasonal storage on property zoned "C-2" or "C-3," or as explicitly authorized in property zoned C-4, between November 1 and January 31, subject to the following:
  - i. A permit must be submitted for review and approval by staff, prior to the placement of seasonal storage trailers, to include an application and support documentation delineating the location on the property where the trailers shall be located, all buildings and structures, drive lanes, parking areas, points of ingress/egress, and all information necessary to demonstrate compliance with this section, as directed by staff.
  - ii. Trailers shall not be located in right-of-way, easements, internal drive aisles or roads, required yard setbacks, required parking spaces, fire lanes, in prominent view from rights-of-way or access lanes (i.e. the public viewshed), or so positioned to block access to utilities or public services (e.g., manholes, meters, fire hydrants, fire lanes, etc.).
  - iii. The exterior of the trailers must be maintained with no rusting, dents or peeling paint.
  - iv. Trailers shall be located on a hardened surface (e.g., concrete, asphalt).
  - v. Trailers shall be located directly on the ground (i.e., stacking of trailers shall not be permitted).

- vi. Trailers shall be prohibited from connecting to utility services, from tapping into the services of the primary facility (i.e., using extension cords to provide electricity, garden hoses to provide water, etc.), or from connecting to peripheral devices such as, but not limited to, air compressors, refrigeration/heating units, generators, etc.
- vii. Trailers shall be prohibited from storing perishable goods.
- viii. Trailers shall be prohibited from storing hazardous or dangerous materials (e.g., chemicals, solvents, propane, explosives, etc.), except when the applicant provides documentation from the appropriate governing authorities (e.g., Building Department, Fire, Police, EPA, MoDNR, etc.) that all required safety and security requirements have been met.
- ix. Failure to satisfy any of the requirements of this section shall be considered a separate misdemeanor offense for each trailer where such offense has occurred and is punishable by a fine of two hundred dollars (\$200.00) per offense without further warnings or notices being issued. Each day that the offense(s) shall continue shall be considered a separate violation. For purposes of clarification, each trailer on a property which is in violation of this Section shall be a separate violation, and each day that such trailer remains in violation of this Section shall be a separate violation, such that the fine of two hundred dollars (\$200.00) shall apply per trailer per day.

**Section 405.050 Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, Non-Conforming Uses of Structures and Land, and Non-Conforming Characteristics of Use.**

- A. Intent. Within the districts established by this Chapter or amendments that may later be adopted there exist:
1. Lots,
  2. Structures,
  3. Uses of land and/or structures, and
  4. Characteristics of use, which were lawful before this Chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendment. It is the intent of this Chapter to permit these non-conformities to continue, except as delineated herein, until they are removed, cease operation, or damaged beyond fifty percent (50%), but not to encourage their survival. It is further the intent of this Chapter that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this Chapter to be incompatible with permitted, or in some situations, conditional uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be enlarged upon, expanded, or extended, nor be used as grounds for additions, expansions of operations of the use, and/or adding other structures or uses prohibited elsewhere in the same district after passage of this Chapter by attachment on a building or lands of additional signs intended to be seen from off the lands, or by the addition of other uses, of a nature

which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the planning of construction materials in permanent position and fastened in a permanent manner.

5. The existence of any present nonconformity anywhere in the City shall not itself be considered grounds for the issuance of a variance for other property.

#### B. Non-Conforming Lots Of Record.

For purposes of this Chapter, the terms single ownership and same ownership shall be interchangeable, and shall refer to contiguous lots or parcels owned by single or multiple individuals, trusts, corporations, partnerships, or other parties of interest, and shall include contiguous lots or parcels owned by any combination of husband and/or wife, or other legal spousal relationships pursuant to State statute.

1. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter. Such lot must be in separate ownership and not of contiguous frontage with other lots in the same ownership, provided however, that if the said lot is of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then single-family residences may be constructed on each of said platted lots as non-conforming lots of record. This provision shall apply even though such lot fails to meet the requirement for area or width, or both, that are generally applicable in the district, provided that yard and dimensions and requirements other than these applying to area or width, or both, of lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Adjustment.
2. If two (2) or more lots or combination of lots and portions of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Chapter, nor shall any division of any parcel be made which created a lot with width or area below the requirements stated in this Chapter, provided however, that if the said lots or combinations of lots and portions of lots with contiguous frontage in single ownership are of record in a subdivision of record as of the passage of this Chapter and if said subdivision of record has constructed residences upon seventy percent (70%) or more of its platted lots of record, then platted lots in said subdivision shall be one (1) lot and not an undivided parcel.

#### C. Non-Conforming Structures. Where a lawful structure exists at the effective date of

adoption or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, yard, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its nonconformity.
2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulation for the district in which it is located after it is moved.

D. Non-Conforming Uses Of Structures, Land, Or Structures And Lands In Combination. If lawful use involving individual structures with a replacement cost of ten thousand dollars (\$10,000.00) or more, or of structure and lands in combination, exists at the effective date of adoption or amendment of this Chapter, that would not be allowed in the district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged, expanded or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Chapter.
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Chapter.
3. If any such non-conforming use of a structure, land or structure and land in combination ceases for any reason for a period of more than sixty (60) days (except when government action impeded access to the lands), any subsequent use of such structure, land or structure and land in combination shall conform to the regulations specified by this Chapter for the district in which such structure, land or structure and land in combination is located.
4. No additional structure or structures shall be erected in connection with such nonconforming use of land.
5. No existing structure devoted to a use not permitted by this Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
6. If no structural alterations are made, any non-conforming use of a structure, land or structure and lands may as a special exception be changed to another non-conforming use provided that the Board of 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. Non-Conforming Uses Which Otherwise Require A Conditional Use Permit. 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 be deemed a non-conforming use in such district, and will be permitted to continue under the terms for non-conforming uses or until such time as a conditional use permit has been granted by the City under the terms contained in Section 405.870 Conditional Use Permits.

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 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 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. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may not be replaced with another mobile home; and
  - b. Mobile homes which are not located in a mobile home park existing on the effective date of this Chapter may only be repaired or renovated as permitted in Section 405.050(E) Repairs and Maintenance.

#### H. Termination And Removal Of Non-Conforming Use.

1. The period of time during which the following non-conforming uses of buildings, structures or land may continue or remain shall be limited to two (2) years from the effective date of the original ordinance, or for two (2) years from any amendment thereto which causes the use to be non-conforming. Every such non-conforming use shall be completely removed from the premises at the expiration of the two (2) year period. Those uses to which the above applies are as follows:
- a. Any non-conforming building or structure having a fair cash market value not in excess of one thousand dollars (\$1,000.00) on the effective date of this Chapter.
  - b. Any of the following non-conforming structures, vehicles or other outdoor equipment, which are not attached to a building and existed lawfully on the effective date of this Chapter:
    - (1) Non-conforming signs;
    - (2) Billboards;

- (3) Outdoor advertising structures; and
  - (4) Commercial vehicles, recreational vehicles, panel vans, semi-trailer, railroad box-cars, intermodal shipping containers, CONEX boxes, ISO containers, etc. being utilized for the purpose of storage or as storage buildings, except as expressly allowed in the Zoning Ordinance.
- c. Any non-conforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building other than automobile wrecking yards and junk yards. However, public or private off-street parking lots lawfully established prior to the effective date of this Chapter shall not be affected by this provision.
2. No junk or automobile salvage yard shall be operated or maintained for more than thirty-six (36) months after a zoning change to a use district within which such use is not permitted, except that in an "M-3" Limited Manufacturing District, the City Council may permit, for a specified time, the continued use of an area containing a junk or automobile salvage yard provided that a six (6) foot high masonry wall or durable, decorative, site-proof fence be constructed around such areas.





## PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS JANUARY 22, 2019

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### MINUTES

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Brian McArthur, Alan Bess, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Justin Lurk, David Bookless, Christie Hull-Bettale and Bob Sweeney. 9 voting members present.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Jeff Campbell to approve the agenda as presented. Second by Del Williams. Voice Vote – *Unanimously Approved*.

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the January 8, 2019 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved*.

**PUBLIC COMMENT:** None

**PUBLIC HEARINGS:** None

#### OLD BUSINESS

- **2018-40 AN AMENDMENT TO MUNICIPAL CODE CHAPTER 405 (ZONING) – TRAILERS-REVISED LANGUAGE:** David Bookless briefly went over the requested revisions made to Chapter 405 (Zoning), Section 405.760 Supplementary District Regulations. The first group of changes has to do with recycle bins where he basically spelled out a number of performance measures and criteria for recycle bins and clothing drop boxes, such as how many, how big, where they can be located, setbacks, etc. In this section, the City Attorney suggested striking “not-for-profit, tax-exempt charities and organizations”

Andrew Sutton asked Bob Sweeney if the intention for striking those words is to address the potential for a “for profit agency” coming in and doing the same. Mr. Sweeney stated it was.

The next change is in the last line of sub-paragraph n.; changing the word “verbal” to “oral”.

The next change deals with granting extensions for tractor and semi-trailers being used for temporary storage in Industrial Districts. He added that the Community Development Director may grant a one-time extension upon written request for a period not to exceed three (3) months and if more time is needed, the City Council may grant an additional one-time extension of up to six (6) months.

The last change requested had to do with language relative to a recycler using a semi truck temporarily for a special event. This will be addressed at a later date under a section dealing with all types of special events.

Brian McArthur likes the three (3) month extension but feels the second extension of six (6) months is too long. David Bookless stated that is why he worded the second extension “up to six months.”

John Tucker asked why oral instead of verbal. David Bookless explained that in order to mean telling someone something you should use the word oral.

Motion by Jeff Campbell to approve 2018-40, an amendment to Municipal Code Chapter 405 (Zoning) – Trailers - as amended. Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, yes; Justin Lurk, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

#### NEW BUSINESS

- **2018-42 AMENDMENT TO THE COMMERCIAL SITE PLAN FOR TEXAS ROADHOUSE AT 806 ARNOLD COMMONS FOR A TAKE-OUT BUILDING ADDITION:** Christie Hull-Bettale presented the request to amend the Commercial Site Plan for Texas Roadhouse for a take-out building addition. She explained that the existing outside patio waiting area with seating will be removed to allow for the building addition. All materials and colors will be consistent with the existing building. Christie commented that this request meets the site plan approval requirements; the permitted uses are zoning by right and Staff finds that it substantially fulfills the requirements of the zoning ordinance and recommends approval.

