

City of Arnold, Missouri

Public Hearing
Council Chamber

September 1, 2016
7:00 p.m.

- A. 2016-10 Raising Caine's Minor Record/Consolidation Plat of Lots A and B
Of HBH Properties Subdivision, 1163 Jeffco Blvd.

Council Meeting

Immediately Following the Public Hearing

Agenda

1. Pledge of Allegiance:
2. Opening Prayer: Shiloh World Outreach – Rick or Lisa Wallace
3. Roll Call
4. Business from the Floor:
5. Consent Agenda
 - A. Minutes from August 18, 2016.
 - B. Payroll Warrant **#1245 in the Amount of \$252,860.97**
 - C. General Warrant **#5673 in the Amount of \$347,312.02**
6. Ordinances:
 - A. **Bill No. 2646:** An Ordinance by the City of Arnold, Missouri, accepting the Results of the Tuesday, August 2, 2016, City of Arnold Non- Partisan Primary Election as Certified by Wes Wagner, County Clerk/Election Authority of Jefferson County, Missouri on Proposition V of the Passage of Continuing the Local Sales Tax on the Titling of Motor Vehicles, Trailers Boats and Outboard Motors Purchased from a Source Other than a Licensed Missouri Dealer.
 - B. **Bill No. 2647:** An Ordinance Approving a Record Plat Titled "Raising Caine's Arnold, Missouri, Consolidation Plat"
 - C. **Bill No. 2648:** An Ordinance Accepting Lands Known as Bluffs at Rivercrest for Public use of Streets and Storm Sewers; Authorizing the Mayor of the City of Arnold, Missouri, to Execute a Formal Acceptance Thereof: and Providing for the Recording of Said Acceptance. A copy

Formal Acceptance is Attached Hereto and Made a Part Hereof by Reference.

7. Resolutions:

- A. **Resolution No. 16-52:** A Resolution Authorizing the Purchase of a Ford Ford – F350 Pick-Up Truck for the City of Arnold Public Works Department for use in Various Building Maintenance Services.
- B. **Resolution No. 16-53:** A Resolution Authorizing the Purchase of a Ford F - 350 Stake Body Truck for the City of Arnold Public Works Street Department for General Street Repair use and Snow Removal Operations.

8. Motion:

- A. 2016-09, Conditional use for a Fast Food Restaurant, 1163 Jeffco Blvd. Raising Caine's.

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports

11. Adjournment

Next Regular City Council Meeting September 15, 2016 p.m.
Next Work Session September 8, 2016 at 7:00 p.m.

Mayor Ron Counts called the meeting to order at 7:05 p.m.

The Pledge of Allegiance was recited.

Pastor Jeremy Schultz from St. John's Lutheran Church offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Fleischmann, Fulbright, Cooley, Owens, Amato (arrived 7:15), Amato, Sullivan, Plunk, McArthur, Richison, Casey, Holden, Sweeney, Boone, Blattner, Kroupa and Chief Shockey.

BUSINESS FROM THE FLOOR

Travis Partney introduced himself to the council. He was appointed as Associate Judge in Division 13 by the Governor in March.

CONSENT AGENDA

- A. MINUTES FROM THE AUGUST 4, 2016 MEETING**
- B. PAYROLL WARRANT NO. 1244 IN THE AMOUNT OF \$289,115.12**
- C. GENERAL WARRANT NO. 5672 IN THE AMOUNT OF \$1,617,074.78**

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

ORDINANCES

BILL NO. 2642 – AN ORDINANCE OF THE CITY OF ARNOLD, MISSOURI, REAFFIRMING THE GROSS RECEIPTS TAX TO BE IMPOSED UPON WATER OR SEWER CORPORATIONS CONDUCTING BUSINESS WITHIN THE CITY AND MATTERS RELATED THERETO was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, (excused); Sullivan, yes; Plunk, yes; McArthur, yes 7 yeas: **Ordinance passed.**

Phil Amato arrived in the council chambers at 7:15 p.m.

BILL NO. 2643 – AN ORDINANCE PROVIDING FOR THE ADOPTION OF THE FISCAL YEAR 2017 BUDGET AND AMENDING THE FISCAL YEAR 2016 BUDGET FOR ESTIMATED YEAR-END RESULTS was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, no; Sullivan, yes; Plunk, yes; McArthur, yes; 7 Yeas, 1 Nay: **Ordinance passed.**

BILL NO. 2644 – AN ORDINANCE AMENDING CHAPTER 420 FLOOD PLAIN MANAGEMENT, SECTION 420.040.B.1A SPECIFIC STANDARDS was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas: **Ordinance passed.**

BILL NO. 2645 – AN ORDINANCE AMENDING SECTION 410.650 OF THE CODE OF ORDINANCES TO ESTABLISH MINIMUM STANDARDS FOR THE ACCEPTANCE OF PRIVATE STREETS FOR PUBLIC MAINTENANCE was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 16-46 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A TASK ORDER WITH INTUITION & LOGIC TO PROVIDE CONTINUING ENGINEERING DESIGN SERVICES FOR THE MS4 (MUNICIPAL SEPARATE SEWER SYSTEMS) STORM WATER SERVICES FOR THE CITY OF ARNOLD

Butch Cooley made a motion and so moved to approve Resolution No. 16-46. Seconded by Gary Plunk. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 yeas: **Resolution passed.**

RESOLUTION NO. 16-47 – A RESOLUTION AUTHORIZING THE MAYOR TO EXTEND A CONTRACT BY CHANGE ORDER WITH J.M. MARSCHUETZ CONSTRUCTION COMPANY TO PROVIDE CONSTRUCTION SERVICES FOR THE RESIDENTIAL CITY WIDE CONCRETE STREET REPLACEMENT PROJECT FOR THE CITY OF ARNOLD

Brian McArthur made a motion and so moved to approve Resolution No. 16-47. Seconded by David Owens. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas: **Resolution passed.**

**RESOLUTION NO. 16-48 – A RESOLUTION AMENDING THE
COMPREHENSIVE TRANSPORTATION PLAN FOR THE CITY OF ARNOLD**

Gary Plunk made a motion and so moved to approve Resolution No. 16-48.
Seconded by EJ Fleischmann. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley,
yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas:
Resolution passed.

**RESOLUTION NO. 16-49 – A RESOLUTION CREATING A LIFETIME
MEMBERSHIP TO THE ARNOLD RECREATION CENTER OF ARNOLD, MO**

David Owens made a motion and so moved to amend Resolution No. 16-49, changing
the required length of employment to become eligible for the lifetime membership from
40 years to 30 years. Seconded by EJ Fleischmann. Roll call vote: Fleischmann, yes;
Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes;
McArthur, yes; 8 Yeas: **Motion carried.**

**David Owens made a motion and so moved to approve Resolution No. 16-49 as
amended.** Seconded by EJ Fleischmann. Roll call vote: Fleischmann, yes; Fulbright,
yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8
Yeas: **Resolution passed.**

**RESOLUTION NO. 16-50 – A RESOLUTION DECLARING THE FIRST FRIDAY
OF EVERY MONTH AS FIRST RESPONDER FRIDAY**

Butch Cooley made a motion and so moved to approve Resolution No. 16-50.
Seconded by Vern Sullivan. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley,
yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas:
Resolution passed.

**RESOLUTION NO. 16-51 – A RESOLUTION AUTHORIZING THE MAYOR TO
ENTER INTO A CONTRACT WITH MIDWEST POOL MANAGEMENT**

Gary Plunk made a motion and so moved to approve Resolution No. 16-51.
Seconded by EJ Fleischmann. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley,
yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 Yeas:
Resolution passed.

MOTIONS

A. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING PERSONNEL PURSUANT TO RSMo SECTION 610.021 (3)

Jason Fulbright made a motion and so moved to hold a closed session immediately following the City Council meeting. Seconded by Brian McArthur. Roll call vote: Fleischmann, yes; Fulbright, yes; Cooley, yes; Owens, yes; Amato, yes; Sullivan, yes; Plunk, yes; McArthur, yes; 8 yeas: **Motion carried.**

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Mayor Counts – Stated he was pleased with the agreement reached with the Police Department. Mayor Counts encouraged council to attend the Industrial Manufacturing Summit which will be held at the Rec Center on August 25th. After its completion he will bring the results forward at a Work Session. There may also be a Retail Summit in the near future.

Vern Sullivan – Ward 3 – Stated that the Tourism Commission is sponsoring the Liverpool Legends concert at Rickman Auditorium and the proceeds will benefit the Arnold Food Pantry.

Phil Amato – Ward 3 – Wanted to state that every employee, in every department plays a vital role in the City. While he is pleased with the results of the Police Department agreement he also wants to be sure that all employees know that the council is working on changes for them too. He would like the Department Heads to get the word out that no employee has been forgotten.

ADMINISTRATIVE REPORTS

Bryan Richison – Distributed to council the newly adopted By-Laws for the Aging and Disabilities Commission that were approved at their meeting today. Mr. Richison also informed council that Jeffco Express is receiving a grant to add a 2nd bus route in Arnold. They will be attending the Work Session in September to inform council of the changes.

Susie Boone – Reminded everyone that the Rec Center will be closed next Monday through Wednesday for annual cleaning. The Patriot Golf Tournament will be held September 2nd. Also the annual memorial ceremony for 9/11 will be held at 2:00 pm Sunday, September 11th.

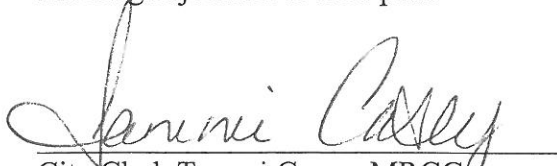
Mayor Counts announced a ten minute recess before going into closed session.

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Closed session ended at 8:26p.m.

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

Meeting adjourned at 8:26 p.m.


