



**CITY OF VALLEY PARK  
BOARD OF ALDERMEN REGULAR SESSION  
MEETING  
VIA VIDEO CONFERENCING (ZOOM)  
MEETING ID 819 977 6413  
AT 7:00 P.M. ON MARCH 15, 2021  
VALLEY PARK CITY HALL, 320 BENTON  
VALLEY PARK, MISSOURI 63088**

**\*\*\*\* AGENDA\*\*\*\***

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**
  - a. Application for rezoning and development plan submitted by Simpson Materials Company, LLC and West Outer Road, LLC, for the properties located at 441 N Outer Road, 501 N Outer Road, and 699 W Outer Road, requesting rezoning from St. Louis County Zoning Districts Non-Urban, Floodplain Non-Urban, and Floodplain M3 to Valley Park Zoning District Planned Development – Industrial
  - b. Application for a Proposed Zoning Change for the purpose of a Zoning Change from NU (Non-Urban District) to I-1 (Industrial District) covering addresses: 802 Forest Avenue, 40 Lake Hill Drive and 758 10th Street.
  - c. Application for conditional use permit submitted by Aloha Mini Golf & Shave Ice, 13502 Big Bend, St. Louis, MO 63122 for the purpose of Mini Golf course construction.
- 6. NEW BUSINESS**
  - a. Finding of Fact - Proposed Zoning Change from NU to I1 – 802 Forest Avenue, 40 Lake Hill Drive and 758 10<sup>th</sup> Street
  - b. Bill 2262 – Conditional Use Permit – Aloha Mini Golf
  - c. Bill 2263 – Planned Development – Simpson Materials
  - d. Bill 2264 – Prefunding Agreement – 44 West Development
- 7. FEBRUARY BILLS**
- 8. FEBRUARY FINANCIAL STATEMENTS**
- 9. 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
- 10. ADJOURNMENT**

Posted on 3/15/2021 at 3:30pm by [Signature] P.1

**\*\*\*Executive Session\*\*\***

**Note: This agenda is pursuant to section 610:021 & 610:022 of the revised statutes of Missouri for the purpose of discussing paragraph (1)(2) and (3)**

Posted on 3/12/2021 at 3:30pm by [Signature] P.2

TO: Valley Park Board of Aldermen  
FROM: Michael Cyr, Chairman of Planning & Zoning Commission  
DATE: March 8, 2021  
RE: Zoning Change Request for 802 Forest Avenue

### **REPORT OF PLANNING & ZONING ACTION**

Pursuant to Section 405.920(A)(2) and Section 405.930(A), please allow this to serve as a report of action and recommendation for the zoning change request for the properties located at 802 Forest Ave, 40 Lake Hill, and 758 10<sup>th</sup> Street., Valley Park, Missouri.

On this date, after proper posting and notice, a public hearing was held before the Commission regarding a request to rezone the subject property from NU Non-Urban to I-1 Light Industrial along with a public hearing for a request for a Conditional Use Permit to operate an open storage facility. During the public hearing, the Commission heard from the applicant as well as members of the public.

Section 405.940 of the City's Code states that "In assessing the relevance or acceptability of a rezoning application, the burden of proof in justifying the request under the criteria outlined in Section 405.930 shall rest with the applicant, both before the Planning and Zoning Commission as well as the Board of Aldermen."

#### Section 405.930 Findings of Fact Required:

- A. In reviewing any petition for a zoning amendment, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the Board. The facts to be considered by the Commission shall include, but not be limited to, the following:
  1. How the proposed amendment would conform to the Comprehensive Plan.
  2. Why the existing zone district classification of the property in question is inappropriate or improper.
  3. What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate:
    - a. List such changes.
    - b. Describe how said changes were not anticipated by the Comprehensive Plan.
    - c. Describe how said changes altered the basic character of the area.
    - d. Describe how said changes make the proposed amendment to the Zoning District Map appropriate.

After hearing from the applicant, the public and having a discussion, the Commission voted to deny the proposed rezoning. Upon voting to deny the rezoning request, the request for a Conditional Use Permit was no longer valid. The Commission found that the plan and operation proposed did not sufficiently address or meet all items of the burden of proof required. The following points summarize the discussion and determination by the Commission:

1. The proximity of the site to residential areas and encroachment of industrial uses into a more residential area is not supported by the surrounding community or the Comprehensive Plan.
2. Traffic and access to the site is provided from Forest Avenue, which primarily provides access to single-family residential neighborhoods and the addition of industrial vehicles to the road would not be compatible.

Therefore, by a vote of 4-1, the Commission is recommending denial of the proposed rezoning, which in turn makes the request for a Conditional Use Permit moot.

RESPECTFULLY SUBMITTED,



Michael Cyr, Chairman of the Valley Park  
Planning & Zoning Commission



CITY OF VALLEY PARK, MISSOURI  
ZONING ORDINANCE  
ZONING MAP AMENDMENT APPLICATION

NAME OF APPLICANT: Kim Gardner

MAILING ADDRESS: 940 St. Paul Rd, Ballwin 63021

TELEPHONE NO.: 314 842 9600

PROPERTY INTEREST OF APPLICANT: ( ) Owner ( ) Renter/Lessee (X) Other Engineer

NAME OF OWNER: Ambassador Development, LLC

MAILING ADDRESS: 1300 Big Bend Blvd. #537 63011

TELEPHONE NO.: 314 221 4844

DESCRIPTION OF PROPERTY:

Street Address or Location: 802 Forest Ave.

Zoning District Classification:

Existing: NU - Non Urban

Proposed: I1 - Light Industrial

Land Use/Development:

Existing: None

Proposed: Storage

ACKNOWLEDGMENTS: (Each \_\_\_\_\_ to be initialed by Applicant if attached)

Legal Description, Locator Number and Scaled Map of Property  
(with location clearly delineated)

Statement of Reason for Proposed Zoning Map Amendment  
("Burden of Proof" Evidence)

Name and Address List of Neighboring Property Owners (i.e. those within City limits  
whose property lies within 200 lineal feet of property requested to be rezoned)

Application is hereby made with willful consent of Owner for Zoning Map Amendment on the property as shown and described on this form and that of accompanying Attachments all of which we certify to be true and accurate.

Kim Gardner  
Signature of Applicant













\_\_\_\_\_  
Signature of Owner

January 18, 2021  
Date

\_\_\_\_\_  
Date

**PLANNED DEVELOPMENT ZONING CHECKLIST**  
**INITIAL AND RETURN**

(Each set to be initialed by applicant.)

-  Map scale selected within range of 1" = 50' (minimum) to 1" = 20' (maximum) with drawing (s) of such accuracy and clarity that P & Z Commission can readily interpret the site plan.
-  Property identified by lot lines and location, including dimensions, angles and size correlated with legal description of property (legal description and outboundary plat of property to be attached).
-  Name, address and seal (as applicable) of qualified land planner and/or registered professional architect, engineer or land surveyor who designated and prepared the site plan; also name and address of owner(s), developer(s), and designer(s).
-  Map scale, north point, boundary dimensions, natural features (e.g. woodlots, rivers/streams, pond/lakes, drains) manmade features (e.g. buildings/structures, easements, high tension towers, pipelines, utilities including water and sewer lines, excavations, bridges/culverts, drains) and adjacent properties (i.e. all properties within one hundred (100) yards of site) and their existing land use.
-  Existing topography and finished grade line elevations at two-foot (2') contour intervals; also finished floor elevation for all buildings/structures.
-  Dimension (LxWxH) of proposed principal and accessory buildings/structures and existing buildings/structures scheduled to remain; also interrelationships of these buildings/structures to each other and distance of each to nearest adjacent property line.
-  Existing and proposed streets, driveways, sidewalks and other vehicular/pedestrian circulation features within and adjacent to the site; also location, size and number of parking spaces in off-street parking areas and identification of service islands, service parking and loading zones (Parking Plan Requirements in Section 7.02)
-  Location and size of all existing and proposed public/private utilities serving or earmarked to serve the property, including statement that all-necessary utilities will be available, functioning and usable at time of occupancy, with multi-stage projects reflected as such.
-  Proposed landscape plan (Landscaping and Screening Details for Parking Plan Requirements in Section 7.04)
-  Architectural elevations of all proposed buildings/structures and, including construction material schedule and floor plans for each.
-  Location, height and intensity of all existing and proposed exterior lighting, including a graphic and catalog reference describing the proposed light standards.
-  Location, type and nature of screening proposed for all trash collection areas.

KL

Proposed stormwater drainage plan, including retention basins; attached documentation should reflect that this plan was transmitted to City Engineer and following him, the Metropolitan Sewer District (MSD) for review and approval.

KL

Other information deemed necessary by the P & Z Commission.

**NOTE:** All plans, architectural drawings, renderings or other materials, visual aids, etc. Submitted to P & Z Commission in Application or presented at its meeting becomes City property as part of permanent record of decision made on site plan review.

PROPERTY ADDRESS OR LEGAL DESCRIPTION:

802 Forest Ave.  
See attached.

The undersigned applicant, hereby states that the petitioner either owns or is the authorized agent for the owner of record of this property or that the petitioner has an equitable interest in the property by virtue of a written agreement with the owner.

APPLICANT

NAME PRINTED

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ )ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_, before me personally appeared \_\_\_\_\_, to me known and who being duly sworn did state that he/she is the authorized agent for the above property, and acknowledged that he/she executed the foregoing by his/her free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

NAME PRINTED: \_\_\_\_\_

**GARDNER ENGINEERING**  
940 Saint Paul Road, Ballwin, Missouri 63128  
(314) 842.9600  
KimGardner@Engineer.com

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January 20, 2021

Planning & Zoning Commission  
City of Valley Park  
320 Benton Avenue  
Valley Park, Missouri 63088

RE: CUP Application & Rezoning Request  
Lakehill – 802 Forest Avenue

At your request, Ambassador Development, LLC is resubmitting its request to rezone the property located at 802 Forest Avenue along with a Conditional Use Permit for operating an open storage facility. Below you will find information in this regard.

This project has participated in multiple hearings, responded to various neighborhood comments and addressed several issues that have been raised. In this submittal, the owners believe they have fully addressed all of the current outstanding issues. If there are any questions or if any additional information is needed, please do not hesitate to ask.

Sincerely,



Kim E. Gardner, P.E.

**Lakehill**  
**Conditional Use Permit and Rezoning to I1 – Light Industrial**

**Support Documentation**

**Property Information**

- Property Owner  
Ambassador Development, LLC
  
- Property Address  
802 Forest Avenue
  
- Engineer  
Kim Gardner  
Gardner Engineering, LLC  
940 Saint Paul Road  
Ballwin, MO 63021

**Name and Address of Neighboring Property Owners**

- Union Pacific Railroad
- BNSF Railroad
- Ambassador Development, LLC  
805 Forest Avenue
- City of Valley Park  
530 Glover Avenue
- Metropolitan Sewer District  
1095 Grand Glaize Parkway  
1000 Grand Glaize Parkway

**Parcel Locator Numbers for the 802 Forest Avenue Property Address**

- 802 Forest Ave. - 25P140034
  
- 40 Lakehill Drive - 25P510044
  
- 758 Tenth Street - 25P520021

## Legal Description of Site

Tracts of land being part of United States Survey 1970, Township 44 North, Range 5 East, St. Louis County, Missouri, and being tracts conveyed to Martin Veblen, Inc., a Delaware Corporation by Deed Book 7852 page 2416 and Deed Book 7826 page 0386 of the St. Louis County Records and being described as follows:

Commencing at a point on the Northwestern right of way of Union Pacific Railroad, said point being the Eastern most corner of a tract conveyed to William R Schrader by Deed Book 8055 page 546 of the St. Louis County Records, thence South 25 degrees 26 minutes 56 seconds East a distance of 171.68 feet to a point on the Southeastern right of way of Union Pacific Railroad, being the point of beginning of the tract to be herein described; thence South 56 degrees 21 minutes 26 seconds East along the Union Pacific Railroad right of way a distance of 60.00 feet to a point; thence North 33 degrees 38 minutes 34 seconds East a distance of 268.80 feet to a point; thence North 37 degrees 30 minutes 42 seconds East a distance of 131.55 feet to a point; thence North 45 degrees 08 minutes 15 seconds East a distance of 190.02 feet to a point; thence North 53 degrees 27 minutes 17 seconds East a distance of 264.24 feet to a point; thence North 52 degrees 29 minutes 00 seconds East a distance of 140.75 feet to a point; thence North 58 degrees 55 minutes 09 seconds East a distance of 145.12 feet to a point; thence North 61 degrees 23 minutes 27 seconds East a distance of 95.04 feet to a point; thence North 64 degrees 21 minutes 48 seconds East a distance of 94.37 feet to a point; thence North 65 degrees 24 minutes 55 seconds East a distance of 184.18 feet to a point; thence North 59 degrees 56 minutes 25 seconds East a distance of 45.49 feet to a point; thence North 66 degrees 23 minutes 18 seconds East a distance of 76.42 feet to a point; thence North 55 degrees 23 minutes 20 seconds East a distance of 129.29 feet to a point; thence North 67 degrees 21 minutes 38 seconds East a distance of 162.54 feet to a point; thence North 60 degrees 47 minutes 35 seconds East a distance of 53.42 feet to a point; thence North 65 degrees 26 minutes 46 seconds East a

distance of 114.89 feet to a point; thence North 66 degrees 18 minutes 11 seconds East a distance of 99.60 feet to a point; thence North 66 degrees 56 minutes 28 seconds East a distance of 150.01 feet to a point; thence North 61 degrees 55 minutes 51 seconds East a distance of 202.23 feet to a point; thence North 61 degrees 05 minutes 25 seconds East a distance of 264.53 feet to a point; thence North 59 degrees 28 minutes 49 seconds East a distance of 177.65 feet to a point; thence North 53 degrees 37 minutes 06 seconds East a distance of 123.43 feet to a point; thence North 58 degrees 47 minutes 57 seconds East a distance of 196.29 feet to a point; thence North 56 degrees 10 minutes 35 seconds East a distance of 312.04 feet to a point; thence North 55 degrees 42 minutes 35 seconds East a distance of 225.48 feet to a point; thence North 56 degrees 08 minutes 15 seconds East a distance of 197.75 feet to a point; thence North 53 degrees 20 minutes 39 seconds East a distance of 292.16 feet to a point; thence North 49 degrees 15 minutes 31 seconds East a distance of 183.19 feet to a point; thence North 46 degrees 15 minutes 00 seconds East a distance of 180.77 feet to a point; thence South 53 degrees 16 minutes 24 seconds East a distance of 83.78 feet to a point in the Northwestern right of way line of Burlington Northern Santa Fe Railroad right of way; thence along said right of way South 35 degrees 41 minutes 33 seconds West a distance of 325.87 feet to a point; thence South 37 degrees 55 minutes 12 seconds West a distance of 487.09 feet to a point; thence South 44 degrees 12 minutes 33 seconds West a distance of 405.64 feet to a point; thence South 50 degrees 17 minutes 14 seconds West a distance of 432.86 feet to a point; thence South 54 degrees 02 minutes 19 seconds West a distance of 325.57 feet to a point; thence South 54 degrees 44 minutes 21 seconds West a distance of 421.46 feet to a point; thence South 58 degrees 07 minutes 59 seconds West a distance of 273.49 feet to a point; thence South 54 degrees 51 minutes 01 seconds West a distance of 229.74 feet to a point; thence South 67 degrees 23 minutes 24 seconds West a distance of 65.04 feet to a point; thence South 58 degrees 28 minutes 32 seconds West a distance of 85.71 feet to a point; thence South 54 degrees 24 minutes 56 seconds West a distance of 207.85 feet to a point; thence South 59 degrees 52 minutes 40 seconds East a distance of 185.90 feet to a point; thence South 61 degrees 48 minutes 13 seconds West a distance of 197.98 feet to a point; thence South 62 degrees 58 minutes 41 seconds West a distance of 214.87 feet to a point; thence South 57 degrees 32 minutes 29 seconds West a distance of 164.63 feet to a point; thence South 55 degrees 53 minutes 56 seconds West a distance of 178.52 feet to a point; thence South 56 degrees 41 minutes 14 seconds West a distance of 200.77 feet to a point; thence South 58 degrees 31 minutes 41 seconds West a distance of 227.73 feet to a point; thence South 55 degrees 12 minutes 19 seconds West a distance of 302.80 feet to a point; thence South 57 degrees 23 minutes 43 seconds West a distance of 386.57 feet to a point; thence North 34 degrees 15 minutes 43 seconds West a distance of 185.62 feet to a point; thence leaving said Burlington Northern Santa Fe Railroad right of way North 33 degrees 21 minutes 55 seconds East along the Southeastern right of way line of Union Pacific Railroad a distance of 610.24 feet to the point of beginning and containing 50.58 acres, more or less.

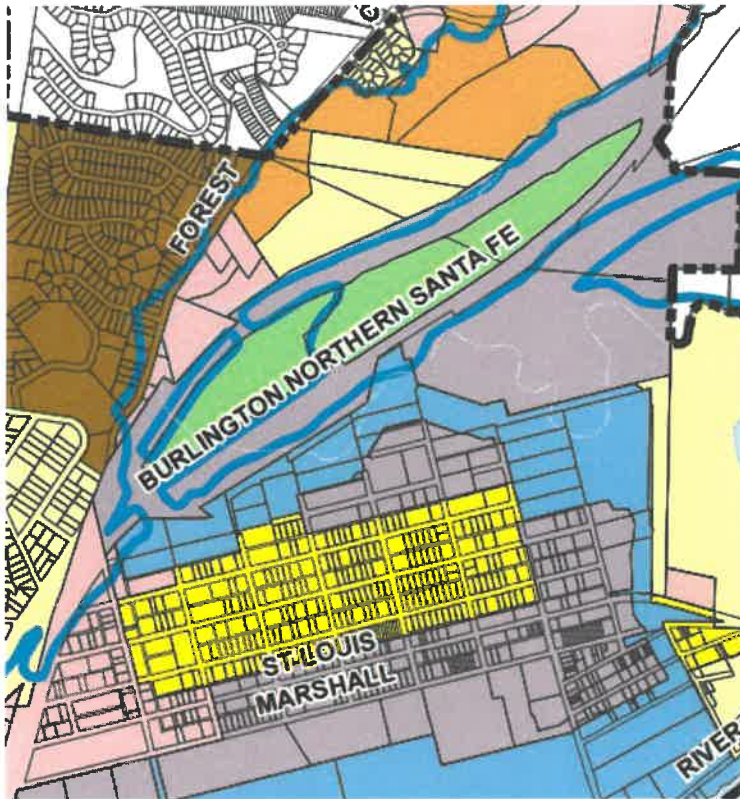
Subject to easements, restrictions, reservations and covenants of record, if any.





Existing Zoning

NU (Non Urban District)

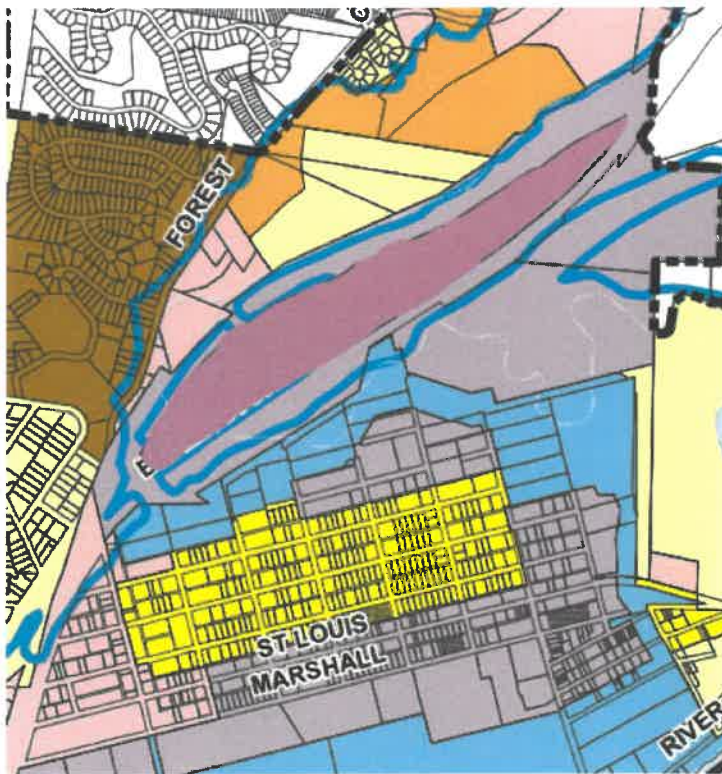


Legend

-  Valley Park City Limits
-  Levee
-  100 Year Flood Plain
-  R-1 (Residence District)
-  R-2 (Residence District)
-  R-3 (Residence District)
-  PDR (Planned Development Residential)
-  C-1 (Neighborhood Business District)
-  C-2 (Commercial District)
-  PDC (Planned Development Commercial)
-  I-1 (Industrial District)
-  NU (Non Urban District)

Proposed Zoning

I-1 (Industrial District)









NO.	DATE	DESCRIPTION	BY
1			
2			

**Lakehill Storage Facility Plan**  
 and Final Approval 2009

Garover Engineering  
 440 Main Road  
 P.O. Box 100  
 Lakehill, SA 5174

DATE: 10/10/09

SCALE: 1:1000

PROJECT NO: 1009/09

THIS PLAN IS THE PROPERTY OF GAROVER ENGINEERING AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GAROVER ENGINEERING. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

## Burden of Proof Requirements

*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 does not require the construction of permanent structure. By rezoning the property to I-1, storage uses are allowed. The open storage use proposed on the subject property is unique, but well suited for the conditions of the subject property. The railroad lines screen the property from vision and also limit access to the property. Outdoor storage of items that may not create a nice visual appearance is an appropriate use for a site with natural screening such as this.

*B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. »*

The proposed use will provide a service to residents and the regional community that is not currently offered in the immediate vicinity. The proposed use is also a creative way to re-purpose a unique and restricted property.

*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 property is currently vacant and was formerly used as a race track. The proposed use will be screened from adjacent property, other than the railroad right-of-way, and will be buffered from surrounding uses. The circumstances of the subject property support the argument that the proposed use should not negatively impact surrounding property.

*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 »*

The applicant is proposing to create the separate storage areas by creating fenced sections. No permanent buildings or structures are proposed at this time. By creating eleven (11) storage areas, the applicant is not proposing a significantly intense use.

*ii. The nature and extent of proposed landscaping and screening on the site. »*

As previously stated, the site is heavily screened from adjacent properties by the railroad lines and trees along Forest Avenue.

*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 Off-street Parking and Loading Requirements includes parking requirements for storage warehouses, but not open storage facilities. The proposed use would not require the same parking demand as the storage warehouse because the large storage areas allow tenant to visit and park vehicles within their area and not in a central parking lot. The access roads along the storage areas should be designed to allow vehicles to pull off to the side and another vehicle to drive past, similar to a street with parallel parking. This would allow tenant to temporarily park a vehicle outside of their storage area when visiting if necessary and not obstruct

access to other storage areas.

*F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. »*

The site does not currently have sewer connections and the applicant is not proposing any new connections. The nature of the proposed use does not require sewer access. The applicant is proposing the installation of area lighting using thirty (30) foot tall LED light poles. The poles will be oriented and installed so as not to spill light onto adjacent properties.

*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. »*

The only vehicle access is using Lakehill Drive from Forest Avenue. The site conditions are such that additional access points are not feasible. The proposed use will likely result in visitors throughout the day and not only during AM and PM peak traffic hours. The single access point should be adequate to support the demand of the proposed use. The proposed storage use could result in the storage of large construction equipment. The bridge located on Lakehill Drive must be inspected and maintained to support the potentially heavy loads.

Lakehill Drive can only be accessed from Forest Avenue, which also provides access to single family residential neighborhoods. Vehicle trips generated to and from the proposed use are likely to be spread throughout the day, which will lower the potential for traffic congestion on Forest Avenue. The hrs of op will also help to mitigate any noise generated by vehicle traffic during early morning, evening and night hours.

### Suggested Facts in Support of Proposed Zoning

The City of Valley Park Zoning Ordinance Section 405.730 provides for the Planning and Zoning Commission to prepare an identification and evaluation of all relevant factors related to the petition for rezoning. The information provided below is offered to the Commission as a suggested response to this request.

1. How will the proposed amendment conform to the comprehensive plan?

The zoning of this property will remain consistent with adjoining property zones and will not cause adverse impact on the surrounding properties. The subject property is currently surrounded in its entirety by I-1 Industrial zoned property.

Properties located within 200 feet of the site have uses that include railroads, levees or wastewater treatment facilities.

The zoning to I-1 Industrial is consistent with existing uses and the Comprehensive Plan.

2. Why is the existing zone district classification of the property inappropriate or improper?

The current zoning of Non Urban has been defined as a “holding” zone, wherein the future use of the property has not been determined. Non Urban zoning in the Comprehensive Plan is not meant as the final zoning determination. A rezoning of the property was contemplated when the Comprehensive Plan was originally approved.

3. What major economic, physical, or social changes, if any, have occurred in the vicinity of the

property that were not anticipated by the Comprehensive Plan and that have substantially altered the basic character of the area, which makes the proposed amendment appropriate:

a. List of changes.

No major economic, physical, or social changes have occurred. However, the Comprehensive Plan anticipated the property to be zoned to a different zoning classification by virtue of assigning a “holding” zoning classification, referred to as Non Urban, when the Comprehensive Plan was created or last modified.

b. Description how the changes were not anticipated by the Comprehensive Plan.

No changes have occurred to change the original intention of zoning the property to a different zone.

c. Description of how the changes altered the basic character of the area.

No significant changes have occurred in the character of the area for over 20 years. It remains surrounded by I-1 Industrial zoning.

d. Description of how the changes make the proposed amendment appropriate.

The proposed amendment is appropriate for the following reasons:

1. The site is entirely surrounded by I-1 Industrial zoning.
2. Adjoining property uses within 200 feet of the site are currently utilized as railroads, levees or for waste water treatment.
3. The site is not visible to any other property beyond the railroad right of ways that completely surround the site.
4. The visual impact of the proposed use for storage will not impact adjoining properties due to the inability to see the site from any adjoining property.
5. Traffic impacts will be minimal to none because the proposed use for storage will create limited need for daily ingress/egress.

#### Bridge Access from Forest Avenue

Access to the site is across an existing single-lane bridge located opposite Highland Avenue. To address concerns about the condition of the bridge and future traffic impacts related to either volume or turning radius capacity, the following items will be addressed:

1. Within the first year after site zoning to I1 – Light Industrial, a design plan for a new bridge will be submitted to the City for approval.
2. The bridge design will be based on a minimum width of 24 feet and length matching the existing bridge length.
3. After receiving a permit for construction of build the bridge from the City, the new bridge will be constructed within 3 years assuming no force majeure issues impact that schedule.
4. A landscape plan will provided with the new bridge design, to be installed upon completion of the new bridge.
5. An interim landscape plan will be installed within the first year after rezoning of the site to I1 – Light Industrial.
6. The entrance area between the new bridge and Forest Avenue will be paved and the10

- existing curb cut/shoulder will be reconstructed to match the existing design.
7. An interim sign will be submitted to the City for approval. The interim sign will be installed after approval and within the first year after zoning to I1 – Light Industrial. The interim sign will then be replaced upon completion of the new bridge. Prior to completion of the new bridge, a permanent sign will be submitted to the City for approval. Upon completion of the new bridge, the permanent sign will be installed.
  8. Until the new bridge is constructed, open storage operations will be limited to lots 1 through 6 as shown on the site plan.

### CUP Conditions

#### Conditions pertaining to storage operations:

1. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited.
2. All vehicles, trucks, trailers, recreation vehicles, or motorcycles stored on site shall have current registration and license plates and be in operable or usable condition.
3. No equipment shall be utilized that creates a nuisance due to odor, vibration, noise, electrical interference or fluctuation in line voltage beyond the property line.
4. Shipping containers may not be stacked more than two high and must be secured in a closed condition such that they cannot be used for habitation or other illicit activities.
5. Shipping containers may be used for equipment or supply storage but only for storage of equipment or supplies owned or used by the lessee and cannot be used for storage by third parties or sublease agreements. No leased area can have more than three such containers used for this purpose.
6. Storage areas and vehicles stored shall not be used for the operation of a business i.e. office space, purchasing of goods or services by patrons, construction or manipulation of materials, manufacturing of goods, or similar.
7. Storage areas and vehicles stored, i.e. trailer, recreation vehicles or similar, shall not be used for habitation for any duration of time when located on the property.