Justin Lurk asked if they have done this before at other locations. Tim Spiegelglass (applicant), 18 Worthington Access Dr., Maryland Heights, MO 63043, stated that they have done this in many locations and reserving the two (2) parking spaces for the take-out, has not caused any problems.

Brian McArthur concerned since they will be cutting down the area where patrons sit to wait for their table, will more benches be added somewhere. Tim Spiegelglass stated that there will be another row added but on the inside instead of outside the building.

Jeff Campbell asked if they have thought about any other additions since the restaurant is always packed. Tim Spiegelglass stated that the only thing that was talked about at one time was putting up a pavilion.

Motion by Jeff Campbell to approve 2018-42, amendment to the Commercial Site Plan for Texas Roadhouse at 806 Arnold Commons for a take-out building addition. Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, yes; Justin Lurk, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

#### STAFF UPDATE

- Christie Hull-Bettale informed the Commission that the Cedarhurst Assisted Living development has re-submitted.
- David Bookless introduced the new Planner, Sarah Turner. He also mentioned that the City Council denied the rezoning and tabled the consolidation plat for I-55 Store It. Mr. Bookless informed the Commission that there will be a fence variance coming before them in the near future.
- Bob Sweeney – No Report

#### COMMISSIONERS UPDATE

- Del Williams – no report
- John Tucker – no report
- Justin Lurk – no report

- Alan Bess – no report
- Frank Kutilek – no report
- Jeff Campbell – welcomed Justin
- Chris Ford – no report

**PAGE THREE**  
**PLANNING COMMISSION MTG.**  
**JANUARY 22, 2019**

- Andrew Sutton – welcomed Justin. Referred to new furniture store at the end of Church Rd. commenting that they still have signs that were spray painted on the building “parking in rear” and asked Staff to see about having them remove it.

**COUNCIL LIAISON REPORT**

- Brian McArthur – welcomed Justin.

**NEXT SCHEDULED MEETING:** February 12, 2019

**ADJOURNMENT:** Meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Alan Bess  
Planning Commission Secretary

RESOLUTION NO: 19-06

A RESOLUTION APPOINTING VARIOUS INDIVIDUALS TO SERVE ON DIFFERENT  
BOARDS WITH DIFFERENT EXPIRATION DATES.

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

**SECTION 1. VETERANS COMMISSION**

1. Arla M. Tweedy is appointed to serve on the Veterans Commission the remainder of a Three-year term that will expire on August 31, 2021 and will serve in the capacity as a Veteran.
2. Terry Kraft is appointed to serve on the Veterans Commission the remainder of a three-term that will expire on August 31, 2019 and will serve in the capacity of a member designated by the VFW Post #2593.

**SECTION 2. AGING AND DISABILITIES COMMISSION**

1. Karen Kowal is appointed to serve on the Aging and Disabilities Commission the remainder of a three-year term that will expire on May 31, 2020. Karen will serve as a citizen who resides in the City of Arnold.

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

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

ATTEST:

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

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

## ARLA M. TWEEDY

Phone: 321-591-6000 / email: [arla.tweedy@gmail.com](mailto:arla.tweedy@gmail.com)

### Education

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- 2011- Webster University, **MA, Human Resource Development and Management and Leadership** with Honors, Delta Mu Delta
- 2009 – Barry University, **BA, Public Administration**, Dean’s Award, Honors
- 2005 – American Military University, **Associates Degree**, General w/a Concentration in Weapons of Mass Destruction

### Professional Experience

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#### **2015-2017 Eastern Florida State College, Palm Bay, FL Administrative Assistant**

- Supported Provost Office and Department Chairs via reports, email, expenses and presentations
- Customer Service; inquiries, typing, phones, managing books for the Campus, supplies, meetings and conferences
- Coordinate and attend meetings, taking minutes and distribution

#### **2005-2012 City of Melbourne, FL Police Planner/Activities Coordinator**

- Accreditation and Grants Manager for the Police Department; policy expert.
- Provided technical assistance to Police Chief, Deputy Chief, and four Commanders.
- Television show producer for “*Behind the Badge*” and photographer, creative editor for newsletter “*Inside MPD*”.
- Program Manager for 60+ volunteers included processing applications, background checks, fingerprinting and ID’s. Extensive typing, reporting, and verifying.
- Recruit, select, train and orient new employees to the Police Department.
- During 2011, I also became an Instructor with Barry University teaching Public Administration.

#### **1982-2004 United States Army, (Retired) Master Sergeant (E-8)**

- Advisor to 1100 soldiers on assignments, education, policy, training, and briefings.
- Customer service policy expert for over 500,000 troops (Active and Reserve).
- Subject matter expert on GI Bill, reenlistment, training, UCMJ and personnel with Army Reserve Personnel Center (ARPERCEN STL).
- Spearheaded office from Chief, Army Reserve to identify personnel with unique skills for very critical positions; Enlisted Promotion Board Manager.
- Honor Guard Noncommissioned Officer in Charge, for eight southern states.

### **Honors/Accomplishments**

Two-Time Soldier of the Year (1995/1999)  
Governor of AL Outstanding Enlisted Representative  
President, 789 Association StL  
Vice-President, Women’s Army Corp 64

\* TERRY KRAFT 314-972-2019  
9 ANTHONY CT.  
ARNOLD, MD. 63610

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\* RETIRED UNION CARPENTER:

\* VETERAN: US ARMY - JAN 18TH, 1975 THRU JAN 18TH 1978.

\* HONORABLE DISCHARGE.

\* ARMOR CREWMAN, TANK CMDR.

\* BASIC TRAINING & AIT. - FORT KNOX, KENTUCKY, 194 ARMOR

\* ASSIGNED TO: FT. STEWART, GA. - 24TH INF. DIV. 5TH BATTION, 33RD -  
ARMOR. ( 5/33 ARMOR)

\* ASSIGNED TO: MEINZ, ~~GERMANY~~ GERMANY, 8TH. INF. DIV. 4/69 ARMOR

\* ASSIGNED TO: FORT KNOX ARMOR TRAINING CENTER.

\* ARMOR INSTRUCTOR.

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\* ACTIVE MEMBER: VFW POST 2593, AUX.

\* 3YR. TRUSTEE. VFW POST 2593, AUX

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Karen Kowal, RN, LMT, NCBTMB\*

I am excited to be considered for involvement with the Arnold Commission of Aging and Disability.

I am a Senior citizen living in Arnold (since 1988) and have lived in Jefferson County since 1978. My background is a blend of being a mother of 5, experiencing living in various types of communities in IL, IA, MN, MI, CA and now MO. I have been a Registered Nurse since 1965 with a broad background in diverse medical & mental health specialty areas. In 1994, I became a Massage Therapist and became one of the first in Arnold. I also began a small business, Mother Earth Pillows, to address pain with Self-Care. The effects of pain have an enormous effect on individuals, families and ever greater social impact.

My passion to help people avoid overuse of medications, decrease depression caused by chronic pain or lack of mobility, lack of socialization and help empower individuals be more involved with safe and cost-effective options. Combining medical science from my nursing rehabilitation and psychiatric background and affinity for science based natural adjunctive options became a passion focused on Pain Management. I began presenting and teaching in 1995 at local, state, national international conferences was focused on elevating professionals about the safety, science and cost-effectiveness of non-pharmaceutical choices. I became approved as a National Education Provider in 2009 as CE classes were directed towards Massage Therapists and Nursing & Medical Staff in over 25 states. (plus Canada & Rwanda, Africa)

At the close of 2017, I decided to claim being 'semi-retired'. After selling my business in 2015 it was time to focus on learning more about how to age gracefully and slow down travel and teaching. I looked around and felt more appreciative seeing all I might need here in this Arnold area while 'aging-in-place'. Our community physical 'spread-outed-ness' is a challenge and I keenly recognize the hazards of isolation due to age or disability.

My interests & experiences include gardening, senior adult learning and finding ways to connect with like-minded seniors, encouraging and exciting seniors to create and gather in the community with new programs, working with families involved with care-taking, mental health First Responder, topics such as accessibility and helping develop a sense of community interaction with those aging or with disabilities.

I have enjoyed working in brain-storming situations, and feel change is accomplished drawing on the expertise of like-minded people. It would be an honor to be considered to be a part of this Commission.

\*National Certification Board for Therapeutic Massage & Bodywork

2644 Georgia Drive

Arnold, MO 63010

314-378-2613

KAREN KOWAL 43@gmail.com

RESOLUTION NO. 19-07

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO  
A JAIL USE AGREEMENT WITH BYRNES MILL, MISSOURI

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BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Chief Robert Shockey be and is hereby authorized to execute a Memorandum of Understanding with Byrnes Mill, Missouri for use of the City of Arnold Missouri jail facility.

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

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

ATTEST:

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

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



## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made and entered into by and between the City of Byrnes Mill, Missouri, a municipal corporation, hereinafter referred to as “Byrnes Mill” and the City of Arnold, Missouri, a municipal corporation, hereinafter referred to as “Arnold.”

WHEREAS, Jefferson County, Missouri has indicated that it intends to refuse to accept inmates/detainees from Byrnes Mill beginning on or about \_\_\_\_\_, 2019; and

WHEREAS, Byrnes Mill is obligated to hold, detain or incarcerate certain individuals in order to ensure the public safety and fulfill its obligations under the law; and

WHEREAS, Byrnes Mill seeks an alternative to the Jefferson County jail facility; and

WHEREAS, Byrnes Mill has contacted Arnold to act as an alternative incarceration facility; and

WHEREAS, Byrnes Mill and Arnold desire to enter into an MOU for the purpose of allowing Byrnes Mill to utilize Arnold’s jail facility on a short-term, temporary basis;

NOW, THEREFORE, the parties mutually agree as follows:

1. Arnold shall provide jail facilities to Byrnes Mill, so long as inmate capacity exists. In other words, Arnold shall have priority use of the jail facility.
2. Byrnes Mill shall compensate Arnold as follows:
  - a. Twenty-Five Dollars (\$25.00) for an incarceration less than 24 hours;
  - b. Thirty-Five Dollars (\$35.00) for each day for each incarceration 24 hours or longer.
3. TERM. The initial term of this MOU shall be for twelve (12) months, commencing on the later date this MOU is approved by the governing bodies of the Parties.
4. GOVERNING LAW. This MOU shall be construed and governed in accordance with the law of the State of Missouri. The parties submit to the jurisdiction of the courts of the State of Missouri and waive venue.
5. MODIFICATION. This MOU may not be amended, modified or canceled without the written consent of the parties to this MOU.
6. SEVERABILITY. If any covenant or other provision of this MOU is invalid, or incapable of being enforced, by reason of any rule of law or public policy, all other provisions and conditions of this MOU shall nevertheless remain in full force and effect, and no covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed herein.
7. CONFLICTS OF INTEREST. Byrnes Mill and Arnold warrant that no officer or employee of the Byrnes Mill or Arnold, whether elected or appointed, shall in any

manner whatsoever be interested in or receive any benefit from the profits or emoluments of this MOU.