City Clerk Tammi Casey, MRCC

Draft

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 8/18/2016

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO 2642	BILL NO 2643	BILL NO 2644	BILL NO 2645
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PHIL AMATO	ARRIVED 7:15	EXCUSED	EXCUSED	NO	YES	YES
COUNCIL:	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:	SUSIE BOONE			PRESENT
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:	ED BLATTNER			PRESENT
COM DEV	MARY HOLDEN	PRESENT	TREASURER:	DAN KROUPA			PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT	POLICE DEPT.	LT. CARROLL			PRESENT

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 8/18/2016

PAGE: 2

BILL NO - RESOLUTION - MOTION

		RESOLUTION NO. 16-46	RESOLUTION NO 16-47	RESOLUTION NO 16-48	MOTION TO AMEND RESOLUTION NO 16-49	RESOLUTION NO 16-49 AS AMENDED	RESOLUTION NO 16-50
COUNCIL MEMBERS:							
MAYOR	RON COUNTS						
COUNCIL:	EJ FLEISCHMANN	YES	YES	YES	YES	YES	YES
COUNCIL:	JASON FULBRIGHT	YES	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	YES	YES	YES	YES	YES	YES
COUNCIL:	DAVID OWENS	YES	YES	YES	YES	YES	YES
COUNCIL:	PHIL AMATO	YES	YES	YES	YES	YES	YES
COUNCIL:	VERN SULLIVAN	YES	YES	YES	YES	YES	YES
COUNCIL:	GARY PLUNK	YES	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	YES	YES	YES	YES	YES	YES
CITY ADMINISTRATOR	BRYAN RICHISON				PARKS DIR:	SUSIE BOONE	
CITY CLERK	TAMMI CASEY				PUBLIC WORKS:	ED BLATTNER	
COM DEV	MARY HOLDEN				TREASURER:	DAN KROUPA	
CITY ATTORNEY	BOB SWEENEY				POLICE DEPT.	CHIEF SHOCKEY	

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 8/18/2016

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BILL NO - RESOLUTION - MOTION

		RESOLUTION NO 16-51	MOTION TO HOLD CLOSED SESSION				
COUNCIL MEMBERS:							
MAYOR	RON COUNTS						
COUNCIL:	EJ FLEISCHMANN	YES	YES				
COUNCIL:	JASON FULBRIGHT	YES	YES				
COUNCIL:	BUTCH COOLEY	YES	YES				
COUNCIL:	DAVID OWENS	YES	YES				
COUNCIL:	PHIL AMATO	YES	YES				
COUNCIL:	VERN SULLIVAN	YES	YES				
COUNCIL:	GARY PLUNK	YES	YES				
COUNCIL:	BRIAN MCARTHUR	YES	YES				
CITY ADMINISTRATOR	BRYAN RICHISON			PARKS DIR:	SUSIE BOONE		
CITY CLERK	TAMMI CASEY			PUBLIC WORKS:	ED BLATTNER		
COM DEV	MARY HOLDEN			TREASURER:	DAN KROUPA		
CITY ATTORNEY	BOB SWEENEY			POLICE DEPT.	CHIEF SHOCKEY		

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

FLOOD PLAIN AMENDMENT

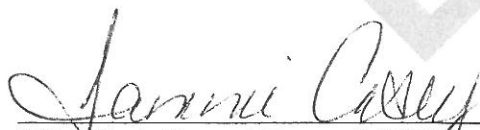
Mary Holden informed council that after the recent flooding and meeting with residents whose homes were damaged beyond 50% of their value, they realized that the City's code provision to elevate 3 feet above the 100 year flood plain elevation when repairing damage to existing homes is very difficult. FEMA's requirement is to be at the 100 year floodplain elevation or above, it is the City's code that specifies 3 feet above.

It is suggested that the code be amended to state that **new construction** of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to **3 feet above base flood elevation** and that **homes being remodeled or repaired** shall have the lowest floor, including basement, **elevated to the base flood elevation or above.**

COMMENTS FROM PUBLIC AND COUNCIL

NONE

The Public Hearing ended at 7:05 p.m.


City Clerk Tammi Casey, MRCC

AN ORDINANCE BY THE CITY OF ARNOLD MISSOURI, ACCEPTING THE RESULTS OF THE TUESDAY, AUGUST 2, 2016, CITY OF ARNOLD NON-PARTISAN PRIMARY ELECTION AS CERTIFIED BY WES WAGNER, COUNTY CLERK/ELECTION AUTHORITY OF JEFFERSON COUNTY, MISSOURI ON PROPOSITION V OF THE PASSAGE OF CONTINUING THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS AND OUTBOARD MOTORS PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER

WHEREAS, in accordance with Ordinance No. 5.24, Bill No. 2634, passed by the Arnold City Council on May 19, 2016, the following question was posed to the voters during the Election held on August 2, 2016:

PROPOSITION V

Shall the City of Arnold continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri Dealer? Rejection of this measure will result in a reduction of local revenue to provide for vital services for the City of Arnold and it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers.

YES NO

WHEREAS; the vote for Proposition V was:

2,044	Yes	64.32%
1,326	No	35.68%

WHEREAS; Wes Wagner, County Clerk/Election Authority of Jefferson County, Missouri, has certified the election results for said election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

That the City of Arnold accepts the Certificate of Election Results by Wes Wagner, County Clerk/Election Authority of Jefferson County, Missouri.

READ TWO TIMES, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, THIS _____ DAY OF _____, 2016.

SIGNATURES ON THE FOLLOWING PAGE

Presiding Officer of the City Council

Mayor Ron Counts

Attest:

City Clerk, Tammi Casey

1st Reading: _____

2nd Reading: _____

APPROVED TO FORM:

City Attorney

CITY OF ARNOLD CITY COUNCIL, SEPTEMBER 1, 2016 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2016-10, RAISING CAINE'S MINOR RECORD/CONSOLIDATION PLAT, OF LOTS A AND B OF HBH PROPERTIES SUBDIVISION, 1163 JEFFCO BLVD, PLANNING COMMISSION RECOMMENDATION
DATE: AUGUST 25, 2016
CC:

Request

Mr. Thomas Murphy has submitted for approval of a minor record/consolidation plat for Lots A and B of HBH Properties Subdivision, 1163 Jeffco Blvd. Please find attached the application and proposed plat.

Planning Commission Summary and Recommendation

The Planning Commission held a public hearing and considered this request at their August 23, 2016 meeting. No one spoke at the public hearing and there was minimal discussion during the meeting. The Planning Commission voted 9-0 to forward a recommendation of approval as presented.

Analysis

The site is being consolidated to accommodate demolition of the existing structure and new construction of Raising Caine's.

Overall, the proposed plat complies with our Subdivision Code and Staff's only comment is no conditions are added related to the commercial site plan, conditional use permit and Board of Adjustment since this application is not dependent upon approval of them.

BILL NO. 2647

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A RECORD PLAT TITLED
"RAISING CANE'S, ARNOLD, MISSOURI, CONSOLIDATION PLAT"**

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

WHEREAS, the Planning Commission of the City of Arnold has reviewed the proposed record plat and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and have submitted a report and recommendation for approval of said record plat titled "Raising Cane's, Arnold, Missouri, Consolidation Plat" to the City Council;

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

Section 1. The City of Arnold hereby accepts and approves the record plat titled "Raising Cane's, Arnold, Missouri, Consolidation Plat."

Section 2. The acceptance and approval of "Raising Cane's, Arnold, Missouri, Consolidation Plat" as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Arnold, Missouri.

Section 3. The acceptance and approval of "Raising Cane's, Arnold, Missouri, Consolidation Plat" as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

Section 4. Within one hundred-eighty (180) days after approval of the record plat identified as "Raising Cane's, Arnold, Missouri, Consolidation Plat" the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 36 of the City of Arnold Subdivision Ordinance.

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

Section 6. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

SIGNATURES ON FOLLOWING PAGE

READ TWO TIMES, PASSED AND APPROVED THIS _____ DAY OF SEPTEMBER 2016.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

1st reading: _____

2nd reading: _____

APPROVED AS TO FORM:

City Attorney Robert Sweeney

August 25, 2016

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RAISING CANE'S, ARNOLD, MISSOURI, CONSOLIDATION PLAT

A TRACT OF LAND BEING LOTS A AND B OF 'HBH PROPERTIES SUBDIVISION' AS RECORDED IN PLAT BOOK 78, PAGE 26 AND BEING PART OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI

- GENERAL NOTES**
1. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 2. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 3. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 4. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 5. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 6. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 7. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 8. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 9. RECORD OF PROPERTY: 1778 JEFFCO BLDG.
 10. RECORD OF PROPERTY: 1778 JEFFCO BLDG.

DESCRIPTION

THE PROPERTY IS A SUBDIVISION IN JEFFERSON COUNTY, MISSOURI, ACCORDING TO THE PLAT FIRST RECORDED IN PLAT BOOK 78, PAGE 26 OF THE JEFFERSON COUNTY RECORDS.

LOT 1 - LAND RESUBDIVISION

A TRACT OF LAND BEING CONSOLIDATED LOTS A AND B OF 'HBH PROPERTIES SUBDIVISION' A SUBDIVISION IN JEFFERSON COUNTY, MISSOURI, ACCORDING TO THE PLAT FIRST RECORDED IN PLAT BOOK 78, PAGE 26 OF THE JEFFERSON COUNTY RECORDS.

OWNER'S CERTIFICATE - RAISING CANE'S RESTAURANTS, L.L.C.

I, _____, being the owner of the above described property, do hereby certify that the above described property is the same property as that which was described in the plat first recorded in Plat Book 78, Page 26 of the Jefferson County Records, Missouri.

OWNER'S CERTIFICATE - JENNIFER MAHE A TRUST CO.

I, _____, being the owner of the above described property, do hereby certify that the above described property is the same property as that which was described in the plat first recorded in Plat Book 78, Page 26 of the Jefferson County Records, Missouri.

