



**CITY OF VALLEY PARK, BOARD OF
ALDERMEN MEETING
AT 7:00 P.M. ON SEPTEMBER 8, 2020
VIA VIDEO CONFERENCING (ZOOM)
PURSUANT TO RSMO 610.015
VALLEY PARK CITY HALL, 320 BENTON
STREET, VALLEY PARK, MISSOURI 63088**

****** AGENDA******

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - a. 06-29-2020 Board of Aldermen Special Session Meeting Minutes
 - b. 07-20-2020 Board of Aldermen Regular Session Meeting Minutes
- 4. PUBLIC HEARING – 2093 Smizer Station Road**
- 5. PUBLIC COMMENT SECTION – Sanitation Discussion**
- 6. NEW BUSINESS**
 - a. Bill 2248 – Conditional Use Permit - 2093 Smizer Station Road
 - b. Sanitation Discussion
 - c. Ratification of the Poll of Board – Sanitation Letter
- 7. AUGUST FINANCIAL STATEMENTS**
- 8. REPORTS**
 - a. Mayor Report – Chandra Webster
 - b. City Attorney Report – Tim Engelmeyer
 - c. City Administrator Report – Dusty Hosna
 - d. Public Works Report – Gerald Martin
 - e. Community Development Report – Gil DeNormandie
 - f. Police Report – Lt. Francis Gomez
- 9. ADJOURNMENT**

9/4/2020
10:12am

Posted on _____ at _____ by _____

Alderman Walker made a motion, seconded by Alderman White, to approve Bill 2240 on its first reading with the addition of a cover letter. Motion carried with 8 ayes.

Alderman Walker made a motion, seconded by Aldermen White, to put Bill 2240 on its second and final reading by title only. Motion carried with 8 ayes.

Alderwoman Halker made a motion, seconded by Aldermen Walker with the addition of a cover letter, to approve Bill 2240 on its second and final reading. After a roll call vote, **the motion carried** with 8 ayes.

Bill 2240 then became Ordinance 2055.

Bill 2241 – FY 2020-2021 Salary Ordinance

City Clerk Dusty Hosna presented the FY 2020-2021 Salary Ordinance.

Alderman Walker made a motion, seconded by Aldermen White, to put Bill 2241 on its first reading by title only.

Alderman Walker made a motion, seconded by Alderman Reynolds, to approve Bill 2241 on its first reading. **Motion carried** with 8 ayes.

Alderwomen Reynolds asked about salary changes. It was explained that raises were not incorporated into this salary ordinance.

Alderwoman Halker made a motion, seconded by Alderwomen Reynolds, to approve Bill 2241 on its second and final reading by title only. **Motion carried** with 8 ayes.

Bill 2241 then became Ordinance 2056

Resolution 06-29-2020-1 Real WC Soccer Club Agreement

Community Development Director Gil DeNormandie explained that Real WC Soccer Club is interested in contracting with the city for the use of six soccer fields for three years. Discussion was held.

Alderman Walker made a motion, seconded by Aldermen Bowen, to approve Resolution 06-29-2020-1 by taking off the four baseball and softball fields and adding a 5% increase for years two and three to the contract. Discussion was held. A roll call vote was taken.

Bowen – Yes
Rose – No
Reynolds – No
Halker – Yes
Walker – Yes
White - Yes
Young – Yes
Rauls – Yes

Motion passes with 6 ayes and 2 naves.

Resolution 06-29-2020-2 Memorandum of Understanding – Simpson Material

City Attorney Engelmeyer explained that a memorandum of understanding is a requirement by the boundary adjustment that outlines the proposed zoning. Discussion was held.

Alderwoman Halker made a motion to approve Resolution 06-29-2020-02, seconded by Alderman White. A roll call vote was taken.

Rauls – Yes
Young – Yes
White – Yes
Walker – Yes

Halker – Yes
Reynolds – No
Rose – No
Bowen – Yes

Motion passes with 6 ayes and 2 nays.

REPORTS

City Attorney Tim Engelmeyer reported that he would like to have an executive session on the agenda. Discussion was held on the security of an executive session via Zoom. Alderwoman Halker made a motion to go into executive session. Discussion was held. Alderman Young seconded the motion. A roll call vote was taken.

Bowen - No
Rose – Yes
Reynolds – No
Halker – Yes
Walker – No
White – No
Young- Yes
Rauls – Yes

Mayor Webster broke the tie with a vote of “No”. **Motion Failed.**

The City of Attorney updated the board on the Simpson Boundary Adjustment.

City Clerk Dusty Hosna gave a brief report.

Public Works Director Gerald Martin gave a brief report.

Community Development Director Gil DeNormandie gave a brief report and spoke about inspection processes.

Mayor Webster gave a brief report and reminded everyone upcoming meetings.

ADJOURNMENT

Alderwoman Halker made a motion to adjourn regular session at 8:01, seconded by Alderman White. **Motion carried** with 8 ayes.

Dusty Hosna, City Clerk

**VALLEY PARK BOARD OF ALDERMEN
SPECIAL MEETING MINUTES
JULY 20, 2020**

The regular meeting of the Board of Aldermen of the City of Valley Park, Missouri, was called to order at 7:05 PM on July 20, 2020, by Mayor Chandra Webster, at the Valley Park City Hall at 320 Benton Street, Valley Park, MO 63088. On a roll call, the following members were present:

Ward 1:	Alderwoman Reynolds	Alderman Rose
Ward 2:	Alderwoman Halker	Alderman Bowen
Ward 3:	Alderman Young	Alderman Walker
Ward 4:	Alderman Rauls	Alderman White

Also present was: Dusty Hosna, City Clerk Gil DeNormandie, Parks Director
 Gerald Martin, Public Works Director Lt. Gomez, St. Louis County Police
 Gil DeNormandie, Community Development Director

The Pledge of Allegiance was recited.

BUSINESS PORTION

APPROVAL OF MINUTES

03-09-2020 Planning and Zoning Commission Meeting Minutes

A motion was made by Alderwoman Halker, seconded by Alderman Walker, to approve the 03-09-2020 Planning and Zoning Commission Minutes. **Motion passed** with 8 ayes.

05-14-2020 Legislative Committee Meeting Minutes

A motion was made by Alderwoman Halker, seconded by Alderman White, to approve the 05-14-2020 Legislative Committee Meeting Minutes. **Motion passed** with 8 ayes.

05-21-2020 Finance, Ways and Means Committee Meeting Minutes

A motion was made by Alderman Walker, seconded by Alderman Young, to approve the 05-21-Finance, Ways and Means Committee Meeting Minutes. **Motion passed** with 8 ayes.

06-01-2020 Board of Aldermen Meeting Minutes

A motion was made by Alderman Walker, seconded by Alderwoman Halker, to approve the 06-01-2020 Board of Aldermen Meeting Minutes. **Motion passed** with 8 ayes.

06-11-2020 Legislative Committee Meeting Minutes

A motion was made by Alderwoman Halker, seconded by Alderman Young, to approve the 06-11-2020 Legislative Committee Meeting Minutes. **Motion passed** with 8 ayes.

06-22-2020 Planning and Zoning Commission Meeting Minutes

A motion was made by Alderman Walker, seconded by Alderman White, to approve the 06-22-2020 Planning and Zoning Commission Minutes. **Motion passed** with 8 ayes.

06-25-2020 Finance, Ways and Means Committee Meeting Minutes

A motion was made by Alderman White, seconded by Alderman Young, to approve the 06-25-Finance, Ways and Means Meeting Minutes. **Motion passed** with 8 ayes.

NEW BUSINESS

Resolution 7-20-2020-01 Equipment Lease

Alderman Walker made a motion, seconded by Alderman White, to Resolution 7-20-2020-01. **Motion passed** with 8 ayes.

Resolution 07-20-2020-02 - Park Grant

Alderwomen Halker made a motion, seconded by Alderman White, to approve Resolution 07-20-2020-02. **Motion passed** with 8 ayes.

Resolution 07-20-2020-03 – Real WC Soccer Club Contract

City Clerk Dusty Hosna explained that this was the contract that we presented at the 06-29-2020 Board of Aldermen Meeting in its original form.

Alderman Walker made a motion, seconded by Alderwoman Halker, to approve Resolution 07-20-2020-03. A roll call vote was taken:

Bowen – Yes
White – Yes
Rose – Yes
Reynolds – No
Halker – Yes
Rauls – Yes
Walker – Yes
Young – Yes

Motion passes with 7 ayes and 1 nay.

Resolution 07-20-2020-04 PGAV Contract

Alderwoman Halker made a motion, seconded by Aldermen White, to approve Resolution 07-20-2020-04. **Motion passed** 8 ayes.

Bill 2242 Amending Fence Code Section 500.050

City Clerk Dusty Hosna explained that Section 500.050 was discussed by the Legislative Committee.

Alderwoman Halker made a motion, seconded by Alderman Young, to approve Bill 2242 on its first reading. Motion carried with 8 ayes.

Alderman Walker made a motion, seconded by Alderwomen Halker, to put Bill 2242 on its second and final reading by title only. Motion carried with 8 ayes.

Alderwoman Reynolds asked for an explanation on the origin of this bill. Discussion was held.

Alderwoman Halker made a motion, seconded by Aldermen Young to approve Bill 2242 on its second and final reading. After a roll call vote, **the motion carried** with 8 ayes.

Bill 2242 then became Ordinance 2057.

Bill 2243 – Amending Sign Code Section 515.060

Alderwoman Halker made a motion, seconded by Alderwoman Reynolds, to approve Bill 2241 on its first reading. **Motion carried** with 8 ayes.

Alderwoman Halker made a motion, seconded by Alderwoman Halker, to put Bill 2243 on its second and final reading. **Motion carried** with 8 ayes.

Alderwoman Halker made a motion, seconded by Alderwomen Reynolds, to approve Bill 2241 on its second and final reading by title only. **Motion carried** with 8 ayes.

Bill 2243 then became Ordinance 2058

Bill 2244 – Amending Conditional Use Permit Code Section 405.610

Alderwoman Halker made a motion, seconded by Alderman White, to approve Bill 2244 on its first reading. **Motion carried with 8 ayes.**

Discussion was held.

Alderman Walker made a motion, seconded by Alderwoman Halker, to put Bill 2244 on its second and final reading. **Motion carried with 8 ayes.**

Alderwoman Halker made a motion, seconded by Alderman White, to approve Bill 2241 on its second and final reading by title only. **Motion carried with 8 ayes.**

Bill 2244 then became Ordinance 2059

Sewer Lateral Bids for 1537 Hanna Road

Public Works Director Gerald Martin explained that he collected three bids for a sewer lateral project. He received two bids, both under \$3500.

Nu Flo sent a bid for \$3,350
Hoffman Bros sent a bid for \$2,385

Ratification of the Poll of the Board – June 30, 2020

City Clerk Dusty Hosna explained that a poll of the board was done on a contract that was submitted to the Board of Aldermen on June 29, 2020. The purpose of the poll was to see if the board would accept the conditions that Real WC Soccer was requesting after being presented the contract.

Alderwoman Halker made a motion to approve the poll of the board results from June 30, 2020.

Bowen – No
White – Yes
Rose – Yes
Reynolds – No
Halker – Yes
Rauls – Yes
Walker – Yes
Young – Yes

Motion Passed with 6 ayes and 2 nays.

JUNE BILLS

City Clerk Dusty Hosna explained the June bills. Alderman Walker made a motion, seconded by Alderman Young, to pay the bills

Motion passed with 8 ayes.

REPORTS

City Attorney Tim Engelmeier gave a brief report.

City Clerk Dusty Hosna gave a brief report.

Public Works Director Gerald Martin gave a brief report and spoke update the update to the levee wall.

Community Development Director Gil DeNormandie gave a brief report and spoke about inspection processes.

Mayor Webster gave a brief report and reminded everyone upcoming meetings.

ADJOURNMENT

Alderwoman Halker made a motion to adjourn regular session at 7:47, seconded by Alderman Walker. **Motion carried** with 8 ayes.

Dusty Hosna, City Clerk

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PO #	
Order #	11911094
Placement	Countian St. Louis (MO) Government Hearings and Minutes
Schedule	8/21/2020 - 8/21/2020
# of Times	1 inserts
Base Charge*	83.52
Add'l Charges/Disc*	0.00
Payment Amount	0.00

TOTAL: **83.52**
(Not an Invoice)

ORDER KEYWORDS:

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY PARK, MISSOURI AT 7:00 P.M. TUESDAY, SEPTEMBER 8, 2020. BECAUSE OF THE COVID-19 PANDEMIC AND NATIONAL EMERGENCY DECLARATION,

Anchor Rate: \$83.52
Subsequent Rate: \$0.00

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Board of Aldermen of the City of Valley Park, Missouri at 7:00 p.m. **Tuesday, September 8, 2020.** Because of the COVID-19 Pandemic and National Emergency Declaration, this meeting will only be available to the general public via on-line broadcast. Pursuant to Sec. 610.015, elected officials may participate by being physically present at city hall or via teleconference. This public hearing will be broadcast from the Council Chambers of City Hall, 320 Benton Street, Valley Park, Missouri to consider the following applications related to the following properties: **A conditional use permit for a property located at 2093 Smizer Station Road for the purpose of a Medical Marijuana Dispensary.**

***610.015. Votes, how taken.** - Except as provided in section 610.021, rules authorized pursuant to Article III of the Missouri Constitution and as otherwise provided by law, all votes shall be recorded, and if a roll call is taken, as to attribute each "yea" and "nay" vote, or abstinence if not voting, to the name of the individual member of the public governmental body. Any votes taken during a closed meeting shall be taken by roll call. All public meetings shall be open to the public and public votes and public records shall be open to the public for inspection and duplication. All votes taken by roll call in meetings of a public governmental body consisting of members who are all elected, except for the Missouri general assembly and any committee established by a public governmental body, shall be cast by members of the public governmental body who are physically present and in attendance at the meeting or who are participating via videoconferencing. When it is necessary to take votes by roll call in a meeting of the public governmental body, due to an emergency of the public body, with a quorum of the

members of the public body physically present and in attendance and less than a quorum of the members of the public governmental body participating via telephone, facsimile, internet, or any other voice or electronic means, the nature of the emergency of the public body justifying that departure from the normal requirements shall be stated in the minutes. Where such emergency exists, the votes taken shall be regarded as if all members were physically present and in attendance at the meeting.

If you have any questions please contact Dusty Hosna at (636)861-1385.