8. COMPLIANCE WITH LAW. The parties must comply with all applicable laws, ordinances and codes, and regulations of the federal, state and local governments in performing any of the work embraced in this MOU.
9. TERMINATION. Either party may terminate this MOU at any time by giving thirty (30) days' notice in writing to the other parties. If the MOU is terminated by the Byrnes Mill under this paragraph, Arnold will be paid for all services associated with the MOU up to the date of termination.
10. NOTICES. Any notices or other communication required or permitted to be given hereunder must be in writing and will be deemed given three (3) days after posting in the United States mail, regular mail, postage prepaid, or upon receipt by personal or telefacsimile delivery, addressed to:  
  
If to the Byrnes Mill: Frank Selvaggio  
Chief of Police  
141 Osage Executive Circle  
Byrnes Mill, Missouri 64051  
  
If to the Arnold: Robert Shockey  
Chief of Police  
2101 Jeffco Blvd.  
Arnold, Missouri 64010
11. WARRANTY. The parties warrant that each has the authority to enter into this MOU and that all necessary approvals have been given.
12. INCORPORATION. This MOU incorporates the entire understanding and agreement of the parties.

IN WITNESS THEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

Signed: \_\_\_\_\_, 2019

BYRNES MILL, MISSOURI

\_\_\_\_\_  
Chief Frank Selvaggio

Signed: \_\_\_\_\_, 2019

ARNOLD, MISSOURI

\_\_\_\_\_  
Chief Robert Shockey

RESOLUTION NO. 19-08

**A RESOLUTION AWARDING A BID TO SPENCER CONTRACTING FOR THE  
JEFFCO-TENBROOK INTERSECTION PROJECT.**

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WHEREAS, the City of Arnold solicited bids for the Jeffco-Tenbrook Intersection Project; and

WHEREAS, Spencer Contracting submitted the lowest and best bid;

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

Section 1. The attached bid from Spencer Contracting is hereby accepted and the Mayor and/or  
City Administrator are authorized to execute the necessary documents to complete the  
transaction.

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Presiding Officer of the City Council

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Mayor Ron Counts

ATTEST:

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City Clerk Tammi Casey

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

# Spencer Contracting



## SUMMARY OF QUANTITIES

## BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	TOTAL COSTS	
				Unit Cost	TOTAL COSTS
<b>ROADWAY ITEMS</b>					
202-20.10	REMOVAL OF IMPROVEMENTS	L. SUM	1	43000.	43000.-
202-89.02a *	EX UTILITY MANHOLE (ATG)	EA	3	460.-	1380.-
202-89.02b *	EX BUSINESS SIGN (TBR&F)	EA	1	3600.-	3600.-
202-89.02c *	EX WATER VALVE (ATG)	EA	1	115.-	115.-
202-89.02d *	EX MAILBOX (TBR&F)	EA	1	150.-	150.-
202-89.03 *	FENCE (TBR)	FT	20	36.46	729.20
203-10.00	CLASS A EXCAVATION	CUYD	639.3	18.36	9901.55
203-00.00	COMPACTING EXCAVATION	CUYD	296.2	22.36	6623.03
304-05.04	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SQYD	1594	10.94	17438.36
316-10.03	GRAVEL (A)	SQYD	63	7.12	448.56
401-12.09	BITUMINOUS PAVEMENT MIXTURE PG84-22 (BP-1)	TONS	285	99.61	28388.85
401-30.00	BITUMINOUS PAVEMENT MIXTURE PG84-22 (BASE)	TONS	164.2	115.88	19027.50
407-10.03	TACK COAT	GAL	300	.01	3.-
502-11.06	CONCRETE PAVEMENT (6 IN. NON-REINF)	SQYD	89	57.52	5298.48
502-11.08	CONCRETE PAVEMENT (6 IN. NON-REINF)	SQYD	804	61.-	49044.-
608-30.06	6 IN. CONCRETE MEDIAN STRIP	SQYD	60	84.-	5040.-
608-60.08	PAVED APPROACH, 8 IN	SQYD	366	64.12	23596.16
608-20.12	CONCRETE CURB (6 IN. HEIGHT AND UNDER) TYPE B	LF	397	19.52	6578.24
608-20.11	INTEGRAL CURB (6 IN. HEIGHT AND UNDER) TYPE A	LF	118	9.20	1067.20
608-20.12	INTEGRAL CURB (6 IN. HEIGHT AND UNDER) TYPE B	LF	483	9.20	4535.60
616-10.05	CONSTRUCTION SIGNS	SQ FT	122.25	10.-	1222.50
616-10.10	RELOCATE SIGNS	SQ FT	160	6.-	960.-
616-10.28	CHANNELIZER	EA	25	25.-	625.-
616-10.33	DIRECTIONAL INDICATOR BARRICADE	EA	6	75.-	450.-
618-89.01 *	MAINTENANCE OF TRAFFIC CONTROL ITEMS	LS	1	1232.-	1232.-
618-89.02 *	RELOCATE CHANNELIZER	EA	42	1.-	42.-
618-89.02 *	RELOCATE DIRECTIONAL INDICATOR BARRICADE	EA	11	7.-	11.-
617-20.01 *	CONCRETE TRAFFIC BARRIER, TYPE B (MODIFIED)	LF	209	179.84	37168.56
618-10.00	MOBILIZATION	LS	1	24737.	24737.-
618-10.00	PAVEMENT EDGE TREATMENT	LF	1800	21.15	3440.-
622-10.01	COLD MILLING BITUMINOUS PAVEMENT FOR REMOVAL OF SURFACING (LESS THAN 3 IN. THICK)	SQ YD	1372	3.55	4870.60
627-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	5000.-	5000.-
718-10.10	EPOXY COATED TIE BARS (DRILLED AND INSTALLED)	LBS	1670	15.-	1670.-
803-10.00A	TURF TYPE TALL FESCUE SOODING	SQ YDS	794	12.-	8908.-
805-20.00A	SEEDING WARM SEASON MIXTURES	AC	0.1	30000	3000.-
806-10.17	TEMPORARY SEEDING	AC	0.4	6000.-	2400.-
808-10.19	SILT FENCE	LF	1280	2.75	3544.75
808-10.21	TYPE I DITCH CHECK	EA	2	100.-	200.-
808-10.25	INLET CHECK	EA	8	80.-	640.-
806-99.02	TREE PROTECTION	EA	2	300.-	600.-



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL		
			QUANTITY	Unit Cost	TOTAL Costs
<b>DRAINAGE ITEMS</b>					
731-00.00	PRECAST CONCRETE MANHOLE - 60 IN	LF	54	985.-	5319.-
731-10.30	PRECAST CONCRETE DROP INLET 3 FT X 2 FT-6IN	LF	44	1140.-	5031.-
731-10.32	PRECAST CONCRETE DROP INLET 3 FT X 2 FT	LF	8.8	1881.-	19621.90
731-00.02 *	EX INLET/MANHOLE (ADJUST TO GRADE)	EA	1	1094.-	1094.-
728-12.24	24 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	32	99.66	3189.12
728-12.30	30 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	25	100.-	2500.-
730-00.03 **	9 IN. PVC PIPE CULVERT	LF	103	31.30	3223.90
732-00.24	24 IN. PRECAST CONCRETE FLARED END SECTION	EA	2	825.-	1650.-
732-00.02 *	6x9. PRECAST CONCRETE ELLIPTICAL FLARED END SECTION	EA	1	12528.-	12528.-
<b>SIGNING ITEMS</b>					
903-10.10	CONCRETE FOOTINGS, EMBEDDED	CUYD	1.17	1900.-	2106.-
903-12.20	PIPE POST	LB	518.1	6.-	4908.60
903-12.60A	U-CHANNEL POST, 3 LB	FT	127.60	40.-	5100.-
903-12.40	BREAKAWAY ASSEMBLY	EA	9	75.-	675.-
903-50.04A	SH-FLAT SHEET	SQFT	61.50	32.-	2608.-
903-00.02 *	RELOCATE SIGNS	EA	3	200.-	600.-
<b>STRIPING</b>					
620-01.00	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 6 IN, WHITE	LF	1727	65	1122.55
620-01.22	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, WHITE	LF	416	4.-	1664.-
620-01.24	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 24 IN, WHITE	LF	207	8.-	1656.-
620-00.01B	4 IN. YELLOW ACRYLIC WATERBORNE PAVEMENT MARKING PAINT	LF	1048	1.60	1108.80
620-00.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, YELLOW	LF	74	4.-	296.-
620-00.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, CURB PAINT, YELLOW	LF	166	3.-	498.-
620-51.30	TYPE 2 PREFORMED MARKING TAPE (GROOVED), LEFT/RIGHT ARROW	EA	11	350.-	3850.-
620-51.01	TYPE 2 PREFORMED MARKING TAPE (GROOVED), STRAIGHT ARROW	EA	3	300.-	900.-
620-51.40	TYPE 2 PREFORMED MARKING TAPE (GROOVED), WHITE, YIELD LINE TRIANGLES	EA	21	35.-	735.-
620-00.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, SYMBOL, BLUE	EA	3	100.-	300.-
620-00.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 4 IN, BLUE	LF	772	1.-	772.-
<b>BICYCLE/PEDESTRIAN ITEMS</b>					
800-10.10	CONCRETE CURB RAMP	SQYD	82	119.11	6193.72
800-00.04	CONCRETE SIDEWALK, 4 IN.	SQYD	189	43.-	8557.-
800-10.12	TRUNCATED DOME	SQ FT	109	17.23	1878.07