#### Conditions pertaining to the property operations:

1. The property shall be maintained substantially in accordance with the site plan dated March 19, 2019, which was reviewed and approved by the Planning and Zoning Commission.
2. The hours of operation shall be Monday through Friday from 6:30 a.m. till 7:30 p.m. and Saturday from 7:00 a.m. till 5:00 p.m.
3. The Lakehill Drive bridge used for access to the property shall be maintained in safe condition for the traffic and loads it is required to handle. Inspections shall be conducted, and inspection reports shall be made available to the City.
4. The primary entrance to the facility must be secured by a system that prevents unauthorized parties from accessing the overall site but must be readily accessible to police and other emergency responders.
5. A 24-hour video surveillance system must be in place and operable. Such system need not cover parts of the site the along access drive(s) not leased but such system must cover the main gate or entry area. Surveillance cameras shall be monitored and recorded with recordings maintained in a format accessible to law enforcement agencies for at least ninety (90) days.
6. All fencing must be chain link type, at least 8 feet in height but cannot have slats, canvas or other types of covering that prevents visibility from the access drive(s).

7. All fencing and gates must be maintained in good condition.
8. There must be general area lighting sufficient along access roadways (0.3 foot-candles to 0.6 foot-candles) but without spillover to adjacent residential properties. Lighting is not required to be any greater than that for a residential street.







## Lakehill Landscape Plan

September 2019



## MEMORANDUM

Re: Review of a Rezoning Request and a Conditional Use Permit Request for an open storage facility at 802 Forest Avenue, 40 Lakehill Drive and 758 Tenth Street

To: Dusty Hosna  
Tim Engelmeyer

Date: 03/03/2021

From: Anna Krane, AICP

.....

Pursuant to your request for review of the open storage facility proposed at 802 Forest Avenue, also known as the former Lakehill Speedway site, we have provided the following analysis and recommendations. This report includes the analysis for both the rezoning request and the proposed Conditional Use Permit.

### Introduction

The three subject addresses represent the three parcels for which the applicant is requesting to rezone and cover with a Conditional Use Permit (CUP). These properties are accessed from Forest Avenue via a private road, Lakehill Drive, which crosses through the property addressed 805 Forest Avenue. While all four properties are under the same ownership group, the Rezoning and CUP requests do not include 805 Forest Avenue. In 2019, the applicant submitted Rezoning and CUP requests for the same use of the same properties, which was not approved. It has been over one year since the previous request and the applicant has made some changes to the plans. It should be noted that the “Burden of Proof Requirements” section submitted by the applicant includes language and analysis taken directly from our review memo from 2019. The following memo includes analysis that has not changed from 2019 as well as new analysis based on the recent requests and submissions.

### Background

In conjunction with the rezoning of the subject properties from the NU “Non-Urban” zoning to I-1 “Light Industrial” zoning, a Conditional Use Permit (CUP) is being considered to allow the use of the property for an open storage facility. 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. Currently, open storage facilities are not specifically addressed in the City’s Code. Regulations discuss accessory outdoor storage as a temporary condition on sites and storage in conjunction with a building. By following the conditional use process, the City can place conditions on the operation of the facility to mitigate impacts that may not typically be associated with the allowed indoor storage use that is covered in the Code.

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The applicant is proposing to rezone the subject properties to I-1 Light Industrial District. Surrounding properties are also zoned I-1. The subject property is a unique shape located between two railroad lines and with only one point of access via Lakehill Drive. The access road includes a bridge over Grand Glaize Creek and a tunnel under one of the railroad lines. The subject property contains a small pond or lake area and a recessed racing track. The applicant is currently in the process of filling in the pond and racetrack area.

The applicant submitted a site plan to the City proposing eleven (11) storage areas, extending Lakehill Drive northeast to provide access to a railroad storage area and an area for a potential communications tower. The current CUP request only includes the open storage facility and does not cover the potential communications tower. The proposed hours of operation are Monday through Friday from 6:30 a.m. till 7:30 p.m. and Saturday from 7:00 a.m. till 5:00 p.m.

Based on discussions with the applicant and City staff along with industry research and planning principles, we have created the following description of the proposed use:

The property is to be used as an open storage area via lease to various third parties wherein such lease will provide for an individual fenced sub-area of the site. Each individual sub-area lease will correspond to a designated fenced and completely secured area. The types of items to be stored shall include those listed below subject to any other applicable provisions of this permit:

- A. Motorized construction equipment not capable of street or roadway transport;
- B. Accessories to construction motorized construction equipment such as backhoe buckets, jackhammers, plows, equipment trailers, etc.;
- C. Site operations trailers or flatbed over-the-road trailers for hauling equipment;
- D. Scaffolding and similar apparatuses;
- E. Construction materials or supplies (non-hazardous) such as brick, block, pavers, etc.;
- F. Vehicles including trucks, automobiles, motorcycles, and similar;
- G. Recreation vehicles (motorhomes, boats, boat trailers, off-road recreation vehicles);
- H. Shipping containers or storage pods; and
- I. Retail goods and products secured inside of shipping containers or storage pods such as bicycles, furniture, toys, etc.

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## Rezoning Review

Article XII of the City Land Use Code outlines regulations for submission, review and approval of a Zoning Amendment. Specific findings of fact required are listed in Section 405.930 to guide the analysis of a requested rezoning. Section 405.940 states that “In assessing the relevance or acceptability of a rezoning application, the burden of proof in justifying the request under the criteria outlined in Section 405.930 shall rest with the applicant, both before the Planning and Zoning Commission as well as the Board of Aldermen.”

In general, the requested I-1 is compatible with adjacent property. The railroad property surrounding the subject properties is zoned I-1. Residential property north of the railroad tracks is focused along Forest Avenue with a large undeveloped buffer along the railroad. More industrial property is located along the eastern and southern sides of the railroad tracks, along with the levee district. Commercially zoned property lines the west side of the railroad tracks, along Forest Avenue. While there is residential development in the general vicinity of the subject properties, those developments are separated by the raised railroad, other developed property, roads, or undeveloped land.

The Zoning Amendment criteria is listed below (1-3) with our analysis of each criterion.

1. *How the proposed amendment would conform to the Comprehensive Plan.*
  - » Areas zoned NU Non-Urban District are often so zoned as a vehicle for preventing environmentally damaging development or incompatible uses that could occur under other zoning categories. A non-urban zoning district contemplates that some future rezoning might be appropriate; at the same time, it assumes that a change to other zoning will require careful consideration. The Comprehensive Plan, Land Use and Major Street Plan map on page 49 of the Plan shows this property as park or open space. This land use designation was determined largely because the property had long been vacant (2010) and had no immediately recognizable potential use at that time. The future land use designation of a park is also more easily attained when the property is owned by the City rather than private ownership.
  - » The site has potential development constraints due to the limited access, poor visibility from the street and location between railroad lines. Based on characteristics of the site, there are limited ways an owner could develop the site in a useable and successful manner. The proposed rezoning and associated Conditional Use Permit request propose an appropriate use of the property given goals of the City and the property owner.
2. *Why the existing zone district classification of the property in question is inappropriate or improper.*

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- » As previously discussed, surrounding properties are also zoned I-1. The existing zoning of the property severely limits the ability of the owner to use the property in an economically efficient way. After years of vacancy and underutilization, the property owner is proposing to develop the property for a use that is appropriate, but would not be allowed under the current zoning. By rezoning the property, the owner is able to overcome building and construction requirements adopted by the City and County and railroad right-of-way that effectively render the property useless.
3. *What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate:*
- a. *List such changes.*
  - b. *Describe how said changes were not anticipated by the Comprehensive Plan.*
  - c. *Describe how said changes altered the basic character of the area.*
  - d. *Describe how said changes make the proposed amendment to the Zoning District Map appropriate.*
    - » As stated in the analysis of the first condition, the existing zoning of NU Non-Urban District was impacted by the site being vacant without any immediate uses known. Since the Comprehensive Plan was adopted, the property has not been used or developed. The current request represents the first viable use proposed. The proposed rezoning will not render the property incompatible with the surrounding area. The proposed use would also be subject to the regulations of a Conditional Use Permit.

### **Conditional Use Permit 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 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 does not require the construction of a permanent structure. By rezoning the property to I-1, storage uses are allowed. The open storage use proposed on the subject property is unique, but well-suited for the conditions of the subject

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property. The railroad lines screen the property from vision and also limit access to the property. The natural or existing screening characteristics of this site would provide mitigation of outdoor storage items that would likely be undesirable if visible directly from a road. In addition, it allows a productive use of the property that otherwise has extremely limited use potential.

- » I-1 Performance Standards includes the following regulation: Section 405.170.D.10.b “All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooden fences, or brick or decorative masonry walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at the grade of the nearest adjacent street, or at the nearest property lines.” As previously discussed, the raised railroad lines provide screening of the storage area from other properties and the nearest public road, Forest Avenue. Based on the contours from the proposed site plan, the top of the railroad tracks along the west side of the storage areas is approximately 20-feet above grade of the storage areas. The height of storage items shall be limited to 20-feet to maximize screening of the railroad tracks. To provide further screening, all areas of the property not used for a storage area, driveway, parking area, or infrastructure shall be maintained as undeveloped landscape buffer.

B. *The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.*

- » The proposed use will provide a service to residents and the regional community that is not currently offered in the immediate vicinity. The proposed use is also a creative way to re-purpose a unique property that would be difficult and economically unfeasible to develop for other uses.

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 property is currently vacant and was formerly used as a race track. The proposed use will be screened from adjacent property, other than the railroad right-of-way, and will be buffered from surrounding uses. The circumstances of the subject property support the argument that the proposed use should not negatively impact surrounding property.

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*



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*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*
  - » The applicant is proposing to create the separate storage areas by creating fenced sections. No permanent buildings or structures are proposed at this time. The creation of eleven (11) storage areas is not a significantly intense use. The storage areas cover approximately twelve (12) acres of the total 45-acre site, or approximately 27% of the site. On the CUP application, the applicant listed the site as 52 acres; however, that measurement includes the area of 805 Forest Avenue, which is not included in the CUP. As stated under previous criterion, the area not shown on the site plan to be developed shall remain a natural landscape area to strengthen the buffering of the use.
  - » The concept site plan submitted by the applicant shows eleven (11) storage areas. As the number of storage areas increases, the number of visitors increases, and that density impacts the traffic generation and potential noise generation. The review and conditions placed on the use are determined by analyzing the potential impacts based on the density of the use proposed. Therefore, this memo covers review of the use with eleven (11) storage areas and that layout and intensity should be set as the maximum. The applicant could submit an amendment request to increase the number of storage areas allowed.
  - » Previously, the applicant stated an intent to use a portion of the site for multi-user storage. These areas would function similarly to a parking lot where an individual could park a vehicle among other similar vehicles owned by different individuals. In the most recent submission, this style of multi-user storage was not described and therefore potential impacts were not considered in this review.
  - » When a plan for the storage area layout is finalized, the applicant shall submit a site plan to the City with each storage area marked by a letter or number. The corresponding letter or number should then be displayed on the fence of each area facing the access road. If the layout of storage areas changes without increasing the total area covered by storage spaces or increasing the number of storage area (multiple areas are consolidated), the applicant should submit a revised site plan to the City. A CUP amendment

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would need to be requested and approved prior to the total area or number of storage spaces. Each lease agreement for a storage area should also clearly state the storage area label. It will be important for enforcement and safety that the City has an accurate depiction of the site layout and which tenant is responsible for which area of the site.

- ii. *The nature and extent of proposed landscaping and screening on the site.*
  - » As previously stated, the site is heavily screened from adjacent properties by the railroad lines and trees along Forest Avenue.

E. *Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.*

- » Article VII, Section 405.340.A Off-street Parking and Loading Requirements, Design Requirements, requires “areas used for standing and maneuvering of vehicles including driveways [to be] concrete, asphalt, or permeable paving material surfaces, maintained adequately for all-weather use...” The applicant is proposing to pave the site drives in accordance with this provision and not the storage areas. The provision for surface material has multiple intentions including providing a safe driving surface, reducing the trailing of debris from private property onto public roads, and for channeling of surface run-off. With areas of the site in the floodplain and having previously been all pervious surface, there is a desire to maintain large areas of pervious surfaces to reduce water run-off and potential flooding issues. Given the likely storage of vehicles and powered equipment on the site, there is also a desire to prevent contaminants from entering the groundwater system. To address both concerns, a driveway a minimum of twenty (20) feet in length into each storage area from the central road shall be paved and portions of the storage areas that are used for storage of vehicles or powered equipment should be paved in accordance with Section 405.370.A. Portions of the storage areas used for storage of other materials such as containers, pods, or non-powered equipment may be covered in gravel. Drainage from the site shall be cleaned or mitigated as required by the Metropolitan St. Louis Sewer District (MSD) or other floodplain regulations.
- » Article VII, Section 405.370.B.2 Off-street Parking and Loading Requirements includes parking requirements for storage warehouses, but not open storage facilities. The proposed use would not require the same parking demand as the storage warehouse because the large storage areas allow tenant to visit and park vehicles within their area and not in a central parking lot. The access roads along the storage areas should be designed to allow vehicles to pull off to the side and another vehicle to drive past, similar to a street with parallel parking. This would allow tenant to

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temporarily park a vehicle outside of their storage area when visiting if necessary and not obstruct access to other storage areas. The typical street section with one travel lane (12 feet wide) and a row of parallel parking (9 feet wide) is twenty-one (21) feet wide.

F. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.*

- » The site does not currently have sewer connections and the applicant is not proposing any new connections. The nature of the proposed use does not require sewer access. The applicant is proposing the installation of area lighting using thirty (30) foot tall LED light poles. The poles will be oriented and installed so as not to spill light onto adjacent properties.
- » As previously stated, portions of the site are in the Special Flood Hazard Area and Other Flood Areas. This makes both water quality and water quantity important issues when reviewing potential drainage impacts. A balance of paving and pervious surface requirements is outlined under E, above. Prior to any construction on the property or installation of paved surfaces, the owner shall provide documentation from MSD approving the plan or outlining any requirements for water treatment or detention.

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.*

- » The only vehicle access is using Lakehill Drive from Forest Avenue. The site conditions are such that additional access points are not feasible. The proposed use will likely result in visitors throughout the day and not only during AM and PM peak traffic hours. A single access point should be adequate to support the demand of the proposed use; however, there are some concerns with existing elements of the access point. The proposed storage use could result in the storage of large construction equipment. The bridge located on Lakehill Drive must be inspected and maintained to support the potentially heavy loads.
- » The existing bridge is only wide enough for one vehicle, which could potentially cause traffic issues with vehicles traveling in opposite directions unable to pass and Forest Avenue being only one lane in each direction. The applicant has stated a desire to replace the bridge with a two-lane bridge, however, is proposing to do so after beginning to operate the site. The applicant is proposing to limit the occupancy of the use while the existing bridge remains along with a timeline for new bridge construction. Limiting use of the site to a maximum of six storage areas is likely to reduce the traffic in and out and therefore reduce the potential for traffic congestion.

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The remaining five storage areas may not be constructed or leased until after completion of a new two-lane bridge. The applicant proposes one-year to submit a plan for the new bridge and three years after approval of the plan for construction. The new bridge plan would require Site Plan Approval, which expires in 360 days “if construction has not begun and been pursued diligently on the property.” According to Section 405.610.F Time Limit of Conditional Use Permits, a CUP does not expire unless a particular time period is placed on the permit. A one-year time limit could be placed on the initial approval for use of storage areas 1 – 6 with the existing bridge. After one year, the permit will expire unless plans for a new two-lane bridge are submitted, which would extend the expiration for another two years. Once a Site Plan for the new bridge is approved, the CUP would remain valid unless 360 days passes, and construction has not begun and been pursued diligently.

- » Lakehill Drive can only be accessed from Forest Avenue, which also provides access to single family residential neighborhoods. Vehicle trips generated to and from the proposed use are likely to be spread throughout the day, which will lower the potential for traffic congestion on Forest Avenue. When a new bridge is constructed, re-alignment of the bridge to match the intersection of Forest Avenue and Highland Avenue to create a safer intersection. The hours of operation will also help to mitigate any noise generated by vehicle traffic during early morning, evening and night hours. Many of the individuals storing items on the site will also visit infrequently due to the nature of the items being stored.
- » The existing Lakehill Drive apron on Forest Avenue should be replaced to meet City standards to allow for better turning access in and out of the site. The existing entrance has broken concrete, asphalt and gravel to support the turning radius of larger vehicles. The apron shall be designed with the appropriate curb design so that the gravel is no longer necessary, and a 20-foot axel length vehicle can make the turn to and from Forest Avenue.

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 park and open space uses on the subject property. The property is removed from the public right-of-way and would not be easily

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developed into a public park. The proposed use is an appropriate use for the site given the context. The proposed use will also not require any permanent structures.

- » The adjacent commercial and industrial uses will not be impacted by the proposed outdoor storage facility. The site is not visible from most of the adjacent property and will be improved in a manner that is compatible with industrial property.

### I. Additional Considerations

- » The applicant is proposing to lease fenced storage areas. The lessee of each area will have the ability to lock their area. Unlike with indoor storage warehouse facilities, access to the property in general is not as easily restricted. To keep the property secure and monitor access, a security gate should be installed along with a surveillance camera(s). The entire perimeter of the site being used for the open storage facility should also be fenced.
- » A variety of items can be stored in outdoor storage facilities and the varying items can have different impacts on the operation of the facility. The potential storage items should be limited and monitored for public safety and welfare reasons. The use description provided in the Background Section of this report shall function as the definition and list of the permitted storage items. If in the future, the applicant wishes to add approved storage items to the list, that request may be reviewed administratively by staff. Staff would have the authority to approve additional storage items, deny additional storage items or defer the decision to add items to the Planning and Zoning Commission. Proposed storage items will be reviewed against the conditions of the permit, the City's Zoning Regulations or other City regulations, and planning principles.
- » The proposed hours of operation are Monday through Friday from 6:30 a.m. till 7:30 p.m. and Saturday from 7:00 a.m. till 5:00 p.m. These hours are restrictive given the description of items to be stored on the site. Forest Avenue is a major arterial road through the City that does serve many residential subdivisions west of the site. Recognizing that vehicles travel to the site past these neighborhoods, hours of operation should take into account the potential noise impact, however, it is also recognized that many other commercial and industrial sites are also accessed from Forest Avenue. Likely users of the facility include smaller construction companies that need to store equipment and materials near project sites. Under the City's Business and Occupation Regulations, there are regulations attached to specific business types. For example, "The hours in which automobile body repair shops may repair, fabricate, paint or service vehicles is between the hours of 7:00 A.M. to 9:00 P.M., Monday through Saturday, provided that this Section shall not regulate the

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hours in which ancillary administrative functions of the auto body repair shop shall be conducted, such as bookkeeping.” This regulation is tied to the noise generation from repair, fabrication, paint or service operations. Typical hours of construction allowed by municipalities are 7:00 a.m. till 7:00 p.m. The requested hours of operation are likely to be adhered to by lessees and still respect the surrounding community.

### Conclusion

The proposed rezoning to the I-1 Light Industrial District is appropriate. The proposed outdoor storage facility is an appropriate use for the subject property based on the traffic and vehicle access, surrounding uses and restrictions of the property. The proposed use and site are unique and therefore, conditions should be placed on the operation to help mitigate potential impacts to the surrounding community and businesses. Based on the analysis provided above, we recommend approval of the rezoning request and of the Conditional Use Permit with the following conditions:

Additional conditions pertaining to storage operations include:

1. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited.
2. Canister storage of gasoline, oil, or other flammable liquids shall not be permitted, excluding the fuel tank of a vehicle.
3. All vehicles, trucks, trailers, recreation vehicles, or motorcycles stored on site shall have current registration and license plates and be in operable or usable condition.
4. No equipment shall be utilized that creates a nuisance due to odor, vibration, noise, electrical interference or fluctuation in line voltage beyond the property line.
5. Shipping containers and storage pods may not be stacked more than two high and must be secured in a closed condition such that they cannot be used for habitation or other illicit activities.
6. Shipping containers and storage pods may be used for equipment or supply storage but only for storage of equipment or supplies owned or used by the lessee and cannot be used for storage by third parties or sublease agreements. No leased area can have more than three such containers used for this purpose.
7. Items stored on the site may not be stacked more than twenty (20) feet above grade.
8. Storage areas and vehicles stored shall not be used for the operation of a business on the site i.e. office space, purchasing of goods or services by patrons, construction or manipulation of materials, manufacturing of goods, or similar.
9. Storage areas and vehicles stored, i.e. trailers, recreation vehicles or similar, shall not be used for habitation for any duration of time when located on the property.
10. All areas intended for the storage of vehicles or powered equipment shall be paved in accordance with Section 405.340. All other portions of storage areas shall be covered with an

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appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

11. No storage operations, other than access provided by Lakehill Drive, shall be located on the properties addressed 805 Forest Avenue and 855 Forest Avenue.

Additional conditions pertaining to the property operations include:

1. The property shall be maintained substantially in accordance with the site plan filed with the City. Any changes to the site layout or storage areas shall be submitted to the City prior to construction of such changes.
2. A maximum of eleven (11) storage areas are permitted on site.
3. The storage use shall cover a maximum of twelve (12) acres with the remaining site area to maintained as natural landscaped buffer area.
4. The site roads leading to the storage areas shall be a minimum width that allows for two-way traffic and one lane of parallel parking.
5. The hours of operation shall be Monday through Friday from 6:30 a.m. till 7:30 p.m. and Saturday from 7:00 a.m. till 5:00 p.m.
6. The capacity rating of the Lakehill Drive Bridge as determined by a registered professional engineer licensed in the State of Missouri shall be provided to the City prior to issuing a business license for operation of the storage facility, the appropriate capacity signage shall be posted at the property entrance or bridge entry prohibiting entry of vehicles with gross combined vehicle, trailer, and/or equipment weight in excess of the posted limit. The maximum weight limits on this bridge shall be included in all leases for storage spaces within the facility.
7. A safe turning radius to/from the Forest Hill Avenue/Lakehill Drive as determined by a registered professional engineer licensed in the State of Missouri shall be provided to the City prior to issuing a business license for operation of the storage facility. The limits on the combined length of vehicles (including trailers) accessing the site shall be posted at appropriate locations at the intersection. The maximum length of vehicles (including trailers) permitted to enter the site shall be included in all leases for storage spaces within the facility.
8. The Lakehill Drive apron shall be replaced to meet current City standards and to support turn of a 20-foot axel vehicle to and from Forest Avenue.
9. The primary entrance to the facility must be secured by a system that prevents unauthorized parties from accessing the overall site but must be readily accessible to police and other emergency responders and must be approved by such entities.
10. A 24-hour video surveillance system must be in place and operable. Such system need not cover parts of the site the along access drive(s) not leased but such system must cover the main gate or entry area. Surveillance cameras shall be monitored and recorded with

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recordings maintained in a format accessible to law enforcement agencies for at least ninety (90) days.

11. All fencing must be chain link type, at least six (6) feet in height but cannot have slats, canvas or other types of covering that prevents visibility from the access drive(s).
12. All fencing and gates must be maintained in good condition.
13. A weatherproof label (letter or number) shall be posted in plain view on the exterior of each storage area fence facing the access road. Each label shall correspond to the label of the storage area on the site plan filed with the City. Said labels shall display letters or numbers of sufficient size to be readable from a distance of not less than twenty-five (25) feet and shall be maintained in fully-legible condition.
14. There must be general area lighting sufficient along access roadways (0.3 foot-candles to 0.6 foot-candles) but without spillover to adjacent residential properties. Lighting is not required to be any greater than that for a residential street.
15. Any business leasing a storage area shall obtain and maintain a business license with the City.
16. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
17. A valid contract for trash and recycling services for the property shall be maintained with a recognized third-party vendor. Trash and recycle containers shall be located adjacent to the main service road for use by patrons. Containers shall be on the property addressed 802 Forest Avenue and shall not be visible from Forest Avenue.
18. The property owner or manager shall maintain lease agreements for each storage area on site including current and accurate contact information for each storage area lease holder.
19. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
20. All roadways shall be paved in accordance with Section 405.340 including a driveway into each storage area a minimum length of twenty (20) feet.
21. The owner shall provide the City with documentation from the Metropolitan St. Louis Sewer District outlining any requirements for water quality and/or quantity mitigation for the development.
22. Inspections by the City shall be allowed during normal hours of operation or as otherwise necessary to allow the City to confirm conformance with this Conditional Use Permit.
23. This Conditional Use Permit shall lapse and become void if for any reason the business ceases operation for a period of one (1) year or more.
24. This Conditional Use Permit shall not be assigned, sold, conveyed, or operated by another party or entity without prior approval according to the provisions of Article X, Section 405.610.I.
25. Only storage areas marked 1 – 6 on the approved site plan may be constructed an occupied until a two-lane Lakehill Drive bridge is constructed.



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26. This CUP shall expire one-year from the approval date unless Site Plan application and documents are submitted for the construction of a two-lane Lakehill Drive bridge.
27. Upon Site Plan approval for the two-lane bridge, the CUP shall not expire unless 360 days passes, and construction of the bridge has not begun and been pursued diligently.

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AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALOHA MINI GOLF & SHAVED ICE LLC. TO ALLOW A MINIATURE GOLF FACILITY ON A CERTAIN TRACT OF LAND AT 13502 BIG BEND ROAD WITHIN THE CITY OF VALLEY PARK, MISSOURI

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WHEREAS, Aloha Mini Golf & Shaved Ice LLC. applied for a Conditional Use Permit on February 12, 2021, to operate a miniature golf facility located at 13502 Big Bend Road 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 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 March 8, 2021, by the Planning and Zoning Commission regarding the request by Aloha Mini Golf & Shaved Ice 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 Aloha Mini Golf & Shaved Ice LLC to allow a "miniature golf facility" at 13502 Big Bend 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 "miniature golf facility" at 13502 Big Bend 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 "miniature golf facility" at 13502 Big Bend Road subject to the provisions of the City Code and, additionally, the following Conditions of Approval:

1. The property shall be maintained substantially in accordance with the site plan filed with the City. Any changes to the site layout shall be submitted to the City prior to construction of such changes.

2. The hours of operation shall be Monday through Sunday from 8:00 a.m. till 11:00 p.m.
3. A minimum of 90 parking spaces shall be provided on site.
4. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
5. A valid contract for trash and recycling services for the property shall be maintained with a recognized third-party vendor.
6. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
7. This Conditional Use Permit shall lapse and become void if for any reason the business ceases operation for a period of one (1) year or more.
8. This Conditional Use Permit shall not be assigned, sold, conveyed, or operated by another party or entity without prior approval according to the provisions of Article X, Section 405.610.I.

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 MARCH, 2021.

\_\_\_\_\_  
 Mayor Chandra Webster

To approve Bill #2262

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
Reynolds	___	___	Rauls	___	___
Halker	___	___	Rose	___	___
Walker	___	___	Young	___	___
White	___	___	Bowen	___	___

Absent: \_\_\_\_\_

ATTEST:

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Dusty Hosna  
City Administrator/Clerk

## Property Legal Description

The property referred to in this CUP is situated in the County of St. Louis, State of Missouri, and described as follows:

A tract of land being part of Lot 8 of Peter Breen Estate, in U.S. Survey 1970 and Sections 8 and 9, Township 44 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at a point of intersection of the East line of U.S. Survey 1970 with the North line of Quinette Road, 40 feet wide; thence North 06 degrees 28 minutes 38 seconds West, 338.03 feet to a point; thence North 43 degrees 31 minutes 35 seconds West, 192.86 feet to a point in the South line of Big Bend Road, 80 feet wide; thence along the South line of Big Bend Road the following courses and distances: North 61 degrees 53 minutes 40 seconds East, 471.41 feet to a point; thence along a curve to the right with a radius of 915.40 feet, an arc distance of 328.06 feet to a point; thence leaving said South line of Big Bend Road along the following courses and distances: South 15 degrees 02 minutes 20 seconds West, 214.89 feet; South 57 degrees 22 minutes 20 seconds West, 323.30; South 45 degrees 12 minutes 50 seconds West, 39.91 feet; South 00 degrees 05 minutes 04 seconds West, 118.80 feet; South 49 degrees 16 minutes 04 seconds East, 202.62 feet; South 21 degrees 26 minutes 26 seconds West, 237.60 feet to a point in the North line of Quinette Road, 40 feet wide; thence along the North line of Quinette Road North 72 degrees 22 minutes 31 seconds West, 278.71 feet to the point of beginning.