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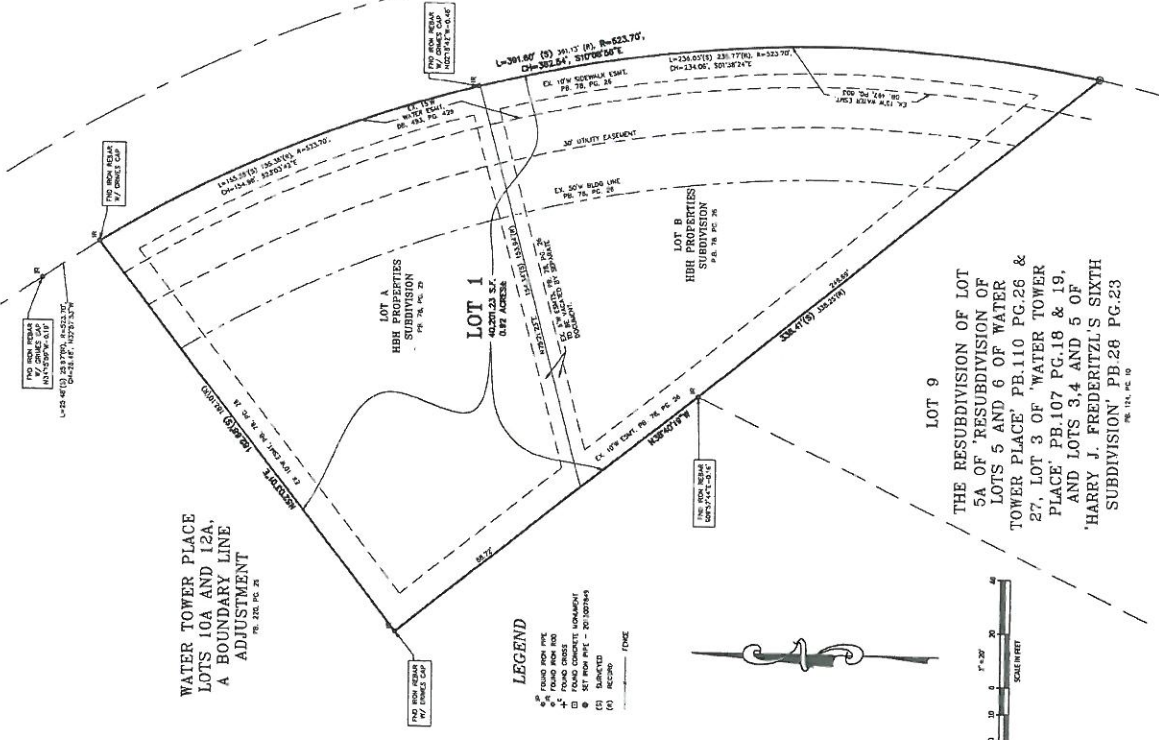
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OWNER'S CERTIFICATE - RISING CANE'S RESTAURANTS, L.L.C.

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U.S. HIGHWAY 61/67
(AKA JEFFCO BLVD)
(80'W)



- LEGEND**
- 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'
 - 1" = 20'



LOT 9
THE RESUBDIVISION OF LOT
5A OF 'RESUBDIVISION OF
LOTS 5 AND 6 OF WATER
TOWER PLACE' PB.110 PG.26 &
27, LOT 3 OF 'WATER TOWER
PLACE' PB.107 PG.18 & 19,
AND LOTS 3, 4 AND 5 OF
'HARRY J. FREDERITZL'S SIXTH
SUBDIVISION' PB.28 PG.23

REVISIONS	DATE	DESCRIPTION

RAISING CANE'S, ARNOLD, MISSOURI, CONSOLIDATION PLAT
 A TRACT OF LAND BEING LOTS A AND B OF 'HBH PROPERTIES SUBDIVISION' AS RECORDED IN PLAT BOOK 78, PAGE 26 AND BEING PART OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI.
 PREPARED FOR RAISING CANE'S RESTAURANTS L.L.C. 1778 JEFFCO BLDG. ARNOLD, MO 63128
 CONSULTANT: ENGINEERING CIVIL DEVELOPER

CONSOLIDATION V-1

OWNER'S CERTIFICATE

I, _____, being the owner of the above described property, do hereby certify that the above described property is the same property as that which was described in the plat first recorded in Plat Book 78, Page 26 of the Jefferson County Records, Missouri.

OWNER'S CERTIFICATE - RAISING CANE'S RESTAURANTS, L.L.C.

I, _____, being the owner of the above described property, do hereby certify that the above described property is the same property as that which was described in the plat first recorded in Plat Book 78, Page 26 of the Jefferson County Records, Missouri.

OWNER'S CERTIFICATE - JENNIFER MAHE A TRUST CO.

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CITY OF ARNOLD, MISSOURI

TO: MAYOR RON COUNTS AND CITY COUNCIL
FROM: CHRISTIE HULL-BETTALE
SUBJECT: THE BLUFFS AT RIVER CREST SUBDIVISION
DATE: 8/25/2016
CC: BRYAN RICHISON, MARY HOLDEN

The Bluffs at River Crest subdivision of 7 home sites is now complete. Jim Jokerst of Fox Creek Homes LLC is requesting the approval of the subdivision with acceptance and maintenance of the streets and storm sewers within the City right of way.

Community Development and Public Works provided inspections and punch lists to the developer. All deficiencies and outstanding item are addressed. And the developer provided infrastructure as built drawings to City for future use.

Approval of the request will release the developer of obligations to the subdivision. Any remaining escrows guaranteeing subdivision improvements will be dispersed to the developer.

Staff recommends acceptance of the completed subdivision.

AN ORDINANCE ACCEPTING LANDS KNOWN AS BLUFFS AT RIVERCREST FOR PUBLIC USE OF STREETS AND STORM SEWERS; AUTHORIZING THE MAYOR OF THE CITY OF ARNOLD, MISSOURI, TO EXECUTE A FORMAL ACCEPTANCE THEREOF; AND PROVIDING FOR THE RECORDING OF SAID ACCEPTANCE. A COPY OF SAID FORMAL ACCEPTANCE IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

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

Section 1. The City of Arnold, Missouri, hereby accepts and hereby authorizes its Mayor to execute a formal written acceptance of certain portion of Twin Oaks Drive in Bluffs at River Crest Subdivision for use as open and public streets and storm sewers within the Right of Way, said acceptance conditioned upon fulfillment of all conditions contained in the formal written acceptance attached hereto.

Section 2. A copy of the aforementioned formal written acceptance is attached hereto, is hereby incorporated herein and made a part hereof by reference as if more fully set out.

Section 3. The formal written acceptance shall be duly recorded in the land records of the County of Jefferson, State of Missouri, by a duly appointed officer of the City of Arnold, Missouri.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS _____ DAY OF _____ 2016.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

1st reading: _____

2nd reading: _____

APPROVED AS TO FORM:

City Attorney Robert Sweeney

ACCEPTANCE AND DEDICATION

This is to certify that the interest in real property conveyed by all parties having an interest in Twin Oaks Drive in Bluffs at River Crest Subdivision to the City of Arnold, Missouri, was duly accepted by Bill Number _____, Ordinance Number _____ of the City of Arnold, Missouri, adopted _____, 2016, and Council of the City of Arnold has consented to the recordation of such petition by its duly authorized officer.

CITY OF ARNOLD, MISSOURI

By: _____
Ron Counts, Mayor
2101 Jeffco Boulevard
Arnold, Missouri 63010

Attest: _____
Tammi Casey, City Clerk

STATE OF MISSOURI)
)
COUNTY OF JEFFERSON)

ON THIS _____ DAY OF _____, 2016, personally appeared before me Ron Counts, who, being duly sworn, did say that he is the Mayor of the City of Arnold, Missouri, a Municipal Corporation, and that the seal affixed to the foregoing instrument is the official seal of said City, and said instrument to be the free act and deed of said City.

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

Notary Public

My term expires: _____

**CITY OF ARNOLD
AGENDA ITEM SUMMARY**

AGENDA ITEM

7 A

NAME OF TOPIC/PROJECT: A resolution authorizing the purchase of a new Ford F-350 pick-up truck for the City's Public Works building general maintenance department through the Missouri State cooperative purchasing contract program.

SUMMARY EXPLANATION: With the City's purchase of this vehicle, it will replace the existing 2001 Ford truck which is in need of retirement due to mileage, engine condition, and overall frame deterioration. The existing panel bed will be removed and placed on the new truck frame.

RECOMMENDED ACTION: Approval

Why is this action necessary? Seek Council approval for this vehicle purchase through the state cooperative purchase program.

What does this action accomplish? This vehicle will provide proper general service for the public works department in undertake the various building maintenance needs required on a daily basis.

Positive impacts and to whom? All the City general operations.

Negative impacts and to whom? None.

ADDITIONAL COMMENTS: The staff will take the existing service truck and remove its panel box bed and install on the new F-350 truck. As it happens the new truck will come with a pickup bed and we will transfer that bed onto truck 304 whose bed is generally rusted out.

SUMMARY OF VENDOR/CONSULTANT/CONTRACTOR

Name: Joe Machens Ford	Previous city contracts: Yes (state contract)
Transaction amount: \$29,417	Transaction type: Purchase Order
Comments: The 2017 budget appropriated \$30,400	

RESOLUTION NO. 16-52

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F-350
PICK-UP TRUCK FOR THE CITY OF ARNOLD PUBLIC WORKS
DEPARTMENT FOR USE IN VARIOUS BUILDING MAINTENANCE
SERVICES.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the City be, and is hereby authorized to issue a purchase order for A Ford F-350 pick-up truck for the City's Public Works Department for use in various building maintenance services in the amount of \$29,417 from Joe Machens Ford through the State of Missouri contract purchasing program for the City of Arnold.

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

August 25, 2016
Z:\CITYDOCS\RESOLUTN\16-52 Public Works Ford F-350 Pick-up.doc

JOE MACHENS FORD LINCOLN

1911 W. Worley • Columbia, MO 65203 • (573) 445-4411 • (800) 745-4454 • www.machens.com

May 26, 2016

City of Arnold

Subject: Joe Machens Proposal on a 2017 Ford F350 Regular Cab 4x4, Pickup Bed

To: Whom it May Concern;

As per the requested quote on a 2017 Ford F350, Joe Machens Ford proposes the following. The Ford F350 includes the factory standard options.

Price – Dealer Code – Option, Included Equipment

\$27,751 – F3B – 2017 Ford F350

Regular Cab

4 Wheel Drive

6.2L V8 Gas Engine

8' Bed (long)

Standard Rear Axle

Single Rear Wheels

Automatic Transmission 6 speed

Air Conditioning

LH & RH Manual Tow Mirrors

All Season Tires plus spare

Standard GVWR

4 wheels disc brakes – ABS

Cruise control

Tow Package

Vinyl Flooring

Vinyl Seats 40/20/40

AM/FM Radio

Optional equipment (Price – Dealer Code – Option):

\$841 – 90L – Power Equipment Group

\$83 – 924/43B – Privacy glass w/ rear defroster

\$152 – 66S – Auxillary Switches

\$341 – 871 – Rear Camera

\$249 – 52B – Trailer Brake Controller (Factory Integrated)

\$0 – Z1 – Oxford White

\$0 – DEL – Delivery / Fees

Total

\$29,417 per vehicle

Joe Machens Ford appreciates your business and we look forward to servicing your needs in the future. Any questions should be directed to Kelly Sells, Fleet Department Manager.