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	Unit Cost	TOTAL Costs
<b>ELECTRICAL</b>					
801-11.35	BRACKET ARM, 15 FT.	EACH	4	531.-	2,124.-
801-13.00	LUMINAIRE, 150 WATT LED (W/ST ARM LTG)	EACH	4	407.-	1,628.-
802-02.14	SIGNAL HEAD, TYPE 4S	EACH	8	523.-	3,138.-
802-02.23	SIGNAL HEAD, TYPE 3S	EACH	1	719.-	719.-
802-05.13	SIGNAL HEAD, TYPE 4B	EACH	7	857.-	5,999.-
802-05.14	SIGNAL HEAD, TYPE 4B	EACH	4	951.-	3,804.-
802-07.04	POST, SIGNAL 8 FT.	EACH	2	691.-	1,382.-
802-31.25	POST, TYPE CL, 25 FT. ARM	EACH	1	5152.-	5152.-
80231.40	POST, TYPE CL, 40 FT. ARM	EACH	2	7824.-	15,648.-
80231.55	POST, TYPE CL, 55 FT. ARM	EACH	1	10,638.-	10,638.-
802-42.53	CONTROLLER ASSEMBLY HOUSING, NEMA TS2 CONTROLLER	EACH	1	17,569.-	17,569.-
802-49.75	VIDEO DETECTION SYSTEM, W/QUELMA ZONE RADAR	EACH	1	27,614.-	27,614.-
802-88.21	POWER SUPPLY ASSEMBLY, T2 WITH 120V LTG CABINET & UPS	EACH	1	10,900.-	10,900.-
802-52.01	CONDUIT, 2 IN., TRENCH WITH TRACER WIRE	LN. FT.	104	9.85	920.40
802-53.00	CONDUIT, 3 IN., TRENCH WITH TRACER WIRE	LN. FT.	103	9.70	968.20
802-73.00	CONDUIT, 3 IN., PUSHED WITH TRACER WIRE	LN. FT.	332	25.25	8,335.50
802-81.00	CABLE, 10 AWG 1 CONDUCTOR, POLE AND BRACKET	LN. FT.	420	.83	348.60
802-82.08	CABLE, 8 AWG 1 CONDUCTOR, POWER	LN. FT.	150	1.28	192.-
802-83.02	CABLE, 12 AWG 2 CONDUCTOR	LN. FT.	930	1.28	1,190.40
802-83.08	CABLE, 18 AWG 2 CONDUCTOR	LN. FT.	1510	1.11	1,676.10
802-83.10	CABLE, 16 AWG 5 CONDUCTOR	LN. FT.	1300	1.28	1,664.-
802-83.11	CABLE, 16 AWG 7 CONDUCTOR	LN. FT.	2820	1.50	4,230.-
802-88.11	PREFORMED PULLBOX, CLASS 2	EACH	3	1,134.-	3,402.-
802-88.12	PREFORMED PULLBOX, CLASS 3	EACH	2	1,554.-	3,108.-
802-91.00	BASE, CONCRETE	GUYD	159	1,282.-	203,838.00
802-99.01	TRAFFIC SIGNAL MAINTENANCE & PROGRAMMING	LS	1	14,233.-	14,233.-
802-99.02	PUSHBUTTON POST	EACH	2	758.-	1,516.-
802-99.02	RELOCATE/RETERMINATE FIBER OPTIC CABLES	EACH	2	2,326.-	4,652.-
802-99.02	SPECIAL EVENT BUTTON	EACH	1	575.-	575.-
802-99.02	NETWORK CONNECTED SIGNAL MONITOR	EACH	1	900.-	900.-
802-99.02	DETECTOR, PUSHBUTTON W/APS FEATURE	EACH	6	595.-	3,570.-
802-99.02	SDIG PANEL	EACH	1	253.-	253.-
810-32.00	CCTV CAMERA ASSEMBLY	EACH	1	6,210.-	6,210.-

BID SUMMATION	TOTAL BID
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607,364.80

CMAQ-5403(668)

City of Arnold  
2101 Jeffco Boulevard  
Arnold, Missouri 63010

## REQUEST FOR BID

BID OF

Bidder Name RV WAGNER DNC

Bidder Address 4712 Green Park RD

ST. LOUIS MO 63123

FOR

**CONSTRUCTING OR IMPROVING**

**Traffic Signal at the intersection of Jeffco Boulevard (MO 61/67) and Tenbrook Road – FOX Entrance**

**Jeffco Boulevard (MO 61/67) and Tenbrook Road – FOX Entrance  
City of Arnold, Missouri**

10/19/18





SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL		
			QUANTITY	Unit Cost	TOTAL Costs
ROADWAY ITEMS					
202-20.10	REMOVAL OF IMPROVEMENTS	L. SUM	1	52,000	52,000
202-89.02a *	EX UTILITY MANHOLE (ATG)	EA	3	388.00	1,164.00
202-89.02b *	EX BUSINESS SIGN (TBR&R)	EA	1	2615.00	2615.00
202-89.02c *	EX WATER VALVE (ATG)	EA	1	241.50	241.50
202-89.02d *	EX MAILBOX (TBR&R)	EA	1	295.75	295.75
202-89.03 *	FENCE (TBR)	FT	20	31.70	634.00
203-10.00	CLASS A EXCAVATION	CUYD	538.3	32.35	17,446.36
203-80.00	COMPACTING EXCAVATION	CUYD	286.2	11.25	3,332.25
304-05.04	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SQYD	1584	8.55	13,628.76
310-10.03	GRAVEL (A)	SQYD	83	17.75	1,192.25
401-12.09	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BP-1)	TONS	285	136.75	38,973.75
401-30.00	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BASE)	TONS	184.2	136.75	25,454.35
407-10.05	TACK COAT	GAL	300	3.20	960.00
502-11.06	CONCRETE PAVEMENT (8 IN. NON-REINF)	SQYD	89	53.00	5,247.00
502-11.08	CONCRETE PAVEMENT (8 IN. NON-REINF)	SQYD	804	50.50	40,602.00
608-30.08	8 IN. CONCRETE MEDIAN STRIP	SQYD	60	166.20	9,972.00
608-50.08	PAVED APPROACH, 8 IN	SQYD	368	71.40	26,275.20
608-20.12	CONCRETE CURB (6 IN. HEIGHT AND UNDER) TYPE B	LF	337	24.30	8,189.10
609-20.11	INTEGRAL CURB (8 IN. HEIGHT AND UNDER) TYPE A	LF	116	23.45	2,720.20
609-20.12	INTEGRAL CURB (8 IN. HEIGHT AND UNDER) TYPE B	LF	483	14.50	7,148.50
816-10.05	CONSTRUCTION SIGNS	SQ FT	122.25	10.60	1,295.85
816-10.10	RELOCATE SIGNS	SQ FT	180	6.35	1,016.00
816-10.28	CHANNELIZER	EA	25	26.50	662.50
816-10.33	DIRECTIONAL INDICATOR BARRICADE	EA	8	79.50	477.00
816-89.01 *	MAINTENANCE OF TRAFFIC CONTROL ITEMS	LS	1	2108.00	2,108.00
816-89.02 *	RELOCATE CHANNELIZER	EA	42	8.50	357.00
816-89.02 *	RELOCATE DIRECTIONAL INDICATOR BARRICADE	EA	11	10.60	116.60
817-20.01 *	CONCRETE TRAFFIC BARRIER, TYPE B (MODIFIED)	LF	209	141.00	29,469.00
818-10.00	MOBILIZATION	LS	1	28,995.00	28,995.00
819-10.00	PAVEMENT EDGE TREATMENT	LF	1800	1.95	3,120.00
822-10.01	COLDMILLING BITUMINOUS PAVEMENT FOR REMOVAL OF SURFACING (LESS THAN 3 IN. THICK)	SQ YD	1372	5.60	7,683.20
827-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	5,830.00	5,830.00
710-10.10	EPOXY COATED TIE BARS (DRILLED AND INSTALLED)	LBS	1870	3.70	6,179.00
803-10.00A	TURF TYPE TALL FESCUE SOODING	SQ YDS	734	12.70	9,321.80
805-20.00A	SEEDING WARM SEASON MIXTURES	AC	0.1	31,900.00	3,180.00
808-10.17	TEMPORARY SEEDING	AC	0.4	6,360.00	2,544.00
808-10.19	SILT FENCE	LF	1289	2.75	3,544.75
806-10.21	TYPE I DITCH CHECK	EA	2	121.90	243.80
806-10.25	INLET CHECK	EA	8	206.70	1,653.60
808-89.02	TREE PROTECTION	EA	2	218.50	437.00



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	BID FORM	
				Unit Cost	TOTAL Costs
<b>DRAINAGE ITEMS</b>					
731-00.00	PRECAST CONCRETE MANHOLE - 60 IN	LF	5.4	939.75	5074.65
731-10.30	PRECAST CONCRETE DROP INLET 3 FT X 2 FT-8IN	LF	4.3	667.90	2871.54
731-10.32	PRECAST CONCRETE DROP INLET 3 FT X 2 FT	LF	9.9	871.80	8630.92
731-08.02 *	EX INLETMANHOLE (ADJUST TO GRADE)	EA	1	1034.00	1034.00
728-12.24	24 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	32	90.00	2880.00
728-12.30	30 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	25	232.00	5800.00
730-08.03 *	6 IN. PVC PIPE CULVERT	LF	103	31.00	3193.00
732-08.24	24 IN. PRECAST CONCRETE FLARED END SECTION	EA	2	1056.00	2112.00
732-08.02 *	6"x8". PRECAST CONCRETE ELLIPTICAL FLARED END SECTION	EA	1	11031.00	11031.00
<b>SIGNING ITEMS</b>					
903-10.10	CONCRETE FOOTINGS, EMBEDDED	CUYD	1.17	1908.00	2232.36
903-12.20	PIPE POST	LB	816.1	6.35	5194.94
903-12.50A	U-CHANNEL POST, 3 LB	FT	127.50	42.40	5406.00
903-12.40	BREAKAWAY ASSEMBLY	EA	9	79.50	715.50
903-50.04A	8H-FLAT SHEET	SQFT	81.50	33.90	2762.85
903-09.02 *	RELOCATE SIGNS	EA	3	212.00	636.00
<b>STRIPING</b>					
620-61.06	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 8 IN, WHITE	LF	1727	.70	1208.90
620-61.22	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, WHITE	LF	416	4.25	1768.00
620-61.24	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 24 IN, WHITE	LF	207	8.45	1749.15
620-60.01B	4 IN. YELLOW ACRYLIC WATERBORNE PAVEMENT MARKING PAINT	LF	1848	.65	1201.20
620-69.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, YELLOW	LF	74	4.25	314.50
620-69.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, CURB PAINT, YELLOW	LF	166	3.10	514.60
620-51.30	TYPE 2 PREFORMED MARKING TAPE (GROOVED), LEFT/RIGHT ARROW	EA	11	371.00	4081.00
620-51.31	TYPE 2 PREFORMED MARKING TAPE (GROOVED), STRAIGHT ARROW	EA	3	318.00	954.00
620-51.40	TYPE 2 PREFORMED MARKING TAPE (GROOVED), WHITE, YIELD LINE TRIANGLES	EA	21	37.00	777.00
620-88.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, SYMBOL, BLUE	EA	3	106.00	318.00
620-88.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 4 IN, BLUE	LF	772	105	810.60
<b>BICYCLE/PEDESTRIAN ITEMS</b>					
608-10.10	CONCRETE CURB RAMP	SQYD	52	100.15	5207.80
608-60.04	CONCRETE SIDEWALK, 4 IN.	SQYD	188	58.35	11,611.65
608-10.12	TRUNCATED DOMES	SQ FT	108	22.75	2479.25