Excepting from the above parcel the following described property:

A tract of land being located in Lot 8 of Peter Breen Estate in U. S. Survey 1970, and Sections 8 and 9, Township 44 North, Range 5 East, St. Louis County, Missouri, said tract being more particularly described as follows: Beginning at a point of intersection of the Southerly line of Big Bend Road, (80 feet wide), with the Easterly line of Parcel No. 2 of a tract of land conveyed to Turtle Investments III LLC, as recorded in Deed Book 11675 Page 1614 of St. Louis County, Missouri Records; thence leaving the Southerly line of Big Bend Road along said East line South 13 degrees 32 minutes 35 seconds West a distance of 5.22 feet to a point; thence South 81 degrees 23 minutes 10 seconds West a distance of 109.01 feet to a point of curvature; thence along a curve to the left having a radius of 923.93 feet having a chord bearing and distance of South 78 degrees 03 minutes 05 seconds West 107.49 feet, an arc distance of 107.55 feet to a point on the Southerly line of Big Bend Road (80 feet wide); thence along the Southerly line of Big Bend Road along a curve to the right having a radius of 914.93 feet having a chord bearing and distance of North 77 degrees 24 minutes 55 seconds East, 176.75 feet, an arc distance of 177.03 feet to a point; thence continuing along the Southerly line of Big Bend Road North 82 degrees 57 minutes 30 seconds East, a distance of 41.97 feet to the point of beginning.



**Famfun LLC**  
**3656 Kilkenny Lane, Pacific, MO 63069**  
**d/b/a Aloha Mini Golf & Shave Ice**  
**13502 Big Bend, St. Louis, MO 63122**

February 16, 2021

**City of Valley Park**  
320 Benton Street  
Valley Park, MO 63088

**Subject: Conditional Use Permit Application (CUP)**

**TO: Planning & Zoning Commission**

*Aloha Mini Golf & Shave Ice (Aloha)* is a family entertainment center (FEC) serving the Valley Park, Ballwin, Kirkwood area. We attempt to provide a safe, well-lit park-like atmosphere.

*Aloha* is open, weather-permitting, from 8am to 1am daily. Hours vary by season. *Aloha* serves many different people in the community including parents, grandparents, kids, babysitters, group outings, birthdays, people on dates, school and church groups, and more.

*Aloha Mini Golf & Shave Ice*, is located at 13502-13504 Big Bend, St. Louis, MO 63122 which is zoned C-1 (Neighborhood Business District).

The mini golf course, built on the property in 1987, continues in operation. In 2015 when Famfun LLC formed and we reopened the course as *Aloha*, we were unaware of the need for a Conditional Use Permit to operate mini golf on the property as the course had always been there. However, in a December 2020 meeting, City Planner, Anna Krane, and City Administrator, Dusty Hosna informed us of the need for the CUP.

**We submit the following, along with this letter:**

1. \$1,000 check for filing fee.
2. Out boundary plat and drone video of the property (including full legal description).
3. Conceptual rendering of site showing current & proposed operation.
4. List of property owners and addresses within 200 feet of our property.
5. Completed CUP application.
6. Legal description of property.

### **Why a Mini Golf Course?**

Simply put, a miniature golf course has proven to be the only structure that can remain intact within this floodway. The current 18-hole mini golf course takes up a little less than half an acre between the west side of the Grand Glaise Creek and our pond (see survey/video) on the 13502 property. The holes are made of approximately 4" thick concrete pads (see notes on rendering) covered with outdoor mini golf turf. We plan to expand with 36 more mini golf holes on the 13504 property, using approximately an acre of that property, and additional parking where the southern boundary line meets Quinette Road, including a new main entrance on Aloha Drive.

### **Key Elements of the development plan:**

1. We intend to follow all regulations and building requirements as defined by all governing bodies that oversee this property. This is a proposal; we can modify our plan as needed, if needed.
2. We plan to develop what is known as an Urban Rainwater Catch Basin that doubles as a miniature golf course. This will help clean and manage the local waterway, provide more outdoor family entertainment, and generate more revenue for our company. It is a win-win-win for the environment, the community and our business.
3. Request that St. Louis County to allow us to name the street between our property and KinderCare (presently un-named but on our property) "*Aloha Drive*" and re-surface the portion of the road not controlled by St. Louis County; this reduces wear and congestion on Quinette Rd, lowering future maintenance costs for Quinette Rd.
4. Expand our parking lot with pervious surfacing (see rendering); also reducing wear and potholes on Quinette Rd by properly managing stormwater run-off.
5. Expand with adequate ADA compliant design and access to the golf holes; fills our need for better service and access for seniors.
6. Added structures may include shade-providing pergolas, particularly on the course, as well as canopies with ADA access, and decking around the current caboose (see color rendering).
7. Landscaping that promotes modern drainage techniques are planned throughout the mini golf courses, parking lots, and future service areas (see rendering).
8. A new drainage system located on the south-east side of the newly proposed parking lot will address the need for faster and more complete stormwater filtration and discharge back into the public waterway (Grand Glaise Creek). This will reduce standing water that creates a sanitary and mosquito hazard. This will also allow for proper filtration of contaminated stormwater run-off from Big Bend Rd, Quinette Rd, and the KinderCare parking lot, before discharge into the public waterway.
9. Use of pervious materials for all walkways will be employed between holes instead of traditional concrete.
10. Use of solar lighting and a scheme to minimize light pollution will be employed.

Mini Golf is a safe, popular, outdoor leisure activity, invented in America and enjoyed globally. *Aloha Mini Golf & Shave Ice* is no exception and we benefit the community in many ways. We provide outdoor activity for local kids and families; jobs; tax revenue; a venue for group outings like birthday parties and family reunions; a safe location for school & camp outings; a simple all-inclusive activity that nearly everyone can do; convenience, affordability and value.

In light of the benefits highlighted in this document, we ask that the Commission approve our CUP application so we can continue our master plan of developing another 36 holes of mini golf and the required elements to service them.

Respectfully submitted,

*Carol P. Kreamer*

Carol P. Kreamer  
Famfun LLC d/b/a Aloha Mini Golf & Shave Ice  
CK Real Estate Holdings LLC

*Peter B. Kreamer*

Peter B. Kreamer  
Famfun LLC  
d/b/a Aloha Mini Golf & Shave Ice



# MEMORANDUM

Re: Review of a Conditional Use Permit      To: Dusty Hosna  
Request for miniature golf facility at      Tim Engelmeyer  
13502 Big Bend  
Date: 03/05/2021      From: Anna Krane, AICP

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## Background

The applicant has submitted a request for a Conditional Use Permit (CUP) to allow the use of the subject property for a miniature golf facility. Currently, the property is considered a non-conforming use with a miniature golf course and batting cage that is not covered by a CUP. The owners would like to expand the existing mini golf to a vacant area of the property, which requires the use to come into compliance with the City's regulations and obtain a CUP. The applicant is requesting a CUP to allow for three 18-hole mini golf course.

## Conditional Use Permit 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 meet the following criteria." The CUP criteria is listed below (A-H) with our analysis of each criterion.

- A. *The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.*
  - » With a CUP, the existing facility would be compliant with all applicable provisions of the City's Regulations. Planned modifications to the existing facility include creating a second mini-golf course that includes ADA compliant holes as well as water features that will also help with stormwater and runoff issues in the area. To support the increased capacity, the owners are also proposing to extend the parking area using a pervious pavement system.
  
- B. *The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.*
  - » The existing facility has been providing located in the community since 1987. The proposed expansion will expand the recreation opportunity to even more people by providing additional course, as well as the more accessible design.

## MEMORANDUM

- 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 property has been used for this facility for many years. It is in an ideal location with access from Big Bend and buffering from residential neighborhoods. The use is developed in a way that also makes it more resilient to flooding events from the creek than many other uses would be.
- 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*
    - » The owners may propose alterations to the existing clubhouse in the future, but none are proposed at this time. The majority of the property will be used for the mini golf courses and other recreational activities. The existing development pattern and proposed expansion are compatible with the surrounding character of the area.
  - ii. *The nature and extent of proposed landscaping and screening on the site.*
    - » The property is highly visible from Big Bend Road and adjacent to a busy commercial node at the intersection of Big Bend Road and Dougherty Ferry Road. The visibility from this road is positive for both the use and the commercial center. There is a natural buffer along the east side of the property with Grand Glaize Creek that provides screening from the residential neighborhoods.
- E. *Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.*
- » Currently, there are 30 parking spaces on an asphalt lot at the southeast corner of the property. The owners are proposing to expand the parking lot to provide a total of 90 parking spaces. Section 405.370 Schedule of Required Parking Spaces does not list mini golf courses specifically. Similar types of recreational uses are listed with a common requirement being parking areas accounting for 1% of the land area or for driving range, two parking spaces per tee. The property is 8.3 acres with 56 mini golf holes. The proposed 90 spaces would represent a ratio of 1.67 spaces per mini golf

## MEMORANDUM

hole, which is consistent with the ratio of current parking for the existing mini golf course.

- » The owners plan to expand the parking with a pervious pavement system that will comply with the pavement requirements of Section 405.340.A Design Requirements, Surface Material. The pervious system will help with flooding events experienced on the property.

F. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.*

- » The property is located in a floodway and had experienced flooding events in the past. Part of the modifications planned for the facility include additional stormwater and drainage mitigation by incorporating basins into the course design. These upgrades will be made in compliance with Metropolitan St. Louis Sewer District regulations.

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.*

- » The property can be accessed from Big Bend Road or via Quinette Road. This access is adequate to support the traffic to and from the property.

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 use has existed at this property for many years and provides a good recreation activity for residents of Valley Park and the surrounding area. The CUP will allow for the business to expand and upgrade the facilities.

I. *Additional Considerations.*

- » The hours of operation requested on the application are seven days a week from 8:00 a.m. till 1:00 a.m. The use is adjacent to a commercial node, however there are residential neighborhoods to the east and the nature of this use is outdoors. Suggested hours of operation are 8:00 a.m. till 10:00 p.m.

# MEMORANDUM

## Conclusion

The requested CUP would allow an existing business to expand and continue operations in the City. The use is compatible with the surrounding area and is compliant with City Regulations. Based on the analysis provided above, we recommend approval of the Conditional Use Permit with the following conditions:

1. The property shall be maintained substantially in accordance with the site plan filed with the City. Any changes to the site layout shall be submitted to the City prior to construction of such changes.
2. The hours of operation shall be Monday through Sunday from 8:00 a.m. till 10:00 p.m.
3. A minimum of 90 parking spaces shall be provided on site.
4. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
5. A valid contract for trash and recycling services for the property shall be maintained with a recognized third-party vendor.
6. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
7. This Conditional Use Permit shall lapse and become void if for any reason the business ceases operation for a period of one (1) year or more.
8. This Conditional Use Permit shall not be assigned, sold, conveyed, or operated by another party or entity without prior approval according to the provisions of Article X, Section 405.610.I.

\*\*\*\*\*  
 AN ORDINANCE APPROVING A REZONING AND A PLANNED DEVELOPMENT –  
 INDUSTRIAL DISTRICT AND DEVELOPMENT PLAN FOR THE SIMPSON PROPERTY AND  
 AUTHORIZING OTHER ACTIONS RELATED THERETO  
 \*\*\*\*\*

WHEREAS, on December 16, 2020, the City received an application from Simpson Materials Company, LLC and West Outer Road, LLC, owner and occupant, requesting a Planned Development – Industrial District for the area generally located at western City boundary north of Interstate 44, incorporated herein by reference; and

WHEREAS, this Board has received the favorable report of the City’s Planning and Zoning Commission with respect to the approval of this PD-1 and associated Development Plan; and

WHEREAS, all interested parties have been given an opportunity to be heard before this Board with regard to the project; and

WHEREAS, upon due consideration, this Board of Aldermen has determined that the approval of the amended subdistrict plan as hereinafter provided would be in the best interest of the City and its citizens.

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

Section 1: Findings and Development Plan Approval

- A. The rezoning to a Planned Development – Industrial District is hereby approved, this Board having found and determined that the request, as set forth, furthers the objectives as specified in Article XII Amendments, Section 405.930 Findings of Fact Required.
- B. The Planned Development – Industrial Plan for the Simpson Property is hereby approved, this Board having found and determined that the project, as set forth, furthers the following objectives as specified in Section 405.180 “PD” Planned Development District, Intent and Purpose:

The City may, upon proper application, approve a planned development to facilitate the use of flexible techniques of land development and site design by providing relief from zone requirements designed for conventional developments in order to obtain one (1) or more of the following objectives:

- a. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- b. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- c. Functional and beneficial uses of open space areas.
- d. Preservation of natural features of a development site.
- e. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- f. Rational and economic development in relation to public services.

- g. Efficient and effective traffic circulation, both within and adjacent to the development site.
- C. Exhibit A, Legal Description, is hereby approved as the Planned Development – Industrial District boundary.
- D. Exhibit B, Simpson Material Site Plan (sheets C1 – C7), dated December 29, 2020, is hereby approved as the Final Development Plan.
- E. Exhibit C, District Regulations, is hereby approved as the as the Final District Regulations.

**Section 2: Implementation**

The Mayor is hereby authorized and directed to take all such actions as may be necessary and proper (or to cause the same to be taken) in order to implement the approval of the Planned Development – Industrial District authorized by this Ordinance.

**Section 3: Effective Date**

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 MARCH, 2021.

\_\_\_\_\_  
 Mayor Chandra Webster

To approve Bill #2263

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
Reynolds	___	___	Rauls	___	___
Halker	___	___	Rose	___	___
Walker	___	___	Young	___	___
White	___	___	Bowen	___	___

Absent: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
 Dusty Hosna  
 City Administrator/Clerk

EXHIBIT A: LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN U.S. SURVEY 985, U.S. SURVEY 879, AND FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER TO FRACTIONAL SECTIONS 23, 24, 25, AND 26 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1059.27 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE SOUTH 83 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID U.S. SURVEY 985, A DISTANCE OF 451.34 FEET;

THENCE NORTH 23 DEGREES 10 MINUTES 49 SECONDS EAST, LEAVING THE SAID SOUTH LINE, A DISTANCE OF 1886.11 FEET TO THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED BY A GENERAL WARRANTY DEED RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, BEING THE EAST LINE OF SAID TRACT;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID TRACT, NORTH 23 DEGREES MINUTES 42 SECONDS EAST, A DISTANCE OF 208.01 FEET;

THENCE CONTINUING ALONG THE SAID EAST LINE OF TRACT RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 126.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CROSSING SAID RAILROAD RIGHT OF WAY, CONTINUING ALONG SAID EAST LINE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 130.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID EAST LINE OF THE STATE OF MISSOURI LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 1682.96 FEET;

NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, A DISTANCE OF 1337.03 FEET TO THE MERAMEC RIVER;

THENCE ALONG A MEANDER LINE OF THE MERAMEC RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 943.04 FEET; SOUTH 80 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1185.96 FEET; SOUTH 78 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 1104.79 FEET; SOUTH 81 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 949.97 FEET; AND SOUTH 83 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 651.17 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF TERRAFIL, INC. AS RECORDED BY DEED IN BOOK 16313, PAGE 823 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 2263.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD

THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, AS RECORDED IN PLAT BOOK 346. PAGE 567 OF SAID RECORDER'S OFFICE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 193.01 FEET;

THENCE CONTINUING ALONG SAID WEST LINE OF PEERLESS PARK GROUP SUBDIVISION, SOUTH 23 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 786.27 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 44;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 23 MINUTES 50 SECONDS WEST, A DISTANCE OF 620.53 FEET; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3004.98 FEET, WITH A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 51 SECONDS (WHICH CHORD BEARS SOUTH 77 DEGREES 40 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 75.92 FEET) THROUGH AN ARC DISTANCE OF 75.92 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF WEST OUTER ROAD, L.L.C. AS RECORDED BY DEED IN BOOK 17922, PAGE 3134 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID CURVE, BEING THE SAID RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 19 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 796.88 FEET, A DISTANCE OF 799.23 FEET TO THE POINT OF TANGENCY AT STATION 710+41.37/140' LT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF INTERSTATE 44 NORTH OUTER ROAD, THE FOLLOWING COURSES: 1) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; 2) SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; 3) SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; 4) SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; 5) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A FOUND IRON BOLT MARKING THE WEST LINE OF SAID SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A POINT, MARKING THE WEST LINE OF SAID FRACTIONAL SECTION 25; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREE 04 MINUTES 38 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 302.52 FEET TO THE POINT OF BEGINNING.



**EXHIBIT B: FINAL DEVELOPMENT PLAN**

The approved Final Development Plan shall be kept on file in the City Clerk's office.

## EXHIBIT C: DISTRICT REGULATIONS

1. The property shall be maintained and operated in accordance with:
  - a. The approved Development Plan;
  - b. Table 1: Permitted and Conditional Uses;
  - c. Table 2: Site Regulations;
  - d. Table 3: Performance Standards; and
  - e. Table 4: Procedures.
2. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited, with the following exception:
  - a. The use and storage of No. 2 diesel fuel, motor oil, and propane shall be allowed in reportable quantities, as classified by the Environmental Protection Agency, when all necessary permits are obtained from the applicable government agencies.
3. Use and operation of the property shall conform to all regulations of the Division of Mine Safety and Health.
4. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
5. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.
6. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
7. All roadways and storage areas shall be covered with an appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

**Table 1: Permitted and Conditional Uses**

1. Allowed uses shall be determined by Appendix A of Chapter 405.	
2. The following uses shall have additional restrictions or regulations as described herein. If a Site Regulation or Performance Standard is not specifically modified below, then Table 2: Site Regulations or Table 3: Performance Standards shall apply as written.	
Use (NAICS Code)	Additional Regulations
Compost dumping (562219/325314)	The total area of the District covered (land and structures) by these uses in sum shall not exceed forty (40) percent.
Electrical generator plants (335311)	The minimum front yard setback for these uses from public right-of-way shall be seventy-five (75) feet.
Gas utility maintenance yards (211112)	No building, structure, or materials stockpile shall exceed a height of fifty (50) feet or three stories unless the setbacks are at least two-times the minimum requirement, which would increase the minimum to seventy (70) feet
Landfill and trash transfer stations (562212)	A landscaped yard at least thirty (30) feet in depth shall be provided and maintained around the perimeter of these uses, with the exception of the entry-way facing the interior of the District.
Petroleum bulk stations and terminals (424710)	Site Plan Review before the Planning and Zoning Commission shall be required prior to construction or permits related to developing or expanding these uses
Petroleum refining (333298)	No storage of material or equipment shall be located within a front, side, or rear yard or within the required landscape buffer zone.
Refuse incineration (562213)	Through Site Plan Review, the restrictions and regulations of these uses may be increased but shall not be decreased unless specifically allowed herein.
Sheet and trap shooting ranges (713990)	
Tire cord and fabric manufacturing (314992)	
Tire and inner tube manufacturing (326211)	
Waste and trash transfer stations (562212)	
Wholesale of petroleum (424710)	

Table 2: Site Regulations	
Type	Regulation
1. Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
2. Lot width	The minimum lot width shall be seventy-five (75) feet.
3. Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).
4. Front yard	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
5. Side yard	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
6. Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.
7. Height	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
8. Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/ development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
9. Utilities	Any permanent new development shall be served by approved public water and sewer facilities prior to development, unless such requirement is waived by the Planning and Zoning Commission through Site Plan Review.
10. Offstreet parking	As required in the City of Valley Park Regulations Chapter 405, Article VII, Off-Street Parking and Loading Requirements with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/ construction vehicles and equipment.
11. Site Plan Review	Prior to issuance of a building permit as required in the City of Valley Park Regulations Chapter 405, Article IX, Site Plan Approval.

Table 3: Performance Standards	
1. All material storage shall be located within stockpile areas as shown on the approving FD Plan.	
2. No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.	
3. Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extent feasible given the higher elevation of some adjacent property.	
4. Other performance standards See Article VI, Environmental Performance Standards	
5. No building visible from any public right-of-way shall be constructed or erected having the exterior walls constructed of a material other than brick or stone masonry or other material approved by the International Building Code (IBC) enforced by the City. In the event metal construction is used, a minimum of forty-eight (48) inches of the exterior facade on all elevations shall be faced with brick or stone masonry. The following exceptions apply:	
5.a. Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.	
5.b. No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.	

Table 4: Procedures

Type	Definition/ Classification	Procedure
Administrative Amendment	Adjustments, modifications, and clarifications to the governing ordinance, regulations, or development plan that result from or are necessary due to technical or engineering considerations, enforcement statutes, or updated polices including: 1. Amendments that result in stricter regulations or standards; or 2. Adjustments to final grades or elevations that do not change drainage patterns resulting in increased runoff to adjacent property.	Applications may be submitted to, review, by and approved by the Community Development Director. The Director may choose to refer review to outside consultants at cost to the applicant. The Director may choose to refer reiew to the Planning and Zoning Commission.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: 1. Changing a permitted use to a conditional use; 2. Addition of a permitted/ conditional use not currently listed that is listed in Appendix A as permitted in the I-1 District or listed in Appendix A as permitted or conditionally permitted in a FDI District; or 3. Revisions to approved stockpile locations or sizes that do not encroach into required yards or buffers.	Requests of this type shall require reiew and approval by the Planning and Zoning Commission following procedures of Site Plan Review.
Major Amendment	Adjustments, modifications, and amendments shall be considered major if the following applies: 1. An increase in density or intensity regulations of a use; 2. Addition of a new use as permitted or conditional; 3. Reduction in buffer, screening, or setback requirements; 4. Reduction in required parking regulations; 5. An amendment that results in a new or changes to an existing recorded easement or condition; or 6. Any modification that is not listed under Administrative Amendment or Minor Amendment.	Requests of this type shall require review and approval by the Planning and Zoning Commission and Board of Aldermen following procedures of a Planned Development District approval.
Notice of Business Operation	Any business operating out of or on the property for a time of less than six months shall submit formal notice to the City of operations.	Written notice (email or paper) shall be submitted to the City Administrator and Community Development Director with the following information: 1. Business name and contact information; 2. Description of business operation and reason for temporary location on the site; and 3. Dates/ timeframe within which the business will be temporarily located on the site.
Business License	Any business operating out of or on the property in a permanent or temporary nature of six months or longer shall obtain a Business License	
Site Plan Reiew	See City of Valley Park Land Use Regulations, Chapter 405, Section 405.550 Buildings, Structures and Uses Requiring Site Plan.	See City of Valley Park Land Use Regulations, Chapter 405, Article IX Site Plan Approval.



**PLANNED DEVELOPMENT CHECKLIST**  
**Petitioner's Guide**

**ITEMS TO BE SUBMITTED TO THE COMMUNITY DEVELOPMENT OFFICE:**

**A. 60 DAYS PRIOR to Public Hearing Date:**

1. 3 sets of development plans submitted for review;
  - a. As described in Zoning Ordinance 405.180.C.2
  - b. Article 7 – Off street parking and loading requirements
2. Completed, signed application and application fee.

**B. 20 DAYS PRIOR to the Public Hearing Date:**

1. Full legal description of property;
  - a. Realty description and
  - b. Meets and bounds description
2. Pre-paid \$1000.00 deposit. Applicant will be given an itemized statement.
3. Applicant will be responsible for notifying by mail all property owners within 300 lineal feet of the property which has been requested to be rezoned, including those property-owners across street right-of-ways and railroad right-of-ways via U.S. Mail, certified, return receipt.
4. Submit list of said property owners to Community Development Office with proof of certified mailings and postal receipts.

**C. 8 BUSINESS DAYS PRIOR to Public Hearing Date:**

1. Submit 22 copies of all site plans and other required information for the Public Hearing to the Community Development Office by 12:00 noon.
2. All copies shall be folded to 8 1/2" x 11 or similar size.

**\*\* FAILURE TO MEET ANY OF THE ABOVE REQUIREMENTS WILL RESULT IN THE HEARING BEING DELAYED UNTIL THE NEXT REGULAR SCHEDULED MEETING OF THE PLANNING AND ZONING COMMISSION \*\***

**D. PUBLIC HEARING DATE:**

1. Attend public hearing on the specified date and present proposal;
2. Public hearings held by the Planning and Zoning Commission will have a question and answer period after the presentation and public comment period.

**E. AFTER PUBLIC HEARING DATE:**

1. If approved at the P&Z meeting, a Public Hearing will be scheduled at the next Board of Aldermen meeting. Date will be announced at the hearing.

**\*\*\* P&Z APPROVAL DOES NOT GUARANTEE THE ISSUANCE OF BUILDING PERMITS, F.E.M.A. PERMITS, OR FINAL SITE PLAN APPROVAL. \*\*\***

**CITY OF VALLEY PARK, MISSOURI  
ZONING ORDINANCE  
PLANNED DEVELOPMENT APPLICATION**

**NAME OF APPLICANT:** Simpson Materials Company, LLC and West Outer Road, LLC

**MAILING ADDRESS:** 1053 Headquarters Park, Fenton, MO 63026

**TELEPHONE NO.:** 636-343-4944

**PROPERTY INTEREST OF APPLICANT:** () Owner () Renter/Lessee () Other

**NAME OF OWNER:** West Outer Road, LLC and The Bank of New York Mellon, as Trustee

**MAILING ADDRESS:** 1053 Headquarters Park, Fenton, MO 63026 and 525 William Penn Pl.,  
Pittsburgh, PA 15219

**TELEPHONE NO.:** 636-343-4944

**DESCRIPTION OF PROPERTY:**

**Street Address or Location:** 441 N. Outer Road, 501 N. Outer Road, and 699 W. Outer Road, Valle  
Park, MO 63088

**Zoning District Classification:**

**Existing:** Non-Urban, FPNU, FPM3 **Proposed:** Planned Development Industrial

**Land Use/Development:**

**Existing:** Asphalt plant, recycling plant,  
Sand and gravel mine **Proposed:** See list of requested uses and statement of  
reasons for zoning amendment.

**ACKNOWLEDGMENTS:** (Each \_\_\_\_\_ to be initialed by Applicant if attached)

MS Legal Description, Locator Number and Scaled Map of Property  
(with location clearly delineated)

MS Statement of Reason for Proposed Zoning Map Amendment  
("Burden of Proof" Evidence)

MS Name and Address List of Neighboring Property Owners (i.e. those within City limits whose  
property lies within 300 lineal feet of property requested to be rezoned)

Application is hereby made with willful consent of Owner for Zoning Map Amendment on the property as shown  
and described on this form and that of accompanying Attachments all of which we certify to be true and accurate.

[Signature]  
Signature of Applicant

12/15/20  
Date

[Signature]  
Signature of Owner

12/15/20  
Date



**PLANNED DEVELOPMENT ZONING CHECKLIST  
INITIAL AND RETURN**

(Each set to be initialed by applicant.)

- MS 1. Map scale selected within range of 1" = 50' (minimum) to 1" = 20' (maximum) with drawing (s) of such accuracy and clarity that P & Z Commission can readily interpret the site plan.
- MS 2. Property identified by lot lines and location, including dimensions, angles and size correlated with legal description of property (legal description and outboundary plat of property to be attached).
- MS 3. Name, address and seal (as applicable) of qualified land planner and/or registered professional architect, engineer or land surveyor who designated and prepared the site plan; also name and address of owner(s), developer(s), and designer(s).
- MS 4. Map scale, north point, boundary dimensions, natural features (e.g. woodlots, rivers/streams, pond/lakes, drains) manmade features (e.g. buildings/structures, easements, high tension towers, pipelines, utilities including water and sewer lines, excavations, bridges/culverts, drains) and adjacent properties (i.e. all properties within one hundred (100) yards of site) and their existing land use.
- MS 5. Existing topography and finished grade line elevations at two-foot (2') contour intervals; also finished floor elevation for all buildings/structures.
- MS 6. Dimension (LxWxH) of proposed principal and accessory buildings/structures and existing buildings/structures scheduled to remain; also interrelationships of these buildings/structures to each other and distance of each to nearest adjacent property line.
- MS 7. Existing and proposed streets, driveways, sidewalks and other vehicular/pedestrian circulation features within and adjacent to the site; also location, size and number of parking spaces in off-street parking areas and identification of service islands, service parking and loading zones (Parking Plan Requirements in Section 405.330)
- MS 8. Location and size of all existing and proposed public/private utilities serving or earmarked to serve the property, including statement that all-necessary utilities will be available, functioning and usable at time of occupancy, with multi-stage projects reflected as such.
- MS 9. Proposed landscape plan (Landscaping and Screening Details for Parking Plan Requirements in Section 405.350)
- MS 10. Architectural elevations of all proposed buildings/structures and, including construction material schedule and floor plans for each.