11911094 County Aug 21, 2020

***Changes to this order may result in pricing changes.**

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO JG MISSOURI, LLC. TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON A CERTAIN TRACT OF LAND AT 2093 SMIZER STATION ROAD WITHIN THE CITY OF VALLEY PARK, MISSOURI

WHEREAS, JG Missouri LLC filed for a Conditional Use Permit on July 27, 2020, to operate a medical marijuana dispensary in a building located at 2093 Smizer Station Road (Locator ID 27Q641033) within the City of Valley Park, Missouri; and

WHEREAS, such parcel of land is legally known and recognized as described in Exhibit A (attached); and

WHEREAS, in accordance with Appendix A: List of Permitted and Conditional Zoning District Uses, “medical marijuana dispensaries (not including growing operations)” is a conditional use allowed within the PD-C Planned Commercial District, pursuant to the conditions of the approved Conditional Use Permit; and

WHEREAS, in accordance with Article X, Section 405.610 Conditional Use Permit Procedure and Article XII, Section 405.720 Hearings Before Public Bodies, public notice has been given for the request for the Conditional Use Permit through: 1) the publication of a Public Hearing advertisement in a paper of general circulation, 2) the notification of adjacent property owners, and 3) the posting of a sign on the subject property; and

WHEREAS, a Public Hearing was held on August 10, 2020, by the Planning and Zoning Commission regarding the request by JG Missouri LLC for the Conditional Use Permit; and

WHEREAS, following the Public Hearing by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission finds it is in the public interest to approve the Conditional Use Permit requested by JG Missouri LLC to allow a “medical marijuana dispensary (not including growing operations)” in a building located at 2093 Smizer Station Road, subject to the conditions set forth herein; and

WHEREAS, the Planning and Zoning Commission submitted a report of their decision to approve the Conditional Use Permit to the Board of Aldermen; and

WHEREAS, upon review of the Planning and Zoning Commission decision report, the Board of Aldermen finds the decision acceptable.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY PARK, MISSOURI AS FOLLOWS:

Section One

Pursuant to the provisions of Article X, Section 405.610 Conditional Use Permit Procedure, of Title IV Land Use, of the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow a “medical marijuana dispensary (not including growing operations)” in a building located at 2093 Smizer Station Road.

Section Two

Pursuant to the provisions of Article X, Section 405.610 Conditional Use Permit Procedure, of Title IV Land Use, of the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow a “medical marijuana dispensary (not including growing operations),” subject to the provisions of the City Code and, additionally, the following Conditions of Approval:

1. The business owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location and provide proof of the license on a yearly basis to the City Clerk.
2. The business shall be operated substantially in accordance with the Conditional Use Permit Application submitted to the City and on file with the City Clerk.
3. No marijuana cultivation, product testing, manufacturing, or use of marijuana infused products is permitted on the property.
4. The hours of operation shall be Monday through Sunday from 8:00 a.m. till 8:00 p.m.
5. Patrons must be twenty-one (21) or older to enter the building.
6. All security camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
7. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building for storage of currency and products.
8. All marijuana inventory shall be kept and stored in a secured and locked manner.
9. Parking area lighting shall be installed upon approval by the Building Commissioner.
10. The site and landscape shall be maintained in accordance with the site and landscape plans approved by the Planning and Zoning Commission on August 10, 2020.
11. All signage shall be installed with a proper permit and compliant with the City’s Sign Regulations, Chapter 515.

Section Three

In acting upon this application, the Board of Aldermen has accepted into the record the Ordinances of the City of Valley Park, Missouri, the Comprehensive Plan for the City of Valley Park, Missouri, and the Conditional Use Permit Application and other records submitted by the applicant or gathered by the City relative to said application.

Section Four

This Ordinance shall become effective from and after its passage and approval by the Mayor.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS ____ DAY OF SEPTEMBER, 2020.

Mayor Chandra Webster

To approve Bill #2248

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Reynolds	___	___
Halker	___	___
Walker	___	___
White	___	___

	<u>Aye</u>	<u>Nay</u>
Rauls	___	___
Rose	___	___
Young	___	___
Bowen	___	___

Absent: _____

ATTEST:

Dusty Hosna
City Administrator/Clerk

**City Administrator's
Office**

Memo

To: Board of Aldermen
From: Dusty Hosna
cc: Mayor Webster
Date: September 8, 2020
Re: CUP Application

On August 10, 2020 the Planning and Zoning Commission voted unanimously to approve the conditional use permit and site plan review for JG Missouri LLC for the property located at 2093 Smizer Station Road for the purpose of a medical marijuana facility.

Exhibit A



July 27, 2020

Planning and Zoning Board
City of Valley Park
320 Benton Street
Valley Park, MO 63088

RE: Conditional Use Permit for 2093 Smizer Station Road

Dear Planning & Zoning Board,

This letter is a formal request for a Conditional Use Permit (“CUP”) for the property located at 2093 Smizer Station Road, Valley Park, MO 63088 for the purpose of a medical marijuana dispensary. JG Missouri LLC was awarded a medical marijuana dispensary license for this location by the Missouri Department of Health and Senior Services (“DHSS”) on January 24, 2020. City of Valley Park Ordinance 2027 indicates that medical marijuana dispensaries are a conditional use in C-1, C-2, I-1, PD-C, and PD-1 zones. Pursuant to Article X, Section 405.610 Conditional Use Permit Procedure and Article XII, Section 405.720 Hearings Before Public Bodies, notice of JG Missouri LLC’s request for a CUP and of the August 10, 2020 public hearing related thereto, has been sent to all adjacent property owners.

In anticipation of the August 10, 2020 hearing, JG Missouri LLC has provided an out boundary plat of the property and a proposed site plan and elevation. As requested in the CUP Application, the following is a list of property owners within 200 feet of 2093 Smizer Station Road, Valley Park, MO 63088:

Property Owner	Property Address	Registered Owner Address
Triax 141/44 LLC	2075 Smizer Station Rd, Valley Park, MO 63088	2 City Pl Suite 200, St. Louis, MO 63141
Ddi Media	2095 Smizer Station Rd, Valley Park, MO 63088	8315 Drury Industrial Pkwy, St. Louis, MO 63114
Midwest Petroleum Company	2099 Smizer Station Rd, Valley Park, MO 63088	220 Old Meramec Station Rd, Ballwin, MO 63021

Dela Mcdonald Corporation	2109 Smizer Station Rd, Valley Park, MO 63088	Po Box 182571, Columbus, OH 43218
Drury Development Corporation	942 Meramec Station Rd, Park Valley, MO 63088	333 E Broadway Ave, Maryville, TN 37804
Drury Development Corporation	922 Meramec Station Rd, Valley Park, MO 63088	13075 Manchester Rd., Suite 200, St. Louis, MO 63131

Further, please find below information related to the proposed use as well as to all Burden of Proof requirements listed in the CUP Application:

1. Proposed Use:

The proposed use for 2093 Smizer Station Road is as a licensed medical marijuana dispensary. No marijuana cultivation/growing and/or manufacturing/infusing operations will take place at the location.

The hours of operation will be Monday through Sunday from 8:00am until 8:00pm.

2. Burden of Proof Requirements:

a. Proposed Use Complies with All Applicable Provisions of the Zoning Ordinance

2093 Smizer Station Road is located in the C-2 Commercial District.

Per Article IV, Section 405.165, the C-2 Commercial District “is restricted to use in those portions of the City located south of the Meramec River,” and given “the high degree of visibility and ease of access via Interstate 44 and Missouri Highway 141,...provides a unique opportunity for expansion and development of such highway oriented businesses as hotels and motels, large scale retail developments, restaurants and other similar business which serve local, regional, and transient populations.” Furthermore, “this district has been located within the City to permit the development of these business activities but is a portion of the City away from residential neighborhoods and subdivisions, area parks and recreation parks, schools and other institutional facilities” as a means of “protecting residential and other less intense uses against encroachment by incompatible activities” and to lessen “congestion on public and neighborhood streets.”

The C-2 Commercial District is the ideal location for a medical marijuana dispensary. Not only does a medical marijuana dispensary operate much like a restaurant or large-scale retail development in terms of intensity of use, but much like a retail pharmacy, medical marijuana dispensaries also tend to serve local, regional, and transient populations. The ability to access the site from Interstate 44 and Missouri Highway 141 with ease will serve future patients of the

dispensary well. Furthermore, the goal of C-2 zoning to permit certain business activities “in a portion of the City away from residential neighborhoods and subdivisions, parks, and schools” aligns squarely with the Missouri state law requirement that all medical marijuana dispensaries be located at least 1000 feet (measured by legal walking path) from an existing elementary or secondary school, daycare, or church unless a local government allows for closer proximity. Our proposed location fully complies with the purpose of the C-2 zoning regulations and with the State setback requirement as the closest such establishment is 3,266 feet away. Please see Exhibit A for the maps submitted to the DHSS as part of the license verification process demonstrating compliance with the setback requirement.

Yard and Setback Requirements: Section 405.165(D)(4) requires a front yard of not less than thirty feet, a side yard on each side of the building of not less than five feet, and a rear yard having a depth not less than twenty-five feet. As indicated on the Site Plan, our proposed facility complies with all yard and setback requirements. Furthermore, per Section 405.210, every part of the yard will be open and unobstructed from its lowest point to the sky except for by the ordinary projection of sills, belt courses, cornices, chimneys, buttresses, ornamental features, and eaves (except that none of the above will extend into a minimum yard more than thirty inches).

Sight Triangle: Per Section 405.210(F), no landscape material will be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two feet and eight feet above the grades at the back of the curb of the intersecting streets, within the triangular area formed by the right-of-way lines and a line connecting them at points thirty feet from their point of intersection.

b. Proposed Use Will Contribute To and Promote Welfare/Convenience to the Public

JG Missouri LLC is partnered with Justice Grown, a national medical cannabis company with licenses/operations in nine states. In other words, JG Missouri LLC is associated with a company that already has experience providing safe and effective medications to qualifying patients. This includes extensive experience operating medical marijuana dispensaries in a manner that is not only fully secure but is also dedicated to serving patients and the larger community.

It is important to highlight that this is a medical and not a recreational/adult-use dispensary. The products that will be sold at our facility are medicines for serious conditions including cancer, epilepsy, glaucoma, intractable migraines, Parkinson’s disease, multiple sclerosis, seizures, human immunodeficiency virus, and debilitating psychiatric conditions like post-traumatic stress disorder. Providing qualifying patients with doctor prescribed medications meant to help alleviate the symptoms associated with these illnesses will undoubtedly contribute to public health generally and to the welfare of our local patients.

Furthermore, in terms of providing patients with access to their medications, we strongly feel that there is no better location in terms of convenience in all of Valley Park. Not only will

we be conveniently located at the intersection of heavily-traveled Interstate 44 and Missouri Highway 141, but there are no fewer than 10 St. Louis Metro Bus stops within 1.3 miles of the facility. In fact, the number 210 bus has a stop less than three minutes away, servicing Fenton and Gravois Bluffs. This bus line services SSM Health St. Clare Hospital/Health Care Center, allowing us to serve the medical needs of the expanding community in southwest St. Louis County. We will be easily accessible from this hospital as well as from several medical offices in Valley Park and nearby Fenton, including SSM Health Physical Therapy, Med-Care, and Mercy Clinic.

The facility will have ample parking with 48 parking spaces, including 4 ADA parking spaces. The facility will also be accessible to patients of all physical abilities and impairments and all staff will receive comprehensive and continuing training on assisting disabled patients in a manner that is helpful and respectful of their needs.

It should also be noted that due to the State mandated security requirements for a medical marijuana dispensary, including HD cameras that will cover the entire exterior of the facility including the parking lot, our facility will also bring an added layer of security to the neighborhood.

c. Proposed Use Will Not Cause Substantial Injury to the Value of Property in the Neighborhood

The proposed use of 2093 Smizer Station Road as a medical marijuana dispensary is likely to increase the value of property in the neighborhood. The site was previously used as a Burger King restaurant but has sat empty since a flood in 2017 forced the business to close. Repurposing the Burger King as a medical marijuana dispensary will help revitalize this bustling retail corner since the building in its current state does not match the other well-maintained commercial businesses in the area including McDonald's, Starbucks, Drury Inn & Suites, Ruby Tuesday, and Hardee's. In addition to this, as demonstrated by the site plan and elevation, our dispensaries are designed to look like a high-end retail shop or pharmacy and not like a so-called "headshop," vape shop, or CBD store. We use high-end finishes that integrate our facility with the surrounding neighborhood.

In addition to this, as indicated above, due to the State mandated security requirements for a medical marijuana dispensary, including HD cameras that will cover the entire exterior of the facility including the parking lot, our facility will also bring an added layer of security to the neighborhood. One common concern from the public related to the location of medical marijuana dispensaries is that such facilities will either attract an unwanted element to the neighborhood and/or will encourage groups of individuals to loiter outside the facility. As an experienced cannabis operator, we can say with 100% confidence that the opposite is true as the lighting, cameras, etc that make up our security system – a system that is very much akin to the security features of a bank – completely discourage loitering of any kind.

d. Location, Size, Nature and Intensity of Proposed Use Will Not Dominate Immediate Neighborhood and/or Prevent the Development and/or Use of Neighboring Property

i. Location, Nature and Height of Buildings, Structures, Walls, and Fences:

Location: 2093 Smizer Station Road is a 1.10 acre property that is abutted by Smizer Station Road to the east (running parallel to Highway 141) and Smizer Station Road/Eagle Rock Cove to the north and west of the facility. The property sits south of Interstate 44. This area includes a McDonald's, a Starbucks, a Drury Inn & Suites, a Ruby Tuesday, a Hardee's, and other such high-volume retail establishments. The property was formerly used for a Burger King restaurant. It includes an entrance/exit on Smizer Station Road and a wide drive that circles the building allowing for easy traffic flow and access to parking (available on the west, south, and east sides of the building) making it fully compliant with the Section 405.320 requirement that we provide sufficient space for access and off-street standing, parking, circulation, unloading, and loading of motor vehicles that may be expected at any time under normal conditions for any purpose. Indeed, this setup is ideal for a medical marijuana dispensary as it will provide patients with easy access to our facility and for ample traffic flow. Much like with fast food restaurants, in our experience, medical marijuana patients do not linger at our dispensaries. They come in, purchase their medication(s), and leave – a reality that fits perfectly with the previous use of this site.

Nature and Height of Building: The building is a 3,760 square foot structure with twelve-foot brick and stone veneer walls with a metal slat roof. These exteriors will be maintained but refreshed as indicated in the elevations provided as part of the Floor Plan. The size and construction of the building is fully compliant with the performance standards for structures located in the C-2 Commercial District.

Fencing: Our proposed facility will include a fenced in delivery area on the east side of the building. In compliance with 405.210(G), we will use a six feet high chain link fence with slats. This fence will include a 3.6 feet wide pedestrian gate and a 10 feet wide gate for delivery vehicle access. As indicated on the Site Plan, this proposed fence does not extend beyond the front building line.