Thanks,



Kelly Sells
Fleet Manager
Joe Machens Ford
573-445-4411
ksells@machens.com



**CITY OF ARNOLD
AGENDA ITEM SUMMARY**

AGENDA ITEM

7 B

NAME OF TOPIC/PROJECT: A resolution authorizing the purchase of a new Ford F-550 stake bed truck for the City's Public Works Street Department for general street repair service and winter snow plow services. Purchase will be through the Missouri State cooperative purchasing contract program.

SUMMARY EXPLANATION: With the City's purchase of this vehicle, it will replace the existing 2000 Ford F-450 truck (310) which is in need of retirement due to mileage, engine condition, and overall frame deterioration. Existing truck will be sold once the new truck is in full operations mode.

RECOMMENDED ACTION: Approval

Why is this action necessary? Seek Council approval for this vehicle purchase through the state cooperative purchase program.

What does this action accomplish? This vehicle will provide proper general service for the Public Works Street Department in general street repairs and snow removal operations.

Positive impacts and to whom? All the City general street repair and snow removal operations and the residents who drive City streets.

Negative impacts and to whom? None.

ADDITIONAL COMMENTS: The existing 310 truck will be sold once the new truck is fully operational.

SUMMARY OF VENDOR/CONSULTANT/CONTRACTOR

Name: Joe Machens Ford **Previous city contracts:** Yes (state contract)

Transaction amount: \$73,521.00 **Transaction type:** Purchase Order

Comments: The 2017 budget appropriated \$70,000 but have other truck vehicle equipment savings to offset this overage.

RESOLUTION NO. 16-53

A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F-550
STAKE BODY TRUCK FOR THE CITY OF ARNOLD PUBLIC WORKS
STREET DEPARTMENT FOR GENERAL STREET REPAIR USE AND
SNOW REMOVAL OPERATIONS..

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the City be, and is hereby authorized to issue a purchase order for a Ford F-550 stake body truck for the City's Public Works Street Department for general street repair use and snow removal operations in the amount of \$73,521 from Joe Machens Ford through the State of Missouri contract purchasing program for the City of Arnold.

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

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

JOE MACHENS FORD LINCOLN

1911 W. Worley • Columbia, MO 65203 • (573) 445-4411 • (800) 745-4454 • www.machens.com

May 23, 2016

City of Arnold

Subject: Joe Machens Proposal on a 2017 Ford F550, Crew Cab & Chassis, 4x4

To: Whom it May Concern;

As per the requested quote on a 2017 Ford F350, Joe Machens Ford proposes the following. The 2017 Ford F550 includes the factory standard options.

Price – Dealer Code – Option, Included Equipment

\$46,297 – W5H – 2017 Ford F550	Standard GVWR
Crew Cab & Chassis	4 wheels disc brakes – ABS
4 Wheel Drive	Cruise control and Tilt
6.7L Diesel Engine	Vinyl Flooring
Standard Rear Axle	Vinyl Seats
Automatic Transmission 6 speed	60" Cab to Axle (179" wheelbase)
Air Conditioning	Dual Rear Wheels
LH & RH Manual Mirrors	Reverse Alarm
All Season Tires plus spare	

Optional equipment from state contract (Price – Dealer Code – Option):

\$1,035 – 90L – Power Equipment Group
\$0 – 66S – Auxillary Switches
\$79 – 473 – Snow Plow Prep Pkg
\$332 – X8L – Limited Slip Axle (4.88)
\$1,063 – 68M – Payload Plus Upgrade Pkg (19,500 GVWR)
\$83 – 924/43B – Privacy glass w/ rear defroster
\$481 – 872 – Rear Camera
\$249 – 52B – Trailer Brake Controller (Factory Integrated)
\$565 – 4S – Cloth 40/mini console/40 Seats in lieu of Vinyl 40/10/40
\$0 – Z1 – Oxford White
\$0 – JMF – Delivery / Fees

Total

\$50,184* *See following page for Knapheide options.

Joe Machens Ford appreciates your business and we look forward to servicing your needs in the future. Any questions should be directed to Kelly Sells, Fleet Department Manager.

Thanks,



Kelly Sells
Fleet Manager
Joe Machens Ford
573-445-4411
ksells@machens.com





Knapheide Truck Equipment
 10101 Mid Rivers Mall Drive
 St Peters MO 63376
 Phone: 636-397-4444
 Fax: 636-397-2613
 www.stlouis.knapheide.com

QUOTATION

Quote ID: DL00000397-1

Page 1 of 4

Customer: JOE MACHENS FORD LINCOLN MERCU
 PO BOX 1078
 1911 W WORLEY
 COLUMBIA MO 65205-1078

Quote Number: DL00000397-1

Quote Date: 5/23/2016

Quote valid until: 6/22/2016

Contact: KELLY SELLS

Phone: 1-573-445-4411

Fax: 1-573-445-3615

By: Prepared dlevin

Salesperson: dlevin

PO#:

<i>Make:</i> FORD	<i>Model:</i> F-550	<i>Year:</i>	<i>Single/Dual:</i>
<i>Cab Type:</i>	<i>Wheelbase:</i>	<i>Cab-to-Axle:</i> 60.0	<i>VIN:</i>

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	WS 76901	ITEM "C" PLUS \$120.00 FOR 9' ILO OF 8.6' PRO PLUS SNOW PLOW 9' PRO PLUS BLADE ASSY INCLUDES QUADRANT, SHOCK ABSORBERS, AND TRIP SPRINGS	\$5,525.00	\$5,525.00
1	WS 31269-1	FORD MOUNT	\$0.00	\$0.00
1	WS 75700	BIG BOX ASSY PRO PLUS	\$0.00	\$0.00
1	WS 29049	PLUG-IN HARNESS KIT	\$0.00	\$0.00
1	WS 29070-1	MODULE 3 PORT - DRL/NON-DRL	\$0.00	\$0.00
1	WS 96900	CONTROL, MUX HH-WP	\$0.00	\$0.00
1	ECCO 5580A-VM	15" LED AMBER MINIBAR INSTALL ON TOP AND CENTER OF CAB ON/OFF SWITCH IN CAB	\$326.00	\$326.00
2	ECCO 3715A	LED HEAD AMBER 4LED SURFACE MT 12VDC 9 FLASH PATTERNS INSTALL HIGH AND OUTSIDE OF GRILL. LIGHTS MUST ABLE TO BE SEEN WHEN PLOW IS IN DOWN POSITION. WIRED TO SAME ON/OFF SWITCH AS THE 15" LED MINI LIGHT BAR	\$188.00	\$376.00
1	KNAP KDBF912A	MODOT: 21C.1 2.4 YD DUMP BODY 60 CA, CAB CHASSIS w/34" Frames WITH FIXED SIDES BULKHEAD HEIGHT 18 LENGTH 108 WIDTH 87 SIDE HEIGHT 12 GENERAL • Light Duty, Contractor's Dump Body, for use on single axle, one-ton trucks. • Available in both fixed or drop side construction. • Sloped Run Boards. • Floor is 7 ga HRCQ.	\$6,772.00	\$6,772.00



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 www.stlouis.knapheide.com

QUOTATION

Quote ID: DL00000397-1

Page 2 of 4

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
		<ul style="list-style-type: none"> • Bulkhead is 10 ga., tail gate is double paneled 10 and 12ga, and sides are double paneled made of 12 ga., all High Tensile Steel. • Long sills are 7" trapezoidal style and accept scissors type hoist. • Pockets on top of sides for extension (cheater) boards. • Double acting 10 ga. tailgate with spreader chains and quick release top pins. • Tailgate release is positive locking with dump handle at left front corner of body. • Standard, LED clearance, marker and RID lights provided to meet FMVSS 108. • 100% fully solid welded construction. • Body and sides are E-Coat primed. Body is fully undercoated. <p>HEADBOARD</p> <ul style="list-style-type: none"> • One piece 10 ga. high tensile , 2 bend top rail, 2-1/4" wide with 1-1/2" return flange. • Fully boxed corner posts and full width reinforcement rib for added rigidity. • Integrated Cab Protector mounting pockets. <p>FLOOR</p> <ul style="list-style-type: none"> • Two piece 7ga. high tensile, full seam welded. • Sloped floor to side interface to reduce material adhesion on sides. <p>SIDES</p> <ul style="list-style-type: none"> • Sides are slam-style with center mounted release handle and heavy duty rotary latches. (Drop sides only) • Reinforced with a 4-1/2"x 9-1/2" formed rear corner post from top of tailgate to bottom of crossmember. • Pockets provided front and rear for 2x6 extension (cheater) boards. • Drop sides are removable for easy service and replacement. (No cutting required.) <p>TAILGATE AND HARDWARE</p> <ul style="list-style-type: none"> • Formed two piece construction: seamless outter 12ga. Panel and single piece 10 ga. inner wall. • Top hinge member is 1-1/4" diameter quick-release mechanism for dropping gate from top. • Lower latch hardware is overhead hook type latch with 1-1/8" inch diameter pin, 3/4" thick latch. • 5/16" inch spreader chain supplied with length sufficient to support tailgate in horizontal position. <p>TAIL GATE RELEASE SYSTEM</p> <ul style="list-style-type: none"> • Mechanical, positive locking operating handle at left front by driver's door. • 3/4" diameter cross shafts (front and rear) and 1/2" diameter operating rod running longitudinally down street side. • Safety restraining ring provided at the handle. • Multiple grease points throughout system. (Grease zerks provided.) <p>UNDERSTRUCTURE</p> <ul style="list-style-type: none"> • Crossmember-less construction • Long sills are 7" trapezoidal style, full length of body, with internal anti-corrosion coating. • Rear member is 7" deep, of 10 ga. construction, full width of body 		
1	KNAP KCP-025S17A-P	CAB PROTECTOR, QUARTER 17"H, PRIME, STRAIGHT 3-4 YRD, FORD/DODGE/GM	\$458.00	\$458.00