- MS 11. Location, height and intensity of all existing and proposed exterior lighting, including a graphic and catalog reference describing the proposed light standards.
- MS 12. Location, type and nature of screening proposed for all trash collection areas.
- MS 13. Proposed stormwater drainage plan, including retention basins; attached documentation should reflect that this plan was transmitted to City Engineer and following him, the Metropolitan Sewer District (MSD) for review and approval.
- MS 14. Other information deemed necessary by the P & Z Commission.

**NOTE:** All plans, architectural drawings, renderings or other materials, visual aids, etc. Submitted to P & Z Commission in Application or presented at its meeting become City property as part of permanent record of decision made on site plan review.

**PLANNING AND ZONING COMMISSION  
FINDING OF FACT**

**PUBLIC HEARING DATE:** \_\_\_\_\_

**REZONING REQUESTED:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

**How will proposed zoning map amendment conform to the Comprehensive Plan?**

**Why is existing zone district classification of property inappropriate/improper?**

**What major economic, physical, and/or social changes have occurred (identify) in vicinity of property which were not anticipated by the Comprehensive Plan (describe why) by substantially altered basic character of the area (describe how) making proposed zoning map amendment appropriate/proper (describe how)?**

PROPERTY ADDRESS OR LEGAL DESCRIPTION:

See attached.

The undersigned applicant, hereby states that the petitioner either owns or is the authorized agent for the owner of record of this property or that the petitioner has an equitable interest in the property by virtue of a written agreement with the owner.

*Mark Simpson*

APPLICANT

Mark Simpson

NAME PRINTED

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ )ss.

On this 15 day of June, 2020, before me personally appeared MARK T. SIMPSON, to me known and who being duly sworn did state that he/she is the authorized agent for the above property, and acknowledged that he/she executed the foregoing by his/her free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

MY COMMISSION EXPIRES: 11/24/24

NOTARY PUBLIC: *[Signature]*

NAME PRINTED: Kevin C. Bayless



Reviewed for Form:

Community Development \_\_\_\_\_  
City Attorney \_\_\_\_\_

Date \_\_\_\_\_  
Date \_\_\_\_\_



## Statement of Reason for Proposed Zoning Amendment

The property ("Property") that is the subject to this request for rezoning is as follows:

- 699 West Outer Road ("Parcel A"). This property is owned by The Bank of New York Mellon, as trustee under a trust agreement. Simpson Materials Company, LLC leases the property and has the authority to obtain permits and land use approvals respecting the property.
- 441 North Outer Road ("Parcel B"). This property is owned by The Bank of New York Mellon, as trustee under a trust agreement. Simpson Materials Company, LLC leases the property and has the authority to obtain permits and land use approvals respecting the property.
- 501 North Outer Road ("Parcel C"). This property is owned by West Outer Road LLC, an affiliate of Simpson Materials Company.

Simpson Materials Company or an affiliate has operated on Parcel A and Parcel B since 1988. Parcel C is a heavily wooded, undeveloped parcel that West Outer Road has owned since 2008.

Local government jurisdiction of the Property will be transferred from St. Louis County to Valley Park on January 1, 2021. The Valley Park Zoning Code provides that a newly annexed area will retain the City zoning district equivalent of its County zoning until the City zoning process is complete. City policy is to rezone newly annexed properties within one year of the City assuming jurisdiction over the properties. Applicants have submitted their application in order to complete the City zoning process as soon as possible and within the one year period.

Applicants are requesting rezoning to Planned District-Industrial with the permitted uses enclosed with this application. Simpson Materials Company intends to continue mining Parcel A for materials, together with accessory and ancillary uses necessary to carry on that use, including materials storage, for the foreseeable future. Simpson Materials Company also intends to continue operating its asphalt and recycling plants on Parcel B, together with accessory and ancillary uses necessary to carry on those uses, including materials storage, for the foreseeable future. West Outer Road intends to develop Parcel C with a variety of industrial uses complimentary with the uses on Parcels A and B.

Applicants are requesting zoning under a common Planned District ordinance because the operations on the three parcels will be complimentary. The Site Plan submitted with Applicants' application reflects the existing conditions at the Property. Once Applicants have developed a plan for Parcel C, Applicants will proceed with amending its Site Plan with a plan that shows the location of the uses and development intensity on Parcel C. This amended Site Plan will be subject to the review and approval of the City. Applicant is requesting a Planned District-Industrial zoning classification because it provides for flexibility from the City's straight industrial zoning district, while also permitting the City to set conditions respecting Applicants' uses in the zoning ordinance governing the Property.

## Permitted Uses

1. Asphalt and materials mixing plants
2. Retail building materials
3. Wholesale building materials and lumber
4. Building and construction general contracting services
5. Cement mixing
6. Compost dumping
7. Concrete mixing and manufacturing
8. Ready-mix plants
9. Concrete construction and paving services
10. Construction, mining, and materials handling machinery and equipment
11. Stone products cutting and manufacturing
12. Landfill and trash transfer stations
13. Lime product mining and manufacturing
14. Wholesale of petroleum
15. Materials recovery and recycling facilities
16. Parks
17. Petroleum bulk stations and terminals
18. Radio transmitting stations and towers
19. Railroad freight terminals
20. Refuse incineration
21. Road maintenance yards
22. Skeet and trap shooting ranges
23. Waste and trash transfer stations
24. Steel pipe and tube manufacturing
25. Steel wire, nail, and spike manufacturing
26. Telephone relay towers
27. Television transmitting stations and relay towers
28. Wholesale construction and lumber materials
29. Electrical generator plants
30. Manufacturing of fabricated structural metal products
31. Manufacturing of fabricated wire products
32. Manufacturing of farm machinery and equipment
33. Gas utility maintenance yards
34. Petroleum refining
35. Storage and warehousing of non-hazardous products
36. Tire cord and fabric manufacturing
37. Tire and inner tube manufacturing
38. Wire products manufacturing

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN U.S. SURVEY 985, U.S. SURVEY 879, AND FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER TO FRACTIONAL SECTIONS 23, 24, 25, AND 26 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1059.27 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE SOUTH 83 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID U.S. SURVEY 985, A DISTANCE OF 451.34 FEET;

THENCE NORTH 23 DEGREES 10 MINUTES 49 SECONDS EAST, LEAVING THE SAID SOUTH LINE, A DISTANCE OF 1886.11 FEET TO THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED BY A GENERAL WARRANTY DEED RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, BEING THE EAST LINE OF SAID TRACT;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID TRACT, NORTH 23 DEGREES MINUTES 42 SECONDS EAST, A DISTANCE OF 208.01 FEET;

THENCE CONTINUING ALONG THE SAID EAST LINE OF TRACT RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 126.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CROSSING SAID RAILROAD RIGHT OF WAY, CONTINUING ALONG SAID EAST LINE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 130.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID EAST LINE OF THE STATE OF MISSOURI LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 1682.96 FEET;

NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, A DISTANCE OF 1337.03 FEET TO THE MERAMEC RIVER;

THENCE ALONG A MEANDER LINE OF THE MERAMEC RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 943.04 FEET; SOUTH 80 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1185.96 FEET; SOUTH 78 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 1104.79 FEET; SOUTH 81 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 949.97 FEET; AND SOUTH 83 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 651.17 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF TERRAFIL, INC. AS RECORDED BY DEED IN BOOK 16313, PAGE 823 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 2263.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;



THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD

THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, AS RECORDED IN PLAT BOOK 346. PAGE 567 OF SAID RECORDER'S OFFICE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 193.01 FEET;

THENCE CONTINUING ALONG SAID WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, SOUTH 23 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 786.27 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 44;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 23 MINUTES 50 SECONDS WEST, A DISTANCE OF 620.53 FEET; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3004.98 FEET, WITH A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 51 SECONDS (WHICH CHORD BEARS SOUTH 77 DEGREES 40 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 75.92 FEET) THROUGH AN ARC DISTANCE OF 75.92 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF WEST OUTER ROAD, L.L.C. AS RECORDED BY DEED IN BOOK 17922, PAGE 3134 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID CURVE, BEING THE SAID RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 19 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 796.88 FEET, A DISTANCE OF 799.23 FEET TO THE POINT OF TANGENCY AT STATION 710+41.37/140' LT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF INTERSTATE 44 NORTH OUTER ROAD, THE FOLLOWING COURSES: 1) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; 2) SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; 3) SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; 4) SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; 5) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A FOUND IRON BOLT MARKING THE WEST LINE OF SAID SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A POINT, MARKING THE WEST LINE OF SAID FRACTIONAL SECTION 25; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREE 04 MINUTES 38 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 302.52 FEET TO THE POINT OF BEGINNING.

**Property Owners Within 300 Feet**

<b>Property Address</b>	1000 S Elam Ave, 63088
<b>Owner</b>	Terrafile Inc
<b>Owner Address</b>	75 Shady Ln, Valley Park MO, 63088

<b>Property Address</b>	335 W Outer Rd, 63088
<b>Owner</b>	335 West Outer Road Llc
<b>Owner Address</b>	29 Cassens Ct, Fenton MO, 63026

<b>Property Address</b>	427 N Outer Rd, 63088
<b>Owner</b>	Redexim North America Inc
<b>Owner Address</b>	427 W Outer Rd, Valley Park MO, 63088

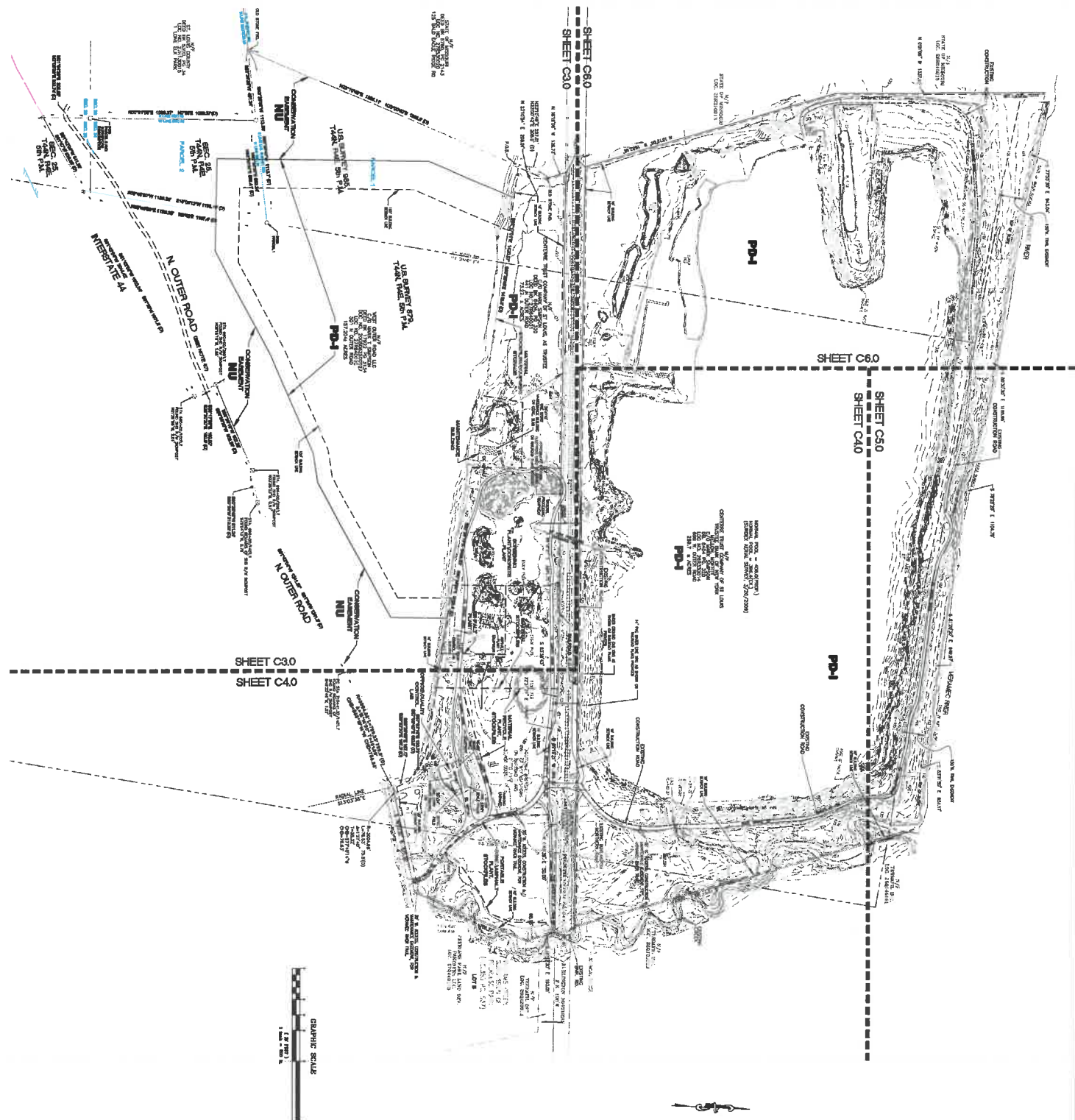
<b>Property Address</b>	1 Lone Elk Park, 63088
<b>Owner</b>	St Louis County
<b>Owner Address</b>	41 S Central Ave, Saint Louis MO, 63105

<b>Property Address</b>	125 Bald Eagle Ridge Rd, 63088
<b>Owner</b>	State Of Missouri
<b>Owner Address</b>	125 Bald Eagle Ridge Rd, Valley Park MO, 63088

<b>Property Address</b>	465 W Outer Rd, 63088
<b>Owner</b>	State Of Missouri
<b>Owner Address</b>	465 W Outer Rd, Valley Park MO, 63088

<b>Property Address</b>	1530 Hanna Rd, 63088
<b>Owner</b>	Valley Park City Of
<b>Owner Address</b>	320 Benton St, Valley Park MO, 63088

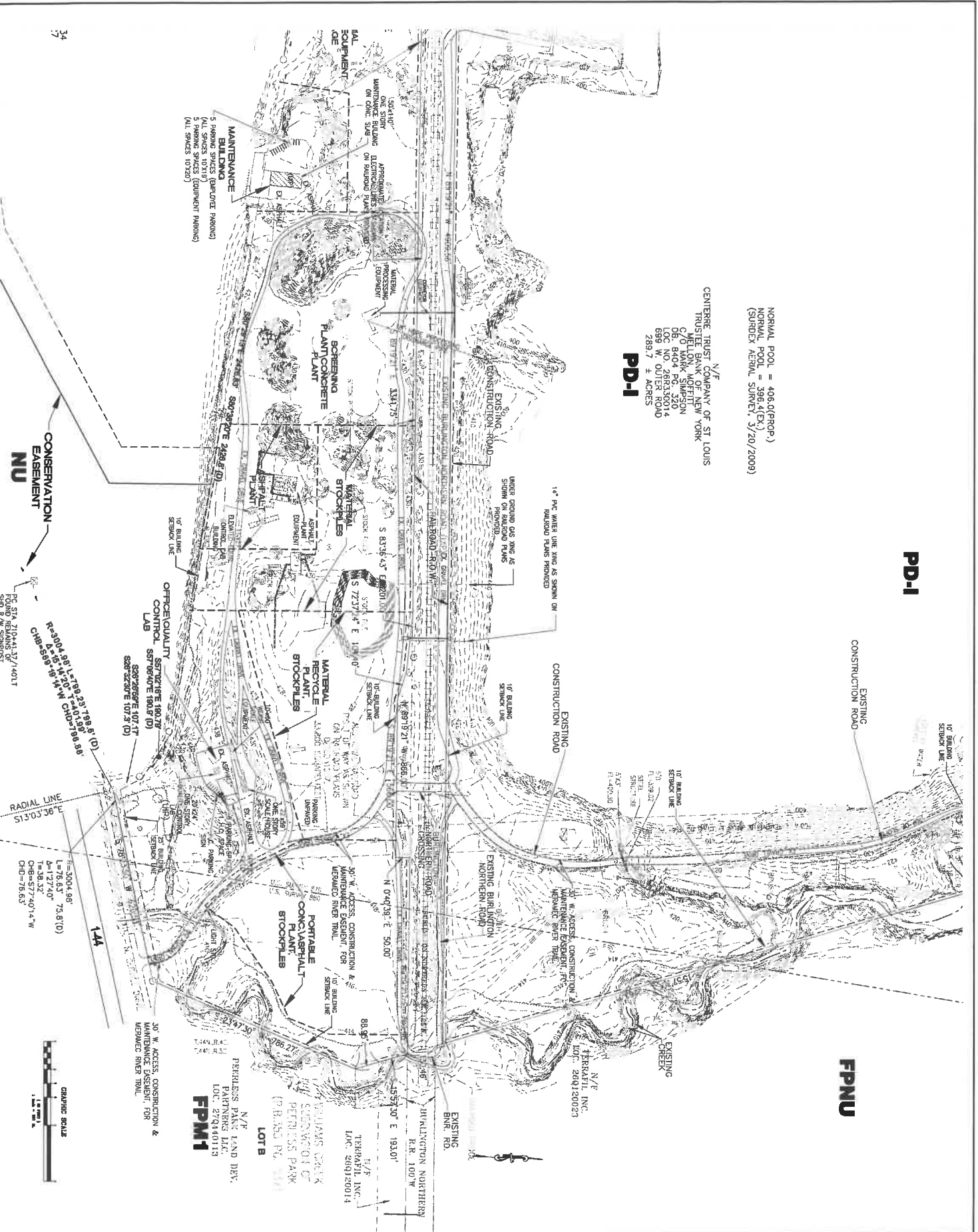




	<b>DESIGN</b> 2017 CIVIL ENGINEER ST. LOUIS, MO 63103 <a href="http://www.terraengineering.com">www.terraengineering.com</a>	<b>OWNER/DEVELOPER</b> SIMPSON MATERIALS 1053 HEADQUARTERS PARK ST. LOUIS, MO 63026	12-15-2020
	<b>PROJECT TITLE AND LOCATION:</b> SIMPSON MATERIAL - RANKEN VALLEY PARK, MO		
<b>DATE</b> 10/22/2020 <b>DESIGNED BY</b> TRM <b>CHECKED BY</b> MEV <b>SHEET TITLE</b> SITE PLAN <b>SCALE</b> AS SHOWN	<b>DATE</b> 10/22/2020 <b>PROJECT NUMBER</b> 20-001	<b>GRAPHIC SCALE</b> 1" = 100'	
<b>C2</b>			







NORMAL POOL = 408.0 (PROP)  
NORMAL POOL = 406.1 (EX)  
(SURFACE ASHLE SURFACE, 5/20/2009)

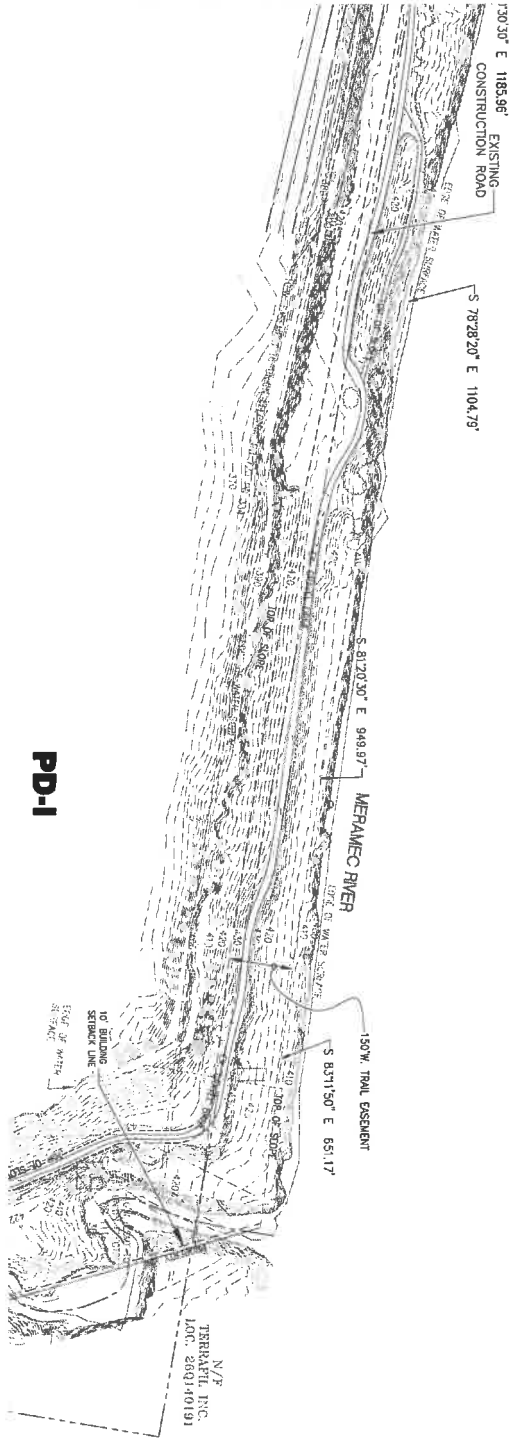
N/F  
CENTERRE TRUST COMPANY OF ST. LOUIS  
PROJECT MANAGER OF NEW YORK  
C/O MARK SIMPSON  
LOC. NO. 288332014  
699 W. OUTER ROAD  
289.7 ± ACRES

**PD-1**

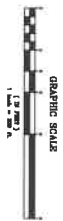
**FPNU**

**PD-1**

**CONSERVATION EASEMENT NU**



**PD-1**



**TERRA DESIGN**  
 2071 North Lindbergh Ct.  
 St. Louis, MO 63114  
 314.997.4400  
 www.terra-design.com

12-15-2020

**OWNER/DEVELOPER:**  
 SIMPSON MATERIALS  
 1053 HEADQUARTERS PARK  
 ST. LOUIS, MO 63026

**PROJECT TITLE AND LOCATION:**  
 SIMPSON MATERIAL - RANKEN  
 VALLEY PARK, MO

**DATE:** 10/22/2020  
**DESIGNER:** TBM  
**DRAWN BY:** MEV  
**CHECKED BY:** MEV  
**SCALE:** AS SHOWN  
**SHEET TITLE:** SITE PLAN  
**PROJECT NUMBER:**

**C5**





# MEMORANDUM

Re: Review of a Rezoning Request to a Planned Development – Industrial for property addressed 441 N Outer Rd, 501 N Outer Rd, and 599 W Outer Rd.  
Date: 02/08/2021

To: Dusty Hosna  
Planning and Zoning Commission

From: Anna Krane, AICP

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## Background

As of January 1, 2021, the subject properties (hereafter referred to as “the property”) were transferred from Unincorporated St. Louis County to Valley Park. Section 405.980 Zoning Designations of Newly Annexed Territory states, “A newly annexed area will retain the City zoning district equivalent of its County zoning until the City zoning process is complete.” The property is currently zoned a mixture of St. Louis County’s Non-Urban, Floodplain Non-Urban, and Floodplain M-3 Districts. The applicant, Simpson Materials Company, has been operating in one form or another on the property since 1988. Upon review of the existing operations on the property and discussion of different potential future developments, we recommended that Planned Development – Industrial would be the most appropriate zoning district for the property. The PD-I regulations would allow for specific review and design of the regulations as opposed to requiring variances from other zoning districts such as I-1 Light Industrial.

The City’s zoning process includes both a Rezoning Request and approval of a Planned Development – Industrial District. The applicant does not have immediate plans for new construction or alterations to the site. They have submitted the required information for a Rezoning and approval of a PD-I Preliminary Plan and Final Plan.

## Rezoning Review

Article XII of the City Land Use Code outlines regulations for submission, review and approval of a Zoning Amendment. Specific findings of fact required are listed in Section 405.930 to guide the analysis of a requested rezoning. In most situations a rezoning request applies to a property that is already zoned one of the City’s zoning districts. For this request, the property is zoned under St. Louis County Zoning Districts Non-Urban, Floodplain Non-Urban, and Floodplain M-3. The Zoning Amendment criteria is listed below (1-3) with our analysis of each criterion.

1. *How the proposed amendment would conform to the Comprehensive Plan.*
  - » The City’s Comprehensive Plan includes Chapter 4: Proposed Annexation Areas. The subject property is included in *Annexation Area No. 5*, which states “that portion north of I-44 would be suitable for commercial and/or industrial use.” The property is

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also adjacent to property included in the *I-44/Route 141 Planning Area* of the Comprehensive Plan. The Comp. Plan considers this area important for “advancing the economic base of the City through commercial, industrial, and perhaps even office development.” The proposed zoning of PD-I would support continued industrial and commercial use and development of the property.

2. *Why the existing zone district classification of the property in question is inappropriate or improper.*
    - » The property is not currently zoned under the City’s regulations and it is not recommended or appropriate for the City to govern property that is not zoned using its own regulations.
  3. *What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate:*
    - a. *List such changes.*
    - b. *Describe how said changes were not anticipated by the Comprehensive Plan.*
    - c. *Describe how said changes altered the basic character of the area.*
    - d. *Describe how said changes make the proposed amendment to the Zoning District Map appropriate.*
      - » As previously stated, the major change prompting this request is the annexation of the property into the City. The request would not result in significant change to the existing operation or design of the property.
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## Planned Development - Industrial Review

**Article IV, Section 405.180** of the City Land Use Code outlines regulations for submission, review, and adoption of a Planned Development District. Criteria for review is listed below with analysis. Language taken directly from the City's regulations is in italics while narrative and analysis are in plain text.

- I. **Section 405.180.A.3 Intent and Purpose.** *The City may, upon proper application, approve a planned development to facilitate the use of flexible techniques of land development and site design by providing relief from zone requirements designed for conventional developments in order to obtain one or more of the following objectives:*
  - a. *Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.*
  - b. *Diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects.*
  - c. *Functional and beneficial uses of open space areas.*
  - d. *Preservation of natural features of a development site.*
  - e. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
  - f. *Rational and economic development in relation to public services.*
  - g. *Efficient and effective traffic circulation, both within and adjacent to the development site.*
    - » The proposed PD-I will provide for multiple objectives listed above, mainly "b." The property is currently used for multiple coordinated industrial uses related to material harvesting, recycling, and sale. The existing uses and potential addition of associated uses results in a unique orientation and operation of the large site compared to other industrial uses and sites found in the City. The PD-I zoning allows the property regulations to be drafted and applied in a manner that more specifically addresses the needs of the uses and potential impacts to adjacent property.
- II. **Section 405.180.C Procedures for Planned Development Approval,** lists specific plan and submission requirements for review of PD-I. This section requests information covering uses and operations, performance standards and design, and phasing. This Section also covers the process for reviewing and approving the submission. Under PD regulations, the area regulations and performance standards are set by the associated traditional zoning district and then the applicant may request modifications based on the specific development proposed. For a PD-1, the regulations of the I-1 Light Industrial District (**Section 405.170**) establish

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the baseline from which modifications are made. The proposed PD-I includes modifications to the permitted uses, conditional uses, yard requirements, height requirements, landscaping and screening regulations, off-street parking regulations, and performance standards. In some instances, the requested modifications reduce the requirements and in other instances the requirements would be stricter. This balance is ideal for PD districts, because they result in regulations specific to the development proposed and not just a blanket request for reduction of regulations.

**Section 405.180.E.2 Modifications.** *The approval of the preliminary development plan may provide for such exceptions from the above-referenced regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this Section and have been specifically requested in the application for a planned development; and further, that no modification of the above-referenced regulations would be allowed when such proposed modifications would result in:*

- a. Inadequate or unsafe access to the planned development.*
- b. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.*
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.*
- d. A development which will be incompatible with the purposes of this Chapter.*
- e. Detrimental impact on the surrounding area including, but not limited to, visual pollution.*

*The burden of proof that the criteria above are not being violated shall rest with the developer and not the staff or the Planning and Zoning Commission.*

With the guidelines for approval of modifications listed above in mind, the main modifications requested under the proposed PD-I are analyzed below.

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## 1. Permitted and Conditional Uses.

The applicant submitted a list of 38 permitted uses for the PD-I. The requested uses cover existing uses on the property, temporary uses that have been located on the property previously, as well as compatible uses that are likely to occur in the future.