Lighting: Per Section 405.305, our exterior lighting will be set up in a manner that allows for nighttime safety and security, as well as the maximum productivity and utility while at the same time minimizing the adverse offsite impacts of lighting to adjacent properties, curtailing light pollution, reducing Sky Glow, and conserving energy and resources to the greatest extent possible. This includes using energy-efficient light fixtures that are compatible with the building design and the adjoining landscape. We will make sure that our exterior lighting does not spill over to adjacent sites or properties, create glare which is directed toward or reflected onto adjoining properties, streets, or interior drives where such glare could negatively impact vehicular or pedestrian safety.

ii. Nature and Extent of Proposed Landscaping/Screening:

Per Section 405.165(D)(7)(a), any part of a lot area not used for buildings or other structures or for parking, loading, or access ways, shall be landscaped with grass, ground cover, trees, shrubs, and pedestrian walks. We have provided a detailed Landscaping Plan that indicates the exact type, number, and location of the trees and shrubs that we will use to landscape and/or screen our property. This plan is fully compliant with all of the requirements of Section 405.350. This includes, but is not limited to:

- The frontage along the entire parking or loading area adjacent to any public or private street shall be landscaped and protected so as to separate and screen any parking areas from the adjacent streets, including the provision of deciduous, hardwood street trees at not more than thirty-five feet on center located either within the right-of-way if approved...or parallel to the right-of-way on the subject property;
- A minimum of ten square feet of interior landscaped area shall be provided within the parking lot for each parking space with the landscaping in one or more areas so as to minimize and reduce the apparent size of parking areas;
- All interior landscaped areas shall be raised and curbed and shall have a minimum area of fifty square feet and a minimum width of five feet;
- Each separate interior landscaped area shall include at least one deciduous shade tree, and there shall be a minimum of two trees, within and up to, every 100 linear feet of parking for each parking row (such trees shall be spaced evenly where possible and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible);
- Deciduous shade trees shall have a minimum caliper of three inches in the trunk measured one foot above the ground with a clear trunk of at least five feet where provided for screening, buffering, or aesthetic effect;
- All trees shall be properly planted and staked;
- No landscaped hedge shall be less than two feet in height and three feet in spread except that no hedge, wall, or berm shall exceed three feet in height within 10 feet of any driveway opening;
- A perimeter landscaped buffer strip shall be provided and maintained at a width of not less than five feet between a parking lot or driveway and the abutting property line at a side or rear yard. This landscaped strip shall be at least ten feet in width along any front or side property line abutting a public or private street;
- All landscaped areas in parking areas or adjacent to parking or loading areas, or that can be encroached upon by a motor vehicle, will have an adequate, permanent curb to restrict the destruction of landscaped areas by vehicles.

e. Proposed Use Will Provide Compliant Off-Street Parking and Loading Areas

Based on the size of our facility, we are required to provide 18 off-street parking spaces. Our proposed facility will exceed this requirement by providing 48 spaces, including 4 ADA parking spaces. Further, our off-street parking and loading area will be set up in such a manner as to protect and preserve the appearance and character of the surrounding neighborhood. To that end, per Section 405.350, all parking and loading areas will be properly screened and landscaped. Per Section 405.340, all areas used for standing and maneuvering of vehicles, including all driveways, will have concrete, asphalt, or permeable paving material surfaces, will be maintained adequately for all-weather use, and will be so drained so as to avoid the flow of water across sidewalks and/or the drainage of water to abutting properties. In addition, the lighting fixtures used to illuminate our off-street parking areas will be arranged so as to reflect light away from adjoining lots, premises, and/or adjacent streets (all site exterior lighting will be fully compliant with Section 405.305).

f. Proposed Use Will Provide Adequate Utility, Drainage, and Other Necessary Facilities

The building will be provided with adequate utilities and facilities for the successful and safe operation of a medical marijuana dispensary. In terms of drainage, as indicated above, all roads and drives shall be paved with hard surface material (i.e. concrete, asphalt, and/or a permeable paving surface). Curbs and gutters will be provided along all drives that do not abut parking spaces, and all parking areas will be edged with a curb and gutter. Surface or underground storm drainage facilities will also be provided for all roads, drives, and parking areas, and all storm drainage will be directed into established surface or underground storm drainage facilities.

g. Proposed Use Will Provide Adequate Access Roads or Entrance/Exit Drives to Prevent Traffic Hazards and Minimize Traffic Congestion

All access roads and entrance/exit drives will be fully compliant so as to prevent traffic hazards and minimize traffic congestion. As indicated above, the property has a drive that circles the building in a way that maximizes traffic flow and access to parking while at the same time minimizing the hazards to our patients or other vehicles and/or pedestrians. This drive meets the requirement of being not less than twenty-four feet wide with our entry/exit being not more than thirty-six feet wide. Furthermore, sidewalks will be provided/maintained along all street frontages between the front property line and the edge of the street paving or curb.

Respectfully,

Gorgi Naumovski

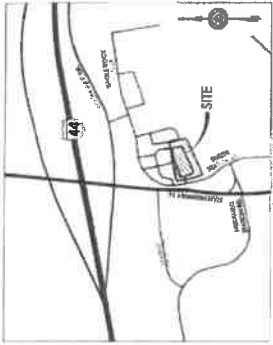
Gorgi Naumovski
National Head of Retail Operations

CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
JUSTICE GROWN DISPENSARY - VALLEY PARK, MO
307 S. HALLAM STREET
VALLEY PARK, MO 64686
734-252-2547

SITE PLAN

C-1.0

DATE: 01/27/2019
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

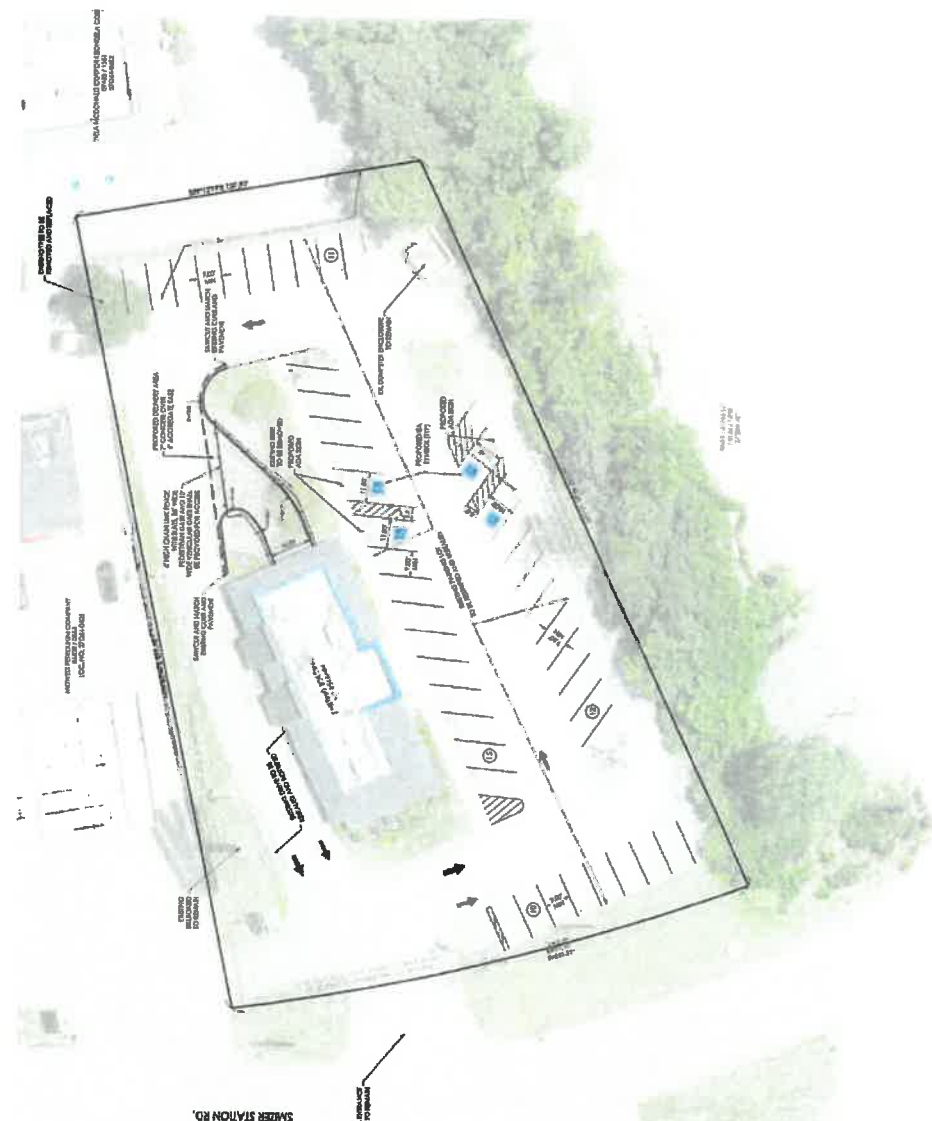


REMARKS:

1. PROJECT DOWNSIDE 2.3
2. SITE AREA = 1.18 ACRES
3. PROPOSER: MEDICAL INQUIRY COMPANY
4. PROJECT ADDRESS: 14111 STATE HIGHWAY 141, VALLEY PARK, MO 64686
5. LOCAL JURISDICTION: CITY OF VALLEY PARK, MO
6. PROJECT NUMBER: 19-0001
7. PROJECT DATE: 01/27/2019
8. THE SUBJECT PROPERTY IS LOCATED IN ZONE R-1 (RESIDENTIAL SINGLE-FAMILY) AS SHOWN ON THE ZONING MAP OF THE CITY OF VALLEY PARK, MISSOURI. THE ZONING MAP IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE.
9. ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF VALLEY PARK ZONING ORDINANCES AND THE CITY ENGINEER'S SPECIFICATIONS.
10. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VALLEY PARK, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT).
11. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF REVENUE (MO DOR).
12. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF HEALTH (MO DHE).
13. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (MO DENR).
14. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF CONSERVATION (MO DC).
15. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF PUBLIC SAFETY (MO DPS).
16. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF SOCIAL SERVICES (MO DSS).
17. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF SENIOR SERVICES (MO DSSS).
18. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE ARCHIVES (MO DSA).
19. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE POLICE (MO DSP).
20. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE TREASURY (MO DST).
21. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE WORKERS' COMPENSATION (MO DSWC).
22. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE WORKERS' COMPENSATION (MO DSWC).
23. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE WORKERS' COMPENSATION (MO DSWC).
24. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE WORKERS' COMPENSATION (MO DSWC).
25. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MISSOURI DEPARTMENT OF STATE WORKERS' COMPENSATION (MO DSWC).

PROPERTY DATA

OWNER: MEDICAL INQUIRY COMPANY
ADDRESS: 14111 STATE HIGHWAY 141, VALLEY PARK, MO 64686
PROJECT: JUSTICE GROWN DISPENSARY
CLIENT: CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
DATE: 01/27/2019
SCALE: AS SHOWN
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS



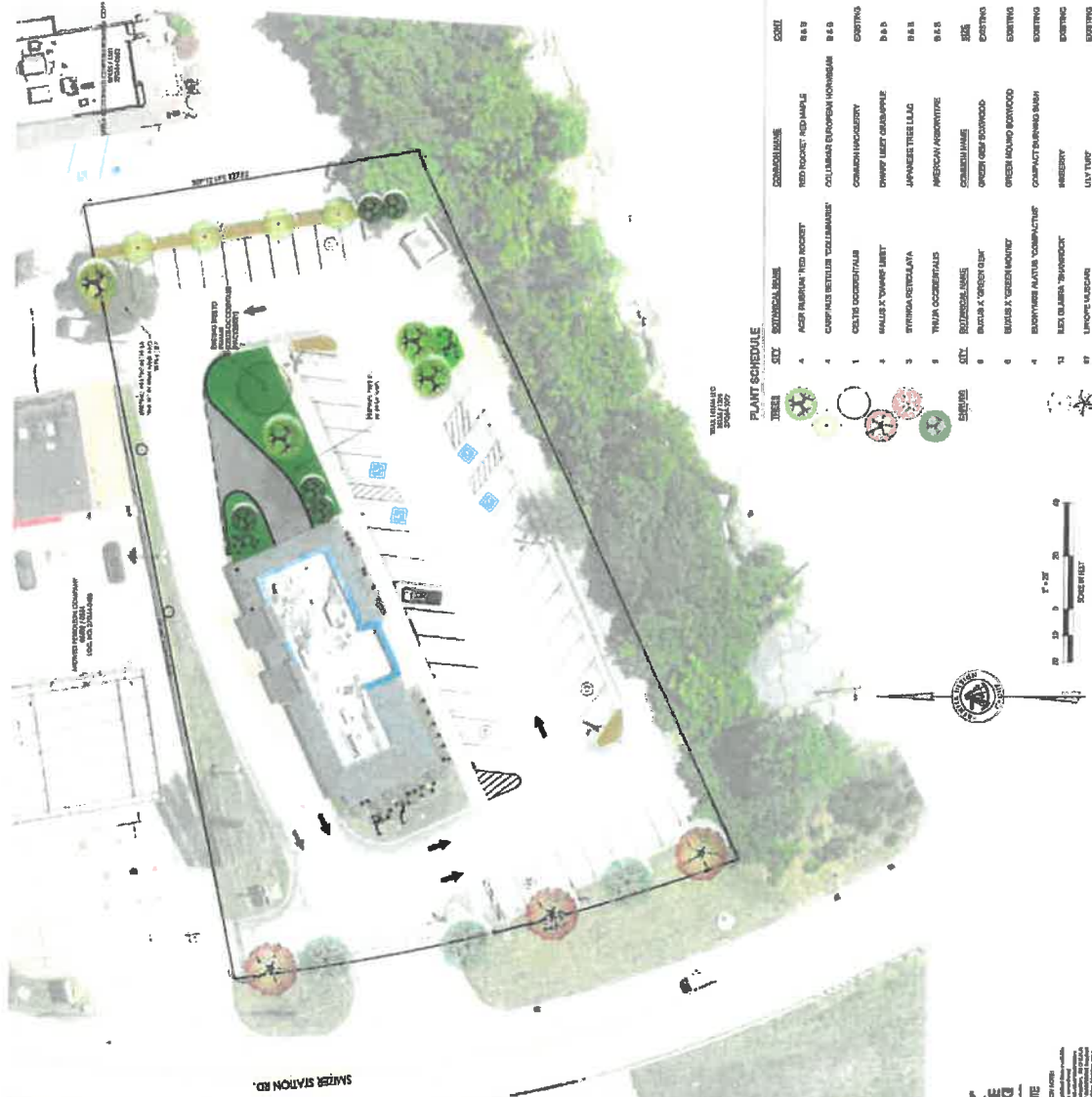
CALL BEFORE YOU DIG
800-4-A-DIG
MISSOURI ONE-CALL CENTER
MISSOURI ONE-CALL CENTER IS A SERVICE PROVIDED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) TO ASSIST IN THE IDENTIFICATION OF UNDERGROUND UTILITIES. CALLING 800-4-A-DIG WILL PROVIDE YOU WITH A LIST OF ALL KNOWN UTILITIES IN YOUR AREA. THIS SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK. CALLING 800-4-A-DIG IS FREE OF CHARGE. FOR MORE INFORMATION, VISIT US AT [WWW.MISSOURI-ONECALL.COM](http://www.missouri-onecall.com).

STATE HIGHWAY ROUTE 141

SMYER STATION RD.



CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD
 CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD
 CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD



PLANT SCHEDULE

TREE	SYMBOL	COMMON NAME	HEIGHT	SPACING
4	(Symbol)	RED ROCKET RED ANGLES	8-9 FT	8' TALL LIN.
4	(Symbol)	COLUMBIA EUROPEAN HORNBUSH	8-9 FT	8' TALL LIN.
1	(Symbol)	COMMON HUCKLEBERRY	8-9 FT	8' TALL LIN.
1	(Symbol)	DRYPPY LEAF GAMBELIA	8-9 FT	8' TALL LIN.
3	(Symbol)	JAPANESE TREE LILIA	8-9 FT	8' TALL LIN.
5	(Symbol)	AMERICAN ANEMONE	8-9 FT	8' TALL LIN.
COL	(Symbol)	COMMON NAME	8-9 FT	8' TALL LIN.
6	(Symbol)	GREEN LEAF BURNING BUSH	8-9 FT	8' TALL LIN.
6	(Symbol)	RED BUD BURNING BUSH	8-9 FT	8' TALL LIN.
4	(Symbol)	BURNING BUSH	8-9 FT	8' TALL LIN.
12	(Symbol)	RED BUD BURNING BUSH	8-9 FT	8' TALL LIN.
17	(Symbol)	LYNCH'S LASCAR	8-9 FT	8' TALL LIN.

LANDSCAPE SCHEDULE NOTES

- All plants must be installed by the contractor within 10 business days of the start of construction.
- Plants shall be installed in accordance with the manufacturer's recommendations.
- Plants shall be installed in accordance with the manufacturer's recommendations.
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- Plants shall be installed in accordance with the manufacturer's recommendations.



CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD
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 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD
 CHAD HANSON, FABER-MAGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD

7-22-2020
 10:00 AM
 10:00 AM
 10:00 AM

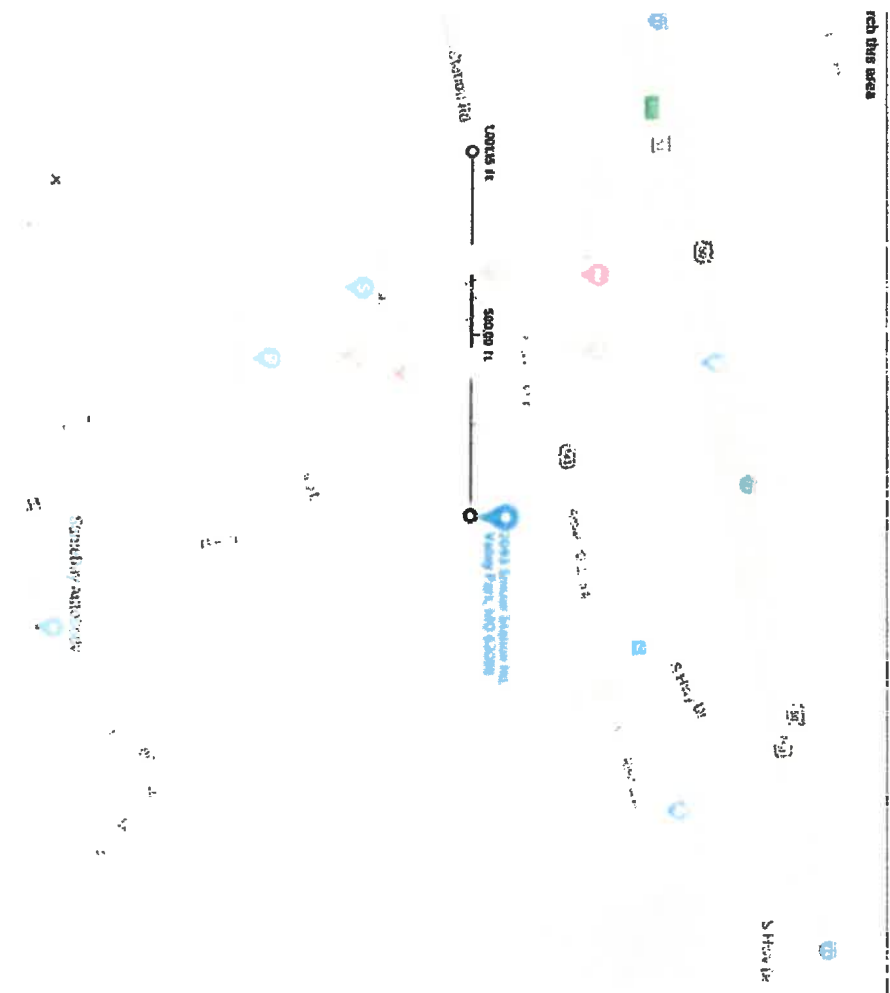
LANDSCAPE PLAN
 L-101

Facility Location (2093 Smizer Station Road, Valley Park, 63088):



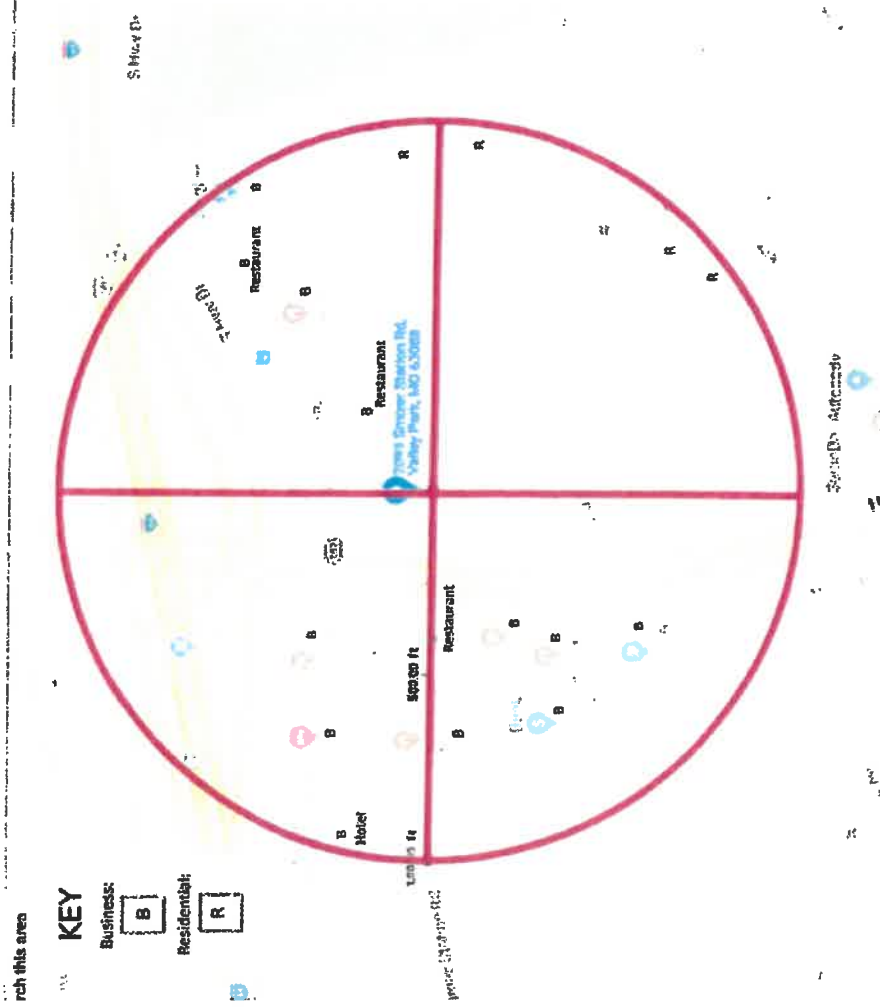
Buffer:

The setback requirement in Valley Park, MO is 1,000 ft.



Building Identification:

The setback requirement for this location is 1,000 ft. This map identifies the building types for all buildings within the 1,000 ft setback buffer zone.



The setback requirement for this location is 1,000 ft. The location must be at least 1,000 ft (legal walking path) away from any schools, churches, or daycares. The closest building that falls into any of those categories is a church that is 3,266 ft away from this location.





City of Valley Park
320 Benton Street
Valley Park, MO 63088
636-225-5171

Conditional Use Permit Application

Property Address: 2093 Smizer Station Road, Valley Park, MO 63088

Brief Project Description: Convert former Burger King to medical marijuana dispensary

(Additional pertinent material describing the project may be attached)

Submission Requirements Checklist

- o Filing fee.
- o Out boundary plat of the property.
- o A proposed site plan if changes are proposed as part of the use operation.
- o List of property owners and addresses within 200 feet of subject property.
- o A letter addressed to the Planning and Zoning Commission formally requesting the CUP. The letter should describe the pro-posed use, location and hours of operation. The letter should also address the following Burden of Proof requirements.
 - In presenting any application for a conditional use permit to the Planning Commission for review and approval, the burden of proof shall rest with the applicant to provide any necessary evidence required by the Commission to clearly indicate that the proposed conditional use shall meet the following criteria:
 - a. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regula-tions, yard regulations and use limitations.
 - b. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
 - c. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
 - d. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connec-tion with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not domi-nate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applica-ble zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consid-eration shall be given to:
 - i. The location, nature and height of buildings, structures, walls, and fences on the site, and
 - ii. The nature and extent of proposed landscaping and screening on the site.
 - e. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
 - f. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
 - g. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

Notice Process Summary

Requests are reviewed during a public hearing held before the Planning and Zoning Commission. Public hearings are advertised in a newspaper of general circulation and with a sign posted on the property 15 days prior to the public hearing date. The applicant is responsible for mailing public hearing notices to property owners within 200 feet of the subject property. Mailed notices shall be postmarked at least 15 days prior to the public hearing date. The Planning and Zoning Commission decision shall be submitted to the Board of Aldermen. The Board of Aldermen may accept the decision or choose to review the request. Protest petitions or appeals of decisions must be filed with the City Clerk and will be heard by the Board of Aldermen. See the City Code section below for detailed requirements and process.

Article X Special Procedures and Regulations, Section 405.610 Conditional Use Permit Procedure

Parties of Interest

Legal Name to which this Permit is to be issued: JG Missouri LLC

Contact Person for the Business/Use

Name: Gorgi Naumovski
Address: 311 N. Aberdeen, Suite 200, Chicago, IL 60607
Phone Number: 618-571-1005 Email: gnaumovski@jgrown.com

Interested Party

Name: _____
Address: _____
Phone Number: _____ Email: _____
Interest in Property (owner/tenant/agent/etc.): _____

Property Owner (if different from above)

Name: MIDAMERICA HOTEL CORPORATION
Address: 105 S. Mt. Auburn Street, Cape Girardeau, MO 63703
Phone Number: _____ Email: _____

Site Description

Property Legal Description: Mercantile
Current Zoning: C-2 Proposed Zoning: C-2 with CUP
Current Use: Former Burger King Proposed Use: Medical marijuana dispensary
Total Site Area: 1.10 acres
Total Building Area: 3760 sq. ft. Number of Building Floors: 1
Total Number of On-site Parking Spaces: 48 Parking Location: Off-street
Proposed Days and Hours of Operation: Monday to Sunday 8am to 8pm

Signatures

Applicant Name: Gorgi Naumovski Relation to Request: National Head of Retail Operations
Signature: Gorgi Naumovski Date: 07/27/2020
Property Owner Signature: _____ Date: _____

MEMORANDUM

Re: Review of a Conditional Use Permit
Request for a Medical Marijuana
Dispensary at 2093 Smizer Station Rd

To: Dusty Hosna

Date: 08/06/2020

From: Anna Krane, AICP

CC: John Brancaglione

Pursuant to your request for review of the medical marijuana dispensary proposed at 2093 Smizer Station Road, we have provided the following analysis. We reviewed the proposed business operations against the Conditional Use Permit regulations and have recommend conditions to be included in the ordinance governing the use at the subject property.

Background

In February of 2019, the City adopted an ordinance adding medical marijuana dispensaries as an allowed use with a Conditional Use Permit in the C-1, C-2, I-1, PD-C and PD-I Zoning Districts. Conditional uses are types of uses that are often desirable, necessary or convenient to residents, but can by nature have impacts to the immediate area that require mitigation on a case-by-case basis such as generating excess traffic, noise and pollution generation, or potential public health or safety impacts. In January of 2020, Missouri announced the list of businesses awarded licenses for dispensaries. The applicant was awarded a license by the state, but had not yet completed the Conditional Use Permit process for the City.

The subject property is zoned C-2 Commercial District and therefore, a medical marijuana dispensary is a permitted use on this property with the approval of a Conditional Use Permit. Surrounding properties are zoned I-1 and PDC. The property is located at the City limits, with Fenton and unincorporated St. Louis County to the south. The intersection of I-44 and MO-141 is just north of the site. The subject property contains a surface parking lot and a single-story commercial building, formerly a Burger King drive-through restaurant. The applicant is proposing to renovate the existing building for the proposed dispensary. Preliminary plans for interior and exterior modifications to the building have been submitted. The proposed hours of operation are 8am to 8pm, Monday through Sunday.

Review

Article X, Section 405.610 of the City Land Use Code outlines regulations for submission, review, and adoption of a Conditional Use Permit. Specific criteria for review are listed to guide the analysis of a proposed conditional use in order to facilitate the mitigation of potential impacts. Section 405.610.B.3 states that "the burden of proof shall rest with the applicant to provide any necessary evidence required by the Commission to clearly indicate that the proposed conditional use shall

MEMORANDUM

meet the following criteria.” The CUP criteria is listed below (A-H) with our analysis of each criterion. Additional review criteria based on the proposed use is also included (I).

- A. *The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.*
 - » The proposed use is allowed with a Conditional Use Permit (CUP) in the subject zoning district. The applicant is proposing to use the existing building. Detailed review of the site plan is contained in the Site Plan Review Memo.

- B. *The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.*
 - » The subject property is located adjacent to major vehicle transportation routes and will be easily accessible. The subject property is also surrounded by commercial uses. The proposed use will supply a local demand of City residents and residents of surrounding communities. The proposed use will operate similarly to a pharmacy in that only patrons with legal identification cards acting as prescriptions will be allowed to purchase the medical marijuana and associated items.

- C. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.*
 - » The proposed dispensary was licensed in the first round of licenses issued in Missouri, so there are not studies of market or property impacts of existing dispensaries in Missouri. Based on results of similar legislation passed in other states, the proposed dispensary should not negatively impact surrounding commercial property.
 - » The applicant will be making modifications to update the appearance of the property. The existing property is vacant and appears so due to conditions of the parking lot paving, landscape, and signage. The proposed site modifications will improve the exterior appearance.

- D. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:*
 - i. *The location, nature and height of buildings, structures, walls, and fences on the site, and*

MEMORANDUM

- » The subject property was previously used for fast-food restaurant. The applicant plans to use the existing building and site layout. The building is located on the north side of the site with surface parking surrounding. The one-story building is similar in size and massing to nearby commercial and restaurant buildings.
- ii. *The nature and extent of proposed landscaping and screening on the site.*
 - » Currently, the site has minimal landscaped areas along the north, east, and south property lines. The landscape areas are similar in size to the landscape areas of adjacent properties. The applicant has stated an intent to bring all landscape areas into compliance with City regulations. Additional landscape analysis is contained below and in the Site Plan Review Memo.
- E. *Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.*
 - » Article VII, Section 405.370.B.2 states that personal care service uses shall provide five (5) on-site parking spaces per one thousand (1,000) square feet of floor area. The existing building measures 3,420 square feet, which makes the required on-site parking spaces 18. The proposed site plan shows 48 parking spaces including four ADA van accessible space. The applicant plans to construct a new delivery area at the rear (east) end of the building.
 - » The City's Off-street Parking and Loading Requirements also include parking lot screening and landscaping requirements. The applicant plans to use the existing site layout. The proposed landscape plan shows the existing landscape areas replanted to conform to City requirements.
- F. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.*
 - » The applicant is not proposing to alter the existing utility or drainage facilities on the site. The applicant plans to use the existing parking lot lighting on site.
- G. *Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.*
 - » One, two-way access point is provided directly to the site from Smizer Station Road. Two secondary access points are provided from the adjacent gas station property to the north. Based on operations in other states and analysis of similar existing uses, patrons will likely visit the property throughout the business hours and not create significant peak-hour traffic. Even distribution of visits throughout the day lowers

MEMORANDUM

the possibility that the proposed use would cause large traffic congestion issues. The wide access will allow for easy passing of vehicles.

H. *The proposed uses are deemed consistent with good planning practice and are not inconsistent with the goals, objectives, and policies of the Comprehensive Plan; can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City.*

- » The Comprehensive Plan calls for commercial uses on the subject property. The proposed use is a commercial use. The City ordinance that was adopted to allow medical marijuana uses coded medical marijuana dispensaries as 446110. The code is based on the North American Industry Classification System (NAICS), which is used in the City's Land Use Code to organize and define different land uses. According to NAICS, uses coded 446110 are Pharmacies and Drug Stores listed under the larger category of Health and Personal Care Stores. Uses with this code operate similarly to retail establishments; however, they are primarily engaged in selling of prescription and non-prescription drugs or medicines. The proposed use would provide access to a good not otherwise available to residents and the surrounding community. The proposed business will also be licensed and monitored by the State.
- » By using an existing building and site layout that is similar to adjacent properties, the proposed business will likely blend more within the surroundings. The subject property is located in an ideal area adjacent to major transportation routes and also buffered from residential areas. The proposed re-use of the vacant building is also beneficial to the activity of the existing commercial area.