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	BID FORM	
			TOTAL QUANTITY	TOTAL Costs
<b>ELECTRICAL</b>				
901-11.15	BRACKET ARM, 15 FT.	EACH	4	562.85 2251.40
901-13.00	LUMINAIRE, 150 WATT LED (MAST ARM LTG)	EACH	4	431.40 1725.60
902-02.11	SIGNAL HEAD, TYPE 1B	EACH	6	554.35 3326.10
902-02.13	SIGNAL HEAD, TYPE 3S	EACH	1	762.15 762.15
902-05.13	SIGNAL HEAD, TYPE 3B	EACH	7	908.40 6358.80
902-05.14	SIGNAL HEAD, TYPE 4B	EACH	4	1008.00 4032.00
902-27.08	POST, SIGNAL 8 FT.	EACH	2	732.45 1464.90
902-31.25	POST, TYPE CL, 25 FT. ARM	EACH	1	546.00 546.00
902-31.40	POST, TYPE CL, 40 FT. ARM	EACH	2	9293.00 16586.00
902-31.55	POST, TYPE CL, 55 FT. ARM	EACH	1	11276.00 11276.00
902-42.63	CONTROLLER ASSEMBLY HOUSING, NEMA T62 CONTROLLER	EACH	1	15,443.00 15,443.00
902-49.75	VIDEO DETECTION SYSTEM, W/DILEMMA ZONE RADAR	EACH	1	29,270.00 29,270.00
902-88.21	POWER SUPPLY ASSEMBLY, T2 WITH 120V LTG CABINET & UPS	EACH	1	14,554.00 14,554.00
902-82.00	CONDUIT, 2 IN., TRENCH WITH TRACER WIRE	LIN. FT.	104	9.35 972.40
902-83.00	CONDUIT, 3 IN., TRENCH WITH TRACER WIRE	LIN. FT.	103	9.95 1024.85
902-73.00	CONDUIT, 3 IN., PUSHED WITH TRACER WIRE	LIN. FT.	342	26.80 9165.60
902-81.00	CABLE, 10 AWG 1 CONDUCTOR, POLE AND BRACKET	LIN. FT.	420	.85 357.00
902-82.08	CABLE, 8 AWG 1 CONDUCTOR, POWER	LIN. FT.	150	1.35 202.50
902-83.02	CABLE, 12 AWG 2 CONDUCTOR	LIN. FT.	830	1.35 1255.50
902-83.08	CABLE, 16 AWG 2 CONDUCTOR	LIN. FT.	1510	1.20 1812.00
902-83.10	CABLE, 16 AWG 5 CONDUCTOR	LIN. FT.	1300	1.35 1755.00
902-83.11	CABLE, 16 AWG 7 CONDUCTOR	LIN. FT.	2820	1.60 4672.00
902-88.11	PREFORMED PULLBOX, CLASS 2	EACH	3	1202.00 3606.00
902-88.12	PREFORMED PULLBOX, CLASS 3	EACH	2	1647.00 3294.00
902-91.00	BASE, CONCRETE	CUYD	15.8	1358.00 21,542.20
902-88.01	TRAFFIC SIGNAL MAINTENANCE & PROGRAMMING	LS	1	15,086.00 15,086.00
902-89.02	PUSHBUTTON POST	EACH	2	803.50 1607.00
902-88.02	RELOCATE/RETERMINATE FIBER OPTIC CABLES	EACH	2	2465.00 4930.00
902-89.02	SPECIAL EVENT BUTTON	EACH	1	609.50 609.50
902-89.02	NETWORK CONNECTED SIGNAL MONITOR	EACH	1	954.00 954.00
902-89.02	DETECTOR, PUSHBUTTON W/APS FEATURE	EACH	6	630.70 3784.20
902-89.02	SDLC PANEL	EACH	1	268.00 268.00
910.37.00	CCTV CAMERA ASSEMBLY	EACH	1	6582.00 6582.00

<b>BID SUMMATION</b>	<b>TOTAL BID</b>
	\$ 648,863.51

\$ 648,863.51

CMAQ-5403(668)

City of Arnold  
2101 Jeffco Boulevard  
Arnold, Missouri 63010

## REQUEST FOR BID

BID OF

Bidder Name Bershenson Construction Co., INC.

Bidder Address 2 Truitt Drive

Eureka, MO. 63025

FOR

**CONSTRUCTING OR IMPROVING**

**Traffic Signal at the intersection of Jeffco Boulevard (MO 61/67) and Tenbrook Road – FOX Entrance**

**Jeffco Boulevard (MO 61/67) and Tenbrook Road – FOX Entrance  
City of Arnold, Missouri**

10/19/18



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL		
			QUANTITY	Unit Cost	TOTAL Costs
<b>ROADWAY ITEMS</b>					
202-20.10	REMOVAL OF IMPROVEMENTS	L. SUM	1	44,000.00	44,000.00
202-89.02a *	EX UTILITY MANHOLE (AT&G)	EA	3	50.00	150.00
202-89.02b *	EX BUSINESS SIGN (TBR&R)	EA	1	500.00	500.00
202-89.02c *	EX WATER VALVE (AT&G)	EA	1	150.00	150.00
202-89.02d *	EX MAILBOX (TBR&R)	EA	1	150.00	150.00
202-89.03 *	FENCE (TBR)	FF	20	10.00	200.00
203-10.00	CLASS A EXCAVATION	CUYD	539.3	25.00	13,482.50
203-60.00	COMPACTING EXCAVATION	CUYD	286.2	19.00	5,437.80
304-05.04	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SOYD	1594	6.75	10,759.50
310-10.03	GRAVEL (A)	SOYD	63	9.00	567.00
401-12.00	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BP-1)	TONS	285	107.00	30,585.00
401-30.00	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BASE)	TONS	164.2	139.00	22,823.80
407-10.03	TACK COAT	GAL	300	2.00	600.00
502-11.00	CONCRETE PAVEMENT (6 IN. NON-REINF)	SOYD	89	48.00	4,272.00
502-11.00	CONCRETE PAVEMENT (8 IN. NON-REINF)	SOYD	804	58.00	46,632.00
608-50.06	6 IN. CONCRETE MEDIAN STRIP	SOYD	60	106.00	6,360.00
608-50.08	PAVED APPROACH, 8 IN	SOYD	368	54.00	19,872.00
609-20.12	CONCRETE CURB (8 IN. HEIGHT AND UNDER) TYPE B	LF	337	25.00	8,425.00
609-20.11	INTEGRAL CURB (6 IN. HEIGHT AND UNDER) TYPE A	LF	116	11.00	1,276.00
609-20.12	INTEGRAL CURB (8 IN. HEIGHT AND UNDER) TYPE B	LF	493	11.00	5,423.00
616-10.05	CONSTRUCTION SIGNS	SQ FT	122.25	10.30	1,259.18
616-10.10	RELOCATE SIGNS	SQ FT	160	6.20	992.00
616-10.20	CHANNELIZER	EA	25	26.00	650.00
616-10.30	DIRECTIONAL INDICATOR BARRICADE	EA	6	78.00	468.00
616-99.01 *	MAINTENANCE OF TRAFFIC CONTROL ITEMS	LS	1	10,300.00	10,300.00
616-99.02 *	RELOCATE CHANNELIZER	EA	42	8.00	336.00
616-99.02 *	RELOCATE DIRECTIONAL INDICATOR BARRICADE	EA	11	10.00	110.00
617-20.01 *	CONCRETE TRAFFIC BARRIER, TYPE B (MODIFIED)	LF	200	98.00	20,480.00
618-10.00	MOBILIZATION	LS	1	63,000.00	63,000.00
619-10.00	PAVEMENT EDGE TREATMENT	LF	1600	2.50	4,000.00
622-10.01	COLD MILLING BITUMINOUS PAVEMENT FOR REMOVAL OF SURFACING (LESS THAN 3 IN. THICK)	SOYD	1372	6.75	9,261.00
627-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	8,500.00	8,500.00
710-10.10	EPOXY COATED TIE BARS (CRILLED AND INSTALLED)	LBS	1670	0.50	835.00
803-10.00A	TURF TYPE TALL FESCUE SODDING	SQ YDS	734	12.35	9,064.90
805-20.00A	SEEDING WARM SEASON MIXTURES	AC	0.1	30,000.00	3,000.00
805-10.17	TEMPORARY SEEDING	AC	0.4	100.00	40.00
806-10.16	SILT FENCE	LF	1269	1.00	1,269.00
806-10.21	TYPE I DITCH CHECK	EA	2	115.00	230.00
806-10.25	RILEY CHECK	EA	8	125.00	1,000.00
806-99.02	TREE PROTECTION	EA	2	50.00	100.00