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QUOTATION

Quote ID: DL00000397-1

Page 3 of 4

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	KNAP KHA-1516SF-ED	HOIST HYDRAULIC OPERATED 9' DUMP BODY, CAPACITY: 8.7 TONS HOIST TOWER CONTROLS MOUNTED IN CAB	\$0.00	\$0.00
1	MODOT N	UPGRADE KNAP KDBF916A ADDITIONAL COST FOR 16" SOLID SIDES ILO 12" SOLID SIDES	\$170.00	\$170.00
1	KNAP 77502177	6" OVAL LIGHT HOLES FOR INSTALLATION OF AMBER LED FLASHERS ECCO (3715A) BOTH SIDES WIRED WITH INTO THE SAME ON/OFF SWITCH AS THE 15" MINI BAR LIGHT	\$114.00	\$114.00
1	USTA 11422	US TARP SYSTEM ALUMINUM AIR DEFLECTOR AND TARP ARMS 3 SPRING EXTERNAL MOUNT ON/OFF SWITCH IN CAB	\$1,854.00	\$1,854.00
1	US 92-12-BM	12' BLACK MESH TARP	\$0.00	\$0.00
1	WS 99038	WESTERN "STRIKER" STAINLESS STEEL SALT SPREADER 9' LONG 3.0 YD CAP DUAL DRIVE HYDRAULIC MOTORS ADJUSTABLE CHUTE	\$6,668.00	\$6,668.00
1	WS 99119	STAINLESS STEEL INVERTED "V"	\$0.00	\$0.00
1	WS 99698	STAINLESS STEEL HYDRAULIC CHUTE EXTENSION KIT	\$0.00	\$0.00
1	WS 68790	RATCHET TIE DOWN KIT	\$0.00	\$0.00
1	WS 99505-1	SECONDARY WORK LIGHT MOUNTED ON SPREADER WITH ON/OFF SWITCH IN CAB	\$0.00	\$0.00
1	BUYE 3008560	DUMP BODY TAILGATE LATCH IS ATTACHED TO END OF SPREADER.	\$0.00	\$0.00
1	BUYE 1705105	TOOLBOX, 36X18X18 ALUMINUM TREAD PLATE INSTALLED FRAME MOUNTED ON DRIVERS SIDE	\$475.00	\$475.00
1	BUYE 1701005	BRACKET MOUNTING KIT 3inX18inX18	\$0.00	\$0.00
1	CERT 15162673	HYDRAULIC ENGINE DRIVEN CLUTCH PUMP TO OPERATE DUMP AND SPREADER ONLY KIT IF FOR 6.7L FORD DIESEL ENGINE REMOTE CONSOLE FOR HOIST CABLE CONTROL DUAL KNOB SPREADER CONTROL (ONE KNOB FOR CHAIN DRAG AND ONE KNOB FOR SPINNER SPEED. 15 GAL HYDRAULIC OIL RESERVOIR MOUNTED ON CURBSIDE OF FRAME	\$7,267.00	\$7,267.00

Quote Total:	\$30,005.00
Discount:	\$0.00
Total Due:	\$30,005.00

The following options may be added:

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	WS 62220-1	RUBBER DEFLECTOR KIT 9.0'	\$320.00	\$320.00
1	BUYE 1809061A	MODOT: 21U LATE HITCH FORD 2-1/2 RECEIV F350-F550	\$450.00	\$450.00



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www.stlouis.knapheide.com

QUOTATION

Quote ID: DL00000397-1

Page 4 of 4

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	BUYE RTA252	ADAPTOR 2 5in /2 0in RECEIVER 2 1/2" TO 2"	\$0.00	\$0.00
1	CURT 57184	7 WAY FLAT WIRE PINE HARNESS	\$105.00	\$105.00

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

- ◆ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ◆ Options and Quoted Items do NOT include applicable Sales Tax.
- ◆ If a pool chassis is being held that is associated with this quotation, the pool truck will be held for a maximum of 72 hours from the time of this quotation.

Notes:

CITY OF ARNOLD

WITH MODOT PRICING: #3-141204TV WITH UPGRADES

SNOW PLOW PART NUMBERS MAY CHANGE DUE TO THE 2017 FORD MODEL YEAR CHANGES. PRICES WILL NOT CHANGE IF ORDERED BY AUGUST 1, 2016

CITY OF ARNOLD, CITY COUNCIL, SEPTEMBER 1, 2016, MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2016-09, CONDITIONAL USE FOR A FAST FOOD RESTAURANT, 1163
JEFFCO BLVD. RAISING CAINE'S, PLANNING COMMISSION
RECOMMENDATION
DATE: AUGUST 25, 2016
CC:

Request

Mr. Thomas Murphy has submitted for approval of a conditional use permit for a fast food restaurant at 1163 Jeffco Blvd. Please find attached the application and written responses to the criteria used to review a conditional use permit. Please refer to the Staff report dated August 17, 2016, File Number 2016-11, commercial site plan approval-Raising Caine's for plans and elevations.

Planning Commission Summary and Recommendation

The Planning Commission held a public hearing and considered this request at their August 23, 2016 meeting. No one spoke during the public hearing and there was minimal discussion since the any concerns were addressed during the Commercial Site Plan approval review (Staff report attached). The Planning Commission voted 9-0 to forward a recommendation of approval with the below findings and conditions:

Findings:

1. Fast food is not inconsistent with good planning practice.
2. The use will not be detrimental to the permitted developments and other uses in the district since there are other fast food restaurants operating the vicinity with no detrimental impacts.
3. The existing structure at 1163 Jeffco Blvd will be demolished and a new one built. The new building will be compatible and compliment the recently constructed buildings and existing buildings in the surrounding area.
4. The use can be deemed desirable by providing a choice in dining opportunities. In addition, the demolition of the existing structure and new construction will promote the health, safety and welfare of the uses of the area.

Conditions:

1. The Board of Adjustment approves the variances for Raising Caine's to the front yard setback for parking and the number of parking stalls required for a fast food restaurant.
2. The commercial site plan for Raising Caine's is approved by the Planning Commission.
3. The minor record/consolidation plat for Raising Caine's is approved by the City Council.
4. Provide sight distance profiles for the entrances.
5. Light poles do not exceed twenty (20) feet in height, including the base.
6. Please be aware that shields may be needed on the light poles to prevent those lights shining directly onto drivers along Jeffco Blvd.
7. The revised landscape plan will be brought back for separate review and approval addressing the concerns identified above.

Analysis

Staff's main points have been outlined in the Staff report for File Number 2016-11, Commercial Site Plan approval for Raising Caine's and those comments are applicable here and the proposed conditions of approval for this application reflect those comments.

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

The use is deemed consistent with good planning practice. Fast food is not inconsistent with good planning practice.

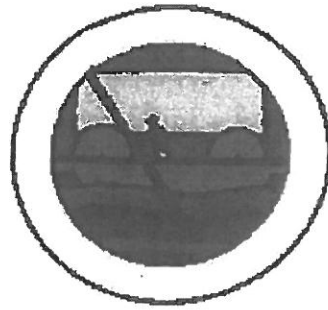
The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The use will not be detrimental to the permitted developments and other uses in the district since there are other fast food restaurants operating the vicinity with no detrimental impacts.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The existing structure at 1163 Jeffco Blvd will be demolished and a new one built. The new building will be compatible and compliment the recently constructed buildings and existing buildings in the surrounding area.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. The use can be deemed desirable by providing a choice in dining opportunities. In addition, the demolition of the existing structure and new construction will promote the health, safety and welfare of the uses of the area.

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

8/23/16
mtg



CONDITIONAL USE PERMIT
APPLICATION

File Number 2016-09

\$400.00 Fee Paid pd.

APPLICANT/CONTRACT PURCHASER

Thomas Murphy

Name

6767 Perkins Road Suite 200, Baton
Rouge, LA 70808

Address, City, State, Zip

(225) 761-3624

Telephone Number

(225) 767-0060

Facsimile Number

1163 Jeffco Blvd. Arnold, MO 63010

Property Address (or nearest intersection)

OWNER:

Robert Montgomery

Name

6800 Bishop Rd. Plano, TX 75024

Address, City, State, Zip

(972) 769-3348

Telephone Number

(972) 769-3101

Facsimile Number

C-3

Zoning of property

Proposed Use: Fast Food Restaurant

Adjacent Zoning/Uses

C-3

North

C-3

South

C-2

East

C-3

West

7/25/2016

Date of application

August 23, 2016

Meeting date targeting

Thomas Murphy
Signature of Applicant

Signature of Owner



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone. (225) 769-0546
Fax. (225) 767-0060

August 15, 2016

Mary Holden
Director of Community Development
City of Arnold, MO

RE: Raising Cane's #291 Arnold, MO Conditional Use Permit Application Letter

Dear Mary Holden, Planning and Zoning Commission, and City Council Representatives

The Planning Commission shall file a report with the Council in which said Commission shall grant, conditionally grant, or deny an application for a conditional use permit and state those reasons therefore. The Planning Commission, after public hearing, may permit those developments and uses where such developments and uses have met the below criteria:

- A. Consistent with good planning practice;
 - a. With any fast food restaurant, thoughtful site design is critical for the success of the business and the safety of its customers. The particular building is our prototype 4, which is our smallest prototype. We chose this style building to navigate the unique site that we are currently developing. Although the unique location has created the need for variances, our civil design meets all ADA and best practice standards. Raising Cane's landscaping is a point of pride in our design and continues to exceed minimum requirements in order to create a pleasant environment for our patron's as well as passer-by's.

- B. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.
 - a. Our site location on Jeffco Blvd. is surrounded by several restaurants including a Long John Silvers, Jack in the Box, O'Reilly's Auto Parts Store, and a large retail development. Our fast food restaurant development will be demolishing an existing used car business and re-grading the site to better comply with the surrounding area promoting better design.

- C. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area;
 - a. Raising Cane's holds itself to internally high standards that exceed minimum standards set out by International Building Codes and best practices. Our building exterior materials consist of brick veneer wainscoting below authentic stucco which is capped with pre-

finished metal parapets. Pre-manufactured awnings accent the overall masses of the building to create an aesthetic brand that is unique to our business. Our building's brand has created an aesthetically pleasing and durable building which has become the standard for so many other corporate brands. This building's design has been constructed all over the country for many years and its design has stood the test of time. Being situated near two fast food restaurants that also carry their own aesthetic brands, the Raising Cane's restaurant we are planning will not conflict with the surrounding area.