I. Additional Considerations

- » Medical marijuana dispensaries will operate through a mostly cash business. This type of operation can be more susceptible to robberies. The applicant did not provide details of the security plan, which are to remain confidential. The secure delivery area constructed on site will provide an additional layer of security for transfers of products and money.
- » Medical marijuana can only be purchased legally by qualifying patients or primary caregivers of qualifying patients. As required by the State for all licensed dispensaries, the proposed business will have a system for verifying all Qualifying Medical Marijuana Patient or Primary Caregiver Identification Cards.

MEMORANDUM

- » Marijuana has a distinct odor or smell, which can carry through the air. Proper air ventilation systems for the building can reduce the odor along the exterior of the site. No marijuana cultivation, product testing or manufacturing of marijuana infused products will take place on the subject property. Those operations would generate the strongest odors. The dispensary facilities are not likely to produce odors.

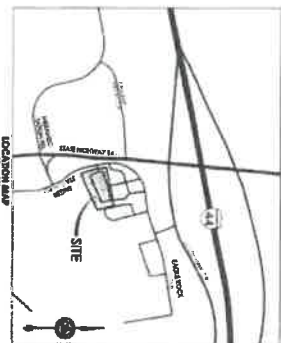
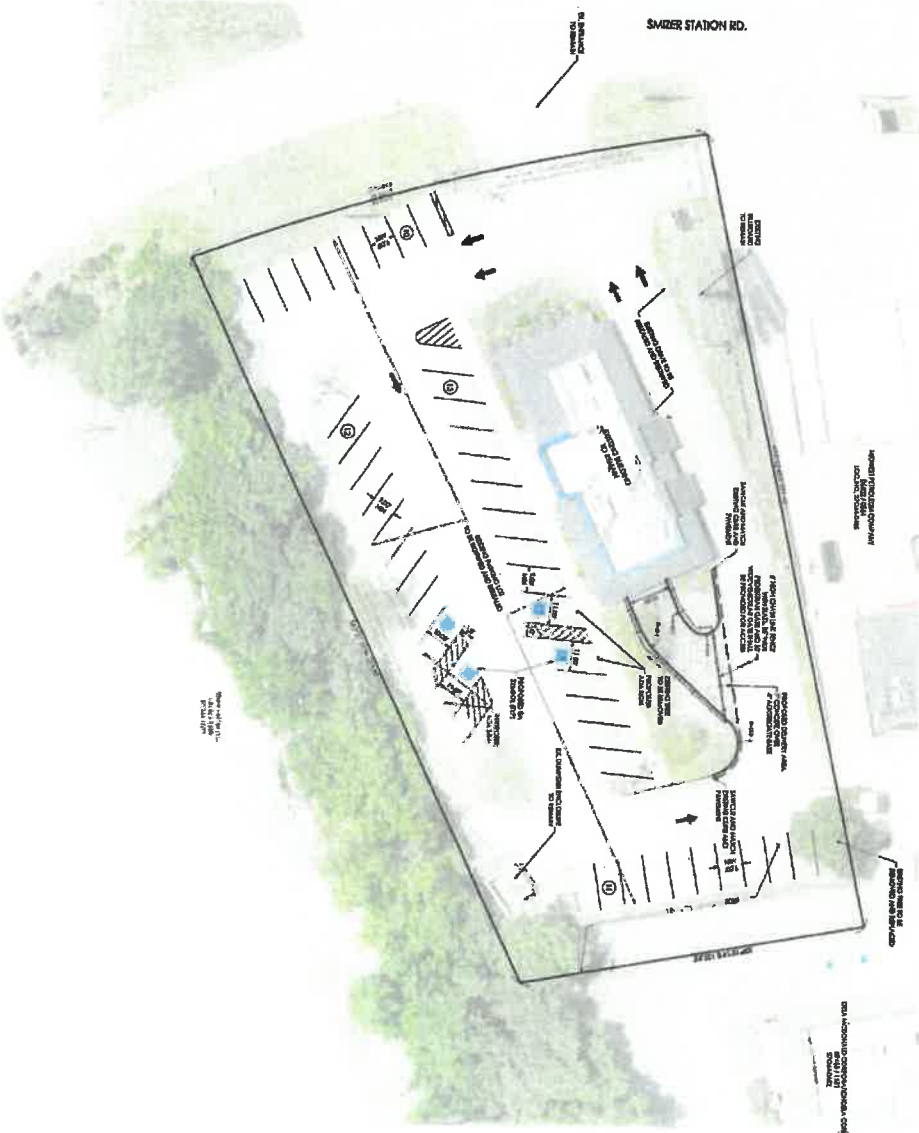
Conclusion

The proposed medical marijuana dispensary is an appropriate use for the subject property based on the local and regional transit access, surrounding uses, and goals of the City's Comprehensive Plan. The proposed use is a unique business and therefore, conditions should be placed on the operation of the use and site to help mitigate potential impacts to the surrounding community and businesses. Based on the analysis provided above, we recommend approval of Conditional Use Permit with the following conditions:

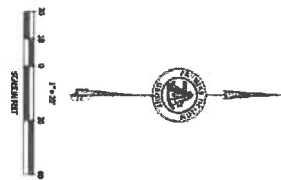
1. The business owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location and provide proof of the license on a yearly basis to the City Clerk.
2. The business shall be operated substantially in accordance with the Conditional Use Permit Application submitted to the City and on file with the City Clerk.
3. No marijuana cultivation, product testing, manufacturing, or use of marijuana infused products is permitted on the property.
4. The hours of operation shall be Monday through Sunday from 8:00 a.m. till 8:00 p.m.
5. Patrons must be twenty-one (21) or older to enter the building.
6. All security camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
7. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building for storage of currency and products.
8. All marijuana inventory shall be kept and stored in a secured and locked manner.
9. Parking area lighting shall be installed upon approval by the Building Commissioner.
10. The site and landscape shall be maintained in accordance with the site and landscape plans approved by the Planning and Zoning Commission on _____.
11. All signage shall be installed with a proper permit and compliant with the City's Sign Regulations, Chapter 515.



STATE HIGHWAY ROUTE 141



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 12. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 13. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- PROJECT DATA**
- OWNER: CHAD HANSON, FAGER-MCGEE COMMERCIAL CONSTRUCTION
 PROJECT: JUSTICE GROWN DISPENSARY - VALLEY PARK, MD 21088
 ADDRESS: 8045 SMIDER STATION RD., VALLEY PARK, MD 21088
 DRAWN BY: CHAD HANSON, FAGER-MCGEE COMMERCIAL CONSTRUCTION
 CHECKED BY: CHAD HANSON, FAGER-MCGEE COMMERCIAL CONSTRUCTION
 DATE: 1/22/2020



CHAD HANSON, FAGER-MCGEE COMMERCIAL CONSTRUCTION
 JUSTICE GROWN DISPENSARY - VALLEY PARK, MD
 8045 SMIDER STATION RD., VALLEY PARK, MD 21088
 CHAD HANSON
 847 S. WILKINS STREET
 ACAPARKERSBURG, B. 21554

DATE: 1-22-2020

PROJECT DATA

OWNER: CHAD HANSON, FAGER-MCGEE COMMERCIAL CONSTRUCTION
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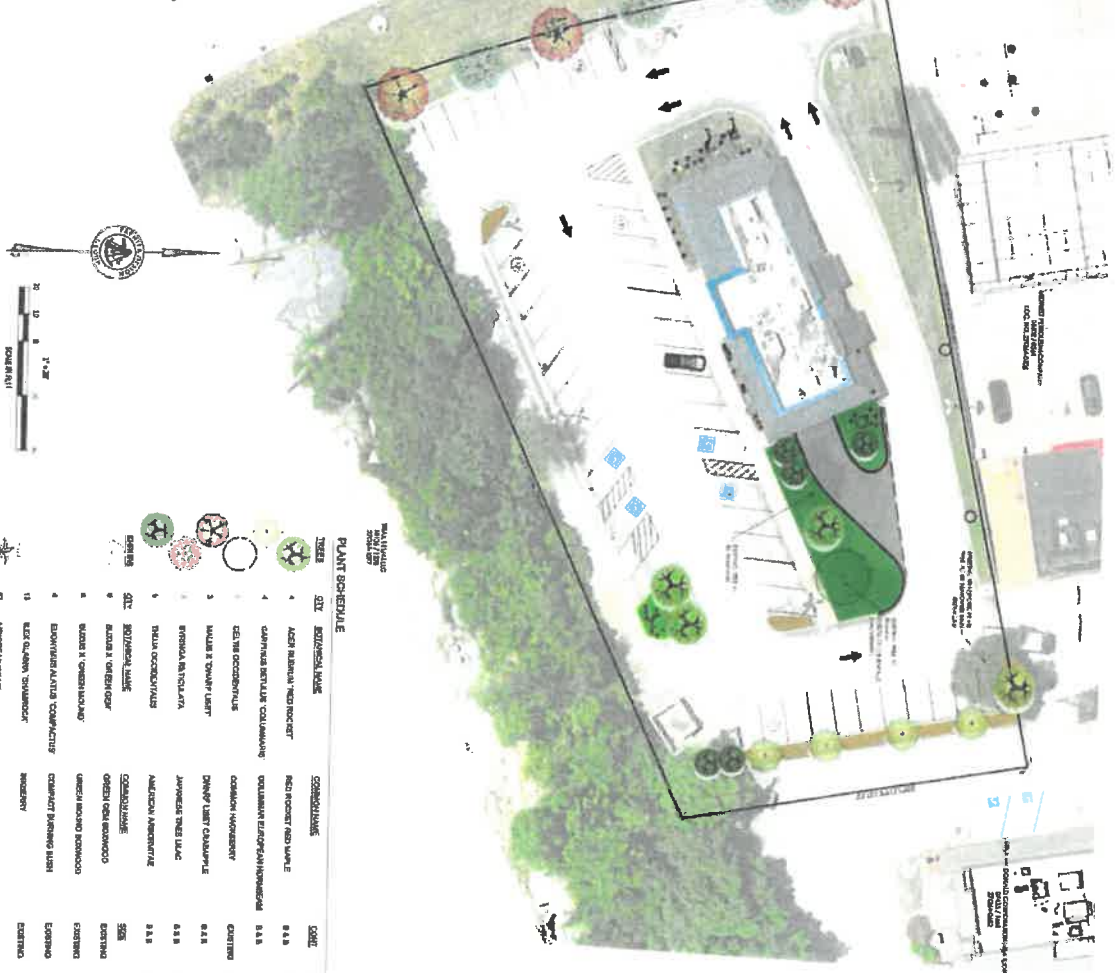
SCALE: 1" = 10'

SITE PLAN

PREMIER DESIGN GROUP
 100 LUTHERLAND PARK DRIVE
 WENTZVILLE, MO 63385
 636-241-1111
 www.premierdesigngroup.com



CALL SERVICE YOU WANT
 1-800-368-3683
 1-800-368-3683
 1-800-368-3683



PLANT SCHEDULE

TREE	SIZE	BOTANICAL NAME	COMMON NAME	CODE	QTY	EQ
	4-6"	ACORN NUTLEAF NECTAR	RED TWIG DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"
	4-6"	DOGWOOD	DOGWOOD	8.8.8	10	10' TALL, 10"

LANDSCAPE REQUIREMENTS

1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan. The contractor shall be responsible for the procurement and installation of all plants and materials. The contractor shall be responsible for the maintenance of all plants and materials until they are established. The contractor shall be responsible for the removal of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the replacement of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the maintenance of all plants and materials until they are established. The contractor shall be responsible for the removal of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the replacement of all plants and materials that do not meet the specifications or quantities shown on this plan.

LANDSCAPE PLAN

Scale: 1" = 10'

North Arrow

DATE: 11/11/2019

BY: [Signature]

LANDSCAPE REQUIREMENTS

1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan. The contractor shall be responsible for the procurement and installation of all plants and materials. The contractor shall be responsible for the maintenance of all plants and materials until they are established. The contractor shall be responsible for the removal of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the replacement of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the maintenance of all plants and materials until they are established. The contractor shall be responsible for the removal of all plants and materials that do not meet the specifications or quantities shown on this plan. The contractor shall be responsible for the replacement of all plants and materials that do not meet the specifications or quantities shown on this plan.

LANDSCAPE PLAN

Scale: 1" = 10'

North Arrow

DATE: 11/11/2019

BY: [Signature]

CHAD HANSON, FIEGER-MCGEE COMMERCIAL CONSTRUCTION
 JUSTICE BROWN DISPENSARY - VALLEY PARK, MO
 808 SMITZER STATION RD.
 VALLEY PARK, MO 63088
 CHAD HANSON
 317 S. WILLIAMS STREET
 MARION, MO 63059

PREMIER DESIGN GROUP
 800 MIDLAND PARK DRIVE
 WENTZVILLE, MO 63385
 636.241.1111

MEMORANDUM

Re: Site Plan Review for a Medical
Marijuana Dispensary at 2093 Smizer
Station Rd

To: Dusty Hosna

Date: 08/06/2020

From: Anna Krane, AICP

Pursuant to your request for review of the medical marijuana dispensary proposed at 2093 Smizer Station Road, we have provided the following analysis. The site plan and landscape plan each dated 7-22-2020 were reviewed for this memo. They shall replace the original site plan and landscape plan dated 5-29-2020.

Background

Medical marijuana dispensaries are permitted in the C-2 Commercial District with a Conditional Use Permit (CUP). The applicant has submitted for a CUP along with an application for Site Plan Review. This analysis covers the site plan submitted.

The subject property is located south of I-44, adjacent to Highway 141. The site was previously a Burger King. Surrounding uses include a gas station and fast food restaurants. The applicant is proposing to upgrade the building façade and interior as well as the landscape. The applicant is not proposing to change the existing layout or traffic circulation. The applicant is proposing to add a secured delivery access point to the rear (east) side of the building. Trucks and delivery vehicles will be able to pull into the new drive area enclosed by a security fence.

Criteria for Review

Chapter 405, Article IX of the City Land Use Code outlines regulations for Site Plan Approval. Other areas of the City's Code are also applicable to site plan review such as parking regulations, landscape requirements, conditional use regulations, and zoning district specific requirements.