Use	NAICS Code	Current Regulations (Appendix A)	
		Permitted	Conditional
Asphalt and materials mixing plants	324121	X	
Building and construction general contracting services	236	X	
Cement mixing	327310	X	
Compost dumping	562219/325314	X	
Concrete construction and paving services	237321/238990	X	
Concrete mixing and manufacturing	327331/327390	X	
Construction, mining, and materials handling machinery and equipment	3331	X	
Electrical generator plants	335311	X	
Gas utility maintenance yards	211112	X	
Landfill and trash transfer stations	562212	X	
Lime product mining and manufacturing	327410	X	
Manufacturing of fabricated structural metal products	332312	X	
Manufacturing of fabricated wire products	331222	X	
Manufacturing of farm machinery and equipment	333111	X	
Materials recovery and recycling facilities	56292	X	
Parks	712190	X	
Petroleum bulk stations and terminals	424710	X	
Petroleum refining	333298	X	
Radio transmitting stations and towers	237130	X	
Railroad freight terminals	488210	X	
Ready-mix plants	327320	X	
Refuse incineration	562213	X	
Retail building materials	444190	X	
Road maintenance yards	333120	X	
Skeet and trap shooting ranges	713990		X
Steel pipe and tube manufacturing	331111	X	
Steel wire, nail, and spike manufacturing	331222	X	
Stone products, cutting, and manufacturing	327991	X	
Storage and warehousing of non-hazardous products	493190	X	
Telephone relay towers	237130	X	
Television transmitting stations and relay towers	237130	X	
Tire cord and fabric manufacturing	314992	X	
Tire and inner tube manufacturing	326211	X	
Waste and trash transfer stations	see Landfill and trash transfer stations		
Wholesale building materials and lumber	423310	X	
Wholesale construction and lumber materials	4233	X	
Wholesale of petroleum	see Petroleum bulk stations and terminals		
Wire products manufacturing	332618	X	

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- » The list of permitted uses is very similar to the permitted and conditional uses allowed in the I-1 District and PD-I Districts per **Chapter 405 Zoning Regulations, Appendix A Listing of Permitted and Conditional Zoning District Uses**. The uses requested are also compatible with the existing conditions and surrounding area. Attached to the end of this memo is a table comparing the proposed permitted uses to the existing regulations. Of the 38 uses listed, only one use is not listed as permitted in PD-I under **Appendix A**. “Skeet and trap shooting ranges” are listed as a Conditional Use. Based on the nature of this use and potential safety concerns, we recommend that this use remains as only permitted with a Conditional Use Permit.
- » Some of the uses permitted in PD-I are only permitted as a Conditional Use in the I-1 District. The process of review and approval of a PD includes review of specific property standards that often cover the same elements of a Conditional Use Permit review, and therefore, it is very common to not duplicate that procedure for each business. With design and standards of the subject PD-I, many of the potential impacts to adjacent property will be mitigated. However, with the nature of the property operation, there is a likelihood of temporary businesses locating on the site. For the purposes of safety and understanding, it will be important that the City knows what operations are occurring on the property, even when they are temporary in nature and existing under the umbrella of the larger business. For example, an out of town construction company paying a fee to store an operate equipment on the property for a month to month period. We recommend that any business operation on or from a portion of the site through either a lease, sublease, or fee agreement for a period of six-months or longer should obtain a Business License from the City, while any operation for a time period of less than six-month will not be required to obtain a business license, but must submit written notice to the City prior to operation commencing.

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## 2. Site Regulations.

The proposed PD-I includes three parcels. There are not any immediate plans to consolidate the parcels, and therefore, some of the regulation modifications proposed address the function of each parcel individually and together.

Table 2: Proposed Site Regulations Review		
Type	Existing I-1 Regulation (Section 405.170.D. 1-9)	Proposed PD-I
Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.	No modification requested
Lot width	The minimum lot width shall be seventy-five (75) feet.	No modification requested
Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).	No modification requested
Front yard	Not less than thirty (30) feet from public right-of-way or edge of pavement of a private street.	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
Side yard	Least width of either yard shall not be less than five (5) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty (30) feet.	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.	No modification requested
Height	Except as otherwise provided in Article IX, Site Plan Approval of this Chapter, no building or structure should exceed a height of forty-five (45) feet or three (3) stories.	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot in an adjacent residential district or development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot. In addition, for any use which involves the construction of a new structure or the expansion of an existing structure, a sight-proof fence at least six (6) feet but not more than eight (8) feet in height shall be provided in such transitional yard within two (2) feet of the property line. See Article VII, OffStreet Parking and Loading Requirements.	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
Utilities	Any area zoned "I-1" Light Industrial District shall be served by approved public water and sewer facilities prior to development.	No modification requested
Off-street parking	As required in Article VII, Off-Street Parking and Loading Requirements.	All requirements shall apply with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
Site Plan Review	Prior to issuance of a building permit as required in Article IX, Site Plan Approval.	No modification requested

- » The proposed modifications to site regulations, as outlined in **Table 2: Proposed Site Regulations Review**, will result in development compatible with the intentions of the existing regulations. The property does have areas within the Floodway and has experienced significant flooding events in the past. There are also large elevation changes throughout the property and on adjacent property. As a result, screening and buffering of uses and activity on site will likely be more effective using natural elements such as berms and dense landscape as



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opposed to screening fences and walls. To accommodate this, many of the setback requirements are modified to increase setbacks and establish larger buffer areas. In return, some of the Performance Standards (review following) are reduced. However, the result will be more efficient and effective buffering and screening than the existing I-1 regulations would provide.

- » The height requirements are also modified to allow greater height and to specify material storage heights. The PD-I will cover large area, which will allow for different scale development than would occur on smaller industrial parcels. Given the increased setbacks and screening of the property, impacts of the increased height allowed will be mitigated.
- » Currently, City regulations require that parking areas and drives are paved. The property is most commonly access by large, heavy industrial and commercial vehicles, which would quickly cause damage to paved surfaces given the frequency of visits. Given the activities to take place on the property and the function of the drives and parking areas, requiring pavement would likely result in costly and frequent construction. The proposed modification will allow the intent of the pavement regulations to apply to areas that will be used by vehicles not likely to cause consistent damage.

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## 3. Performance Standards.

As with the Site Regulations, the proposed modifications to Performance Standards are direct results of the nature of the proposed uses features of the property.

Table 3: Proposed Performance Standards Review	
Existing I-1 Standard (Section 405.170.D.10)	Proposed PD-I Standard
<p>All industrial operations shall be conducted within a fully enclosed building.</p> <p>All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooden fences, or brick or decorative masonry walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at the grade of the nearest adjacent street, or at the nearest property lines.</p> <p>Other performance standards. See Article VI, Environmental Performance Standards.</p> <p>Structure construction materials in light industrial district or planned</p>	<p>All material storage shall be located within stockpile areas as shown on the approving PD Plan.</p> <p>No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.</p> <p>Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extend feasible given the higher elevation of some adjacent property.</p> <p>No modifications requested</p>
<p>No building shall be constructed or erected having the exterior walls constructed of a material other than brick or stone masonry or other material approved by the International Building Code (IBC) enforced by the City. In the event metal construction is used, a minimum of forty-eight (48) inches of the exterior facade on all elevations shall be faced with brick or stone masonry.</p>	<p>No modifications requested</p>
<p>The provisions of this Section shall not apply in the erection or construction of the following:</p> <ul style="list-style-type: none"> <li>Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.</li> <li>No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.</li> </ul>	

- » Proposed modifications are outlined in **Table 3: Proposed Performance Standards Review**. The only modifications proposed are to the screening and storage requirements. The intent of these standards is to mitigate sight and noise impacts of industrial operations and storage. The nature of many of the proposed uses involves outdoor operations. The modifications proposed modifications in combination with the Site Regulations will still result in impact mitigation as intend by the existing regulations, but in a way that is more feasible given this specific development.

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## III. Future Development.

The documents submitted establish the regulations and standards development of the property. Essentially, the governing ordinance and approved development plan act the same way as the regulations and performance standards of a traditional zoning district. In the future if a use or building is proposed on the property, the request will be reviewed for compliance with the governing ordinance. If changes are proposed for the property that do not comply with the governing ordinance, then either plans will need to be modified to come into compliance or amendments to the governing ordinance will be required. The process for amending the governing documents is included in the governing ordinance.

## Conclusion

The proposed rezoning to a Planned Development – Industrial District is appropriate for the property. The applicant's submission meets requirements as outlined in the City's Planned Development District regulations. The recommended conditions for approval are outlined below.

1. The property shall be maintained and operated in accordance with:
  - a. The approved Development Plan;
  - b. Table 1: Permitted and Conditional Uses;
  - c. Table 2: Site Regulations;
  - d. Table 3: Performance Standards; and
  - e. Table 4: Procedures.
2. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited.
3. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
4. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.
5. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
6. All roadways and storage areas shall be covered with an appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

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Table 1: Permitted and Conditional Uses		
Use	NAICS Code	How Allowed
Asphalt and materials mixing plants	324121	P
Building and construction general contracting services	236	P
Cement mixing	327310	P
Compost dumping	562219/325314	P
Concrete construction and paving services	237321/238990	P
Concrete mixing and manufacturing	327331/327390	P
Construction, mining, and materials handling machinery and equipment	3331	P
Electrical generator plants	335311	P
Gas utility maintenance yards	211112	P
Landfill and trash transfer stations	562212	P
Lime product mining and manufacturing	327410	P
Manufacturing of fabricated structural metal products	332312	P
Manufacturing of fabricated wire products	331222	P
Manufacturing of farm machinery and equipment	333111	P
Materials recovery and recycling facilities	56292	P
Parks	712190	P
Petroleum bulk stations and terminals	424710	P
Petroleum refining	333298	P
Radio transmitting stations and towers	237130	P
Railroad freight terminals	488210	P
Ready-mix plants	327320	P
Refuse incineration	562213	P
Retail building materials	444190	P
Road maintenance yards	333120	P
Skeet and trap shooting ranges	713990	C
Steel pipe and tube manufacturing	331111	P
Steel wire, nail, and spike manufacturing	331222	P
Stone products, cutting, and manufacturing	327991	P
Storage and warehousing of non-hazardous products	493190	P
Telephone relay towers	237130	P
Television transmitting stations and relay towers	237130	P
Tire cord and fabric manufacturing	314992	P
Tire and inner tube manufacturing	326211	P
Waste and trash transfer stations	562212	P
Wholesale building materials and lumber	423310	P
Wholesale construction and lumber materials	4233	P
Wholesale of petroleum	424710	P
Wire products manufacturing	332618	P
* P = permitted use; C = Conditional Use		

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<b>Table 2: Site Regulations</b>	
<b>Type</b>	<b>Regulation</b>
1. Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
2. Lot width	The minimum lot width shall be seventy-five (75) feet.
3. Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).
4. Front yard	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
5. Side yard	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
6. Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.
7. Height	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
8. Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
9. Utilities	Any area zoned "I-1" Light Industrial District shall be served by approved public water and sewer facilities prior to development.
10. Off-street parking	As required in the City of Valley Park Regulations Chapter 405, Article VII, Off-Street Parking and Loading Requirements with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
11. Site Plan Review	Prior to issuance of a building permit as required in the City of Valley Park Regulations Chapter 405, Article IX, Site Plan Approval.

<b>Table 3: Performance Standards</b>	
1. All material storage shall be located within stockpile areas as shown on the approving PD Plan.	
2. No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.	
3. Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extent feasible given the higher elevation of some adjacent property.	
4. Other performance standards. See Article VI, Environmental Performance Standards.	
5. No building shall be constructed or erected having the exterior walls constructed of a material other than brick or stone	
5.a. Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.	
5.b. No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.	

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Table 4: Procedures		
Type	Definition/Classification	Procedure
Administrative Amendment	Adjustments, modifications, and clarifications to the governing ordinance, regulations, or development plan that result from or are necessary due to technical or engineering considerations, enforcement statutes, or updated policies including: 1. Amendments that result in stricter regulations or standards; or 2. Adjustments to final grades or elevations that do not change drainage patterns resulting in increased runoff to adjacent property.	Applications may be submitted to, review, by and approved by the Community Development Director. The Director may choose to refer review to outside consultants at cost to the applicant. The Director may choose to refer review to the Planning and Zoning Commission.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: 1. Changing a permitted use to a conditional use; 2. Addition of a permitted/conditional use not currently listed that is listed in Appendix A as permitted in the I-1 District or listed in Appendix A as permitted or conditionally permitted in a PD-1 District; or 3. Revisions to approved stockpile locations or sizes that do not encroach into required yards or buffers.	Requests of this type shall require review and approval by the Planning and Zoning Commission following procedures of Site Plan Review.
Major Amendment	Adjustments, modifications, and amendments shall be considered major if the following applies: 1. An increase in density or intensity regulations of a use; 2. Addition of a new use as permitted or conditional; 3. Reduction in buffer, screening, or setback requirements; 4. Reduction in required parking regulations; 5. An amendment that results in a new or changes to an existing recorded easement or condition; or 6. Any modification that is not listed under Administrative Amendment or Minor Amendment.	Requests of this type shall require review and approval by the Planning and Zoning Commission and Board of Aldermen following procedures of a Planned Development District approval.
Notice of Business Operation	Any business operating out of or on the property for a time of less than six months shall submit formal notice to the City of operations.	Written notice (email or paper) shall be submitted to the City Administrator and Community Development Director with the following information: 1. Business name and contact information; 2. Description of business operation and reason for temporary location on the site; and 3. Dates/timeframe within which the business will be temporarily located on the site.
Business License	Any business operating out of or on the property in a permanent or temporary nature of six months or longer shall obtain a Business License.	
Site Plan Review	See City of Valley Park Land Use Regulations, Chapter 405, Section 405.550 Buildings, Structures and Uses Requiring Site Plan.	See City of Valley Park Land Use Regulations, Chapter 405, Article IX Site Plan Approval.

# MEMORANDUM

Re: Review of a Rezoning Request to a Planned Development – Industrial for property addressed 441 N Outer Rd, 501 N Outer Rd, and 599 W Outer Rd.

To: Mayor Webster,  
Board of Aldermen,  
Dusty Hosna,  
Tim Engelmeier

Date: 03/10/2021

From: Anna Krane, AICP  
John Brancaglione

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## Background

On February 8, 2021, the Planning and Zoning Commission voted to recommend approval of the request to rezone the subject properties to PD-I and the associated development plan. Background and review of the request can be found in the PGAV memo dated February 8, 2021. This memo provides a summary of the recommendation of the Planning and Zoning Commission and additional recommended considerations.

## Planning and Zoning Commission Summary

**Article XII** of the City Land Use Code outlines regulations for submission, review and approval of a Zoning Amendment. **Article IV, Section 405.180** of the City Land Use Code outlines regulations for submission, review, and adoption of a Planned Development District. After holding a public hearing, receiving comments from the public, listening to a presentation by the applicant, and having a discussion, the Planning and Zoning Commission voted to recommend approval of the rezoning and PD-1 request with the recommendations contained in the PGAV memo dated February 8, 2021 as well modifications to the allowed uses table.

Table 1: Permitted and Conditional Uses, on the following page, lists the uses the applicant proposed to be allowed on the property. The uses in red were recommended for removal from the list by the Planning and Zoning Commission. The discussion around this recommendation centered on uses that the Planning and Zoning Commission felt were not desirable in the City.

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<b>Use</b>	<b>NAICS Code</b>	<b>How Allowed</b>
Asphalt and materials mixing plants	324121	P
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Wholesale construction and lumber materials	4233	P
Wholesale of petroleum	424710	P
Wire products manufacturing	332618	P

\* P = permitted use; C = Conditional Use



# MEMORANDUM

## Additional Review and Considerations

**Section 405.180** outlines why and how a Planned Development District should be designed and reviewed. The intent of a PD “is to provide a means of achieving greater flexibility in development of land in a manner not possible in conventional zones; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the structure and future operation of the development.” The regulations outline how the baseline of regulations is established and how it may be modified by through the PD review and approval process.

**Section 405.180.D Permitted Uses.** *The listing of permitted uses within each "PD" subclassification shall be listed in Appendix A of this Chapter.*

**Appendix A** lists the permitted and conditional uses for each zoning district and includes a column for each PD subclassification, including PD-I. During the Planning and Zoning Commission meeting there was discussion about whether or not the permitted and conditional uses for a specific PD-I could be modified as part of the approval. Ultimately, the Planning and Zoning Commission made a recommendation to the Board of Aldermen that included modifications to the permitted and conditional uses. Upon further review of the City’s Code, it has been determined that **Appendix A** should be applied to a PD-I just as it would be applied to any other conventional zoning district. This means that **Appendix A** already establishes the permitted and conditional uses for any PD-I District and cannot be modified by a specific PD-I ordinance. If changes to **Appendix A** are desired, that should take place through a text amendment process. This determination was also reached after discussion with members of the team who originally drafted the City’s regulations. At that time, it was decided to include a list of permitted and conditional uses in **Appendix A** for each PD subclassification to avoid having a discussion of uses during each application for PD. This decision would allow the review of a PD to be similar to the review for a request to rezone a property from one conventional district to another conventional district.

The flexibility of a PD comes into play more with **Section 405.180.E Area Regulations and Performance Standards**. Under this portion of the PD code, a baseline of regulations is established by the closest related conventional district. In the case of a PD-I, the closest related conventional district is I-1 Light Industrial. The baseline for area regulations and performance standards is set to match the I-1 regulations. The code further outlines a process for modifying the baseline regulations. This element of the provisions is different from **Section 405.180.D Permitted Uses**, which does not outline a process for modifying the permitted uses listed in **Appendix A**.

### **Section 405.180.E Area Regulations and Performance Standards**

- 2. Modifications.** *The approval of the preliminary development plan may provide for such exceptions from the above-referenced regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions*

## MEMORANDUM

*are consistent with the standards and criteria contained in this Section and have been specifically requested in the application for a planned development; and further, that no modification of the above- referenced regulations would be allowed when such proposed modifications would result in:*

- a. Inadequate or unsafe access to the planned development.*
- b. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.*
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.*
- d. A development which will be incompatible with the purposes of this Chapter.*
- e. Detrimental impact on the surrounding area including, but not limited to, visual pollution.*

*The burden of proof that the criteria above are not being violated shall rest with the developer and not the staff or the Planning and Zoning Commission.*

Modifications to the area regulations and performance standards can allow for more flexibility or more control. Instead of modifying regulations on how the property may be used, modifications can be made on regulations of how the property is developed and/or operated. These modifications can be similar to regulations placed during site plan review or during conditional use permit review. The desire to limit some of the uses by the Planning and Zoning Commission is understandable given characteristics of those uses. Our recommendation is to place additional regulations or requirements under Site Regulations and Performance Standards to mitigate potential impacts of the allowed uses. Without a clear understanding of specific elements of the uses that the Planning and Zoning Commission felt would be inappropriate or incompatible with the property, general restrictions are recommended based on the nature of the uses. General recommendations include the following:

1. Increased landscape buffer area.
2. Increased front yard setback.
3. Reduced maximum building height.
4. Reduced maximum lot coverage.

# MEMORANDUM

## Conclusion

The avenue for modifying permitted and conditional uses of any Zoning District should follow the Text Amendment process. If the Planning and Zoning Commission and/or Board of Aldermen desire to remove uses or modify them to be permitted or conditional for a PD-I, then the Text Amendment process should be initiated. Until that happens, impacts of the uses that are of concern can be addressed through design and development regulations.

The proposed rezoning to a Planned Development – Industrial District is appropriate for the property. The applicant’s submission meets requirements as outlined in the City’s Planned Development District regulations. The Planning and Zoning Commission has recommended approval of the rezoning and PD-I with conditions. Attached to this memo is the Planning and Zoning Commission’s recommendation (pg. 5 – pg. 8) as well as our revised recommendation based on the analysis included in this memo (pg. 9 – pg. 11).

## Recommendation from the Planning and Zoning Commission

(page 5 – page 8)

The recommended conditions for approval are outlined below.

1. The property shall be maintained and operated in accordance with:
  - a. The approved Development Plan;
  - b. Table 1: Permitted and Conditional Uses;
  - c. Table 2: Site Regulations;
  - d. Table 3: Performance Standards; and
  - e. Table 4: Procedures.
2. *The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited, with the following exception:*
  - a. *The use and storage of No. 2 diesel fuel, motor oil, and propane shall be allowed in reportable quantities, as classified by the Environmental Protection Agency, when all necessary permits are obtained from the applicable government agencies.*
3. *Use and operation of the property shall conform to all regulations of the Division of Mine Safety and Health.*
4. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
5. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.

## MEMORANDUM

6. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
7. All roadways and storage areas shall be covered with an appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

<b>Table 1: Permitted and Conditional Uses</b>		
<b>Use</b>	<b>NAICS Code</b>	<b>How Allowed</b>
Asphalt and materials mixing plants	324121	P
Building and construction general contracting services	236	P
Cement mixing	327310	P
Concrete construction and paving services	237321/238990	P
Concrete mixing and manufacturing	327331/327390	P
Construction, mining, and materials handling machinery and equipment	3331	P
Lime product mining and manufacturing	327410	P
Manufacturing of fabricated structural metal products	332312	P
Manufacturing of fabricated wire products	331222	P
Manufacturing of farm machinery and equipment	333111	P
Materials recovery and recycling facilities	56292	P
Parks	712190	P
Radio transmitting stations and towers	237130	P
Railroad freight terminals	488210	P
Ready-mix plants	327320	P
Retail building materials	444190	P
Road maintenance yards	333120	P
Steel pipe and tube manufacturing	331111	P
Steel wire, nail, and spike manufacturing	331222	P
Stone products, cutting, and manufacturing	327991	P
Storage and warehousing of non-hazardous products	493190	P
Telephone relay towers	237130	P
Television transmitting stations and relay towers	237130	P
Wholesale building materials and lumber	423310	P
Wholesale construction and lumber materials	4233	P
Wire products manufacturing	332618	P
* P = permitted use; C = Conditional Use		

# MEMORANDUM

<b>Table 2: Site Regulations</b>	
Type	Regulation
1. Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
2. Lot width	The minimum lot width shall be seventy-five (75) feet.
3. Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).
4. Front yard	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
5. Side yard	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
6. Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.
7. Height	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
8. Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
9. Utilities	Any permanent new development shall be served by approved public water and sewer facilities prior to development, unless such requirement is waived by the Planning and Zoning Commission through Site Plan Review.
10. Off-street parking	As required in the City of Valley Park Regulations Chapter 405, Article VII, Off-Street Parking and Loading Requirements with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
11. Site Plan Review	Prior to issuance of a building permit as required in the City of Valley Park Regulations Chapter 405, Article IX, Site Plan Approval.

<b>Table 3: Performance Standards</b>	
1. All material storage shall be located within stockpile areas as shown on the approving PD Plan.	
2. No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.	
3. Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extent feasible given the higher elevation of some adjacent property.	
4. Other performance standards. See Article VI, Environmental Performance Standards.	
5. No building visible from any public right-of-way shall be constructed or erected having the exterior walls constructed of a material other than brick or stone masonry or other material approved by the International Building Code (IBC) enforced by the City. In the event metal construction is used, a minimum of forty-eight (48) inches of the exterior facade on all elevations shall be faced with brick or stone masonry. The following exceptions apply:	
5.a. Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.	
5.b. No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.	

# MEMORANDUM

**Table 4: Procedures**

Type	Definition/Classification	Procedure
Administrative Amendment	Adjustments, modifications, and clarifications to the governing ordinance, regulations, or development plan that result from or are necessary due to technical or engineering considerations, enforcement statutes, or updated polices including: 1. Amendments that result in stricter regulations or standards; or 2. Adjustments to final grades or elevations that do not change drainage patterns resulting in increased runoff to adjacent property.	Applications may be submitted to, review, by and approved by the Community Development Director. The Director may choose to refer review to outside consultants at cost to the applicant. The Director may choose to refer reivev to the Planning and Zoning Commision.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: 1. Changing a permitted use to a conditional use; 2. Addition of a permitted/conditional use not currently listed that is listed in Appendix A as permitted in the I-1 District or listed in Appendix A as permitted or conditionally permitted in a PD-I District; or 3. Revisions to approved stockpile locations or sizes that do not encorach into required yards or buffers.	Requests of this type shall require reievw and approval by the Planning and Zoning Commission following procedures of Site Plan Review.
Major Amendment	Adjustments, modifications, and amendments shall be considered major if the following applies: 1. An increase in density or intensity regulations of a use; 2. Addition of a new use as permitted or conditional; 3. Reduction in buffer, screening, or setback requirements; 4. Reduction in required parking regulations; 5. An amendment that results in a new or changes to an existing recorded easement or condition; or 6. Any modification that is not listed under Administrative Amendment or Minor Amendment.	Requests of this type shall require review and approval by the Planning and Zoning Commission and Board of Aldermen follwing procedures of a Planned Development District approval.
Notice of Business Operation	Any business operating out of or on the property for a time of less than six months shall submit formal notice to the City of operations.	Written notice (email or paper) shall be submitted to the City Administrator and Community Development Director with the following information: 1. Business name and contact information; 2. Description of business operation and reason for temporary location on the site; and 3. Dates/timeframe within which the business will be temporarily located on the site.
Business License	Any business operating out of or on the property in a permanent or temporary nature of six months or longer shall obtain a Business	
Site Plan Reivew	See City of Valley Park Land Use Regulations, Chapter 405, Section 405.550 Buildings, Structures and Uses Requiring Site Plan.	See City of Valley Park Land Use Regulations, Chapter 405, Article IX Site Plan Approval.

# MEMORANDUM

## New Recommendations

(page 9 – page 11)

1. The property shall be maintained and operated in accordance with:
  - a. The approved Development Plan;
  - b. Table 1: Permitted and Conditional Uses;
  - c. Table 2: Site Regulations;
  - d. Table 3: Performance Standards; and
  - e. Table 4: Procedures.
2. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited, with the following exception:
  - a. The use and storage of No. 2 diesel fuel, motor oil, and propane shall be allowed in reportable quantities, as classified by the Environmental Protection Agency, when all necessary permits are obtained from the applicable government agencies.
3. Use and operation of the property shall conform to all regulations of the Division of Mine Safety and Health.
4. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
5. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.
6. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
7. All roadways and storage areas shall be covered with an appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

# MEMORANDUM

**Table 1: Permitted and Conditional Uses**

1. Allowed uses shall be determined by <i>Appendix A of Chapter 405</i> .		
2. The following uses shall have additional restrictions or regulations as described herein. If a Site Regulation or Performance Standard is not specifically modified below, then <i>Table 2: Site Regulations</i> or <i>Table 3: Performance Standards</i> shall apply as written.		
Use (NAICS Code)	Additional Regulations	
Compost dumping (562219/325314)	a. Lot Coverage	The total area of the District covered (land and structures) by these uses in sum shall not exceed forty (40) percent.
Electrical generator plants (335311)	b. Front Yard	The minimum front yard setback for these uses from public right-of-way shall be seventy-five (75) feet.
Gas utility maintenance yards (211112)	c. Height	No building, structure, or materials stockpile shall exceed a height of fifty (50) feet or three stories unless the setbacks are at least two-times the minimum requirement, which would increase the minimum to seventy (70) feet
Landfill and trash transfer stations (562212)	d. Landscaping and screening	A landscaped yard at least thirty (30) feet in depth shall be provided and maintained around the perimeter of these use, with the exception of the entry-way facing the interior of the District.
Petroleum bulk stations and terminals (424710)	e. Site Plan Review	Site Plan Review before the Planning and Zoning Commission shall be required prior to construction or permits related to developing or expanding these uses.
Petroleum refining (333298)	f. Performance Standards	No storage of material or equipment shall be located within a front, side, or rear yard or within the required landscape buffer zone.
Refuse incineration (562213)	g. Modifications	Through Site Plan Review, the restrictions and regulations of these uses may be increased but shall not be decreased unless specifically allowed herein.
Skeet and trap shooting ranges (713990)		
Tire cord and fabric manufacturing (314992)		
Tire and inner tube manufacturing (326211)		
Waste and trash transfer stations (562212)		
Wholesale of petroleum (424710)		

**Table 2: Site Regulations**

Type	Regulation
1. Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
2. Lot width	The minimum lot width shall be seventy-five (75) feet.
3. Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).
4. Front yard	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
5. Side yard	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
6. Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.
7. Height	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
8. Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
9. Utilities	Any permanent new development shall be served by approved public water and sewer facilities prior to development, unless such requirement is waived by the Planning and Zoning Commission through Site Plan Review.
10. Off-street parking	As required in the City of Valley Park Regulations Chapter 405, Article VII, Off-Street Parking and Loading Requirements with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
11. Site Plan Review	Prior to issuance of a building permit as required in the City of Valley Park Regulations Chapter 405, Article IX, Site Plan Approval.