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	Unit Cost	TOTAL Costs
<b>DRAINAGE ITEMS</b>					
731-00.60	PRECAST CONCRETE MANHOLE - 60 IN	LF	5.4	635.00	3,429.00
731-10.30	PRECAST CONCRETE DROP INLET 3 FT X 2 FT-6IN	LF	4.3	455.00	1,956.50
731-10.32	PRECAST CONCRETE DROP INLET 3 FT X 2 FT	LF	9.9	788.00	7,801.20
731-99.02 *	EX INLET/MANHOLE (ADJUST TO GRADE)	EA	1	450.00	450.00
726-12.24	24 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	32	74.00	2,368.00
726-12.30	30 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	25	150.00	3,750.00
730-99.03 *	6 IN. PVC PIPE CULVERT	LF	103	43.00	4,429.00
732-06.24	24 IN. PRECAST CONCRETE FLARED END SECTION	EA	2	1,800.00	3,600.00
732-99.02 *	6'x9'. PRECAST CONCRETE ELLIPTICAL FLARED END SECTION	EA	1	3,500.00	3,500.00
<b>SIGNING ITEMS</b>					
903-10.10	CONCRETE FOOTINGS, EMBEDDED	CUYD	1.17	2,470.00	2,889.90
903-12.20	PIPE POST	LB	318.1	6.20	5,072.22
903-12.50A	U-CHANNEL POST, 3 LB	FT	127.50	25.00	3,187.50
903-12.40	BREAKAWAY ASSEMBLY	EA	9	103.00	927.00
903-50.04A	SH-FLAT SHEET	SQFT	61.50	31.00	2,526.50
903-99.02 *	RELOCATE SIGNS	EA	3	350.00	1,050.00
<b>STRIPING</b>					
620-61.08	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 9 IN, WHITE	LF	1727	0.10	1,208.90
620-61.22	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, WHITE	LF	416	4.15	1,726.40
620-61.24	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 24 IN, WHITE	LF	207	8.25	1,707.75
620-60.01B	4 IN. YELLOW ACRYLIC WATERBORNE PAVEMENT MARKING PAINT	LF	1848	1.00	1,848.00
620-99.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, YELLOW	LF	74	4.15	307.10
620-99.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, CURB PAINT, YELLOW	LF	166	3.25	539.50
620-51.30	TYPE 2 PREFORMED MARKING TAPE (GROOVED), LEFT/RIGHT ARROW	EA	11	361.00	3,971.00
620-51.31	TYPE 2 PREFORMED MARKING TAPE (GROOVED), STRAIGHT ARROW	EA	3	335.00	1,005.00
620-51.40	TYPE 2 PREFORMED MARKING TAPE (GROOVED), WHITE, YIELD LINE TRIANGLES	EA	21	37.00	777.00
620-99.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, SYMBOL, BLUE	EA	3	125.00	375.00
620-99.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 4 IN, BLUE	LF	772	1.25	965.00
<b>BICYCLE/PEDESTRIAN ITEMS</b>					
608-10.10	CONCRETE CURB RAMP	SQYD	52	95.00	4,940.00
608-60.04	CONCRETE SIDEWALK, 4 IN.	SQYD	199	36.70	7,303.30
608-10.12	TRUNCATED DOMES	SQ FT	109	24.00	2,616.00



SUMMARY OF QUANTITIES

BID FORM

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	Unit Cost	TOTAL Costs
<b>ELECTRICAL</b>					
901-11.15	BRACKET ARM, 15 FT.	EACH	4	635.50	2,542.00
901-18.06	LUMINAIRE, 150 WATT LED (MAST ARM L/TG)	EACH	4	357.00	1,428.00
902-02.11	SIGNAL HEAD, TYPE 1S	EACH	6	617.00	3,702.00
902-02.13	SIGNAL HEAD, TYPE 3S	EACH	1	870.00	870.00
902-05.13	SIGNAL HEAD, TYPE 3B	EACH	7	1,042.00	7,294.00
902-05.14	SIGNAL HEAD, TYPE 4B	EACH	4	1,247.00	4,988.00
902-27.06	POST, SIGNAL 8 FT.	EACH	2	761.00	1,522.00
902-31.25	POST, TYPE CL, 25 FT. ARM	EACH	1	4,650.00	4,650.00
902-31.40	POST, TYPE CL, 40 FT. ARM	EACH	2	7,560.00	15,120.00
902-31.55	POST, TYPE CL, 55 FT. ARM	EACH	1	1,070.00	1,070.00
902-42.83	CONTROLLER ASSEMBLY HOUSING, NEMA TS2 CONTROLLER	EACH	1	20,025.00	20,025.00
902-49.75	VIDEO DETECTION SYSTEM, W/DILEMMA ZONE RADAR	EACH	1	37,285.00	37,285.00
902-86.21	POWER SUPPLY ASSEMBLY, T2 WITH 120V LTG CABINET & UPS	EACH	1	15,350.00	15,350.00
902-82.00	CONDUIT, 2 IN., TRENCH WITH TRACER WIRE	LIN. FT.	104	10.30	1,071.20
902-83.00	CONDUIT, 3 IN., TRENCH WITH TRACER WIRE	LIN. FT.	103	12.46	1,277.20
902-78.00	CONDUIT, 3 IN., PUSHED WITH TRACER WIRE	LIN. FT.	342	29.90	10,225.80
902-81.00	CABLE, 10 AWG 1 CONDUCTOR, POLE AND BRACKET	LIN. FT.	420	0.55	231.00
902-82.08	CABLE, 8 AWG 1 CONDUCTOR, POWER	LIN. FT.	150	0.70	105.00
902-83.02	CABLE, 12 AWG 2 CONDUCTOR	LIN. FT.	930	1.05	976.50
902-83.08	CABLE, 16 AWG 2 CONDUCTOR	LIN. FT.	1510	1.05	1,585.50
902-83.10	CABLE, 16 AWG 6 CONDUCTOR	LIN. FT.	1300	1.30	1,690.00
902-83.11	CABLE, 16 AWG 7 CONDUCTOR	LIN. FT.	2920	1.55	4,526.00
902-88.11	PREFORMED PULLBOX, CLASS 2	EACH	3	1,380.00	4,140.00
902-88.12	PREFORMED PULLBOX, CLASS 3	EACH	2	1,660.00	3,320.00
902-91.00	BASE, CONCRETE	CUYD	15.8	1,916.00	30,464.80
902-99.01	TRAFFIC SIGNAL MAINTENANCE & PROGRAMMING	LS	1	7,210.00	7,210.00
902-99.02	PUSHBUTTON POST	EACH	2	770.00	1,540.00
902-99.02	RELOCATE/RETERMINATE FIBER OPTIC CABLES	EACH	2	1,650.00	3,300.00
902-99.02	SPECIAL EVENT BUTTON	EACH	1	557.00	557.00
902-99.02	NETWORK CONNECTED SIGNAL MONITOR	EACH	1	1,156.00	1,156.00
902-99.02	DETECTOR, PUSHBUTTON W/APS FEATURE	EACH	6	990.00	5,940.00
902-99.02	SOLC PANEL	EACH	1	1.05	1.05
910-37.02	CCTV CAMERA ASSEMBLY	EACH	1	3,080.00	3,080.00
<b>BID SUMMARY</b>					<b>629,902.00</b>



SUMMARY OF QUANTITIES

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CBB OPC		SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING	
				Unit Cost	CHAD FUNDING Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
202-20.10	REMOVAL OF IMPROVEMENTS	L SUM	1	\$50,000.00	\$50,000.00	\$43,000.00	\$43,000.00	\$44,000.00	\$44,000.00	\$52,000.00	\$52,000.00
202-99.02*	EX UTILITY MANHOLE (ATG)	EA	3	\$500.00	\$1,000.00	\$460.00	\$1,390.00	\$50.00	\$150.00	\$388.00	\$1,164.00
202-99.02b *	EX BUSINESS SIGN (TBR&R)	EA	1	\$6,000.00	\$6,000.00	\$3,800.00	\$3,800.00	\$500.00	\$500.00	\$2,615.00	\$2,615.00
202-99.02c *	EX WATER VALVE (ATG)	EA	1	\$500.00	\$500.00	\$115.00	\$115.00	\$150.00	\$150.00	\$241.50	\$241.50
202-99.02d *	EX MAILBOX (TBR&R)	EA	1	\$500.00	\$500.00	\$150.00	\$150.00	\$150.00	\$150.00	\$295.75	\$295.75
202-99.03 *	FENCE (TBR)	FT	20	\$100.00	\$2,000.00	\$35.46	\$729.20	\$10.00	\$200.00	\$31.70	\$634.00
203-10.00	CLASS A EXCAVATION	CUYD	599.3	\$25.00	\$11,980.00	\$18.36	\$9,901.55	\$25.00	\$13,482.50	\$32.35	\$17,446.36
203-60.00	COMPACTING EXCAVATION	CUYD	286.2	\$25.00	\$6,395.00	\$22.36	\$6,623.03	\$19.00	\$5,627.90	\$11.25	\$3,332.25
304-05.04	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	SCYD	1594	\$7.50	\$10,395.00	\$10.94	\$17,439.36	\$6.75	\$10,759.50	\$8.55	\$13,628.70
310-10.03	GRAVEL (A)	SCYD	63	\$7.50	\$472.50	\$7.12	\$448.66	\$9.00	\$567.00	\$17.75	\$1,118.25
401-12.09	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BP-1)	TONS	285	\$65.00	\$22,420.00	\$99.61	\$28,398.85	\$102.00	\$29,070.00	\$136.75	\$39,973.75
401-30.00	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BASE)	TONS	194.2	\$80.00	\$12,288.00	\$115.88	\$19,027.50	\$139.00	\$22,823.80	\$186.75	\$22,454.35
407-10.05	TACK COAT	GAL	300	\$5.00	\$1,320.00	\$0.01	\$3.00	\$2.00	\$600.00	\$3.20	\$960.00
502-11.06	CONCRETE PAVEMENT (6 IN. NON-REINF)	SCYD	99	\$50.00	\$4,950.00	\$53.52	\$5,298.48	\$48.00	\$4,752.00	\$53.00	\$5,297.00
502-11.08	CONCRETE PAVEMENT (8 IN. NON-REINF)	SCYD	804	\$55.00	\$37,236.00	\$61.00	\$49,044.00	\$58.00	\$46,632.00	\$60.50	\$40,602.00
608-30.06	6 IN. CONCRETE MEDIAN STRIP	SCYD	80	\$35.00	\$2,100.00	\$84.00	\$6,040.00	\$106.00	\$6,360.00	\$166.20	\$9,972.00
608-50.08	PAVED APPROACH, 8 IN	SCYD	369	\$55.00	\$20,240.00	\$64.12	\$23,596.16	\$54.00	\$19,872.00	\$71.40	\$28,275.20
608-20.12	CONCRETE CURB (6 IN. HEIGHT AND UNDER) TYPE S	LF	337	\$30.00	\$6,720.00	\$19.52	\$6,578.24	\$25.00	\$8,425.00	\$24.30	\$8,189.10
608-20.11	INTEGRAL CURB (6 IN. HEIGHT AND UNDER) TYPE A	LF	116	\$30.00	\$3,480.00	\$9.20	\$1,067.20	\$11.00	\$1,276.00	\$23.45	\$2,720.20
609-20.12	INTEGRAL CURB (6 IN. HEIGHT AND UNDER) TYPE B	LF	493	\$30.00	\$11,520.00	\$9.20	\$4,535.60	\$11.00	\$5,423.00	\$14.50	\$7,148.50
616-10.05	CONSTRUCTION SIGNS	SQ FT	122.25	\$50.00	\$6,112.50	\$10.00	\$1,222.50	\$10.30	\$1,259.18	\$10.60	\$1,295.85
616-10.10	RELOCATE SIGNS	SQ FT	160	\$50.00	\$8,000.00	\$6.00	\$960.00	\$6.20	\$992.00	\$6.35	\$1,016.00
616-10.28	CHANNELIZER	EA	25	\$100.00	\$2,500.00	\$25.00	\$625.00	\$28.00	\$695.00	\$26.50	\$662.50
616-10.33	DIRECTIONAL INDICATOR BARRICADE	EA	6	\$150.00	\$900.00	\$75.00	\$450.00	\$78.00	\$468.00	\$79.50	\$477.00
616-99.01 *	MAINTENANCE OF TRAFFIC CONTROL ITEMS	LS	1	\$1,200.00	\$1,200.00	\$1,232.00	\$1,232.00	\$10,300.00	\$10,300.00	\$2,108.00	\$2,108.00
616-99.02 *	RELOCATE CHANNELIZER	EA	42	\$100.00	\$4,200.00	\$1.00	\$42.00	\$8.00	\$336.00	\$8.50	\$357.00
616-99.02 *	RELOCATE DIRECTIONAL INDICATOR BARRICADE	EA	11	\$150.00	\$1,650.00	\$1.00	\$11.00	\$10.00	\$110.00	\$10.60	\$116.60
617-20.01 *	CONCRETE TRAFFIC BARRIER, TYPE B (MODIFIED)	LF	209	\$100.00	\$20,900.00	\$177.84	\$37,168.56	\$98.00	\$20,482.00	\$141.00	\$29,469.00
618-10.00	MOBILIZATION	LS	1	\$22,000.00	\$19,253.82	\$24,737.00	\$24,737.00	\$83,000.00	\$83,000.00	\$28,995.00	\$28,995.00
618-10.00	PAVEMENT EDGE TREATMENT	LF	1600	\$2.00	\$2,746.00	\$2.15	\$3,440.00	\$2.50	\$4,000.00	\$1.95	\$3,120.00
622-10.01	COLDMILLING BITUMINOUS PAVEMENT FOR REMOVAL OF SURFACING (LESS THAN 3 IN. THICK)	SQ YD	1372	\$1.50	\$1,311.00	\$3.55	\$4,870.60	\$6.75	\$9,261.00	\$5.60	\$7,663.20
627-40.00	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$16,070.00	\$14,064.04	\$5,000.00	\$5,000.00	\$8,500.00	\$8,500.00	\$5,830.00	\$5,830.00