Section 405.590 Scope of Review: The Planning Commission shall consider, but not be limited to, the following factors in review of the site development plan:

1. *The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, watercourses, floodplains, soils, air quality, scenic views and historic sites.*
 - » The site plan includes some upgrades and modifications to the existing layout. Major changes to existing site plan elements are not proposed.
2. *The provision of safe and efficient vehicular and pedestrian transportation both within the development and the community.*

MEMORANDUM

- » The main site access point is the curb-cut along Smizer Station Road. Secondary vehicle access is provided through two connections with the gas station property to the north. Pedestrians will enter and exit the building from the door on the south side of the building. The applicant is proposing to repave and stripe the parking lot to provide clear direction for circulation.
- 3. *The provision of sufficient open space to meet the needs of the proposed development.*
 - » The proposed landscape plan includes replanting existing beds and planting new trees. One existing tree and 19 new trees are proposed. The existing planting beds surrounding the building will be replanted in accordance with City regulations.
- 4. *The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.*
- 5. *The compatibility of the overall site design (location of buildings, parking lots, screening, general landscaping) and the land use within the existing area and projected future development of the area.*
 - » The site is developed in a similar manner to the adjacent properties. The proposed landscape plan will bring the site into compliance with the existing regulations, when some adjacent properties are deficient. The site and building are compatible with surrounding land uses and development. The proposed landscape plan will re-establish the screening of commercial property that is required by the code.
- 6. *The existence and/or provision of adequate community facilities to serve the proposed development (i.e., water, sewerage, schools, streets, etc.).*
- 7. *Conformance of the site development plan with the Comprehensive Plan and any other applicable requirements of the Zoning Code.*
 - » The proposed site plan provides the parking spaces required by code.
 - » The “C-2” Commercial District requirements include performance standards such as building material requirements. Section 405.165.D.9.c states that buildings should be constructed of brick or stone masonry and provides a list of supplementary materials that are permitted for exterior walls. The existing building is block construction. The majority of the existing building will remain as is. Due to safety concerns, the majority of the existing windows will be covered or infilled, except for windows on the southern façade adjacent to the waiting area. The existing brick façade will be painted a tan color and EIFS will be added as accent in some areas. To break up the neutral façade, the applicant is proposing to have artist paint murals on four panels, one on the north façade, one on the south façade, and two on the west façade. The exact design to be painted on

MEMORANDUM

each panel will be determined by the artist. In addition to the murals, planting areas will provide screening of the walls from the street.

- » Chapter 515 contains the City's Sign Regulations. Based on the rendering submitted, the applicant is proposing three attached signs, one on each the north, south, and west façade. All new signage much conform with current regulations. According to Section 515.120 Commercial Signage, the property may have one attached sign on the west façade, which is the only street frontage. A ground sign or a pole sign would also be permitted on the property.

Conclusion

The proposed site plan is in conformance with City regulations.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared Karie Clark on behalf of THE COUNTIAN, ST. LOUIS COUNTY who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the July 24, 2020 edition and ending with the July 24, 2020 edition, for a total of 1 publications:

07/24/2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. Monday, August 10, 2020. Because of the COVID-19 Pandemic and National Emergency Declaration, this meeting will only be available to the general public via on-line broadcast. Pursuant to Sec. 610.015, elected officials may participate by being physically present at city hall or via teleconference. This public hearing will be broadcast from the Council Chambers of City Hall, 320 Benton Street, Valley Park, Missouri to consider the following applications related to the following properties: A conditional use permit for a property located at 2093 Smizer Station Road for the purpose of a Medical Marijuana Dispensary.

11903030 County July 24, 2020

Karie Clark

Karie Clark

Subscribed & sworn before me this 24th day of July, 2020
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

Dear Resident or Business Owner,

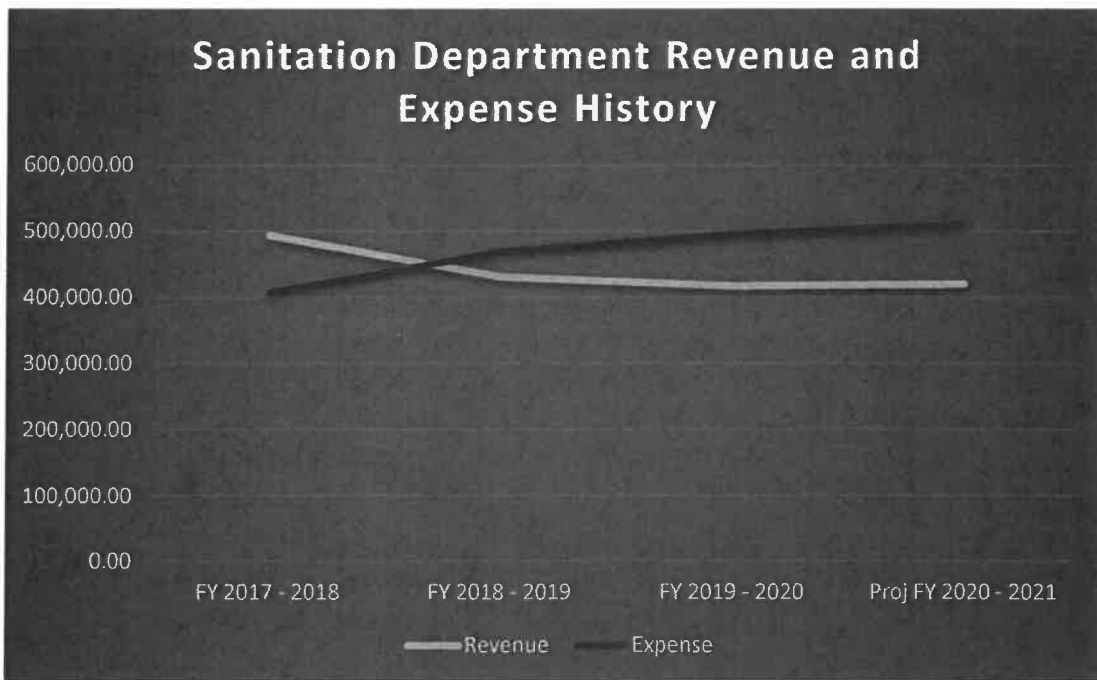
The rising cost of recycling and dumping fees over the past few years have led to a shortfall in funds as the expenses associated with the sanitation department have outpaced the revenues.

Dump / Recycling Fees	Fiscal Year
86,268.52	2017-2018
107,766.15	2018-2019
117,531.48	2019 - 2020

*Source: City of Valley Parks FY Budget for 2018 through 2021

Due to these rising costs, the Finance, Ways and Means Committee met to discuss ways to address the problem. During the 2019 – 2020 fiscal year, the Sanitation Department generated \$417,080 in revenue while spending \$510,000. The cost of repairs, equipment and fuel has also increased over the past several years. Although the fees at the landfill have gone up, the committee felt it was important to retain the level of services provided by the city. Like other municipalities around us, the committee felt that the best way to continue the twice weekly trash routes, the weekly yard waste and recycling pick up programs along with large item pick up could be to raise the rates of services.

The City of Valley Park has a sanitation reserve account that has absorbed the deficit in the Sanitation Department budget in the previous years. This reserve account is separate from the general reserve. The sanitation reserves generally fund large expenditures that are needed to perform services. The current revenue/expense projections show the revenue and expense history. These deficits have, by design, been absorbed by the sanitation reserve account. Revenue must be increased to match the expenses.



*Source: City of Valley Parks FY Budget for 2018 through 2021

Due to all the above listed factors, projections show that the sanitation reserve account can only continue to fund these deficits for another fiscal year. Keep in mind that, as mentioned, the sanitation reserves are separate from the general reserves.

The Finance, Ways and Means Committee has addressed the above listed issues and would like to make a recommendation to the Board of Aldermen that would allow the city to balance the sanitation account and prepare for future equipment purchases that will allow staff to continue to provide the excellent sanitation services that our residents and businesses are used to.

The following adjustments are being considered:

- A \$6.00 a month increase for sanitation services, raising the quarterly bill from \$54.00 to \$72.00
- Imposing late fees
- Increasing the billable amount for bulk item pick up
- Penalties for residents with large outstanding balances
- Long term planning to provide sufficient funding

We are asking for your input on these changes. A public comment section will be open to the public, via Zoom, at the September 8, 2020 Board of Aldermen Regular Session meeting. There are several ways to voice your opinion on the matter.

- Log on to the Zoom meeting (the link will be posted at www.valleyparkmo.org) and speak during the public comment section
- Reach out to your elected officials
- Email your questions/opinions to Dhosna@valleyparkmo.org
- Call City Hall

We look forward to hearing from you as we continue to work with our residents and business owners. If you have any questions, feel free to call me at (636)861-1385. If you need any accommodations to participate in the public comment section, please contact City Hall.

Sincerely,

Chandra Webster
Mayor of Valley Park

**City Administrator's
Office**

Memo

To: Board of Aldermen
From: Dusty Hosna
cc: Mayor Webster
Date: September 8, 2020
Re: Poll of The Board – 08-20-2020

On August 20, 2020 a poll of the attached poll of the board was conducted via email. The votes were recorded as follows:

Young – Yes

Rauls – Yes

White – Yes

Walker – Yes

Rose – Yes

White - Yes

Bowen –

Reynolds -

Dusty Hosna

From: Dusty Hosna
Sent: Thursday, August 20, 2020 7:26 PM
To: Chandra Webster; Betty Halker; Betty Halker; Dave Rose; Eddie Walker; Jon Young; Mike White; Randy Bowen; Stephanie Reynolds; Tommy Rauls
Subject: POLL OF THE BOARD - Sanitation Letter
Attachments: SAN LETTER ROUGH DRAFT 3.docx

This is the final edit. Gerald felt that it was important to note the costs of repairs, fuel and equipment had also gone up over the past several years and I agree. I added this sentence **“The cost of repairs, equipment and fuel has also increased over the past several years.”**

POLL OF THE BOARD

Do you authorize staff to attach the attached letter to the sanitation bill that will go out tomorrow (08-21-2020)?

YES – I authorize the letter to be attached

NO – I do not authorize the letter to be attached

City of Valley Park

01 - GENERAL FUND

0000 - General

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Revenue					
Real Estate Tax Current	5111	0.00	2,483.42	607,000.00	(604,516.58)
Personal Property Tax Current	5113	0.00	2,584.95	117,500.00	(114,915.05)
Special Assessments	5115	0.00	0.00	500.00	(500.00)
RR & Utilities Tax	5116	0.00	0.00	30,000.00	(30,000.00)
County Road Fund	5118	0.00	1,018.68	142,500.00	(141,481.32)
Cigarette Tax	5121	0.00	2,664.20	12,000.00	(9,335.80)
Gasoline Tax	5122	0.00	49,319.68	280,000.00	(230,680.32)
Sales Tax	5125	0.00	157,461.24	980,000.00	(822,538.76)
Financial Inst. Tax	5126	0.00	0.00	0.00	0.00
Billboard License	5129	0.00	0.00	11,000.00	(11,000.00)
Business License	5131	0.00	5,051.49	240,000.00	(234,948.51)
Liquor License	5133	0.00	0.00	16,000.00	(16,000.00)
Vehicle Fees/PP	5135	0.00	1,340.46	35,000.00	(33,659.54)
Cell Phone Tower License	5136	0.00	0.00	4,000.00	(4,000.00)
File Fees	5137	0.00	0.00	200.00	(200.00)
Bad Check Fee	5138	0.00	32.50	150.00	(117.50)
Utility Gross Receipts Tax	5140	0.00	159,312.83	752,000.00	(592,687.17)
Construction Permits	5141	198.00	7,407.00	20,000.00	(12,593.00)
Insurance from Individuals	5142	0.00	0.00	0.00	0.00
CVC From Police	5143	0.00	157.03	3,869.00	(3,711.97)
Alarm Fee	5144	50.00	425.00	1,500.00	(1,075.00)
Domestic Violence (Court)	5145	0.00	19.00	510.00	(491.00)
Occupancy Permit Fee	5147	25.00	2,650.00	8,500.00	(5,850.00)
Refund - Misc	5148	0.00	1,571.46	12,000.00	(10,428.54)
Police Court & Fines	5150	0.00	4,643.00	65,000.00	(60,357.00)
Inmate Security Fund	5151	0.00	80.00	650.00	(570.00)
Park Grants	5152	0.00	0.00	0.00	0.00
Parts Sales	5153	0.00	0.00	0.00	0.00
POF Peace Officer Training Fund	5154	0.00	8.00	0.00	8.00
Nuisance Abatement Income	5161	0.00	0.00	0.00	0.00
Photo Copies	5162	0.00	0.00	0.00	0.00
CDBG Reimbursement	5165	0.00	0.00	8,000.00	(8,000.00)
Deposit-Specs, Plans & Excavat	5167	750.00	2,250.00	6,000.00	(3,750.00)
Insurance Reimbursement	5168	0.00	2,250.00	0.00	2,250.00
Insurance Refund	5169	0.00	0.00	8,500.00	(8,500.00)
Citizen Reimb - Prop Damage	5171	0.00	0.00	4,000.00	(4,000.00)
Deposit Public Hearing Adver	5172	1,000.00	1,000.00	3,000.00	(2,000.00)
Other Income Items	5175	0.00	100.83	0.00	100.83
Sale of Public Works Equipment	5180	0.00	0.00	0.00	0.00
Parks Misc Income	5181	0.00	0.00	0.00	0.00
Parks-Rental/Deposit	5183	0.00	13,390.00	57,500.00	(44,110.00)
Interest Earned	5190	0.00	230.63	12,500.00	(12,269.37)
Plan Review - Land & Home Dev	5191	0.00	250.00	500.00	(250.00)
Bond Forfeiture	5194	0.00	0.00	11,750.00	(11,750.00)
Prop P Revenue	5198	0.00	53,983.94	380,000.00	(326,016.06)
Occupancy Inspections	5199	275.00	7,500.00	30,000.00	(22,500.00)
Bulk Pick Up	5210	0.00	0.00	0.00	0.00
Cell Tower Rent	5265	0.00	3,713.46	12,000.00	(8,286.54)
Library Utility Reimb	5285	0.00	0.00	500.00	(500.00)
Parks Deposits - Retained	5295	0.00	0.00	0.00	0.00
Total Revenue		<u>2,298.00</u>	<u>482,898.80</u>	<u>3,874,129.00</u>	<u>(3,391,230.20)</u>
Expense					
Billing Expense	6013	0.00	0.00	0.00	0.00
Trash Overpayment Refund	6018	0.00	0.00	0.00	0.00

City of Valley Park

01 - GENERAL FUND

0000 - General

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Beneflex Deduct Ins Reimb	6023	0.00	0.00	0.00	0.00
Fuel	6135	0.00	0.00	0.00	0.00
Benny Card-Flexible Spending	6138	0.00	0.00	0.00	0.00
Health Insurance	6139	0.00	0.00	0.00	0.00
Lager's Expense	6145	0.00	0.00	0.00	0.00
Bank Fees	6155	0.00	0.00	0.00	0.00
Building Maintenance	6178	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Revenue over (under) Expenses		<u>2,298.00</u>	<u>482,898.80</u>	<u>3,874,129.00</u>	<u>(3,391,230.20)</u>