# MEMORANDUM

Table 3: Performance Standards	
1.	All material storage shall be located within stockpile areas as shown on the approving PD Plan.
2.	No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.
3.	Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extent feasible given the higher elevation of some adjacent property.
4.	Other performance standards. See Article VI, Environmental Performance Standards.
5.	No building visible from any public right-of-way shall be constructed or erected having the exterior walls constructed of a material other than brick or stone masonry or other material approved by the International Building Code (IBC) enforced by the City. In the event metal construction is used, a minimum of forty-eight (48) inches of the exterior facade on all elevations shall be faced with brick or stone masonry. The following exceptions apply: <ul style="list-style-type: none"> <li>5.a. Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.</li> <li>5.b. No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.</li> </ul>

Table 4: Procedures		
Type	Definition/Classification	Procedure
Administrative Amendment	Adjustments, modifications, and clarifications to the governing ordinance, regulations, or development plan that result from or are necessary due to technical or engineering considerations, enforcement statutes, or updated polices including: <ul style="list-style-type: none"> <li>1. Amendments that result in stricter regulations or standards; or</li> <li>2. Adjustments to final grades or elevations that do not change drainage patterns resulting in increased runoff to adjacent property.</li> </ul>	Applications may be submitted to, review, by and approved by the Community Development Director. The Director may choose to refer review to outside consultants at cost to the applicant. The Director may choose to refer review to the Planning and Zoning Commission.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: <ul style="list-style-type: none"> <li>1. Changing a permitted use to a conditional use;</li> <li>2. Addition of a permitted/conditional use not currently listed that is listed in Appendix A as permitted in the I-1 District or listed in Appendix A as permitted or conditionally permitted in a PD-I District; or</li> <li>3. Revisions to approved stockpile locations or sizes that do not encroach into required yards or buffers.</li> </ul>	Requests of this type shall require review and approval by the Planning and Zoning Commission following procedures of Site Plan Review.
Major Amendment	Adjustments, modifications, and amendments shall be considered major if the following applies: <ul style="list-style-type: none"> <li>1. An increase in density or intensity regulations of a use;</li> <li>2. Addition of a new use as permitted or conditional;</li> <li>3. Reduction in buffer, screening, or setback requirements;</li> <li>4. Reduction in required parking regulations;</li> <li>5. An amendment that results in a new or changes to an existing recorded easement or condition; or</li> <li>6. Any modification that is not listed under Administrative Amendment or Minor Amendment.</li> </ul>	Requests of this type shall require review and approval by the Planning and Zoning Commission and Board of Aldermen following procedures of a Planned Development District approval.
Notice of Business Operation	Any business operating out of or on the property for a time of less than six months shall submit formal notice to the City of operations.	Written notice (email or paper) shall be submitted to the City Administrator and Community Development Director with the following information: <ul style="list-style-type: none"> <li>1. Business name and contact information;</li> <li>2. Description of business operation and reason for temporary location on the site; and</li> <li>3. Dates/timeframe within which the business will be temporarily located on the site.</li> </ul>
Business License	Any business operating out of or on the property in a permanent or temporary nature of six months or longer shall obtain a Business License	
Site Plan Review	See City of Valley Park Land Use Regulations, Chapter 405, Section 405.550 Buildings, Structures and Uses Requiring Site Plan.	See City of Valley Park Land Use Regulations, Chapter 405, Article IX Site Plan Approval.

\*\*\*\*\*

AN ORDINANCE OF THE CITY OF VALLEY PARK, MISSOURI AUTHORIZING THE CITY TO ENTER INTO A PRELIMINARY FUNDING AGREEMENT WITH 44 WEST LUXURY LIVING LLC.

\*\*\*\*\*

**WHEREAS**, 44 West Luxury Living LLC (the “Company”) has proposed to redevelop the property located on Meramec Station Road in the southwest quadrant of the I-44 and Highway 141 interchange for multi-family residential and commercial uses (the “Project”); and

**WHEREAS**, the Company has indicated that the Project is not financially feasible without certain economic development incentives; and

**WHEREAS**, the City desires to enter into a Preliminary Funding Agreement with the Company in substantially the form attached as **Exhibit A** hereto (the “Preliminary Funding Agreement”), which Preliminary Funding Agreement shall provide the City with a source of funds to pay costs associated with the consideration of the economic development incentives requested by the Company;

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

**Section 1.** The Mayor is hereby authorized and directed to execute, on behalf of the City, the Preliminary Funding Agreement between the City and the Company. The Preliminary Funding Agreement shall be in substantially the form attached hereto as **Exhibit A**, which Preliminary Funding Agreement is hereby approved by the Board of Aldermen, with such changes therein as shall be approved by the officers of the City executing the same.

**Section 2.** The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such steps as may be necessary and advisable in order to carry out and perform the purpose of this Ordinance.

**Section 3.** The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the Board of Aldermen has or would have enacted the valid sections without the void ones; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor Chandra Webster

To approve Bill # 2264

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	Aye	Nay		Aye	Nay
Reynolds	___	___	Rose	___	___
Bowen	___	___	Halker	___	___
Walker	___	___	Young	___	___
White	___	___	Rauls	___	___

Absent: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

**EXHIBIT A**

**PRELIMINARY FUNDING AGREEMENT**



## PRELIMINARY FUNDING AGREEMENT

THIS PRELIMINARY FUNDING AGREEMENT (the "Agreement") is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2021, by and between the CITY OF VALLEY PARK, MISSOURI (the "City") and 44 WEST LUXURY LIVING LLC (the "Company").

### RECITALS

1. The Company has advised the City of its desire to redevelop the property located on Meramec Station Road in the southwest quadrant of the I-44 and Highway 141 interchange for multi-family residential and commercial uses (the "Project"). The Company has further advised the City that the Project will not be financially feasible without certain economic development incentives.

2. The City is willing to explore the financial feasibility of the Project and the use of economic development incentives, if the Company advances funds to pay the City's costs of exploring such incentives.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Advance of Funds.**

(a) The Company shall advance the City the sum of \$[\*15,000\*] upon execution of this Agreement (the "Preliminary Funds"). The City shall use the Preliminary Funds to pay or reimburse the City for payment of actual out-of-pocket expenses incurred by the City and for the payment of actual costs incurred by the City for such consultants and advisors (including, but not limited to, attorneys, planners and financial consultants) as the City reasonably deems advisable from time to time, and for administrative costs and expenses, associated with the implementation of economic development incentives for the Project, including preparation of development plans, cost-benefit analyses, and related documents, and the negotiation of a redevelopment agreement and/or other documents in connection with the implementation of the economic development incentives (collectively, the "Work Program"). The Work Program shall be performed by the consultants and attorneys selected by the City at their respective regular hourly rates and fees (the "Fees") and the City shall pay for such work only in accordance with paragraph 2 below. The parties acknowledge that the amount advanced hereunder is a substantial sum and agree to use their best efforts to work together to reduce the total costs to be paid out of the Preliminary Funds.

(b) The City has engaged the following consultants and attorneys to perform the Work Program: Gilmore & Bell, P.C. (special counsel), Engelmeyer & Pezzani, LLC (City Attorney), and PGAV Planners (planning consultant). The City will provide reasonable prior notice to the Company of any additional consultants engaged to perform the Work Program.

(c) If the parties enter into a written agreement relating to the implementation of any economic development incentives, such agreement may provide for the disbursement of any remaining Preliminary Funds in lieu of **Section 7** hereof. The parties further acknowledge that additional fees may be payable if an incentive program is implemented.

2. **Disbursement.** Subject to the remaining provisions of this Agreement, the City shall disburse Preliminary Funds for Fees and expenses previously paid by the City in connection with the Project upon receipt of: (a) invoices for work reasonably and actually performed by the selected consultants

and attorneys in accordance with the Work Program and for administrative costs and expenses incurred by the City relating to the Work Program; (b) invoices and/or receipts for out-of-pocket expenses incurred by such parties in connection with such work; and (c) such other supporting documentation as may be requested by the City (collectively, a "Disbursement Request"). The City shall use reasonable care in ascertaining that all amounts charged to the City pursuant to each Disbursement Request are fair and reasonable amounts for the work represented on each Disbursement Request.

3. **Copies of Disbursement Requests.** The Company may request copies of the Disbursement Requests by written request to the City's Finance Director. Upon receipt of such request, the City shall promptly mail the Company copies of its disbursement records for the time period so requested.

4. **Consideration of Incentives.** Nothing herein shall obligate the City to approve tax increment financing or any other incentives for the Company's proposed project.

5. **Company's Right of Termination.** The Company may terminate this Agreement at any time in its sole discretion upon giving the City 10 days' written notice; whereupon 10 days following the Company's delivery of said notice this Agreement shall be deemed terminated. Upon receipt of such notice, the City shall cease incurring expenditures under this Agreement as soon as reasonably possible. The City shall pay to the Company, within 60 days after the Company delivers notice of its termination under this Section, all Preliminary Funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work performed through the date of termination.

6. **City's Right of Termination.** The City may terminate this Agreement upon giving the Company 10 days' written notice if (a) an agreement relating to economic development incentives is not executed within a reasonable time (as determined by the City in its reasonable discretion), or (b) all of the initial Preliminary Funds advanced hereunder have been spent and the Company does not provide additional Preliminary Funds to the City within 14 days after written request from the City. Upon giving such notice under this Section, the City shall cease incurring expenditures under this Agreement. The City shall pay to the Company, within 60 days after the City delivers notice of its termination of this Agreement under this Section, all Preliminary Funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work through the date of termination.

7. **Excess Preliminary Funds.** If the City does not expend all of the Preliminary Funds as provided herein, the City shall immediately return the remainder of the Preliminary Funds to the Company.

8. **No Third Party Beneficiaries.** This Agreement constitutes a contract solely between the City and Company. No third party has any beneficial interest in or derived from this Agreement.

9. **Notices.** All notices and correspondence hereunder shall be in writing and shall be delivered by hand delivery, email, or first class mail, postage prepaid, to the parties as set forth below:

**If to the City:**

City of Valley Park  
320 Benton Street  
Valley Park, Missouri 63088  
Attention: City Administrator  
Email: [dhosna@valleyparkmo.org](mailto:dhosna@valleyparkmo.org)

**If to the Company:**

44 West Luxury Living LLC  
c/o Mia Rose Holdings LLC  
7 Baxter Lane  
Chesterfield, Missouri 63017  
Attention: Tom Kaiman  
Email: [tomkaiman@gmail.com](mailto:tomkaiman@gmail.com)

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this paragraph.

**10. Miscellaneous.**

a. **Severability.** If any provision of this Agreement is unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained herein.

b. **No Waiver.** Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of any such rights.

c. **Representations and Warranties.** The Company and the City each represent that (i) this Agreement has been duly executed by them or on their behalf, as the case may be, pursuant to due authorization, and is not in violation of any such party's governing documents, charter or ordinances, as the case may be, (ii) no consents are necessary for the execution, delivery, and performance of this Agreement by such party, and (iii) this Agreement is valid, binding and enforceable against such party in accordance with its terms.

d. **Assignment.** This Agreement may not be assigned by either party without the written consent of the other.

e. **Survival.** Notwithstanding the expiration or termination or breach of this Agreement by either party, the City's obligations with respect to repayment of unexpended Preliminary Funds and copies of Disbursement Requests shall survive expiration, termination or breach of this Agreement by either party.

f. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

**11. Limitation of Liability.** Notwithstanding any provision hereof to the contrary, the City and its officials, agents, employees and representatives shall not be liable to the Company for damages or otherwise if this Agreement, any prospective adoption of any incentive or plan or agreement relating thereto, is declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either the City is prevented from performing any of the covenants and agreements herein or the Company is prevented from enjoying the rights and privileges contemplated hereunder.

[Remainder of Page Intentionally Left Blank]



**IN WITNESS WHEREOF**, the parties hereto have caused this Preliminary Funding Agreement to be duly executed as of the date first above written.

**CITY OF VALLEY PARK, MISSOURI**

By: \_\_\_\_\_  
Mayor

**44 WEST LUXURY LIVING LLC**

By: \_\_\_\_\_  
Title: Authorized Representative

## City of Valley Park

### Invoices Selected for Payment - BILL LIST FOR BOARD APPROVAL

Vendor ID	Vendor Name	Invoice Number	Invoice Amount	Cash Required
100	84 Lumber Company	140185,353,402,...	1,252.56	1,252.56
114	ARMOR EQUIPMENT	127000-in	705.59	705.59
135	CEEKAY SUPPLY INC.	1609294	26.29	26.29
135	CEEKAY SUPPLY INC.	ck4145268	58.66	58.66
135	CEEKAY SUPPLY INC.	ck4145445	239.00	239.00
138	CINTAS CORPORATION	5054571781	140.81	140.81
142	Sumner One	lg06581028	419.68	419.68
144	CREST INDUSTRIES INC.	2604058	201.26	201.26
144	CREST INDUSTRIES INC.	2604205	167.88	167.88
144	CREST INDUSTRIES INC.	2605212	144.12	144.12
144	CREST INDUSTRIES INC.	2605327	196.16	196.16
157	Energy Petroleum Company	6345983	254.77	254.77
157	Energy Petroleum Company	727604	101.75	101.75
157	Energy Petroleum Company	728505	387.64	387.64
158	ENGELMEYER & PEZZANI LLC	inv 1823	312.50	312.50
158	ENGELMEYER & PEZZANI LLC	inv1825	3,262.50	3,262.50
158	ENGELMEYER & PEZZANI LLC	VP PAF MAR 2021	800.00	800.00
187	Johnny on the Spot	0347000241580	88.50	88.50
196	Luby Equipment Services	pso038035	42.56	42.56
196	Luby Equipment Services	pso038678	1,426.54	1,426.54
197	Quadiant Leasing USA, inc	n8743881	256.35	256.35
209	Midwest Systems Truck Equipment, Inc.	76228	22.10	22.10
209	Midwest Systems Truck Equipment, Inc.	76357	45.04	45.04
214	MISSOURI LAWYERS MEDIA	744976263	54.52	54.52
222	MRC RECYCLING	2021-0157	290.00	290.00
228	NU WAY CONCRETE FORMS INC.	10291	(247.33)	(247.33)
228	NU WAY CONCRETE FORMS INC.	1847345	506.27	506.27
228	NU WAY CONCRETE FORMS INC.	9481	(112.67)	(112.67)
239	PRODUCTION STEEL INC.	100353	75.56	75.56
255	Simpson Materials Company, LLC	4360577	98.44	98.44
255	Simpson Materials Company, LLC	6239305	90.00	90.00
255	Simpson Materials Company, LLC	6239317	89.40	89.40
266	ST. LOUIS COUNTY TREASURER	134781	127,029.25	127,029.25
271	STONEGATE AUTO PARTS INC	22821 STAP	302.35	302.35
277	TIRE SHREDDERS UNLIMITED	300709	8.00	8.00
279	TRAFFIC CONTROL COMPANY	11597-in	70.64	70.64
281	TRUCK CENTERS INC.	f150624683:01	6.58	6.58
290	VALLEY PARK ELEVATOR	22821 VPE	204.78	204.78
315	Advance Professional	5817105340905	112.70	112.70
331	Lawson Products	9308210052	203.09	203.09
331	Lawson Products	9308262233	36.81	36.81
331	Lawson Products	9308272648	14.97	14.97
331	Lawson Products	9380265399	8.98	8.98
334	PGAV Planners	113201	10,087.50	10,087.50
341	VOYA Institutional Trust Company	31021 voya	300.00	300.00
346	Royal Papers	l103889	372.16	372.16
355	Enterprise Bank & Trust (Visa)	22821 Visa	1,571.38	1,571.38
369	Dobbs Tire & Auto Centers	09-484689	310.50	310.50
369	Dobbs Tire & Auto Centers	09-485716	606.67	606.67
376	Roger's Truck Repair	13805	418.13	418.13
377	Knapheide Truck Eq Center	sls61954	42.74	42.74
377	Knapheide Truck Eq Center	sls62079	1,703.19	1,703.19
377	Knapheide Truck Eq Center	sls62128	91.50	91.50
385	Dave Sinclair Ford	643105	173.38	173.38
431	Pomp's Tire Service, Inc.	1240023911, 917	885.04	885.04
433	SC Engineering, LLC DBA Cochran	sc6551	2,215.57	2,215.57

# City of Valley Park

## Invoices Selected for Payment - BILL LIST FOR BOARD APPROVAL

<u>Vendor ID</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Cash Required</u>
433	SC Engineering, LLC DBA Cochran	sc6562	187.50	187.50
433	SC Engineering, LLC DBA Cochran	sc6563	1,722.50	1,722.50
440	Republic Services Recycling South - 30...	3015-000030312	1,174.03	1,174.03
474	Meramec Valley Transfer Station	4360-000006400	6,662.69	6,662.69
475	N B West Contracting	8812	300.15	300.15
484	Club Car Wash Operatiing	inv0875	80.00	80.00
529	United Central Industrail Supply	2340090	700.00	700.00
567	Aire-Master of America	11124575,111253...	490.00	490.00
580	Azavar	152760	88.10	88.10
591	Compass Minerals America	765411	3,896.55	3,896.55
591	Compass Minerals America	769095	5,353.74	5,353.74
591	Compass Minerals America	769201	5,356.89	5,356.89
591	Compass Minerals America	773597	1,681.47	1,681.47
591	Compass Minerals America	773657	4,127.76	4,127.76
591	Compass Minerals America	775091	2,192.40	2,192.40
591	Compass Minerals America	776418	4,878.72	4,878.72
593	CB Engineering inc DBA Cochran	21166	12,085.25	12,085.25
593	CB Engineering inc DBA Cochran	21358	375.00	375.00
594	Lloyd A Lynn Inc	132423	1,927.66	1,927.66
594	Lloyd A Lynn Inc	132434	<u>758.91</u>	<u>758.91</u>
Report Total			<u>212,211.68</u>	<u>212,211.68</u>

## Break down of March 2021

Vendor Name	Invoice/Credit Description	Invoice Amount
84 Lumber Company	33 2x6 s-dry west, 40 2x4x94 kd spf stub, 8 15/32x4x8 fir 4p	1,252.56
ARMOR EQUIPMENT	Slide Cylinder for Unit 23	705.59
CEEKAY SUPPLY INC.	ac 100 acetylene 100 Serier Arcd25-300 ox300	26.29
CEEKAY SUPPLY INC.	Oxygen-300, Argon 75%, co2 25% - 40cf	58.66
CEEKAY SUPPLY INC.	m-100 Gun 10' 030/035 sub for 195606	239.00
CINTAS CORPORATION	First aid supply for garage	140.81
Sumner One	Lease/rental of copies/printer combo	419.68
CREST INDUSTRIES INC.	Hoses, H pres Degred Female Swivel for plows	201.26
CREST INDUSTRIES INC.	Carriage bolt plain, iso b coupler, iso bo nipp npft	167.88
CREST INDUSTRIES INC.	Nylon locknut, Carriage bolt, cable ties for plow	144.12
CREST INDUSTRIES INC.	Prem Yellow Hazemat Sock, Drum top Absorbent	196.16
Energy Petroleum Company	#2 Ulta Prem Is Dyed All Seasons	254.77
Energy Petroleum Company	sv wwfluid 55 Drum	101.75
Energy Petroleum Company	Ngr hd pro ck 4 sm 15w40 Drum	387.64
ENGELMEYER & PEZZANI LLC	Certified jury Trail docket for Weaver & Beamis	312.50
ENGELMEYER & PEZZANI LLC	Legal Service from 12/01 to 12/28/20	3,262.50
ENGELMEYER & PEZZANI LLC	Prosecuting Attorney Fees for Mar 2021	800.00
Johnny on the Spot	1111 Cal Hendrick Way 2/01 to3/28/21	88.50
Luby Equipment Services	V belt	42.56
Luby Equipment Services	580/590n Topplate Bra	1,426.54
Quadient Leasing USA, inc	Leasing of postage machine 3/26 to 6/25/21	256.35
Midwest Systems Truck Equipment, Inc.	Hitch pin, Hairpin cotter unit 12	22.10
Midwest Systems Truck Equipment, Inc.	1 1/2" Gland nut kit unit 4	45.04
MISSOURI LAWYERS MEDIA	Board of Adjustment for 404 Forest Ave	54.52
MRC RECYCLING	Recycling of 7 Televisions	290.00
NU WAY CONCRETE FORMS INC.	Credit from 1/25/18	(247.33)
NU WAY CONCRETE FORMS INC.	6x9 Radius, 1 3/4 Octagon , trowel, Concrete tools	506.27
NU WAY CONCRETE FORMS INC.	Credit from 5/22/17	(112.67)
PRODUCTION STEEL INC.	2x1 lga sq tube 24 cut to 1@ 10' + drop	75.56
Simpson Materials Company, LLC	120r 1" clean for 338 Jefferson Ave	98.44
Simpson Materials Company, LLC	Asphalt for Ward 1	90.00
Simpson Materials Company, LLC	Asphalt for Ward 2 streets	89.40
ST. LOUIS COUNTY TREASURER	Full Service Contracts for March 2021	127,029.25
STONEGATE AUTO PARTS INC	washer Fluid,wire welding cap anco profile, coolant	302.35
TIRE SHREDDERS UNLIMITED	Tire shreeding	8.00
TRAFFIC CONTROL COMPANY	4 12x18 red/hipwht no parking this side of street	70.64
TRUCK CENTERS INC.	Gasket,exh gas rcn valve	6.58
VALLEY PARK ELEVATOR	paint, primer, keys, 3way switch, cold patch,	204.78
Advance Professional	Battery for Unit 6	112.70
Lawson Products	Drum Tray Dolly	203.09
Lawson Products	cut off wheel Ceramic, 4-1/2 Grind whl dispenser	36.81
Lawson Products	1/4 20, 5/16-18, 3/8-16, 1/2-13 Nylon locknut gr 8	14.97
Lawson Products	1/4-20 5/16-18 3/18-16 1/2-13 Hex nut Grade 5	8.98

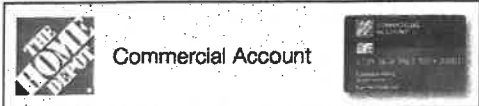
PGAV Planners	Simpson Zoning, Drury prop, Lakehill, CUP	10,087.50
VOYA Institutional Trust Company	Def comp for week ending 3/10/21	300.00
Royal Papers	Tissue paper, can liners, towels for city hall	372.16
Enterprise Bank & Trust (Visa)	Wires, Safety/dept/Dev group meeting, Program for marketing	1,571.38
Dobbs Tire & Auto Centers	225/70r19.5 Salulun s637 all PSN unit 17	310.50
Dobbs Tire & Auto Centers	4 245/75r17 Wrl Trailrun, thrust angle alignment,	606.67
Roger's Truck Repair	ran diag small exhaust leak, fixed leak unit #6	418.13
Knapheide Truck Eq Center	Motor relay kit	42.74
Knapheide Truck Eq Center	Hydraulic unit for Unit 5	1,703.19
Knapheide Truck Eq Center	Spinner 18" ccw poly for unit #9	91.50
Dave Sinclair Ford	Panel for Unit 7	173.38
Pomp's Tire Service, Inc.	casing, trk dsmnt/mnt, tire balance, scrap disposal	885.04
SC Engineering, LLC DBA Cochran	sc18 -809 St louis ave phase 1	2,215.57
SC Engineering, LLC DBA Cochran	sc18-845 plan review Valley park Storage/ 812 Cresent spring	187.50
SC Engineering, LLC DBA Cochran	sc18 -876 Hudson Group	1,722.50
Republic Services Recycling South - 3015	Recycling for 2/03 to 2/25/21	1,174.03
Meramec Valley Transfer Station	Trash for 2/1 to 2/26/21	6,662.69
N B West Contracting	2.610 ton Ashpalt	300.15
Club Car Wash Operatiing	Vehicle Washes 2 com dev, 2 parks, 4 streets	80.00
United Central Industrail Supply	20 1-1/2x 10 in snow blade 2260-112-10	700.00
Aire-Master of America	Covid 19 Disinfeciton of building, fixtures	490.00
Azavar	Contingency Payment May 2021	88.10
Compass Minerals America	Bulk ice melt	3,896.55
Compass Minerals America	Bulk ice melt	5,353.74
Compass Minerals America	Bulk ice melt	5,356.89
Compass Minerals America	Bulk ice melt	1,681.47
Compass Minerals America	Bulk ice melt	4,127.76
Compass Minerals America	Bulk ice melt	2,192.40
Compass Minerals America	Bulk ice melt	4,878.72
CB Engineering inc DBA Cochran	20-8427 Brignole Park Renovations	12,085.25
CB Engineering inc DBA Cochran	21-8533 Plan Review 710 Leonard, Fire	375.00
Lloyd A Lynn Inc	Bulk ice melt	1,927.66
Lloyd A Lynn Inc	Bulk ice melt	<u>758.91</u>

212,211.68

feb 2020 Home depot 182

Date	Description	gl	amount
1/13/2021	Goof off Grafiti	01-1100-6161	\$53.82
2/3/2021	Drywall, insulation, screws	01-1000-6178	\$444.96
2/3/2021	ext cord	01-1100-6117	\$14.97
	Corner Bead, pail plus		
2/5/2021	compound, Paper joint roll	01-1000-6178	\$20.91
	kwikweld, Goof off Grafiti		
	remover,1/2 x 5-1/2in		
2/5/2021	parawedge	17-2700-6117	\$71.54

\$606.20



Remit payment and make checks payable to:  
 HOME DEPOT CREDIT SERVICES  
 DEPT. 32 - 2531975765  
 PO BOX 9001043  
 LOUISVILLE, KY 40290-1043

# PAYMENT PAGE

Commercial Account 6035 3225 3197 5765  
 Statement Date 02/12/21

View, manage and pay your account online at  
[myhomedepotaccount.com](http://myhomedepotaccount.com)

**Invoices to Be Paid**

**IMPORTANT:**

To ensure accurate posting of your payment, please indicate which invoices you are paying by checking the appropriate box below. To apply a credit to an invoice, write in the invoice number of the debit transaction that you would like to have applied to, in the "Invoice Number" column next to the credit. Please remit entire Payment Page(s) when sending payment.

### CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
01/13/21	9074450	\$53.82	\$53.82	03/01/21	<input type="checkbox"/>	\$
02/03/21	8022953	\$459.93	\$459.93	03/01/21	<input type="checkbox"/>	\$
02/05/21	6023275	\$92.45	\$92.45	03/01/21	<input type="checkbox"/>	\$



P.O. Box 790420  
 St. Louis, MO 63179

**Statement Enclosed**

Your Account Number is 6035 3225 3197 5765



For proper credit, please write  
 6035 3225 3197 5765  
 on your check and enclose  
 with this payment coupon.