**SUMMARY OF QUANTITIES**

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CBB OPC		SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING	
				Unit Cost	CMAQ FUNDING Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
710-10.10	EPOXY COATED TIE BARS (DRILLED AND INSTALLED)	LBS	1670	\$15.00	\$21,495.00	\$1.00	\$1,670.00	\$0.50	\$835.00	\$3.70	\$6,179.00
803-10.00A	TURF TYPE TALL RESCUE SODDING	SQ YDS	734	\$5.00	\$3,325.00	\$12.00	\$8,808.00	\$12.35	\$9,064.90	\$12.70	\$9,321.80
805-20.00A	SEEDING WARM SEASON MIXTURES	AC	0.1	\$1,750.00	\$175.00	\$30,000.00	\$3,000.00	\$30,000.00	\$3,000.00	\$31,800.00	\$3,180.00
806-10.17	TEMPORARY SEEDING	AC	0.4	\$1,000.00	\$300.00	\$6,000.00	\$2,400.00	\$100.00	\$40.00	\$6,380.00	\$2,544.00
806-10.19	SILT FENCE	LF	1289	\$2.50	\$2,852.50	\$2.75	\$3,544.75	\$1.00	\$1,289.00	\$2.75	\$3,544.75
806-10.21	TYPE I DITCH CHECK	EA	2	\$125.00	\$250.00	\$100.00	\$200.00	\$115.00	\$230.00	\$121.90	\$243.80
806-10.25	INLET CHECK	EA	8	\$125.00	\$1,000.00	\$80.00	\$640.00	\$125.00	\$1,000.00	\$206.70	\$1,653.60
806-99.02	TREE PROTECTION	EA	2	\$200.00	\$400.00	\$300.00	\$600.00	\$50.00	\$100.00	\$218.50	\$437.00

SUMMARY OF QUANTITIES

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CBB OPC		SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING	
				Unit Cost	CHAQ FUNDING Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
<b>ROADWAY ITEMS SUB-TOTAL =</b>					<b>\$324,240.36</b>		<b>\$326,586.14</b>		<b>\$395,737.68</b>		<b>\$383,252.01</b>
<b>DRAINAGE ITEMS</b>											
731-00.60	PRECAST CONCRETE MANHOLE - 60 IN	LF	5.4	\$500.00	\$2,700.00	\$985.00	\$5,319.00	\$535.00	\$3,429.00	\$938.75	\$5,074.65
731-10.30	PRECAST CONCRETE DROP INLET 3 FT X 2 FT-6IN	LF	4.3	\$500.00	\$2,150.00	\$1,170.00	\$5,031.00	\$455.00	\$1,956.50	\$687.80	\$2,871.54
731-10.32	PRECAST CONCRETE DROP INLET 3 FT X 2 FT	LF	9.9	\$500.00	\$4,950.00	\$1,881.00	\$18,521.90	\$788.00	\$7,801.20	\$871.80	\$8,650.82
731-99.02 *	EX INLET/MANHOLE (ADJUST TO GRADE)	EA	1	\$750.00	\$750.00	\$1,094.00	\$1,094.00	\$450.00	\$450.00	\$1,034.00	\$1,034.00
726-12.24	24 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	32	\$25.00	\$800.00	\$99.66	\$3,189.12	\$74.00	\$2,368.00	\$90.00	\$2,880.00
726-12.30	30 IN. CLASS II REINFORCED CONCRETE PIPE CULVERT	LF	25	\$30.00	\$750.00	\$100.00	\$2,500.00	\$150.00	\$3,750.00	\$232.00	\$5,800.00
730-99.03 *	6 IN. PVC PIPE CULVERT	LF	103	\$20.00	\$2,060.00	\$31.30	\$3,223.90	\$43.00	\$4,429.00	\$31.00	\$3,193.00
732-06.24	24 IN. PRECAST CONCRETE FLARED END SECTION	EA	2	\$500.00	\$1,000.00	\$825.00	\$1,650.00	\$1,300.00	\$2,600.00	\$1,096.00	\$2,112.00
732-99.02 *	6'x9' PRECAST CONCRETE ELLIPTICAL FLARED END SECTION	EA	1	\$7,500.00	\$7,500.00	\$12,528.00	\$12,528.00	\$3,500.00	\$3,500.00	\$11,031.00	\$11,031.00
<b>DRAINAGE ITEMS SUB-TOTAL =</b>					<b>\$22,660.00</b>		<b>\$53,158.92</b>		<b>\$90,289.70</b>		<b>\$42,627.01</b>
<b>SIGNING ITEMS</b>											
903-10.10	CONCRETE FOOTINGS, EMBEDDED	CUYD	1.17	\$1,000.00	\$910.00	\$1,800.00	\$2,108.00	\$2,470.00	\$2,899.90	\$1,908.00	\$2,232.36
903-12.20	PIPE POST	LB	818.1	\$5.00	\$3,243.50	\$6.00	\$4,908.60	\$6.20	\$5,072.22	\$8.35	\$5,194.94
903-12.50A	U-CHANNEL POST, 3 LB	FT	127.50	\$2.50	\$318.75	\$40.00	\$5,100.00	\$25.00	\$3,187.50	\$42.40	\$5,406.00
903-12.40	BREAKAWAY ASSEMBLY	EA	9	\$100.00	\$700.00	\$75.00	\$675.00	\$103.00	\$927.00	\$79.50	\$715.50
903-50.04A	SH-FLAT SHEET	SQFT	81.50	\$20.00	\$1,270.00	\$32.00	\$2,608.00	\$31.00	\$2,526.50	\$33.90	\$2,722.85
903-99.02 *	RELOCATE SIGNS	EA	3	\$100.00	\$300.00	\$200.00	\$600.00	\$350.00	\$1,050.00	\$212.00	\$636.00
<b>SIGNING ITEMS SUB-TOTAL =</b>					<b>\$6,742.25</b>		<b>\$15,997.80</b>		<b>\$15,653.12</b>		<b>\$18,947.65</b>
<b>STRIPING</b>											
620-61.06	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 6 IN, WHITE	LF	1727	\$1.20	\$1,999.60	\$0.65	\$1,122.55	\$0.70	\$1,208.90	\$0.70	\$1,208.90
620-61.22	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, WHITE	LF	416	\$2.40	\$998.40	\$4.00	\$1,664.00	\$4.15	\$1,726.40	\$4.25	\$1,768.00
620-61.24	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 24 IN, WHITE	LF	207	\$4.80	\$993.60	\$8.00	\$1,656.00	\$8.25	\$1,707.75	\$8.45	\$1,749.15
620-60.01B	4 IN. YELLOW ACRYLIC WATERBORNE PAVEMENT MARKING PAINT	LF	1848	\$0.80	\$1,478.40	\$0.60	\$1,108.80	\$1.00	\$1,848.00	\$0.65	\$1,201.20
620-99.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 12 IN, YELLOW	LF	74	\$2.40	\$177.60	\$4.00	\$296.00	\$4.15	\$307.10	\$4.25	\$314.50
620-99.03 *	ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, CURB PAINT, YELLOW	LF	166	\$1.20	\$199.20	\$3.00	\$498.00	\$3.25	\$539.50	\$3.10	\$514.60
620-61.30	TYPE 2 PREFORMED MARKING TAPE (GROOVED), LEFT/RIGHT ARROW	EA	11	\$500.00	\$5,500.00	\$350.00	\$3,850.00	\$361.00	\$3,971.00	\$371.00	\$4,061.00
620-61.31	TYPE 2 PREFORMED MARKING TAPE (GROOVED), STRAIGHT ARROW	EA	3	\$500.00	\$1,500.00	\$300.00	\$900.00	\$335.00	\$1,005.00	\$316.00	\$954.00
620-61.40	TYPE 2 PREFORMED MARKING TAPE (GROOVED), WHITE, YIELD LINE TRIRANGLES	EA	21	\$500.00	\$5,000.00	\$35.00	\$735.00	\$37.00	\$777.00	\$37.00	\$777.00