- D. Deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.
- a. For the last 25 years, Raising Cane's has grown from one location in Baton Rouge, La to over 250 nationwide. Each store carries its own success in hiring young people to learn new skills and develop into community leaders, generate important sales tax revenue for the benefit of the surrounding community, and support the local community with educational and entrepreneurial charities alike.

Thank You,
Thomas Murphy

A handwritten signature in black ink, appearing to read "Thomas Murphy". The signature is written in a cursive style with a large, stylized initial "T".

**CITY OF ARNOLD PLANNING COMMISSION, AUGUST 23, 2016
MEETING**

TO: PLANNING COMMISSION
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2016-11, RAISING CAINE'S COMMERCIAL SITE PLAN, 1163 JEFFCO BLVD.
DATE: AUGUST 17, 2016
CC:

Request

Thomas Murphy has submitted for approval of a commercial site plan for Raising Caine's restaurant to be located at 1163 Jeffco Blvd. The existing site is the former home of Hale Motors and the existing structure will be demolished. The proposed restaurant will be 2,854 gross square feet. Please find attached the applications, site plan, elevations, lighting detail, landscape plan, and architectural elevations.

Analysis

This development proposal has four distinct components needing approval and they are as follows:

1. Minor record/consolidation plat (and City Council approval)
2. Commercial site plan
3. Conditional use permit (and City Council approval)
4. Board of Adjustment for the two variances

Staff is pleased to see this site being redeveloped and Raising Caine's coming to the City of Arnold. The existing structure will be demolished, the site re-graded and new construction. The plans have been reviewed by Staff and other jurisdictions with initial comments forwarded to the applicant and revised plans resubmitted. Below are our comments regarding the proposal.

A concern has been raised about sight distances out of the north entrance. Please show a sight distance profile for both entrances.

The photometric plan and lighting detail submitted provides good detail. One comment is since the site sits higher than the surrounding properties, including Jeffco Blvd, please be aware that shields may be needed on the light poles to prevent those lights shining directly onto drivers along Jeffco Blvd. Additionally, the light pole standards are indicated at twenty (20) feet high, which is our maximum height, but we want to make everyone aware one will be placed under the AmerenMO overhead electric line and as long as it stays at 20 feet high there is no conflict.

The attached landscape plan does not reflect changes based on our comments due to the fact they firm is located in Baton Rouge, LA and is currently experiencing epic flooding. The revised landscape plan will be brought back for separate review and approval. The comments regarded minimum size for plant material; AmerenMO expressing concern over the Eastern White Pine and Swamp White Oak locations due to their overhead electric; and automatic irrigation being required. Staff would like to point out the submitted landscape plan far exceeds our landscape requirements.

The applicant is requesting approval of two variances to the Zoning Code. Their first is to the required fifteen (15) foot front yard setback for parking and the second is for the parking calculation requirements for a fast food restaurant. The proposal is to have the parking located nine and one-half feet (9-1/2') from the front yard and provide 29 parking spaces instead of the 33 required. The variances are based on topography, grades and irregular configuration of the lots. The Board of Adjustment is scheduled to hear the variances on Wednesday, August 24, 2016 and Staff is recommending approval of the variances due to the physical challenges of the site.

Comments for the Minor record/consolidation plat and conditional use permit are outlined in those Staff reports.

Recommendation

Staff recommends the Planning Commission approve the commercial site plan with the following conditions:

1. The Board of Adjustment approves the variances for Raising Caine's to the front yard setback for parking and the number of parking stalls required for a fast food restaurant.
2. The conditional use permit for Raising Caine's is granted final approval by the City Council.
3. The minor record/consolidation plat for Raising Caine's is approved by the City Council.
4. Provide sight distance profiles for the entrances.
5. Light poles do not exceed twenty (20) feet in height, including the base.
6. Please be aware that shields may be needed on the light poles to prevent those lights shining directly onto drivers along Jeffco Blvd.
7. The revised landscape plan will be brought back for separate review and approval addressing the concerns identified above.

RASING CANES CHICKEN FRYERS
 1000 W. 10th St.
 Annapolis, MD 21403
 STORE #291

DEVELOPER/APPLICANT:
 RASING CANES CHICKEN FRYERS, L.L.C.
 1000 W. 10th St.
 Annapolis, MD 21403
 Tel: 410-293-3554

OWNER:
 RASING CANES CHICKEN FRYERS, L.L.C.
 1000 W. 10th St.
 Annapolis, MD 21403
 Tel: 410-293-3554

CONSULTANT:
PREMIER CIVIL ENGINEERING
 1000 W. 10th St.
 Annapolis, MD 21403
 Tel: 410-293-3554

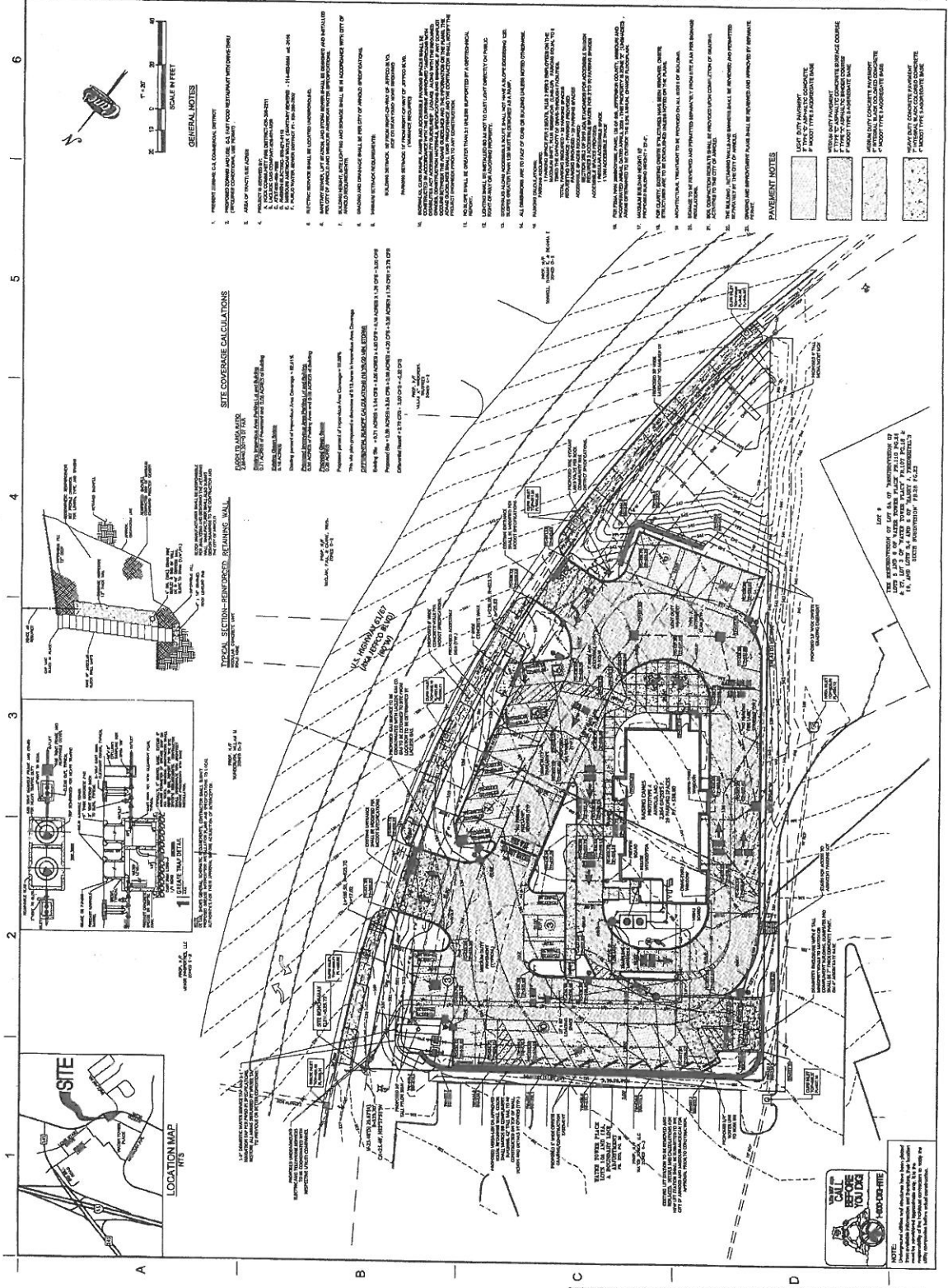
ARCHITECT OF RECORD:
CSRS
 1000 W. 10th St.
 Annapolis, MD 21403
 Tel: 410-293-3554

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING BY: [Name]
DATE: 07-27-2018
JOB NUMBER: 183001
TITLE: SITE PLAN
SHEET NUMBER: SP-1