Statement Date 02/12/21  
 Account Balance \$606.20  
 Check here if paying all invoices

Amount Enclosed: \$

Print address changes on the reverse side.  
 Make Checks Payable to ▼

HOME DEPOT CREDIT SERVICES  
 DEPT. 32 - 2531975765  
 PO BOX 9001043  
 LOUISVILLE, KY 40290-1043



CITY OF VALLEY PARK  
 320 BENTON ST  
 STE A  
 VALLEY PARK, MO 63088-1735



Commercial Account



Remit payment and make checks payable to: HOME DEPOT CREDIT SERVICES DEPT. 32 - 2531975765 PO BOX 9001043 LOUISVILLE, KY 40290-1043

# INVOICE DETAIL

BILL TO:  
Acct: 6035 3225 3197 5765  
CITY OF VALLEY PARK

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>DUE DATE:</b>	<b>Invoice #:</b> <b>9074450</b>
\$53.82	01/13/21	03/01/21	
<b>PO:</b>		<b>Store:</b> 3007, ST. LOUIS, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97

**Purchased by:** VALLEY PARK ID RQRD CITY  
**Customer #:** 00008

<b>SUBTOTAL</b>	\$53.82
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$53.82

BILL TO:  
Acct: 6035 3225 3197 5765  
CITY OF VALLEY PARK

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>DUE DATE:</b>	<b>Invoice #:</b> <b>8022953</b>
\$459.93	02/03/21	03/01/21	
<b>PO:</b>		<b>Store:</b> 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
5/8"X4'X8' FIRECODE TYPE X DRYWALL	00004191090001200002	18.0000 EA	\$8.87	\$159.66
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
2" FINE DRYWALL SCREW 5 LB	00009130140000300010	1.0000 EA	\$15.48	\$15.48
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
R19 KF 15'X39' ROLL INSUL 48.96SF	00006080280000400007	1.0000 EA	\$29.98	\$29.98
9' AC/APPLIANCE EXT CORD (14/3)	00002777380000300010	1.0000 EA	\$14.97	\$14.97

**Purchased by:** VALLEY PARK ID RQRD CITY  
**Customer #:** 00007

<b>SUBTOTAL</b>	\$459.93
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$459.93

BILL TO:  
Acct: 6035 3225 3197 5765  
CITY OF VALLEY PARK

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>DUE DATE:</b>	<b>Invoice #:</b> <b>6023275</b>
\$92.45	02/05/21	03/01/21	
<b>PO:</b> NO		<b>Store:</b> 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
USG +3 ALL PURP LIGHT JC PAIL 4.5GAL	00009502540001200003	1.0000 EA	\$13.98	\$13.98
KWIKWELD	10029130620000400004	1.0000 EA	\$5.87	\$5.87
KWIKWELD	10029130620000400004	1.0000 EA	\$5.87	\$5.87
DRYWALL JOINT TAPE-PAPER 500'	00004306840001200007	1.0000 EA	\$4.28	\$4.28
10' GALVANIZED DRYWALL CORNER BEAD	00002025640001200005	1.0000 EA	\$2.65	\$2.65
1/2" X 5-1/2-IN PARAWEDGE(10-PK)	10052265510000300020	1.0000 BX	\$14.95	\$14.95
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97

continued →





Commercial Account



Remit payment and make checks payable to:  
HOME DEPOT CREDIT SERVICES  
DEPT. 32 - 2531975765  
PO BOX 9001043  
LOUISVILLE, KY 40290-1043

# INVOICE DETAIL

Invoice #:  
**6023275**  
continued

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97
GOOF OFF GRAFITI REM AER NO-NMP 16OZ	10038378210003400003	1.0000 EA	\$8.97	\$8.97

**Purchased by:** VALLEY PARK ID RQRD CITY  
**Customer #:** 00008

<b>SUBTOTAL</b>	\$92.45
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$92.45

L U J I L J





**Account Summary**


Billing Cycle		01/31/2021
Days In Billing Cycle		31
Previous Balance		\$1,221.45
Purchases	+	\$590.62
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$72.53-
Payments	-	\$1,221.45-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

**NEW BALANCE \$518.09**

**Credit Summary**

Total Credit Line	\$25,000.00
Available Credit Line	\$24,481.91
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

**Account Inquiries**

 Call us at: (844) 697-1178  
 Lost or Stolen Card: (866) 839-3485

 Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Payment Summary**

NEW BALANCE	\$518.09
MINIMUM PAYMENT	\$25.00
PAYMENT DUE DATE	02/25/2021

*NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.*

**Corporate Activity**

**TOTAL CORPORATE ACTIVITY \$1,221.45-**

Trans Date	Post Date	Reference Number	Transaction Description	Amount
01/25	01/26	74142961026001203400978	PAYMENT - THANK YOU	\$1,221.45-

**Cardholder Account Summary**

FEE ACCT 00000296-010000000 #### #### #### 5757	Payments & Other Credits	Purchases & Other Charges	Cash Advances	Total Activity
	\$12.53-	\$0.00	\$0.00	\$12.53-

**Cardholder Account Detail**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
12/31	01/01		74142962012000000001730	REBATE CREDIT	\$12.53-

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
 1281 N WARSON ROAD  
 SAINT LOUIS MO 63132-1805



**Account Number**

#### #### #### 5740

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

**Closing Date**

01/31/21

**New Balance**

\$518.09

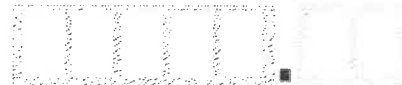
**Total Minimum Payment Due**

\$25.00

**Payment Due Date**

02/25/21

\$



BL ACCT 00000296-10000000  
 CITY OF VALLEY PARK  
 320 BENTON ST  
 ATTN:DUSTY HOSNA  
 VALLEY PARK MO 63088



MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST  
 PO BOX 6818  
 CAROL STREAM IL 60197-6818



**Cardholder Account Summary**

CITY OF VALLEY PARK ##### 2555	Payments & Other Credits \$0.00	Purchases & Other Charges \$40.98	Cash Advances \$0.00	Total Activity \$40.98
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**Cardholder Account Detail**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
01/22	01/22	PBUS03	24430991022400816023382	MSFT * E0500DFZZ0 800-642-7676 WA	\$12.00
01/21	01/22	PBUS03	24493981022286055375277	AATRIX SOFTWARE 701-746-6814 ND	\$28.98

**Cardholder Account Summary**

DUSTY HOSNA ##### 0885	Payments & Other Credits \$60.00-	Purchases & Other Charges \$549.64	Cash Advances \$0.00	Total Activity \$489.64
---------------------------	--------------------------------------	---------------------------------------	-------------------------	----------------------------

**Cardholder Account Detail**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
01/07	01/08	PBUS03	24492151007852911939885	EASYID SOLUTION 631-868-0568 NY	\$21.40
01/12	01/13	PBUS03	24431061012700686272941	ADOBE EXPORTPDF 408-536-6000 CA	\$23.88
01/13	01/14	PBUS03	24692161013100274523238	AMZN Mktp US*TD81F3Q53 Amzn.com/bill WA	\$137.18
01/13	01/14	PBUS03	24692161013100379605096	AMZN Mktp US*HK9Y16YF3 Amzn.com/bill WA	\$60.00
01/13	01/14	PBUS03	24055231013083356242772	ESMARTPAYROLL PAYCHECKMA 408-935-8969 CA	\$5.95
01/15	01/15		74692161015100327491188	CREDIT VOUCHER	\$60.00-
01/20	01/21	PBUS03	24692161020100051930078	AMZN Mktp US Amzn.com/bill WA	
01/21	01/21	PBUS03	24692161021100415584891	AMZN Mktp US*X90RD1NH3 Amzn.com/bill WA	\$38.19
01/29	01/29	PBUS03	24692161029100915079824	AMZN Mktp US*DY0027153 Amzn.com/bill WA Amazon.com*HB5AS1HB3 Amzn.com/bill WA	\$192.05 \$70.99

**Additional Information About Your Account**

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO [WWW.EZCARDINFO.COM](http://WWW.EZCARDINFO.COM) AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH EZCARDINFO. ENROLL TODAY!

THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR WAS \$0.00.

**Finance Charge Summary / Plan Level Information**

Plan Name	Plan Description	FCM <sup>1</sup>	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
<b>Purchases</b>									
PBUS03 001	PURCHASE	E	\$0.00	0.03695%(D)	13.4900%(V)	\$0.00	\$0.00	0.0000%	\$518.09
<b>Cash</b>									
CBUS01 001	CASH	A	\$0.00	0.06435%(D)	23.4900%(V)	\$0.00	\$0.00	0.0000%	\$0.00

\* Periodic Rate (M)=Monthly (D)=Daily  
 \*\* includes cash advance and foreign currency fees  
<sup>1</sup> FCM = Finance Charge Method  
 Days In Billing Cycle: 31  
 APR = Annual Percentage Rate  
 (V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.




FEE ACCT 00000296-01000000  
 CITY OF VALLEY PARK  
 Account Number: #### ## 5757  
 Page 1 of 2




**Account Summary**

Credit Limit		\$0.00
Billing Cycle	01/31/2021	
Days in Billing Cycle	31	
Purchases and Other Charges	+	\$0.00
Cash	+	\$0.00
Balance Transfer	+	\$0.00
Credits	-	\$12.53
Payments	-	\$0.00
<b>TOTAL ACTIVITY</b>		<b>\$12.53 -</b>

**Account Inquiries**

 Call us at: (844) 697-1178  
 Lost or Stolen Card: (866) 839-3485

 Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Cardholder Account Summary**

Trans Date	Post Date	Reference Number	Description	Amount
12/31	01/01	74142962012000000001730	REBATE CREDIT	12.53 -

**Additional Information About Your Account**

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THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR WAS \$0.00.

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
 1281 N WARSON ROAD  
 SAINT LOUIS MO 63132-1805



**Account Number**  
 #### ## 5757

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

\$

**Closing Date** 01/31/21  
**Total Activity** \$0.00

\*\*Memo Statement\*\* No Payment Required

MAKE CHECK PAYABLE TO:

  
 ENTERPRISE BANK & TRUST  
 PO BOX 6818  
 CAROL STREAM IL 60197-6818


FEE ACCT 00000296-010000000  
 CITY OF VALLEY PARK  
 320 BENTON ST  
 ATTN:DUSTY HOSNA  
 VALLEY PARK MO 63088



**Account Summary**

Credit Limit \$25,000.00  
Billing Cycle 01/31/2021  
Days In Billing Cycle 31  
Purchases and Other Charges + \$549.64  
Cash + \$0.00  
Balance Transfer + \$0.00  
Credits - \$60.00  
Payments - \$0.00  
**TOTAL ACTIVITY \$489.64**

**Account Inquiries**

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Lost or Stolen Card: (866) 839-3485

 Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Cardholder Account Summary**

Trans Date	Post Date	Reference Number	Description	Amount
01/07	01/08	24492151007852911939885	EASYID SOLUTION 631-868-0568 NY	21.40
01/12	01/13	24431061012700686272941	ADOBE EXPORTPDF 408-536-6000 CA	23.88
01/13	01/14	24692161013100274523238	AMZN Mktp US*TD81F3Q53 Amzn.com/bill WA	137.18
01/13	01/14	24692161013100379605096	AMZN Mktp US*HK9Y16YF3 Amzn.com/bill WA	60.00
01/13	01/14	24055231013083356242772	ESMARTPAYROLL PAYCHECKMA 408-935-8969 CA	5.95
01/15	01/15	74692161015100327491188	AMZN Mktp US Amzn.com/bill WA	60.00
01/20	01/21	24692161020100051930078	AMZN Mktp US*X90RD1NH3 Amzn.com/bill WA	38.19
01/21	01/21	24692161021100415584891	AMZN Mktp US*DY0027153 Amzn.com/bill WA	192.05
01/29	01/29	24692161029100915079824	Amazon.com*HB5AS1HB3 Amzn.com/bill WA	70.99

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PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
1281 N WARSON ROAD  
SAINT LOUIS MO 63132-1805



**Account Number**

#### #### #### 0885

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

**Closing Date**

01/31/21

**Total Activity**

\$0.00

\*\*Memo Statement \*\* No Payment Required

\$

DUSTY HOSNA  
CITY OF VALLEY PARK  
320 BENTON ST  
ATTN:DUSTY HOSNA  
VALLEY PARK MO 63088



MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST  
PO BOX 6818  
CAROL STREAM IL 60197-6818



**Account Summary**

Credit Limit \$25,000.00  
 Billing Cycle 01/31/2021  
 Days In Billing Cycle 31  
 Purchases and Other Charges + \$40.98  
 Cash + \$0.00  
 Balance Transfer + \$0.00  
 Credits - \$0.00  
 Payments - \$0.00  
**TOTAL ACTIVITY \$40.98**

**Account Inquiries**

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 Lost or Stolen Card: (866) 839-3485

Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Cardholder Account Summary**

Trans Date	Post Date	Reference Number	Description	Amount
01/22	01/22	24430991022400816023382	MSFT * E0500DFZZO 800-642-7676 WA	12.00
01/21	01/22	24493981022286055375277	AATRIX SOFTWARE 701-746-6814 ND	28.98

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PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
 1281 N WARSON ROAD  
 SAINT LOUIS MO 63132-1805



Account Number  
 #### #### #### 2555

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

**Closing Date** 01/31/21  
**Total Activity** \$0.00

\*\*Memo Statement \*\* No Payment Required

\$

CITY OF VALLEY PARK  
 CITY OF VALLEY PARK  
 320 BENTON ST  
 ATTN:DUSTY HOSNA  
 VALLEY PARK MO 63088



MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST  
 PO BOX 6818  
 CAROL STREAM IL 60197-6818



530A East Independence Drive  
 Union, MO 63084  
 Telephone: 636-584-0540

City of Valley Park  
 Kim Berry  
 320 Benton Street  
 Valley Park, MO 63088

Invoice number 21166  
 Date 01/14/2021

Project **20-8427 Valley Park - Brignole Park Renovations**

*SP3*

		Amount		
<b>Valley Park - Brignole Park Renovations</b>				
	Contract Amount	30,200.00		
	Percent Complete	65.00		
	Prior Billed	7,550.00		
			Current Billed	12,080.00
			Total	<u>12,080.00</u>

*17-1200-6265*

**Reimbursables**

**Valley Park - Brignole Park Renovations**

		Units	Rate	Billed Amount
<b>Reproduction</b>				5.25
<i>11/19 - MO Dept of Agr</i>				
Valley Park - Brignole Park Renovations subtotal				<u>5.25</u>

Invoice total 12,085.25

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20905	12/03/2020	7,550.00		7,550.00			
21166	01/14/2021	12,085.25	12,085.25				
	Total	19,635.25	12,085.25	7,550.00	0.00	0.00	0.00



*Interest of 1.5% per month will be charged to all accounts past due. Please Reference Invoice Number on Check.*

**NOTICE TO OWNER:**

**FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE.**

**NOTICE: THERE WILL BE A THREE PERCENT (3%) CONVENIENCE FEE ADDED TO ANY PAYMENTS MADE BY CREDIT CARD**

*Herbar group*

City of Valley Park  
 Gerald Martin  
 Email invoices to Angela Turner  
 aturner@valleyparkmo.org

Invoice number SC6563  
 Date 03/12/2021

Project **SC18-876 City Engineering Services -  
 City of Valley Park**

*433  
 17=1000  
 6270*

**Professional Fees**

**Construction Inspection**

**Gary M. Scheipeter**

Billable Time

Date	Hours	Rate	Billed Amount
02/02/2021	1.50	70.00	105.00
<i>Discussions with city officials and engineers on projec status update and potential iissues to resolve. gms</i>			
02/08/2021	2.00	70.00	140.00
<i>Documentation review on quantity verification, organizing pay application and project documentation procedures for the bonding company tracking. gms</i>			
02/09/2021	2.25	70.00	157.50
<i>Reviewing approved documentation submittals, discussions with engineers, project manager, MoDOT and bonding company representatives via zoom on documentation, pay applications and construction tracking, gms</i>			
02/11/2021	2.00	70.00	140.00
<i>Generating meeting and project documentation for approval with all parties and the bonding company to coordinate project tracing, attend the zoom pre-con meeting and post meeting discussion with engineers and project manager on project proceeeding. gms</i>			
02/23/2021	2.50	70.00	175.00
<i>On-site meeting with staff, the GC and bonding company on construction issues and clarifications. gms</i>			
Subtotal	10.25		717.50

**Engineer 2**

**Kevin J. Wolff**

Billable Time

02/02/2021	2.00	95.00	190.00
------------	------	-------	--------

*Contact MSD and discuss requirements for new contractor.*

**Michael D. Spalding**

Billable Time

02/08/2021	2.00	95.00	190.00
------------	------	-------	--------

*Review of tender agreement with Bonding company, mds*

02/09/2021	2.00	95.00	190.00
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*Meeting with MoDOT to discuss paperwork requirements for working with Bonding company, mds*

02/11/2021	2.00	95.00	190.00
------------	------	-------	--------

*Preconstruction meeting with Contractor, City and MoDOT, mds*

Subtotal	8.00		760.00
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**Professional Fees**

	Date	Hours	Rate	Billed Amount
<b>Drafter/Survey Tech 4</b>				
<b>Anthony M. Breakfield</b>				
Billable Time				
	02/10/2021	1.50	70.00	105.00
<i>Preparing documents for bonding agency in order to get project back up and running, amb</i>				
	02/11/2021	2.00	70.00	140.00
<i>Preconstruction meeting with MoDOT, contractor and bonding agency, getting tax exemption form ready for city and contractor, sending concrete test results to Jack with the bonding agency, amb</i>				
		3.50		245.00
	Professional Fees subtotal		21.75	1,722.50
			Invoice total	1,722.50

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
SC6563	03/12/2021	1,722.50	1,722.50				
	Total	1,722.50	1,722.50	0.00	0.00	0.00	0.00

*Interest of 1.5% per month will be charged to all accounts past due. Please Reference Invoice Number on Check.*

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City of Valley Park  
 Gerald Martin  
 Email invoices to Angela Turner  
 aturner@valleyparkmo.org

Invoice number SC6562  
 Date 03/12/2021

Project **SC18-845 Plan Review Services - City of Valley Park**

**Professional Fees**

Engineer 2  
 Kevin J. Wolff  
 Billable Time

433

Valley Park Storage - kjw

Review 812 Crescent Springs Court

01-1400 -  
 6169

Date	Hours	Rate	Billed Amount
02/09/2021	1.00	75.00	75.00
02/17/2021	1.50	75.00	112.50
Subtotal	2.50		187.50
Professional Fees subtotal	2.50		187.50
Invoice total			<b>187.50</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
SC6562	03/12/2021	187.50	187.50				
	Total	187.50	187.50	0.00	0.00	0.00	0.00

Interest of 1.5% per month will be charged to all accounts past due. Please Reference Invoice Number on Check.

**NOTICE TO OWNER:**

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City of Valley Park  
 Gerald Martin  
 Email invoices to Angela Turner  
 aturner@valleyparkmo.org

Invoice number SC6551  
 Date 03/12/2021  
 Project SC18-809 St. Louis Avenue  
 Improvements Phase 1

		Amount	
<b>Engineering Design</b>			
	Contract Amount	134,346.61	
	Percent Complete	100.00	
	Prior Billed	134,346.60	
			Current Billed 0.00
<b>Inspection Testing</b>			
	Contract Amount	78,047.45	
	Percent Complete	11.11	
	Prior Billed	6,453.19	
			Current Billed 2,215.57
			Total 2,215.57
			Invoice total 2,215.57

433

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
SC6551	03/12/2021	2,215.57	2,215.57				
	Total	2,215.57	2,215.57	0.00	0.00	0.00	0.00

Interest of 1.5% per month will be charged to all accounts past due. Please Reference Invoice Number on Check.

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NOTICE: THERE WILL BE A THREE PERCENT (3%) CONVENIENCE FEE ADDED TO ANY PAYMENTS MADE BY CREDIT CARD

City of Valley Park  
 Email invoices to Angela Turner  
 aturner@valleyparkmo.org

Invoice number 21358  
 Date 02/17/2021

Project **21-8533 2021 Plan Reviews for the City of Valley Park**

**Plan Review**

**Professional Fees**

	Hours	Rate	Billed Amount
<b>02/16/2021</b>			
<b>Architect 1</b>			
SC18-845 review resubmittal for 710 Leonard, bsg	2.50	75.00	187.50
SC18-845 review resubmittal for fire dept, bsg	2.50	75.00	187.50
	5.00		375.00
			375.00
			<b>375.00</b>

593

01-2400-6169

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
21358	02/17/2021	375.00	375.00				
	Total	375.00	375.00	0.00	0.00	0.00	0.00

Interest of 1.5% per month will be charged to all accounts past due. Please Reference Invoice Number on Check.

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NOTICE: THERE WILL BE A THREE PERCENT (3%) CONVENIENCE FEE ADDED TO ANY PAYMENTS MADE BY CREDIT CARD

# Invoice



Peckham Guyton Albers & Viets, Inc.  
Architects Destinations Planners

200 North Broadway, Suite 1000  
St. Louis, Missouri 63102

PGAVPlanners.com  
314-231-7318

City Of Valley Park  
Tim Engelmeyer  
320 Benton Street  
Valley Park, MO 63088

Invoice number: 113201  
Date: 03/03/2021  
PGAV Project No: 3114500

Email Invoice: Dusty Hosna <DHosna@valleyparkmo.org>; Angela Turner <aturner@valleyparkmo.org>

**Project Description: Valley Park Continuing Services**

Professional Services for the Period Ended February 27, 2021

	Hours	Billing Rate	Amount
<b>Consulting Services Thru July 20, 2021</b>			
John Brancaglione	4.00	200.00	800.00
Anna Krane	51.75	135.00	6,986.25
Labor subtotal	55.75		7,786.25
<b>Economic Development Plan</b>			
Catherine Hamacher	5.25	175.00	918.75
Jenny Ryan	2.50	175.00	437.50
Anna Krane	7.00	135.00	945.00
Labor subtotal	14.75		2,301.25
		<b>Invoice Total</b>	<b>\$10,087.50</b>

334 01-1000-6172

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
113201	03/03/2021	10,087.50	10,087.50				
	Total	10,087.50	10,087.50	0.00	0.00	0.00	0.00

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**Project:** 31145-00 Valley Park Consulting Services

Employee Name	Tasks Completed
John Brancaglione	Assistance to Anna Krane on Simpson zoning issues. Meetings and discussions related to Drury property. Gather examples for developer incentive request spreadsheet.
Jenny Ryan	Development flyer design. Plan template layout. Economic development plan template.
Anna Krane	IMPC discussion. Code update PowerPoint. Development call. Simpson and Lakehill call. Simpson and PZ review memos. P&Z meeting, presentations for meeting. CUP review questions. Lakehill next steps meeting after P&Z. IMPC code rev. call with Kaiman development team. SLEDP site development forms. IMPC updates, Meramec Station development calls, Simpson BOA memo, Meramec Station (residential) density memo, Lakehill CUP memo, Ecode corrections for NU and Appendix A. Meramec Station development call and code revision updates for workshop. Development call, Meramec Station (residential) density call, Board of Adjustment memo and workshop prep. Board of Adjustment review memo. Board of Adjustment memo, Lakehill memo, developer meeting. Lakehill memo/residents call, development incentives discussion. Lakehill memo, parking and storage code revision updates, incentives worksheet. Lakehill memo, Aloha memo. Mapping and land use. Land classification and mapping. Land use and business mapping.
Catherine Hamacher	Research. Report. Report additions.



**ENGELMEYER & PEZZANI, LLC**

13321 N Outer Forty Rd Ste 300  
Chesterfield MO 63017  
636-532-9933  
314-863-7793 fax  
[www.epfirm.com](http://www.epfirm.com)

City of Valley Park  
320 Benton St.  
Valley Park, MO 63088

Invoice #: INV1823  
Date: 12-31-2020  
Valley Park Certified Billing

Date	Biller	Type	Description of Work/Expense	Discount	Hours	Rate	Total
12-10-2020	Timothy Engelmeyer	Hourly	Prepared for today's certified jury trial docket. Weaver and Beamis.		1.00	125.00	125.00
12-10-2020	Timothy Engelmeyer	Hourly	Handled certified jury trial docket for Weaver and Beamis. Follow up.		1.50	125.00	187.50
Total Fees:							\$312.50

158  
01-1000 -  
6251

**ENGELMEYER & PEZZANI, LLC**

13321 N Outer Forty Rd Ste 300  
 Chesterfield MO 63017  
 636-532-9933  
 314-863-7793 fax  
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City of Valley Park  
 320 Benton St.  
 Valley Park, MO 63088

158  
 01-1000-1072

Invoice #: INV1825  
 Date: 12-31-2020  
 Valley Park City Attorney

Date	Billor	Type	Description of Work/Expense	Discount	Hours	Rate	Total
12-28-2020	Timothy Engelmeyer	Hourly	Worked on various city issues including Peerless Park TIF, meeting with Schulan, COVID issues, met with MS and DH. Drafted and sent report to accountant.		3.40	125.00	425.00
12-23-2020	Timothy Engelmeyer	Hourly	COVID work. Simpson land transfer. Ambassador work.		2.50	125.00	312.50
12-21-2020	Timothy Engelmeyer	Hourly	COVID-related work.		1.20	125.00	150.00
12-17-2020	Timothy Engelmeyer	Hourly	Prepared for and attended meeting with representatives of Ambassador Development. Discussed progress and zoning issues. Follow up meeting with AK.		1.30	125.00	162.50
12-16-2020	Timothy Engelmeyer	Hourly	Privileged & Confidential litigation work.		2.50	125.00	312.50
12-15-2020	Timothy Engelmeyer	Hourly	Privileged & Confidential litigation work. Prepared for and attended executive session BOA meeting at City Hall.		3.70	125.00	462.50
12-14-2020	Timothy Engelmeyer	Hourly	Met with GM. Worked on St. Louis Ave. land acquisition. Research and email to B. Stanley. Dealt with Court/COVID issues.		1.00	125.00	125.00
12-14-2020	Timothy Engelmeyer	Hourly	Prepared for and attended BOA meeting.		2.50	125.00	312.50

12-10-2020	Timothy Engelmeyer	Hourly	Prepared for and attended Legislative and FW&M Committees. Follow up.		3.50	125.00	437.50
12-04-2020	Timothy Engelmeyer	Hourly	TIF Work (Peerless Park)		1.00	125.00	125.00
12-03-2020	Timothy Engelmeyer	Hourly	Dealt with 130 Inverness. Updated Administration and residents.	162.50	1.30	125.00	0.00
12-02-2020	Timothy Engelmeyer	Hourly	Development review. Dealt with 130 Inverness. Met with resident. Met with Servepro. Called relative. Update to Mayor and DH.		2.00	125.00	250.00
12-01-2020	Timothy Engelmeyer	Hourly	Boundary Commission work. 130 Inverness issues.		1.50	125.00	187.50
Total Fees:							\$3,262.50

Prosecuting Attorney Fees

Vendor 158

Engelmeyer & Pezzani LLC

800.00

01-1000-6251

Mar 10 ,2020

Inv VP PAF MAR 2021



**Account Summary**


Billing Cycle		02/28/2021
Days In Billing Cycle		28
Previous Balance		\$518.09
Purchases	+	\$1,536.38
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$5.31-
Payments	-	\$0.00
Other Charges	+	\$35.00
Finance Charges	+	\$5.31

**NEW BALANCE** **\$2,089.47**

**Credit Summary**

Total Credit Line	\$25,000.00
Available Credit Line	\$22,910.53
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$25.00
Disputed Amount	\$0.00

**Account Inquiries**

 Call us at: (844) 697-1178  
 Lost or Stolen Card: (866) 839-3485

 Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Payment Summary**

<b>NEW BALANCE</b>	<b>\$2,089.47</b>
<b>MINIMUM PAYMENT</b>	<b>\$78.00</b>
<b>PAYMENT DUE DATE</b>	<b>03/25/2021</b>

*NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.*

**Corporate Activity**

				<b>TOTAL CORPORATE ACTIVITY</b>	<b>\$40.31</b>
Trans Date	Post Date	Reference Number	Transaction Description	Amount	
02/28	02/28	74142961059357059862004	LATE FEE	\$35.00	
02/28	02/28	74142961059356059764004	INTEREST CHARGE PURCHASE	\$5.31	

**Cardholder Account Summary**

FEE ACCT 00000296-010000000 ##### 5757	Payments & Other Credits	Purchases & Other Charges	Cash Advances	Total Activity
	\$5.31-	\$0.00	\$0.00	\$5.31-

**Cardholder Account Detail**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
01/31	02/01		7414296210100000003240	REBATE CREDIT	\$5.31-

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
 1281 N WARSON ROAD  
 SAINT LOUIS MO 63132-1805



**Account Number**

##### 5740

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

<b>Closing Date</b>	<b>New Balance</b>	<b>Total Minimum Payment Due</b>	<b>Payment Due Date</b>
02/28/21	\$2,089.47 <i>1571.38</i>	\$78.00	03/25/21

\$

BL ACCT 00000296-10000000  
 CITY OF VALLEY PARK  
 320 BENTON ST  
 ATTN:DUSTY HOSNA  
 VALLEY PARK MO 63088



55998

MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST  
 PO BOX 6818  
 CAROL STREAM IL 60197-6818



BL ACCT 0000296-1000000  
 CITY OF VALLEY PARK  
 Account Number: ##### 5740  
 Page 3 of 4

Cardholder Account Summary					
CITY OF VALLEY PARK ##### 2555	Payments & Other Credits \$0.00	Purchases & Other Charges \$363.65	Cash Advances \$0.00	Total Activity \$363.65	
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/08	02/09	PBUS03	24445001040400080833010	SAMS CLUB #8182 ST. LOUIS MO	\$88.88 ✓
02/11	02/12	PBUS03	24226381043400008104138	SAMSClub #4741 SAINT LOUIS MO	\$74.90 ✓
02/20	02/21	PBUS03	24445001052400100498864	SAMS CLUB #8182 ST. LOUIS MO	\$17.94 ✓
02/24	02/24	PBUS03	24430991055400819020757	MSFT * E0500DQYRQ 800-642-7676 WA	\$12.00 ✓
02/23	02/24	PBUS03	24226381055400003813480	SAMSClub #4741 SAINT LOUIS MO	\$79.98 ✓
02/28	02/28	PBUS03	24692161059100717148580	AMZN Mktp US*AC9RYOW63 Amzn.com/bill WA	\$89.95 ✓

Cardholder Account Summary					
DUSTY HOSNA ##### 0885	Payments & Other Credits \$0.00	Purchases & Other Charges \$677.43	Cash Advances \$0.00	Total Activity \$677.43	
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
01/31	02/01	PBUS03	24692161031100793634076	AMZN Mktp US*JR8LI0LG3 Amzn.com/bill WA	\$105.21
01/31	02/01	PBUS03	24431061031083322064114	AMZN MKTP US*EI9111233 AM AMZN.COM/BILL WA	\$29.99
02/08	02/09	PBUS03	24011341039000028176378	POSTERMYWALL PREMIUM WWW.POSTERMYW CA	\$99.95
02/11	02/14	PBUS03	24071051043939191515233	CECIL WHITTAKERS PIZZA VALLEY PARK MO	\$91.30 ✓
02/11	02/14	PBUS03	24071051043939191515290	CECIL WHITTAKERS PIZZA VALLEY PARK MO	\$22.82 ✓
02/23	02/24	PBUS03	24692161054100560402360	AMZN Mktp US*PK3LN54X3 Amzn.com/bill WA	\$48.55 ✓
02/23	02/24	PBUS03	24412951054207188700100	MISSOURI STATE WEB 417-836-5128 MO	\$205.00 ✓
02/23	02/25	PBUS03	24445001055500282122856	SCHNUCKS TWIN OAKS BALLWIN MO	\$36.95 ✓
02/25	02/26	PBUS03	24943001057838000194202	CULVERS OF EUREKA EUREKA MO	\$37.66 ✓

Cardholder Account Summary					
CHANDRA WEBSTER ##### 0893	Payments & Other Credits \$0.00	Purchases & Other Charges \$370.30	Cash Advances \$0.00	Total Activity \$370.30	
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/08	02/10	PBUS03	24137461040500545815129	OFFICE DEPOT #3373 MANCHESTER MO	\$370.30 ✓

Cardholder Account Summary					
JON YOUNG ##### 0901	Payments & Other Credits \$0.00	Purchases & Other Charges \$125.00	Cash Advances \$0.00	Total Activity \$125.00	
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/24	02/25	PBUS03	24412951055207188700083	MISSOURI STATE WEB 417-836-5128 MO	\$125.00 ✓

**Additional Information About Your Account**

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO [WWW.EZCARDINFO.COM](http://WWW.EZCARDINFO.COM) AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH EZCARDINFO. ENROLL TODAY!