City of Valley Park

01 - GENERAL FUND

1000 - Administrative

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Revenue					
Interest Earned	5190	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00
Expense					
Recreational Facility Reimbursement	6004	0.00	0.00	300.00	300.00
Land Purchase	6012	0.00	0.00	0.00	0.00
Land Acquisitions	6014	0.00	0.00	0.00	0.00
Drug Testing Program	6015	0.00	526.00	1,000.00	474.00
Beneflex Deduct Ins Reimb	6023	0.00	0.00	22,000.00	22,000.00
Annexation Expense	6027	0.00	0.00	0.00	0.00
Document Management	6028	0.00	0.00	200.00	200.00
Bank Service Charges	6031	0.00	0.00	0.00	0.00
Accounting Fees	6035	0.00	0.00	40,000.00	40,000.00
Floral Account	6045	0.00	46.88	250.00	203.12
Police Training (CVC)	6059	0.00	0.00	0.00	0.00
Stipend	6105	0.00	200.00	2,400.00	2,200.00
Salary-Officials	6113	0.00	0.00	75,000.00	75,000.00
Salaries	6114	1,442.30	11,706.12	0.00	(11,706.12)
Labor	6115	1,867.56	20,463.74	95,790.00	75,326.26
Tools	6116	0.00	0.00	0.00	0.00
Domestic Violence	6120	0.00	44.00	800.00	756.00
Street Lights	6122	110.62	10,805.67	67,000.00	56,194.33
Equipment Expense	6124	0.00	1,730.85	20,000.00	18,269.15
Park Materials	6125	0.00	0.00	0.00	0.00
Office Supplies & Expense	6126	39.76	1,387.84	12,000.00	10,612.16
Truck Expense	6127	0.00	64.52	0.00	(64.52)
Uniforms	6128	0.00	0.00	200.00	200.00
Newsletter	6132	0.00	0.00	0.00	0.00
First Aid & Safety Equipment	6133	0.00	0.00	0.00	0.00
Fuel	6135	0.00	0.00	0.00	0.00
Benny Card-Flexible Spending	6138	0.00	2,381.06	7,000.00	4,618.94
Health Insurance	6139	292.89	6,003.56	30,000.00	23,996.44
Metro St. Louis Sewer Dist	6140	0.00	339.70	1,500.00	1,160.30
Refund Bldg. & Occ. Permits	6141	0.00	1,500.00	2,000.00	500.00
Lager's Expense	6145	0.00	4,317.25	45,000.00	40,682.75
Computer Consulting Expense	6150	0.00	12,570.16	20,000.00	7,429.84
VP School Dist - Settlement/Legal Fees	6151	0.00	0.00	47,900.00	47,900.00
Bank Fees	6155	0.00	0.00	0.00	0.00
General Insurance	6160	0.00	8,894.00	120,000.00	111,106.00
Vegetation Control	6162	0.00	0.00	0.00	0.00
Water	6165	0.00	292.76	1,200.00	907.24
Supplies	6166	0.00	343.44	1,600.00	1,256.56
Advertising	6167	0.00	98.60	1,000.00	901.40
Heat	6168	34.11	315.63	7,500.00	7,184.37
Electric	6170	1,155.69	3,682.91	11,000.00	7,317.09
Telephone	6171	582.76	1,971.60	7,490.00	5,518.40
Legal Fees	6172	0.00	4,522.50	105,000.00	100,477.50
Dues & Meeting Expense	6174	50.00	3,739.82	8,250.00	4,510.18
Consulting Fees	6177	0.00	0.00	0.00	0.00
Building Maintenance	6178	0.00	1,695.32	15,000.00	13,304.68
Official Expense	6184	3,305.00	9,915.00	40,000.00	30,085.00
Other Miscellaneous Expenses	6186	0.00	29.59	5,000.00	4,970.41
Interest Payment	6195	1.09	3.37	0.00	(3.37)

City of Valley Park

01 - GENERAL FUND

1000 - Administrative

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Payroll Taxes	6231	515.80	3,180.34	17,000.00	13,819.66
Rejis	6250	0.00	0.00	0.00	0.00
Prosecuting Attorney	6251	0.00	1,600.00	9,600.00	8,000.00
PA Assistant	6252	212.10	424.20	13,000.00	12,575.80
Pams And Suppies	6253	0.00	20.00	8,400.00	8,380.00
Peace Office Training Fund	6254	0.00	25.00	0.00	(25.00)
Code Books	6311	0.00	995.00	2,000.00	1,005.00
Tsfr To Valley Days	6993	0.00	0.00	0.00	0.00
Total Expense		<u>9,609.68</u>	<u>115,836.43</u>	<u>863,380.00</u>	<u>747,543.57</u>
Net Revenue over (under) Expenses		<u>(9,609.68)</u>	<u>(115,836.43)</u>	<u>(863,380.00)</u>	<u>747,543.57</u>

City of Valley Park

01 - GENERAL FUND

1100 - Streets

From 9/1/2020 Through 9/30/2020

Expense		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Equipment Purchase	6006	0.00	4,577.06	28,000.00	23,422.94
Materials	6007	0.00	0.00	0.00	0.00
Street Salt	6009	0.00	0.00	30,000.00	30,000.00
Signs Purchased	6016	0.00	0.00	2,500.00	2,500.00
Demolition/Other	6019	0.00	0.00	0.00	0.00
Damage To Non-City Property	6022	0.00	0.00	0.00	0.00
Equipment Rental	6024	0.00	156.00	1,000.00	844.00
Annexation Expense	6027	0.00	0.00	0.00	0.00
Lubes and Fluids	6029	0.00	199.32	3,500.00	3,300.68
Education	6032	0.00	0.00	1,000.00	1,000.00
Street Material	6037	0.00	406.79	10,000.00	9,593.21
Buildings - Public Works	6061	0.00	0.00	0.00	0.00
Salary-Officials	6112	0.00	0.00	0.00	0.00
Salaries	6114	540.60	5,280.08	28,840.00	23,559.92
Labor	6115	7,159.86	73,438.19	427,965.00	354,526.81
Tools	6116	0.00	49.95	3,500.00	3,450.05
Operating Expense	6117	0.00	1,069.19	4,500.00	3,430.81
Events	6119	0.00	0.00	0.00	0.00
Dump Fees	6121	0.00	0.00	0.00	0.00
Street Lights	6122	0.00	81.39	0.00	(81.39)
Tree Removal	6123	0.00	0.00	1,500.00	1,500.00
Office Supplies & Expense	6126	0.00	68.94	1,000.00	931.06
Truck Expense	6127	0.00	546.18	35,000.00	34,453.82
Uniforms	6128	0.00	463.56	5,000.00	4,536.44
Computer Equipment Purchase	6129	0.00	0.00	0.00	0.00
Damage To City Property- Other	6131	0.00	0.00	0.00	0.00
First Aid & Safety Equipment	6133	0.00	247.60	2,875.00	2,627.40
Fuel	6135	0.00	3,000.81	23,000.00	19,999.19
Tires & Tubes	6136	0.00	0.00	5,000.00	5,000.00
Tractor Expense	6137	0.00	700.70	10,000.00	9,299.30
Health Insurance	6139	390.30	24,072.26	149,000.00	124,927.74
Metro St. Louis Sewer Dist	6140	0.00	0.00	0.00	0.00
Mosquito Spraying	6143	0.00	150.39	8,500.00	8,349.61
Lager's Expense	6145	0.00	0.00	0.00	0.00
Weedeaters/Supplies	6147	0.00	0.00	1,750.00	1,750.00
Computer Consulting Expense	6150	0.00	0.00	1,800.00	1,800.00
General Insurance	6160	0.00	0.00	35,000.00	35,000.00
Chemicals	6161	0.00	41.12	500.00	458.88
Water	6165	0.00	217.73	500.00	282.27
Advertising	6167	0.00	0.00	500.00	500.00
Engineering Fees	6169	0.00	0.00	0.00	0.00
Electric	6170	0.00	0.00	0.00	0.00
Telephone	6171	28.99	570.07	2,700.00	2,129.93
Dues & Meeting Expense	6174	0.00	0.00	500.00	500.00
Building Maintenance	6178	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	39.75	117.71	1,500.00	1,382.29
Payroll Taxes	6231	564.32	5,770.92	36,050.00	30,279.08
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>8,723.82</u>	<u>121,225.96</u>	<u>862,480.00</u>	<u>741,254.04</u>
Net Revenue over (under) Expenses		<u>(8,723.82)</u>	<u>(121,225.96)</u>	<u>(862,480.00)</u>	<u>741,254.04</u>

City of Valley Park

01 - GENERAL FUND
 1200 - Parks
 From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Expense					
Equipment Purchase	6006	0.00	0.00	6,000.00	6,000.00
Signs Purchased	6016	0.00	0.00	500.00	500.00
Equipment Rental	6024	0.00	0.00	500.00	500.00
Caboose/Railroad Park	6030	0.00	0.00	2,000.00	2,000.00
Education	6032	0.00	0.00	1,000.00	1,000.00
Salary-Officials	6113	578.64	10,145.84	60,770.00	50,624.16
Labor	6115	2,102.96	22,150.89	103,000.00	80,849.11
Operating Expense	6117	0.00	0.00	0.00	0.00
Parks-Deposit/Rental Refund	6118	0.00	0.00	300.00	300.00
Events	6119	0.00	0.00	5,000.00	5,000.00
Domestic Violence	6120	0.00	0.00	0.00	0.00
Street Lights	6122	321.83	920.67	3,000.00	2,079.33
Tree Removal	6123	0.00	0.00	1,000.00	1,000.00
Equipment Expense	6124	0.00	765.88	15,000.00	14,234.12
Park Materials	6125	0.00	1,031.85	9,000.00	7,968.15
Office Supplies & Expense	6126	99.00	167.94	1,100.00	932.06
Truck Expense	6127	0.00	203.79	3,000.00	2,796.21
Uniforms	6128	0.00	149.25	900.00	750.75
Truck Lease Purchase	6130	0.00	0.00	0.00	0.00
Damage To City Property- Other	6131	0.00	0.00	0.00	0.00
Johnny On Spot	6134	0.00	442.16	2,500.00	2,057.84
Fuel	6135	0.00	1,009.77	4,000.00	2,990.23
Tires & Tubes	6136	0.00	0.00	1,500.00	1,500.00
Tractor Expense	6137	0.00	1,337.68	2,002.32	664.64
Health Insurance	6139	127.86	4,799.50	32,000.00	27,200.50
Metro St. Louis Sewer Dist	6140	31.22	215.08	1,500.00	1,284.92
Lager's Expense	6145	0.00	0.00	0.00	0.00
Weedeaters/Supplies	6147	0.00	0.00	700.00	700.00
Computer Consulting Expense	6150	0.00	0.00	1,500.00	1,500.00
General Insurance	6160	0.00	0.00	7,000.00	7,000.00
Chemicals	6161	0.00	768.00	21,485.00	20,717.00
Water	6165	92.80	286.67	1,200.00	913.33
Supplies	6166	0.00	0.00	250.00	250.00
Advertising	6167	0.00	0.00	500.00	500.00
Heat	6168	29.38	111.15	1,200.00	1,088.85
Engineering Fees	6169	0.00	1,187.50	7,500.00	6,312.50
Electric	6170	158.29	459.84	3,500.00	3,040.16
Telephone	6171	0.00	127.88	1,000.00	872.12
Dues & Meeting Expense	6174	0.00	0.00	500.00	500.00
Other Miscellaneous Expenses	6186	0.00	0.00	250.00	250.00
Beautification/Enhance	6189	0.00	0.00	5,500.00	5,500.00
Entertainment	6190	0.00	0.00	0.00	0.00
Brignole Park	6192	0.00	0.00	3,000.00	3,000.00
Vance Trails	6196	0.00	0.00	1,500.00	1,500.00
Leonard Park Repairs	6197	0.00	0.00	1,500.00	1,500.00
Payroll Taxes	6231	199.09	2,393.85	12,360.00	9,966.15
Rejjs	6250	0.00	0.00	0.00	0.00
Mer Rec Area-Electric	6370	0.00	0.00	0.00	0.00
Total Expense		<u>3,741.07</u>	<u>48,675.19</u>	<u>326,017.32</u>	<u>277,342.13</u>
Net Revenue over (under) Expenses		<u>(3,741.07)</u>	<u>(48,675.19)</u>	<u>(326,017.32)</u>	<u>277,342.13</u>

City of Valley Park

01 - GENERAL FUND
 1400 - Community Development
 From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Signs Purchased	6016	0.00	0.00	0.00	0.00
Demolition/Other	6019	0.00	0.00	20,000.00	20,000.00
Education	6032	0.00	0.00	1,000.00	1,000.00
Salary-Officials	6113	578.64	1,157.28	0.00	(1,157.28)
Labor	6115	1,257.01	7,947.26	43,260.00	35,312.74
Equipment Expense	6124	0.00	0.00	1,000.00	1,000.00
Office Supplies & Expense	6126	39.75	386.53	2,000.00	1,613.47
Truck Expense	6127	0.00	155.86	1,000.00	844.14
Uniforms	6128	0.00	117.80	500.00	382.20
Truck Lease Purchase	6130	0.00	0.00	5,500.00	5,500.00
Fuel	6135	0.00	149.58	1,500.00	1,350.42
Tires & Tubes	6136	0.00	20.00	500.00	480.00
Health Insurance	6139	216.18	3,050.13	16,000.00	12,949.87
Lager's Expense	6145	0.00	0.00	0.00	0.00
Computer Consulting Expense	6150	0.00	0.00	2,500.00	2,500.00
Software Purchases	6153	0.00	0.00	2,200.00	2,200.00
General Insurance	6160	0.00	0.00	7,000.00	7,000.00
Advertising	6167	0.00	0.00	750.00	750.00
Engineering Fees	6169	0.00	975.00	5,500.00	4,525.00
Telephone	6171	28.99	241.45	1,100.00	858.55
Legal Fees	6172	0.00	0.00	0.00	0.00
Dues & Meeting Expense	6174	0.00	0.00	500.00	500.00
Consulting Fees	6177	0.00	0.00	0.00	0.00
Payroll Taxes	6231	137.31	690.51	3,090.00	2,399.49
Total Expense		<u>2,257.88</u>	<u>14,891.40</u>	<u>114,900.00</u>	<u>100,008.60</u>
Net Revenue over (under) Expenses		<u>(2,257.88)</u>	<u>(14,891.40)</u>	<u>(114,900.00)</u>	<u>100,008.60</u>

City of Valley Park

01 - GENERAL FUND

1500 - Police Department

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Police Training (CVC)	6059	0.00	306.59	0.00	(306.59)
Telephone	6171	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
P.D. Full Service Contract	6200	0.00	260,804.92	1,605,308.68	1,344,503.76
Total Expense		<u>0.00</u>	<u>261,111.51</u>	<u>1,605,308.68</u>	<u>1,344,197.17</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>(261,111.51)</u>	<u>(1,605,308.68)</u>	<u>1,344,197.17</u>

City of Valley Park

01 - GENERAL FUND

1800 - Mayor's Department

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Salary-Officials	6113	800.00	2,400.00	9,600.00	7,200.00
Office Supplies & Expense	6126	0.00	0.00	100.00	100.00
Other Miscellaneous Expenses	6186	0.00	0.00	500.00	500.00
Payroll Taxes	6231	61.20	183.60	800.00	616.40
Total Expense		<u>861.20</u>	<u>2,583.60</u>	<u>11,000.00</u>	<u>8,416.40</u>
Net Revenue over (under) Expenses		<u>(861.20)</u>	<u>(2,583.60)</u>	<u>(11,000.00)</u>	<u>8,416.40</u>

City of Valley Park

01 - GENERAL FUND

2000 - Court

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Expense					
Housing For Prisoners-Clayton	6033	0.00	30.00	0.00	(30.00)
Salary-Officials	6113	850.00	2,550.00	10,200.00	7,650.00
Labor	6115	1,079.44	10,823.24	49,234.00	38,410.76
Office Supplies & Expense	6126	39.76	372.51	1,500.00	1,127.49
Uniforms	6128	0.00	0.00	150.00	150.00
Health Insurance	6139	149.80	3,537.55	19,000.00	15,462.45
Lager's Expense	6145	0.00	0.00	0.00	0.00
Computer Consulting Expense	6150	0.00	0.00	2,500.00	2,500.00
Telephone	6171	28.99	149.54	510.00	360.46
Dues & Meeting Expense	6174	0.00	300.00	1,500.00	1,200.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	146.17	1,008.65	4,120.00	3,111.35
Rejis	6250	42.00	1,501.76	11,500.00	9,998.24
Total Expense		<u>2,336.16</u>	<u>20,273.25</u>	<u>100,214.00</u>	<u>79,940.75</u>
Net Revenue over (under) Expenses		<u>(2,336.16)</u>	<u>(20,273.25)</u>	<u>(100,214.00)</u>	<u>79,940.75</u>