COMMENTS:
 NOT FOR CONSTRUCTION





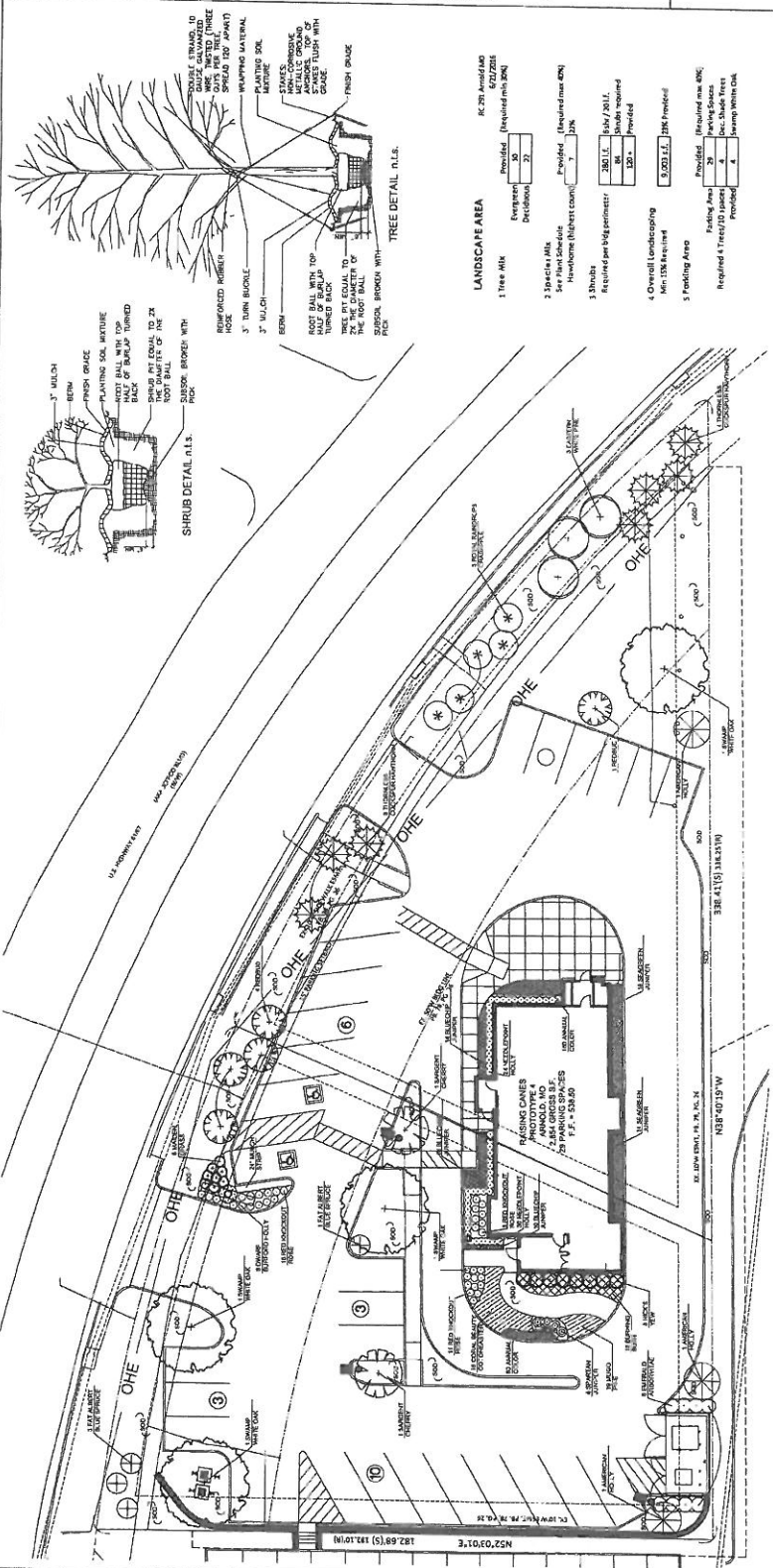
Raising Canes
 1163 Jeffco Blvd.
 Arnold, MO 63010
 Prototype 4
 Store #291

Research Support Office
 6800 Sidco Road, Kansas, MO 64114
 Tel: 816-752-3100 Fax: 816-752-3101

CSRS
 Landscape Architecture

16177 N. Highway 100
 Overland Park, MO 66213
 Tel: 913-241-1000
 Fax: 913-241-1001

Project Manager: Thomas Murphy



LANDSCAPE AREA

1 Tree Area
 Average: 30
 Deciduous: 27

2 Shrubs Area
 Set Plant Schedule
 (Indicate if in 15' or 30' containers)

3 Shrubs
 Required per 1/8" parameter:
 120' x 15' = 1800 sq ft / 120' = 15 shrubs
 120' x 30' = 3600 sq ft / 120' = 30 shrubs

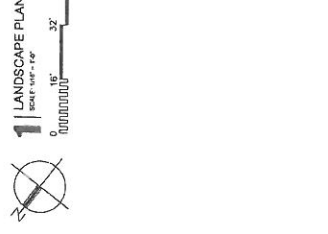
4 Overall Landscaping
 Min. 15% required

5 Foliage Area
 100% required

6 Irrigation Area
 100% required

7 Storm Water Detention Area
 100% required

- LANDSCAPE NOTE:**
1. METAL 1/2" DIA. TOP SOIL TO ALL SODS AND SEED BEDS. CONTRACTOR IS RESPONSIBLE FOR THE GRADING OF SOD AND SEED BEDS. REMOVE STAKES, STICKS, AND DEBRIS LARGER THAN 1".
 2. ALL SHRUB AREAS, UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH A DEPTH OF PARTIALLY DECOMPOSED HARDWOOD MULCH OVER WOOD BARRIER.
 3. PLANTING SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% FERT. COMPOST, 25% RT. FIN. SAND.
 4. GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPAIRS PROMPTLY AS THE WORKER WITH THE LATEST EXTENT OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, AND THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NATIONAL STANDARD FOR NURSERY STOCK.
 5. GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPAIRS PROMPTLY AS THE WORKER WITH THE LATEST EXTENT OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, AND THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NATIONAL STANDARD FOR NURSERY STOCK.
 6. WATER AND MAINTAIN ALL PLANT MATERIALS USED AND SOO UNTIL 60% ACCEPTANCE.
 7. PERFORM ALL WORK TO UNDER ALL CHANGE TO PREVENT RESULTING FROM LANDSCAPE WORK.
 8. ALL PLANTING SHALL BE DONE BY A QUALIFIED CONTRACTOR USING ALL APPROPRIATE UTILITY MARKING AND DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. REPAIR AND REPLACE TO ORIGINAL CONDITIONS, SEE STRUCTURES, ETC., INCLUDING FORMAL LANDSCAPE CONSTRUCTION.
 9. COORDINATE INSTALLATION WITH WORK OF OTHER SECTORS.
 10. STAKING AND GRADING OF TREES PER NATIONAL NURSERY STANDARDS.
 11. SWEEP AND WASH - ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
 12. FIELD VERIFY SOD UNITS PRIOR TO WALK-OUT.
 13. UNDERGROUND IRRIGATION SYSTEMS AS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE LANDSCAPE PLAN AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF KANSAS CITY.
 14. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.



Plant Schedule RC#281 Arnold MO 07/26/2016

Qty	Common Name	Scientific Name	Planting	Size	Remarks
5	Swamp White Pine	<i>Pinus strobus</i>	as shown	2'	Ful. container grown
5	Royal Palm	<i>Roystonea regia</i>	as shown	2'	Ful. container grown
2	Spreading Japanese Hawthorne	<i>Crataegus cuneata</i>	as shown	2'	Ful. container grown
3	Star Magnolia	<i>Magnolia stellata</i>	as shown	7'	Ful. container grown
3	Eastern White Pine	<i>Pinus strobus</i>	as shown	7'	Ful. container grown
3	Holly, New York	<i>Ilex opaca</i>	as shown	7'	Ful. container grown
8	Emerald Arbutus	<i>Thalictrum aquilegifolium</i>	as shown	7'	Ful. container grown
4	Spanan Juniper	<i>Juniperus chinensis</i>	as shown	4-5'	Ful. container grown
18	Conical Beauty Cockscomb	<i>Cochlospermum bicoloratum</i>	as shown	3 gal	Ful. container grown
6	David's Blue Holly	<i>Ilex pedunculata</i>	as shown	3 gal	Ful. container grown
35	Kousa Dogwood	<i>Euonymus alatus</i>	as shown	3 gal	Ful. container grown
3	Midwest Holly	<i>Ilex verticillata</i>	as shown	3 gal	Ful. container grown
18	Magnolia	<i>Magnolia</i>	as shown	3 gal	Ful. container grown
3	Japanese Spindle Tree	<i>Euonymus alatus</i>	as shown	3 gal	Ful. container grown
3	Japanese Spindle Tree	<i>Euonymus alatus</i>	as shown	3 gal	Ful. container grown
40	Bluish Juniper	<i>Juniperus horizontalis</i>	as shown	1 gal	Ful. container grown
240	Arnica Cedar	<i>Thuja occidentalis</i>	as shown	4" pot	Ful. container grown

L1.1



Restaurant Support Office
6000 Briarwood Road, Frisco, TX 75034
Tel: 972-753-9100 Fax: 972-753-9101

Project No: 15-007

Raising Canes
1163 Jettico Blvd.
Arnold, MO
Prototype 4
Store 291

Professional of Record: Chris J. Phillips

CSRS
IMAGINE SHAPE DELIVER
400 North Main Street, Suite 200, Dallas, TX 75201
Telephone: 214-766-0444 Fax: 214-766-0688

NO.	DATE	DESCRIPTION
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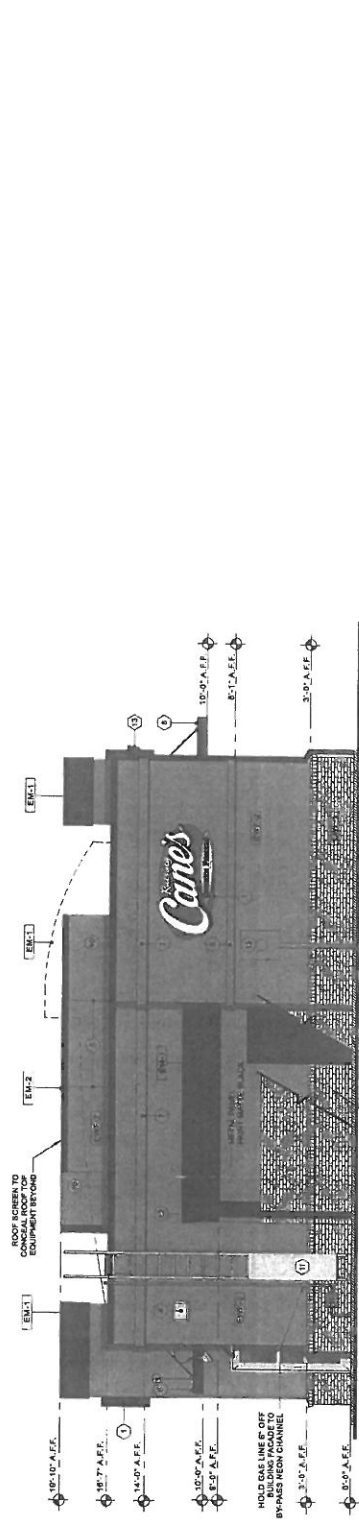
FOR CONSTRUCTION