SUMMARY OF QUANTITIES

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CBB OPC			SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING	
				Unit Cost	CMAQ FUNDING Costs		Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
620-99.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, SYMBOL, BLUE	EA	3	\$500.00	\$0.00		\$100.00	\$300.00	\$125.00	\$375.00	\$100.00	\$318.00
620-99.03 *	ACRYLIC COPOLYMER FAST DRY PAVEMENT MARKING PAINT, ACRYLIC WATERBORNE PAVEMENT MARKING PAINT, 4 IN. BLUE	LF	772	\$0.80	\$0.00		\$1.00	\$772.00	\$1.25	\$965.00	\$1.05	\$810.60
STRIPING SUB-TOTAL =					\$17,806.80			\$12,902.35		\$14,430.65		\$13,696.95
BICYCLE/PEDESTRIAN ITEMS												
608-10.10	CONCRETE CURB RAMP	SQYD	52	\$150.00	\$7,800.00		\$119.11	\$6,195.72	\$95.00	\$4,940.00	\$100.15	\$5,207.80
608-60.04	CONCRETE SIDEWALK, 4 IN.	SQYD	199	\$45.00	\$8,955.00		\$43.00	\$8,557.00	\$36.70	\$7,303.30	\$58.35	\$11,611.65
608-10.12	TRUNCATED DOMES	SQ FT	109	\$20.00	\$2,180.00		\$17.23	\$1,878.07	\$24.00	\$2,616.00	\$22.75	\$2,479.75
BICYCLE/PEDESTRIAN ITEMS SUB-TOTAL =					\$18,935.00			\$16,628.79		\$14,858.30		\$19,299.20



SUMMARY OF QUANTITIES

ITEM NUM.	ITEM DESCRIPTION	UNIT	CBB OPC		SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING		
			TOTAL QUANTITY	Unit Cost	C/M&A FUNDING Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
901-11.15	BRACKET ARM, 15 FT.	EACH	4	\$600.00	\$2,400.00	\$631.00	\$2,124.00	\$835.50	\$2,542.00	\$662.85	\$2,251.40
901-13.00	LUMINAIRE, 150 WATT LED (MAST ARM LTG)	EACH	4	\$850.00	\$3,400.00	\$407.00	\$1,628.00	\$357.00	\$1,428.00	\$431.40	\$1,725.80
902-02.11	SIGNAL HEAD, TYPE 1S	EACH	6	\$950.00	\$5,700.00	\$523.00	\$3,138.00	\$617.00	\$3,702.00	\$554.35	\$3,326.10
902-02.13	SIGNAL HEAD, TYPE 3S	EACH	1	\$1,150.00	\$1,150.00	\$719.00	\$719.00	\$870.00	\$870.00	\$762.15	\$762.15
902-05.13	SIGNAL HEAD, TYPE 3B	EACH	7	\$1,300.00	\$9,100.00	\$687.00	\$5,998.00	\$1,042.00	\$7,294.00	\$908.40	\$6,358.80
902-05.14	SIGNAL HEAD, TYPE 4B	EACH	4	\$1,600.00	\$6,400.00	\$951.00	\$3,804.00	\$1,247.00	\$4,988.00	\$1,008.00	\$4,032.00
902-27.08	POST, SIGNAL 8 FT.	EACH	2	\$950.00	\$1,900.00	\$681.00	\$1,362.00	\$761.00	\$1,522.00	\$732.45	\$1,464.90
902-31.25	POST, TYPE CL, 25 FT. ARM	EACH	1	\$7,000.00	\$7,000.00	\$5,152.00	\$5,152.00	\$4,650.00	\$4,650.00	\$5,481.00	\$5,481.00
902-31.40	POST, TYPE CL, 40 FT. ARM	EACH	2	\$9,000.00	\$18,000.00	\$7,824.00	\$15,648.00	\$7,560.00	\$15,120.00	\$8,293.00	\$16,586.00
902-31.55	POST, TYPE CL, 55 FT. ARM	EACH	1	\$10,400.00	\$10,400.00	\$10,638.00	\$10,638.00	\$1,070.00	\$1,070.00	\$11,276.00	\$11,276.00
902-42.83	CONTROLLER ASSEMBLY HOUSING, NEMA TS2 CONTROLLER	EACH	1	\$18,000.00	\$18,000.00	\$14,568.00	\$14,568.00	\$20,025.00	\$20,025.00	\$16,443.00	\$16,443.00
902-49.75	VIDEO DETECTION SYSTEM, W/DILEMMA ZONE RADAR	EACH	1	\$40,000.00	\$40,000.00	\$27,614.00	\$27,614.00	\$37,285.00	\$37,285.00	\$29,270.00	\$29,270.00
902-86.21	POWER SUPPLY ASSEMBLY, T2 WITH 120V LTG CABINET & UPS	EACH	1	\$6,500.00	\$6,500.00	\$10,900.00	\$10,900.00	\$15,350.00	\$15,350.00	\$11,554.00	\$11,554.00
902-52.00	CONDUIT, 2 IN., TRENCH WITH TRACER WIRE	LIN. FT.	104	\$10.00	\$1,040.00	\$8.85	\$920.40	\$10.30	\$1,071.20	\$9.35	\$972.40
902-53.00	CONDUIT, 3 IN., TRENCH WITH TRACER WIRE	LIN. FT.	103	\$12.00	\$1,236.00	\$9.40	\$968.20	\$12.40	\$1,277.20	\$9.95	\$1,024.85
902-73.00	CONDUIT, 3 IN., PUSHED WITH TRACER WIRE	LIN. FT.	342	\$25.00	\$8,100.00	\$25.25	\$8,638.50	\$29.90	\$10,225.80	\$26.80	\$9,165.60
902-81.00	CABLE, 10 AWG 1 CONDUCTOR, POLE AND BRACKET	LIN. FT.	420	\$3.00	\$1,260.00	\$0.83	\$348.60	\$0.55	\$231.00	\$0.85	\$357.00
902-82.08	CABLE, 8 AWG 1 CONDUCTOR, POWER	LIN. FT.	150	\$1.95	\$277.50	\$1.28	\$192.00	\$0.70	\$105.00	\$1.35	\$202.50
902-83.02	CABLE, 12 AWG 2 CONDUCTOR	LIN. FT.	930	\$2.00	\$1,860.00	\$1.28	\$1,190.40	\$1.05	\$976.50	\$1.35	\$1,255.50
902-83.08	CABLE, 16 AWG 2 CONDUCTOR	LIN. FT.	1510	\$2.00	\$3,020.00	\$1.11	\$1,676.10	\$1.05	\$1,585.50	\$1.20	\$1,812.00
902-83.10	CABLE, 16 AWG 5 CONDUCTOR	LIN. FT.	1300	\$2.00	\$2,600.00	\$1.28	\$1,664.00	\$1.30	\$1,690.00	\$1.35	\$1,755.00
902-83.11	CABLE, 16 AWG 7 CONDUCTOR	LIN. FT.	2920	\$2.50	\$7,300.00	\$1.50	\$4,380.00	\$1.55	\$4,528.00	\$1.60	\$4,672.00
902-88.11	PREFORMED PULLBOX, CLASS 2	EACH	3	\$1,100.00	\$3,300.00	\$1,134.00	\$3,402.00	\$1,380.00	\$4,140.00	\$1,202.00	\$3,606.00
902-88.12	PREFORMED PULLBOX, CLASS 3	EACH	2	\$1,750.00	\$3,500.00	\$1,554.00	\$3,108.00	\$1,680.00	\$3,320.00	\$1,647.00	\$3,294.00
902-91.00	BASE, CONCRETE	CUYD	15.9	\$1,050.00	\$16,695.00	\$1,282.00	\$20,383.80	\$1,916.00	\$30,464.40	\$1,358.00	\$21,882.20
902-99.01	TRAFFIC SIGNAL MAINTENANCE & PROGRAMMING	LS	1	\$15,000.00	\$15,000.00	\$14,233.00	\$14,233.00	\$7,210.00	\$7,210.00	\$15,086.00	\$15,086.00
902-99.02	PUSHBUTTON POST	EACH	2	\$650.00	\$1,300.00	\$758.00	\$1,516.00	\$770.00	\$1,540.00	\$803.50	\$1,607.00
902-99.02	RELOCATERETERMINATE FIBER OPTIC CABLES	EACH	2	\$750.00	\$1,500.00	\$2,328.00	\$4,656.00	\$1,650.00	\$3,300.00	\$2,465.00	\$4,930.00
902-99.02	SPECIAL EVENT BUTTON	EACH	1	\$800.00	\$800.00	\$675.00	\$675.00	\$557.00	\$557.00	\$609.50	\$609.50
902-99.02	NETWORK CONNECTED SIGNAL MONITOR	EACH	1	\$1,200.00	\$1,200.00	\$900.00	\$900.00	\$1,158.00	\$1,158.00	\$954.00	\$954.00
902-99.02	DETECTOR, PUSHBUTTON W/APS FEATURE	EACH	6	\$1,000.00	\$6,000.00	\$595.00	\$3,570.00	\$980.00	\$5,940.00	\$690.70	\$5,794.20
902-99.02	SDLC PANEL	EACH	1	\$300.00	\$300.00	\$253.00	\$253.00	\$1.05	\$1.05	\$288.00	\$288.00



SUMMARY OF QUANTITIES

ITEM NUM.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CBB OPC		SPENCER CONTRACTING		GERSHENSON CONSTRUCTION		SPENCER CONTRACTING	
				Unit Cost	CMAQ FUNDING Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs	Unit Cost	TOTAL Costs
910.37.00	CCTV CAMERA ASSEMBLY	EACH	1	\$10,000.00	\$10,000.00	\$6,210.00	\$6,210.00	\$3,780.00	\$3,780.00	\$6,582.00	\$6,582.00
ELECTRICAL SUB-TOTAL =					\$218,238.50		\$182,083.00		\$198,942.85		\$193,040.70
BID SUMMATION					\$808,622.91		\$607,384.80		\$829,907.10		\$648,863.51