City of Valley Park

01 - GENERAL FUND
 2200 - Emergency Management
 From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Salaries	6114	47.91	467.90	2,419.47	1,951.57
Payroll Taxes	6231	3.58	35.00	250.00	215.00
Total Expense		<u>51.49</u>	<u>502.90</u>	<u>2,669.47</u>	<u>2,166.57</u>
Net Revenue over (under) Expenses		<u>(51.49)</u>	<u>(502.90)</u>	<u>(2,669.47)</u>	<u>2,166.57</u>

City of Valley Park

03 - SANITATION FUND

0000 - General

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin.
Revenue					
Sale of Recycled Items	5112	0.00	202.67	1,000.00	(797.33)
Deposit on Containers	5114	0.00	0.00	0.00	0.00
Refund - Misc	5148	0.00	0.00	0.00	0.00
Trash Income	5170	14,038.00	41,406.44	416,000.00	(374,593.56)
Sale of Containers	5205	0.00	0.00	0.00	0.00
Bulk Pick Up	5210	20.00	480.00	3,000.00	(2,520.00)
Total Revenue		<u>14,058.00</u>	<u>42,089.11</u>	<u>420,000.00</u>	<u>(377,910.89)</u>
Expense					
Billing Expense	6013	1,067.84	1,067.84	5,500.00	4,432.16
Trash Overpayment Refund	6018	0.00	0.00	0.00	0.00
Damage To Non-City Property	6022	0.00	0.00	0.00	0.00
Lubes and Fluids	6029	0.00	0.00	500.00	500.00
Salaries	6114	540.61	5,280.18	28,119.00	22,838.82
Labor	6115	3,996.13	39,518.12	221,450.00	181,931.88
Dump Fees	6121	0.00	268.00	0.00	(268.00)
Truck Expense	6127	0.00	439.15	15,000.00	14,560.85
Uniforms	6128	0.00	149.25	1,500.00	1,350.75
Fuel	6135	0.00	1,789.51	15,000.00	13,210.49
Tires & Tubes	6136	0.00	5,256.65	16,000.00	10,743.35
Tractor Expense	6137	0.00	708.28	0.00	(708.28)
Benny Card-Flexible Spending	6138	0.00	0.00	0.00	0.00
Health Insurance	6139	465.97	11,223.76	61,000.00	49,776.24
Lager's Expense	6145	0.00	0.00	0.00	0.00
Computer Consulting Expense	6150	0.00	0.00	4,600.00	4,600.00
General Insurance	6160	0.00	0.00	14,600.00	14,600.00
Other Miscellaneous Expenses	6186	0.00	1,988.00	500.00	(1,488.00)
TRASH DUMP FEES	6205	0.00	20,129.04	87,000.00	66,870.96
RECYCLING DUMP FEES	6206	0.00	4,048.13	22,000.00	17,951.87
LAWN DUMP FEES	6207	0.00	612.50	9,000.00	8,387.50
Payroll Taxes	6231	334.51	3,307.10	18,385.00	15,077.90
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>6,405.06</u>	<u>95,785.51</u>	<u>520,154.00</u>	<u>424,368.49</u>
Net Revenue over (under) Expenses		<u>7,652.94</u>	<u>(53,696.40)</u>	<u>(100,154.00)</u>	<u>46,457.60</u>

City of Valley Park

08 - SEWER LATERAL FUND

0000 - General

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Revenue					
Sewer Lateral Tax	5110	0.00	346.50	48,800.00	(48,453.50)
Total Revenue		<u>0.00</u>	<u>346.50</u>	<u>48,800.00</u>	<u>(48,453.50)</u>
Expense					
Equipment Purchase	6006	0.00	4,577.06	13,500.00	8,922.94
Materials	6007	0.00	2,985.00	27,000.00	24,015.00
Education	6032	0.00	0.00	1,500.00	1,500.00
Salaries	6114	120.13	1,173.30	6,283.00	5,109.70
Labor	6115	0.00	705.72	29,100.00	28,394.28
Tools	6116	0.00	0.00	1,000.00	1,000.00
Equipment Expense	6124	0.00	0.00	2,000.00	2,000.00
Truck Expense	6127	0.00	0.00	2,000.00	2,000.00
Fuel	6135	0.00	0.00	200.00	200.00
Tractor Expense	6137	0.00	40.92	0.00	(40.92)
Benny Card-Flexible Spending	6138	0.00	0.00	0.00	0.00
Health Insurance	6139	4.08	417.40	2,400.00	1,982.60
Lager's Expense	6145	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	9.01	138.33	1,436.00	1,297.67
Total Expense		<u>133.22</u>	<u>10,037.73</u>	<u>86,419.00</u>	<u>76,381.27</u>
Net Revenue over (under) Expenses		<u>(133.22)</u>	<u>(9,691.23)</u>	<u>(37,619.00)</u>	<u>27,927.77</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

0000 - General

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin.</u>
Revenue					
Park Grants	5152	0.00	0.00	370,000.00	(370,000.00)
Sales Tax/Capital Improvement	5155	0.00	75,883.50	400,000.00	(324,116.50)
Sales Tax/Storm Water	5156	0.00	72,012.01	355,000.00	(282,987.99)
Grants	5157	0.00	0.00	1,021,000.00	(1,021,000.00)
Sales Tax/Strmwtr-Peerless	5158	0.00	0.00	0.00	0.00
Peerless-Strmwtr/Parks	5159	0.00	24,425.37	117,900.00	(93,474.63)
Peerless-Stl Cap Imp	5160	0.00	20,761.55	115,000.00	(94,238.45)
S.E.M.A. Reimb.	5184	0.00	0.00	0.00	0.00
Build America Bond Subsidies	5187	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	11.07	0.00	11.07
Trsfr from 17 Savings Acct	5305	0.00	0.00	0.00	0.00
Total Revenue		<u>0.00</u>	<u>193,093.50</u>	<u>2,378,900.00</u>	<u>(2,185,806.50)</u>
Expense					
Benny Card-Flexible Spending	6138	0.00	0.00	0.00	0.00
COPS Lease Transfer	6146	0.00	0.00	0.00	0.00
Engineering Fees	6169	0.00	0.00	715,000.00	715,000.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Flood Expenses	6201	0.00	0.00	0.00	0.00
Bond Disbursements	6320	0.00	0.00	0.00	0.00
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>715,000.00</u>	<u>715,000.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>193,093.50</u>	<u>1,663,900.00</u>	<u>(1,470,806.50)</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

2700 - Levee Maintenance

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Materials	6007	0.00	0.00	0.00	0.00
Lubes and Fluids	6029	0.00	0.00	2,000.00	2,000.00
Relief Well Testing	6055	0.00	0.00	24,000.00	24,000.00
Labor	6115	514.13	8,053.86	30,000.00	21,946.14
Operating Expense	6117	0.00	69.10	15,000.00	14,930.90
Office Supplies & Expense	6126	0.00	0.00	0.00	0.00
Truck Expense	6127	0.00	0.00	2,000.00	2,000.00
Fuel	6135	0.00	0.00	2,000.00	2,000.00
Tires & Tubes	6136	0.00	0.00	1,000.00	1,000.00
Tractor Expense	6137	0.00	20.47	5,000.00	4,979.53
Health Insurance	6139	71.80	3,071.84	15,100.00	12,028.16
Lager's Expense	6145	0.00	0.00	0.00	0.00
Vegetation Control	6162	0.00	195.96	3,000.00	2,804.04
Engineering Fees	6169	0.00	0.00	0.00	0.00
Payroll Taxes	6231	37.71	587.45	4,250.00	3,662.55
Total Expense		<u>623.64</u>	<u>11,998.68</u>	<u>103,350.00</u>	<u>91,351.32</u>
Net Revenue over (under) Expenses		<u>(623.64)</u>	<u>(11,998.68)</u>	<u>(103,350.00)</u>	<u>91,351.32</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

3900 - Ward 3

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Materials	6007	0.00	132.25	40,000.00	39,867.75
Equipment Rental	6024	0.00	0.00	0.00	0.00
Labor	6115	0.00	0.00	0.00	0.00
Lager's Expense	6145	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>132.25</u>	<u>40,000.00</u>	<u>39,867.75</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>(132.25)</u>	<u>(40,000.00)</u>	<u>39,867.75</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

4400 - COPS Lease Transfer Account

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
COPS Lease Transfer	6146	<u>0.00</u>	<u>0.00</u>	<u>420,000.00</u>	<u>420,000.00</u>
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>420,000.00</u>	<u>420,000.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>0.00</u>	<u>(420,000.00)</u>	<u>420,000.00</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

5600 - Ward 4

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin.</u>
Expense					
Materials	6007	0.00	8,950.64	40,000.00	31,049.36
Equipment Rental	6024	0.00	0.00	0.00	0.00
Labor	6115	937.90	3,440.52	0.00	(3,440.52)
Lager's Expense	6145	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	67.68	249.59	0.00	(249.59)
Total Expense		<u>1,005.58</u>	<u>12,640.75</u>	<u>40,000.00</u>	<u>27,359.25</u>
Net Revenue over (under) Expenses		<u>(1,005.58)</u>	<u>(12,640.75)</u>	<u>(40,000.00)</u>	<u>27,359.25</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

5700 - Ward 2

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Materials	6007	0.00	789.12	40,000.00	39,210.88
Equipment Rental	6024	0.00	0.00	0.00	0.00
Labor	6115	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense		<u>0.00</u>	<u>789.12</u>	<u>40,000.00</u>	<u>39,210.88</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>(789.12)</u>	<u>(40,000.00)</u>	<u>39,210.88</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT

5900 - Ward 1

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Materials	6007	0.00	144.00	40,000.00	39,856.00
Equipment Rental	6024	0.00	0.00	0.00	0.00
Labor	6115	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense		<u>0.00</u>	<u>144.00</u>	<u>40,000.00</u>	<u>39,856.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>(144.00)</u>	<u>(40,000.00)</u>	<u>39,856.00</u>

City of Valley Park

17 - SALE TAX STORM WTR/MAJ PROJECT
 6700 - Meramec Valley Rec Plex
 From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Equipment Expense	6124	29.11	86.77	0.00	(86.77)
Truck Expense	6127	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense		<u>29.11</u>	<u>86.77</u>	<u>0.00</u>	<u>(86.77)</u>
Net Revenue over (under) Expenses		<u>(29.11)</u>	<u>(86.77)</u>	<u>0.00</u>	<u>(86.77)</u>

City of Valley Park

23 - TIF 2015 SRS A DEBT SERVICE

0000 - General

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Revenue					
Transfer from TIF EATS	5993	0.00	0.00	0.00	0.00
Transfer from CID Rev	5994	0.00	0.00	33,000.00	(33,000.00)
Total Revenue		<u>0.00</u>	<u>0.00</u>	<u>33,000.00</u>	<u>(33,000.00)</u>
Expense					
Debt Service	6176	0.00	0.00	33,000.00	33,000.00
Principal Payment	6194	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>33,000.00</u>	<u>33,000.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

City of Valley Park

25 - TIF PEERLESS PARK REVENUE

0000 - General

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Revenue					
Sales Tax	5125	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	5.40	0.00	5.40
TIF PILOTS	5200	0.00	0.00	0.00	0.00
TIF EATS	5220	0.00	17,220.47	0.00	17,220.47
TIF-Peerless Stmwtr/Parks	5240	0.00	9,500.52	0.00	9,500.52
TIF-Peerless Stl Cap Imp	5250	0.00	4,750.25	0.00	4,750.25
Total Revenue		<u>0.00</u>	<u>31,476.64</u>	<u>0.00</u>	<u>31,476.64</u>
Expense					
Transfer To TIF PP Debt	6057	0.00	0.00	0.00	0.00
Software Purchases	6153	0.00	0.00	0.00	0.00
Bank Fees	6155	0.00	0.00	0.00	0.00
Debt Service	6176	0.00	0.00	0.00	0.00
Transfer to Debt Srvc Fund	6998	0.00	0.00	0.00	0.00
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>31,476.64</u>	<u>0.00</u>	<u>31,476.64</u>

City of Valley Park

28 - CAROL HOUSE TIF EATS (T3)

0000 - General

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Revenue					
Interest Earned	5190	0.00	0.10	1,000.00	(999.90)
Plan Review - Land & Home Dev	5191	0.00	0.00	0.00	0.00
Emergency Comm Commission	5215	0.00	1,251.24	45,000.00	(43,748.76)
TIF EATS	5220	0.00	0.00	0.00	0.00
T3-Stmwtr/Parks	5230	0.00	12,512.41	80,000.00	(67,487.59)
T3-Stl Cap Imp	5245	0.00	0.00	15,000.00	(15,000.00)
CID Revenue	5260	0.00	0.00	36,000.00	(36,000.00)
Transfer In	5335	0.00	0.00	0.00	0.00
Transfer from CID Rev	5994	0.00	3,369.75	0.00	3,369.75
Total Revenue		<u>0.00</u>	<u>17,133.50</u>	<u>177,000.00</u>	<u>(159,866.50)</u>
Expense					
Accounting Fees	6035	0.00	0.00	0.00	0.00
Bank Fees	6155	0.00	0.00	1,000.00	1,000.00
Tstr to Proj Acct-SeriesA 2010	6994	0.00	0.00	0.00	0.00
Tstr to Proj Acct-SeriesB 2010	6995	0.00	0.00	0.00	0.00
Transfer to Debt Srvc Fund	6998	0.00	0.00	181,000.00	181,000.00
Transfer Out	6999	0.00	159,902.54	0.00	(159,902.54)
Total Expense		<u>0.00</u>	<u>159,902.54</u>	<u>182,000.00</u>	<u>22,097.46</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>(142,769.04)</u>	<u>(5,000.00)</u>	<u>(137,769.04)</u>

City of Valley Park

29 - CAROL HOUSE TIF PILOTS (T3)

0000 - General

From 9/1/2020 Through 9/30/2020

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Revenue					
Real Estate Tax Current	5111	0.00	0.00	30,000.00	(30,000.00)
Interest Earned	5190	0.00	0.00	0.00	0.00
Total Revenue		<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>(30,000.00)</u>
Expense					
Bank Fees	6155	0.00	0.00	3,000.00	3,000.00
Refund Surplus PILOTS	6173	0.00	0.00	14,000.00	14,000.00
VP Fire District	6175	0.00	0.00	3,000.00	3,000.00
Debt Service	6176	0.00	0.00	10,000.00	10,000.00
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

City of Valley Park

30 - CID REVENUE ACCOUNT

0000 - General

From 9/1/2020 Through 9/30/2020

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Revenue					
Interest Earned	5190	0.00	0.00	0.00	0.00
CID Revenue	5260	0.00	3,369.74	38,000.00	(34,630.26)
Total Revenue		<u>0.00</u>	<u>3,369.74</u>	<u>38,000.00</u>	<u>(34,630.26)</u>
Expense					
COI-attorney-developer	6052	0.00	0.00	5,000.00	5,000.00
COI-developer	6054	0.00	0.00	0.00	0.00
Transfer to Debt Srvc Fund	6998	0.00	0.00	33,000.00	33,000.00
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>38,000.00</u>	<u>38,000.00</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>3,369.74</u>	<u>0.00</u>	<u>3,369.74</u>