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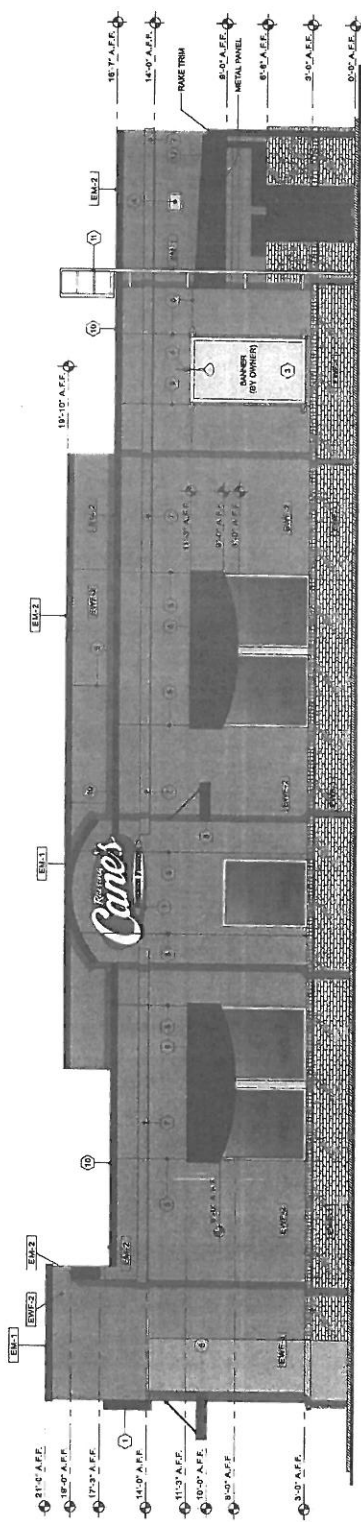
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Sheet Title: EXTERIOR ELEVATIONS

A04.2



01 REAR ELEVATION
1/4" = 1'-0"



02 SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS		EXTERIOR WINDOW SYSTEMS		EXTERIOR WALL FINISHES		SEALANT		KEY NOTES: SEE NOTES ON A4.1	
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
E-M-1	STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ COLOR MATCH TO BLACK	E-W-1	DRIVE THROUGH WINDOW	E-WF-1	FACE BRICK	1	CRACK & SEALANT 8 SPACKER ROOF AT ALL	6	PRE-FABRICATED METAL CANOPY 6" X 10' PERIT SEPARATELY
E-M-2	METAL CAP FLASHING GALVANIZED STEEL SHEET W/ STAINLESS STEEL FINISH	E-W-2	4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB SET (HORIZONTAL, TYP. UNID.)	E-WF-2	78% STUCCO FINISH ON SELECT BRICK ONLY METAL LATH W/ FR7 REGLET REQUIRED (SEE SPECIFICATIONS)	2	TWO PART NON-BEAR POLYURETHANE SEALANT BY SONSBEORN BUILDING PRODUCTS, CUSTOM FRAMES, 3 STOREFRONT & WINDOW WALL CONNECTIONS AND STUCCO TO MASONRY	7	8" STUCCO ON BRICK BAND AS SHOWN
E-M-3	STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL BRACKETS BY OWNER INSTALLED BY O.C.			E-WF-3		3	BRICKER FINISH TO MATCH EXISTING BRICKER FINISH BY OWNER	8	NOT USED
						4	EXTERIOR LIGHTING, RE-ELECTRICAL	9	ELECTRICAL CABINETS, PAINT TO MATCH STUCCO (PT-4)
						5	PROVIDE BLOCKING AS NOTED (A-204-07)	10	COORDINATE EXISTING REQUIREMENTS WITH ELEC. SUB CONTRACTOR
						6	CONTROL JOINT	11	HM DOOR AND FRAME TO BE TYPE 1-BLACK TO MATCH DOORMASTER DOOR
						7	ROOF ACCESS LADDER RE: SPS, PROVIDE ALL RECD. BLOCKING FOR INSTALLATION.	12	DOWN SPOUT COLOR MATCH BLACK (RE: A04.2)
						8	MEAN CHANNEL & MEAN BY OWNER	13	NOT USED
						9	EXTERIOR LIGHTING, RE-ELECTRICAL	14	NOT USED
						10	PROVIDE BLOCKING AS NOTED (A-204-07)	15	DOWN SPOUT COLOR MATCH BLACK (RE: A04.2)
						11	CONTROL JOINT	16	DOWN SPOUT COLOR MATCH BLACK (RE: A04.2)
						12	ROOF ACCESS LADDER RE: SPS, PROVIDE ALL RECD. BLOCKING FOR INSTALLATION.	17	DOWN SPOUT COLOR MATCH BLACK (RE: A04.2)

NOTES:
 1. SIGNAGE TO BE PROVIDED UNDER SEPARATE PLUMBING REFERRED SUBMITTAL.
 2. CANDLES AND AWINGS ARE REQUESTED AS CS-1 & CS-2 TO PERMIT CANDLES AND AWINGS TO BE MANUFACTURED TO MEET MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.



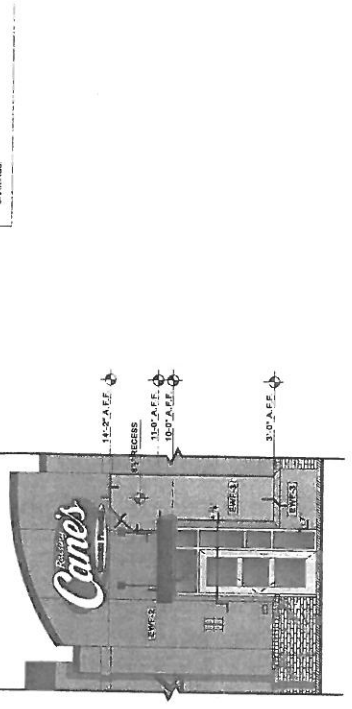
Project Name: Raising Cane's
 1163 Jeffco Blvd.
 Arnold, MO
 Prototype 4
 Store 291
 Prepared at Request

Delivered From: CSRS
 IMAGINE SHAPE DELIVER
 6000 Bridlewood Pkwy, Suite 200
 Dallas, TX 75224, Tel: 972-799-3100
 www.csrsonline.com

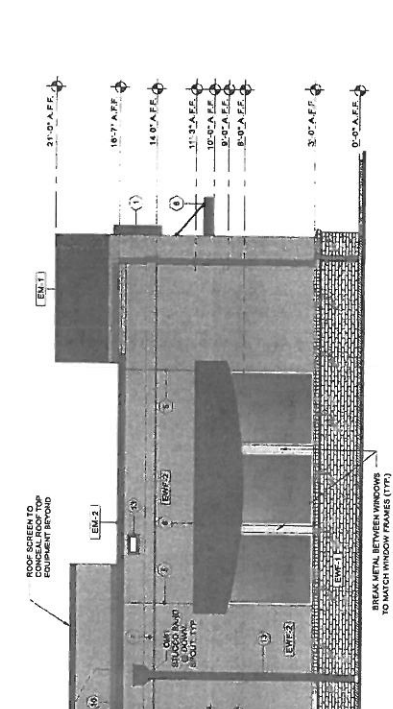
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Sheet / Issue Date:	15-17-15 / 15-MOD
Date:	1/15/2015
Author:	Matthew Lee/DAK
Checker:	Matthew Lee/DAK
Revised:	

FOR CONSTRUCTION	
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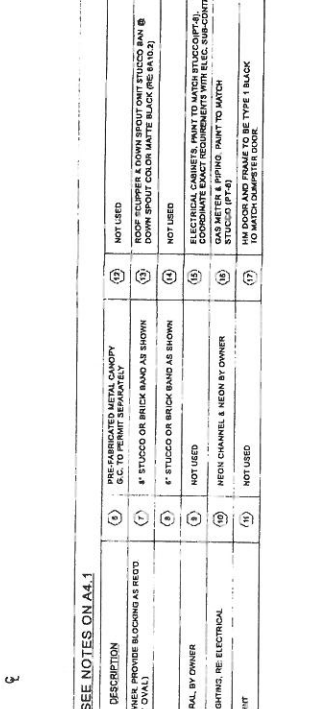
EXTERIOR ELEVATIONS	
Sheet No.	A04.1
Project Name:	1163 JEFFCO
Project Manager:	Thomas Murphy
Sheet Name:	



01 FRONT ELEVATION
 34'-0" x 39'-0"
 18x41.1'-0"



02 FRONT TOWER PROFILE
 18x41.1'-0"



03 DRIVE-THRU ELEVATION
 18x41.1'-0"

MARK	DESCRIPTION	EXTERIOR MATERIALS	EXTERIOR WINDOW SYSTEMS	EXTERIOR WALL FINISHES	SEALANT	KEY NOTES: SEE NOTES ON A4.1
EM-1	STANDING SEAM METAL ROOF WITH KYMAR FINISH (24 GA.) STANDARD COLOR (MATTI BLACK)	[EM-1.1] DRIVE THROUGH WINDOW	[EM-2.1] 4 1/2" ALUM. ALLOY THROUGH WINDOW TRIM AS SET (HORIZONTAL, TYP. U.O.)	[EM-2.1] FACE BRICK	1. PROVIDE SEALANT & BACKER ROOF AT ALL DISJUNCTIONS	(1) PRE-FABRICATED METAL CANOPY G.C. TO PERMIT SEPARATELY
EM-2	24 GA. STANDARD COLOR (MATTI BLACK) PASTED TO WALL W. STAINLESS STEEL RISER AND SCREWS PROVIDED BY MANUFACTURER	[EM-2.1] DRIVE THROUGH WINDOW	[EM-2.2] 4 1/2" ALUM. ALLOY THROUGH WINDOW TRIM AS SET (HORIZONTAL, TYP. U.O.)	[EM-2.2] 1/4" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	2. TWO-PARTING POLYURETHANE SEALANT TO MATCH STUCCO AT ALL DOOR PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS	(2) ROOF SCREWS & DOWN SCROUT ONT STUCCO BAND @ DOWN SCROUT COLOR MATTI BLACK (RE 18 A.G.2)
EM-3		[EM-2.2] 4 1/2" ALUM. ALLOY THROUGH WINDOW TRIM AS SET (HORIZONTAL, TYP. U.O.)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		(3) 4" STUCCO ON BRICK BAND AS SHOWN
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		(4) NOT USED
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		(5) ELECTRICAL CABINETS, PAINT TO MATCH (SEE SPEC. 5)
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		(6) GDS METER & PIPING, PAINT TO MATCH STUCCO (PFS)
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		(7) TO MATCH COMPLETE ELEVATION
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		
		[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)	[EM-2.3] 7/8" STUCCO FINISH ON SELF-FURRING CORNERS, INCLUDING 4" TRIM LET REQUIRED (SEE SPECIFICATIONS)		