**Account Summary**

Credit Limit		\$0.00
Billing Cycle	02/28/2021	
Days In Billing Cycle		28
Purchases and Other Charges	+	\$0.00
Cash	+	\$0.00
Balance Transfer	+	\$0.00
Credits	-	\$5.31-
Payments	-	\$0.00

**TOTAL ACTIVITY \$5.31 -**

**Account Inquiries**



Call us at: (844) 697-1178  
 Lost or Stolen Card: (866) 839-3485



Write us at PO BOX 31535, TAMPA, FL 33631-3535

**Important Information About Your Account**

NEW CARDHOLDER EXPERIENCE - YOU WILL HAVE A NEW OPTION WHEN REPORTING LOST/STOLEN CARDS. YOU CAN CHOOSE TO SPEAK WITH "SAM", A DIGITAL AGENT. ACCESS TO THE DIGITAL AGENT WILL BE PROVIDED VIA A SMS TEXT MESSAGE WITH A LINK TO LAUNCH THE DIGITAL AGENT. SAM WILL BE ABLE TO PROVIDE THE SAME LEVEL OF SERVICE A LIVE AGENT CAN PROVIDE. YOU WILL HAVE THE OPTION TO OPT OUT TO A LIVE AGENT AT ANY TIME WHEN WORKING WITH SAM.

**Cardholder Account Summary**

Trans Date	Post Date	Reference Number	Description	Amount
01/31	02/01	74142962101000000003240	REBATE CREDIT	5.31 -

**Additional Information About Your Account**

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO [WWW.EZCARDINFO.COM](http://WWW.EZCARDINFO.COM) AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH EZCARDINFO. ENROLL TODAY!

THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR WAS \$.00.

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST  
 1281 N WARSON ROAD  
 SAINT LOUIS MO 63132-1805



**Account Number**

#### #### #### 5757

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

**Closing Date**

02/28/21

**Total Activity**

\$0.00

\*\*Memo Statement\*\* No Payment Required

\$

FEE ACCT 00000296-010000000  
 CITY OF VALLEY PARK  
 320 BENTON ST  
 ATTN:DUSTY HOSNA  
 VALLEY PARK MO 63088



55990

MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST  
 PO BOX 6818  
 CAROL STREAM IL 60197-6818



City of Valley Park

01 - GENERAL FUND

0000 - General

From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Real Estate Tax Current	5111	3,375.61	522,668.34	607,000.00	(84,331.66)
Personal Property Tax Current	5113	3,172.65	121,601.69	117,500.00	4,101.69
Special Assessments	5115	0.00	2,855.16	500.00	2,355.16
RR & Utilities Tax	5116	0.00	31,159.85	30,000.00	1,159.85
County Road Fund	5118	1,235.00	127,236.59	142,500.00	(15,263.41)
Cigarette Tax	5121	0.00	9,398.52	12,000.00	(2,601.48)
Gasoline Tax	5122	0.00	192,266.16	280,000.00	(87,733.84)
Sales Tax	5125	108,693.78	758,274.31	980,000.00	(221,725.69)
Financial Inst. Tax	5126	0.00	0.00	0.00	0.00
Billboard License	5129	0.00	7,946.85	11,000.00	(3,053.15)
Business License	5131	31,609.04	184,728.75	240,000.00	(55,271.25)
Liquor License	5133	0.00	0.00	16,000.00	(16,000.00)
Vehicle Fees/PP	5135	1,176.12	32,691.78	35,000.00	(2,308.22)
Cell Phone Tower License	5136	0.00	2,000.00	4,000.00	(2,000.00)
File Fees	5137	0.00	100.00	200.00	(100.00)
Bad Check Fee	5138	0.00	162.50	150.00	12.50
Utility Gross Receipts Tax	5140	3,925.56	494,297.10	752,000.00	(257,702.90)
Construction Permits	5141	640.00	33,062.00	20,000.00	13,062.00
Insurance from Individuals	5142	0.00	0.00	0.00	0.00
CVC From Police	5143	0.00	560.15	3,869.00	(3,308.85)
Alarm Fee	5144	250.00	3,227.00	1,500.00	1,727.00
Domestic Violence (Court)	5145	0.00	71.00	510.00	(439.00)
Occupancy Permit Fee	5147	375.00	7,550.00	8,500.00	(950.00)
Refund - Misc	5148	0.00	851,952.52	12,000.00	839,952.52
Police Court & Fines	5150	0.00	20,348.00	65,000.00	(44,652.00)
Inmate Security Fund	5151	0.00	328.00	650.00	(322.00)
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	32.00	0.00	32.00
Nuisance Abatement Income	5161	0.00	300.00	0.00	300.00
Photo Copies	5162	0.00	370.30	0.00	370.30
CDBG Reimbursement	5165	0.00	0.00	8,000.00	(8,000.00)
Deposit-Specs, Plans & Excavat	5167	0.00	10,500.00	6,000.00	4,500.00
Insurance Reimbursement	5168	0.00	2,250.00	0.00	2,250.00
Insurance Refund	5169	0.00	5,879.69	8,500.00	(2,620.31)
Citizen Reimb - Prop Damage	5171	0.00	688.83	4,000.00	(3,311.17)
Deposit Public Hearing Adver	5172	1,000.00	3,970.00	3,000.00	970.00
Overage	5173	0.00	(20.00)	0.00	(20.00)
Other Income Items	5175	5.31	1,907.71	0.00	1,907.71
Sale of Public Works Equipment	5180	0.00	0.00	0.00	0.00
Parks Misc Income	5181	0.00	20.00	0.00	20.00
Parks-Rental/Deposit	5183	0.00	13,765.00	57,500.00	(43,735.00)
Interest Earned	5190	0.20	1,091.83	12,500.00	(11,408.17)
Plan Review - Land & Home Dev	5191	250.00	900.00	500.00	400.00
Bond Forfeiture	5194	0.00	0.00	11,750.00	(11,750.00)
Prop P Revenue	5198	34,405.19	272,269.85	380,000.00	(107,730.15)
Occupancy Inspections	5199	1,175.00	21,202.25	30,000.00	(8,797.75)
Bulk Pick Up	5210	0.00	0.00	0.00	0.00
Cell Tower Rent	5265	0.00	8,060.38	12,000.00	(3,939.62)
Library Utility Reimb	5285	0.00	0.00	500.00	(500.00)
Parks Deposits - Retained	5295	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<b>191,288.46</b>	<b>3,747,674.11</b>	<b>3,874,129.00</b>	<b>(126,454.89)</b>
<b>Expense</b>					
Billing Expense	6013	0.00	0.00	0.00	0.00

**City of Valley Park**

01 - GENERAL FUND

0000 - General

From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Trash Overpayment Refund	6018	0.00	0.00	0.00	0.00
Beneflex Deduct Ins Reimb	6023	0.00	0.00	0.00	0.00
Equipment Expense	6124	0.00	710.95	0.00	(710.95)
Office Supplies & Expense	6126	0.00	200.71	0.00	(200.71)
Fuel	6135	0.00	0.00	0.00	0.00
Benny Card-Flexible Spending	6138	0.00	353.72	0.00	(353.72)
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	3,155.46	0.00	(3,155.46)
Dues & Meeting Expense	6174	0.00	68.47	0.00	(68.47)
Building Maintenance	6178	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	73.14	0.00	(73.14)
Transfer Out	6999	0.00	0.00	0.00	0.00
Total Expense		<u>0.00</u>	<u>4,562.45</u>	<u>0.00</u>	<u>(4,562.45)</u>
Net Revenue over (under) Expenses		<u>191,288.46</u>	<u>3,743,111.66</u>	<u>3,874,129.00</u>	<u>(131,017.34)</u>

City of Valley Park

01 - GENERAL FUND  
 1000 - Administrative  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Interest Earned	5190	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00
<b>Expense</b>					
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	1,504.00	1,000.00	(504.00)
Beneflex Deduct Ins Reimb	6023	0.00	19,150.95	22,000.00	2,849.05
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	1,325.00	0.00	(1,325.00)
Accounting Fees	6035	0.00	39,500.00	40,000.00	500.00
Floral Account	6045	0.00	46.88	250.00	203.12
Police Training (CVC)	6059	0.00	0.00	0.00	0.00
Account Reimbursement Plan	6105	200.00	1,600.00	2,400.00	800.00
Salary-Officials	6113	0.00	0.00	75,000.00	75,000.00
Salaries	6114	2,884.60	50,648.22	0.00	(50,648.22)
Labor	6115	3,887.36	72,042.24	95,790.00	23,747.76
Tools	6116	0.00	0.00	0.00	0.00
Domestic Violence	6120	11.00	96.00	800.00	704.00
Street Lights	6122	5,370.06	48,307.75	67,000.00	18,692.25
Equipment Expense	6124	191.93	2,843.91	20,000.00	17,156.09
Park Materials	6125	0.00	70.77	0.00	(70.77)
Office Supplies & Expense	6126	1,097.92	7,090.03	12,000.00	4,909.97
Truck Expense	6127	0.00	178.41	0.00	(178.41)
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	189.70	0.00	(189.70)
Fuel	6135	0.00	0.00	0.00	0.00
Benny Card-Flexible Spending	6138	0.00	15,078.01	7,000.00	(8,078.01)
Health Insurance	6139	35.00	24,732.03	30,000.00	5,267.97
Metro St. Louis Sewer Dist	6140	193.64	1,618.25	1,500.00	(118.25)
Refund Bldg. & Occ. Permits	6141	0.00	1,708.00	2,000.00	292.00
Lager's Expense	6145	0.00	35,339.36	45,000.00	9,660.64
Computer Consulting Expense	6150	0.00	24,144.04	20,000.00	(4,144.04)
VP School Dist - Settlement/Legal Fees	6151	0.00	47,916.00	47,900.00	(16.00)
Bank Fees	6155	0.00	1,710.37	0.00	(1,710.37)
General Insurance	6160	0.00	73,515.80	120,000.00	46,484.20
Vegetation Control	6162	0.00	0.00	0.00	0.00
Water	6165	0.00	985.40	1,200.00	214.60
Supplies	6166	131.72	1,192.32	1,600.00	407.68
Advertising	6167	54.52	709.76	1,000.00	290.24
Heat	6168	1,977.09	6,872.64	7,500.00	627.36
Electric	6170	781.82	8,036.26	11,000.00	2,963.74
Telephone	6171	29.40	4,285.93	7,490.00	3,204.07
Legal Fees	6172	13,350.00	78,448.07	105,000.00	26,551.93
Dues & Meeting Expense	6174	625.55	7,141.66	8,250.00	1,108.34
Consulting Fees	6177	0.00	0.00	0.00	0.00
Building Maintenance	6178	1,967.00	14,137.69	15,000.00	862.31
Official Expense	6184	3,305.00	29,745.00	40,000.00	10,255.00
Other Miscellaneous Expenses	6186	0.00	8,970.40	5,000.00	(3,970.40)
Interest Payment	6195	0.00	103.37	0.00	(103.37)

**City of Valley Park**

01 - GENERAL FUND  
 1000 - Administrative  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Payroll Taxes	6231	776.93	15,022.57	17,000.00	1,977.43
Rejis	6250	0.00	0.00	0.00	0.00
Prosecuting Attorney	6251	1,112.50	8,761.50	9,600.00	838.50
PA Assistant	6252	339.36	4,602.57	13,000.00	8,397.43
Pams And Supplis	6253	0.00	456.70	8,400.00	7,943.30
Peace Office Training Fund	6254	3.00	49.00	0.00	(49.00)
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>38,325.40</u>	<u>660,871.56</u>	<u>863,380.00</u>	<u>202,508.44</u>
Net Revenue over (under) Expenses		<u>(38,325.40)</u>	<u>(660,871.56)</u>	<u>(863,380.00)</u>	<u>202,508.44</u>

**City of Valley Park**

01 - GENERAL FUND  
1100 - Streets  
From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Expense					
Equipment Purchase	6006	0.00	25,699.73	28,000.00	2,300.27
Materials	6007	0.00	0.00	0.00	0.00
Street Salt	6009	30,174.10	33,031.78	30,000.00	(3,031.78)
Signs Purchased	6016	70.64	954.19	2,500.00	1,545.81
Demolition/Other	6019	0.00	0.00	0.00	0.00
Damage To Non-City Property	6022	0.00	210.00	0.00	(210.00)
Equipment Rental	6024	0.00	569.54	1,000.00	430.46
Annexation Expense	6027	0.00	0.00	0.00	0.00
Lubes and Fluids	6029	604.37	2,136.93	3,500.00	1,363.07
Education	6032	0.00	0.00	1,000.00	1,000.00
Street Material	6037	569.47	2,647.40	10,000.00	7,352.60
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	1,165.06	20,379.44	28,840.00	8,460.56
Labor	6115	16,021.47	300,171.93	427,965.00	127,793.07
Tools	6116	293.80	3,018.71	3,500.00	481.29
Operating Expense	6117	379.96	2,918.74	4,500.00	1,581.26
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	40.00	1,500.00	1,460.00
Equipment Expense	6124	0.00	239.80	0.00	(239.80)
Office Supplies & Expense	6126	91.40	397.16	1,000.00	602.84
Truck Expense	6127	4,004.83	17,482.90	35,000.00	17,517.10
Uniforms	6128	0.00	2,460.62	5,000.00	2,539.38
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	140.81	2,042.32	2,875.00	832.68
Fuel	6135	254.77	12,617.09	23,000.00	10,382.91
Tires & Tubes	6136	917.17	3,407.94	5,000.00	1,592.06
Tractor Expense	6137	1,469.10	3,620.46	10,000.00	6,379.54
Health Insurance	6139	35.00	98,084.75	149,000.00	50,915.25
Metro St. Louis Sewer Dist	6140	0.00	0.00	0.00	0.00
Mosquito Spraying	6143	203.09	6,992.91	8,500.00	1,507.09
Lager's Expense	6145	0.00	0.00	0.00	0.00
Weedeaters/Supplies	6147	0.00	443.34	1,750.00	1,306.66
Computer Consulting Expense	6150	0.00	2,500.00	1,800.00	(700.00)
General Insurance	6160	0.00	1,374.00	35,000.00	33,626.00
Chemicals	6161	0.00	74.38	500.00	425.62
Water	6165	0.00	401.77	500.00	98.23
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	29.40	1,974.92	2,700.00	725.08
Dues & Meeting Expense	6174	0.00	189.12	500.00	310.88
Building Maintenance	6178	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	39.76	316.49	1,500.00	1,183.51
Payroll Taxes	6231	1,260.89	23,453.49	36,050.00	12,596.51
Transfer Out	6999	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>57,725.09</u>	<u>569,933.24</u>	<u>862,480.00</u>	<u>292,546.76</u>
<b>Net Revenue over (under) Expenses</b>		<u>(57,725.09)</u>	<u>(569,933.24)</u>	<u>(862,480.00)</u>	<u>292,546.76</u>

**City of Valley Park**

01 - GENERAL FUND

1200 - Parks

From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Expense					
Equipment Purchase	6006	0.00	6,004.51	6,000.00	(4.51)
Signs Purchased	6016	0.00	192.00	500.00	308.00
Demolition/Other	6019	0.00	79.02	0.00	(79.02)
Damage To Non-City Property	6022	0.00	325.58	0.00	(325.58)
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
Housing For Prisoners-Clayton	6033	0.00	30.00	0.00	(30.00)
Salary-Officials	6113	1,157.28	25,769.12	60,770.00	35,000.88
Labor	6115	3,632.73	71,561.09	103,000.00	31,438.91
Operating Expense	6117	0.00	0.00	0.00	0.00
Parks-Deposit/Rental Refund	6118	0.00	75.00	300.00	225.00
Events	6119	0.00	4,201.91	5,000.00	798.09
Domestic Violence	6120	0.00	0.00	0.00	0.00
Street Lights	6122	269.17	2,231.95	3,000.00	768.05
Tree Removal	6123	0.00	1,400.00	1,000.00	(400.00)
Equipment Expense	6124	53.78	2,571.68	15,000.00	12,428.32
Park Materials	6125	0.00	9,579.03	9,000.00	(579.03)
Office Supplies & Expense	6126	136.23	1,000.08	1,100.00	99.92
Truck Expense	6127	70.57	1,110.50	3,000.00	1,889.50
Uniforms	6128	0.00	574.01	900.00	325.99
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	88.50	1,061.66	2,500.00	1,438.34
Fuel	6135	0.00	3,707.62	4,000.00	292.38
Tires & Tubes	6136	0.00	20.00	1,500.00	1,480.00
Tractor Expense	6137	0.00	1,712.32	2,002.32	290.00
Health Insurance	6139	35.00	21,147.94	32,000.00	10,852.06
Metro St. Louis Sewer Dist	6140	93.64	835.74	1,500.00	664.26
Lager's Expense	6145	0.00	0.00	0.00	0.00
Weedeaters/Supplies	6147	0.00	120.00	700.00	580.00
Computer Consulting Expense	6150	0.00	0.00	1,500.00	1,500.00
General Insurance	6160	0.00	274.80	7,000.00	6,725.20
Chemicals	6161	0.00	12,956.00	21,485.00	8,529.00
Water	6165	37.04	1,067.92	1,200.00	132.08
Supplies	6166	0.00	0.00	250.00	250.00
Advertising	6167	0.00	0.00	500.00	500.00
Heat	6168	142.83	765.66	1,200.00	434.34
Engineering Fees	6169	0.00	4,880.00	7,500.00	2,620.00
Electric	6170	328.69	1,775.88	3,500.00	1,724.12
Telephone	6171	0.00	403.72	1,000.00	596.28
Dues & Meeting Expense	6174	0.00	290.02	500.00	209.98
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	174.07	3,000.00	2,825.93
Vance Trails	6196	0.00	0.00	1,500.00	1,500.00
Leonard Park Repairs	6197	0.00	1,631.49	1,500.00	(131.49)
Payroll Taxes	6231	354.32	7,210.42	12,360.00	5,149.58
Rejis	6250	0.00	0.00	0.00	0.00
Mer Rec Area-Electric	6370	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>6,399.78</u>	<u>186,740.74</u>	<u>326,017.32</u>	<u>139,276.58</u>
<b>Net Revenue over (under) Expenses</b>		<u>(6,399.78)</u>	<u>(186,740.74)</u>	<u>(326,017.32)</u>	<u>139,276.58</u>

**City of Valley Park**

01 - GENERAL FUND  
 1400 - Community Development  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
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	111.12	1,000.00	888.88
Salary-Officials	6113	1,157.28	16,780.56	0.00	(16,780.56)
Labor	6115	3,462.32	50,652.60	43,260.00	(7,392.60)
Equipment Expense	6124	89.95	3,970.46	1,000.00	(2,970.46)
Office Supplies & Expense	6126	125.41	1,916.33	2,000.00	83.67
Truck Expense	6127	20.00	444.03	1,000.00	555.97
Uniforms	6128	0.00	315.45	500.00	184.55
Truck Lease Purchase	6130	0.00	5,489.26	5,500.00	10.74
Fuel	6135	28.43	600.88	1,500.00	899.12
Tires & Tubes	6136	0.00	20.00	500.00	480.00
Health Insurance	6139	35.00	14,033.95	16,000.00	1,966.05
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	2,497.12	2,200.00	(297.12)
General Insurance	6160	0.00	274.80	7,000.00	6,725.20
Water	6165	0.00	17.90	0.00	(17.90)
Advertising	6167	0.00	0.00	750.00	750.00
Engineering Fees	6169	562.50	6,251.25	5,500.00	(751.25)
Telephone	6171	29.41	1,133.71	1,100.00	(33.71)
Legal Fees	6172	0.00	0.00	0.00	0.00
Dues & Meeting Expense	6174	0.00	189.11	500.00	310.89
Consulting Fees	6177	0.00	0.00	0.00	0.00
Payroll Taxes	6231	348.28	5,054.81	3,090.00	(1,964.81)
<b>Total Expense</b>		<u>5,858.58</u>	<u>109,753.34</u>	<u>114,900.00</u>	<u>5,146.66</u>
<b>Net Revenue over (under) Expenses</b>		<u>(5,858.58)</u>	<u>(109,753.34)</u>	<u>(114,900.00)</u>	<u>5,146.66</u>

**City of Valley Park**

01 - GENERAL FUND  
 1500 - Police Department  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
Expense					
Police Training (CVC)	6059	49.91	663.09	0.00	(663.09)
Telephone	6171	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	6186	0.00	895.82	0.00	(895.82)
P.D. Full Service Contract	6200	<u>127,029.25</u>	<u>1,150,009.67</u>	<u>1,605,308.68</u>	<u>455,299.01</u>
Total Expense		<u>127,079.16</u>	<u>1,151,568.58</u>	<u>1,605,308.68</u>	<u>453,740.10</u>
Net Revenue over (under) Expenses		<u>(127,079.16)</u>	<u>(1,151,568.58)</u>	<u>(1,605,308.68)</u>	<u>453,740.10</u>



**City of Valley Park**

01 - GENERAL FUND  
 1800 - Mayor's Department  
 From 3/1/2021 Through 3/31/2021

		<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	7,200.00	9,600.00	2,400.00
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	<u>61.20</u>	<u>550.80</u>	<u>800.00</u>	<u>249.20</u>
Total Expense		<u>861.20</u>	<u>7,750.80</u>	<u>11,000.00</u>	<u>3,249.20</u>
Net Revenue over (under) Expenses		<u>(861.20)</u>	<u>(7,750.80)</u>	<u>(11,000.00)</u>	<u>3,249.20</u>

**City of Valley Park**

01 - GENERAL FUND  
 2000 - Court  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Education	6032	0.00	79.00	0.00	(79.00)
Housing For Prisoners-Clayton	6033	0.00	60.00	0.00	(60.00)
Salary-Officials	6113	850.00	7,650.00	10,200.00	2,550.00
Labor	6115	1,895.20	37,356.84	49,234.00	11,877.16
Office Supplies & Expense	6126	168.23	1,967.19	1,500.00	(467.19)
Uniforms	6128	0.00	0.00	150.00	150.00
Health Insurance	6139	0.00	13,927.51	19,000.00	5,072.49
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	29.41	377.88	510.00	132.12
Dues & Meeting Expense	6174	0.00	689.11	1,500.00	810.89
Other Miscellaneous Expenses	6186	0.00	0.00	0.00	0.00
Payroll Taxes	6231	197.95	3,330.81	4,120.00	789.19
Rejis	6250	0.00	6,696.89	11,500.00	4,803.11
Total Expense		<u>3,140.79</u>	<u>72,135.23</u>	<u>100,214.00</u>	<u>28,078.77</u>
Net Revenue over (under) Expenses		<u>(3,140.79)</u>	<u>(72,135.23)</u>	<u>(100,214.00)</u>	<u>28,078.77</u>

**City of Valley Park**

01 - GENERAL FUND  
 2200 - Emergency Management  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Salaries	6114	103.26	1,806.11	2,419.47	613.36
Labor	6115	0.00	3.69	0.00	(3.69)
Payroll Taxes	6231	<u>7.72</u>	<u>135.04</u>	<u>250.00</u>	<u>114.96</u>
Total Expense		<u>110.98</u>	<u>1,944.84</u>	<u>2,669.47</u>	<u>724.63</u>
Net Revenue over (under) Expenses		<u>(110.98)</u>	<u>(1,944.84)</u>	<u>(2,669.47)</u>	<u>724.63</u>

**City of Valley Park**

03 - SANITATION FUND

0000 - General

From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Sale of Recycled Items	5112	0.00	608.97	1,000.00	(391.03)
Deposit on Containers	5114	0.00	0.00	0.00	0.00
Refund - Misc	5148	0.00	0.00	0.00	0.00
Parts Sales	5153	0.00	0.00	0.00	0.00
Trash Income	5170	46,084.78	297,708.60	416,000.00	(118,291.40)
Sale of Containers	5205	0.00	0.00	0.00	0.00
Bulk Pick Up	5210	140.00	2,509.00	3,000.00	(491.00)
<b>Total Revenue</b>		<u>46,224.78</u>	<u>300,826.57</u>	<u>420,000.00</u>	<u>(119,173.43)</u>
<b>Expense</b>					
Billing Expense	6013	1,018.64	3,116.00	5,500.00	2,384.00
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	1,165.08	20,379.81	28,119.00	7,739.19
Labor	6115	8,680.04	159,855.56	221,450.00	61,594.44
Dump Fees	6121	0.00	268.00	0.00	(268.00)
Equipment Expense	6124	0.00	1,604.95	0.00	(1,604.95)
Truck Expense	6127	712.17	4,551.04	15,000.00	10,448.96
Uniforms	6128	0.00	936.10	1,500.00	563.90
Fuel	6135	0.00	5,822.74	15,000.00	9,177.26
Tires & Tubes	6136	885.04	9,414.50	16,000.00	6,585.50
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	35.00	46,732.17	61,000.00	14,267.83
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	549.60	14,600.00	14,050.40
Other Miscellaneous Expenses	6186	0.00	2,060.77	500.00	(1,560.77)
TRASH DUMP FEES	6205	6,662.69	74,683.85	87,000.00	12,316.15
RECYCLING DUMP FEES	6206	1,472.03	16,205.41	22,000.00	5,794.59
LAWN DUMP FEES	6207	0.00	6,851.00	9,000.00	2,149.00
Payroll Taxes	6231	714.06	13,241.74	18,385.00	5,143.26
Transfer Out	6999	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>21,344.75</u>	<u>366,981.52</u>	<u>520,154.00</u>	<u>153,172.48</u>
<b>Net Revenue over (under) Expenses</b>		<u>24,880.03</u>	<u>(66,154.95)</u>	<u>(100,154.00)</u>	<u>33,999.05</u>

**City of Valley Park**

0000 - General  
08 - SEWER LATERAL FUND  
From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Sewer Lateral Tax	5110	<u>353.07</u>	<u>47,155.32</u>	<u>48,800.00</u>	<u>(1,644.68)</u>
<b>Total Revenue</b>		<u><b>353.07</b></u>	<u><b>47,155.32</b></u>	<u><b>48,800.00</b></u>	<u><b>(1,644.68)</b></u>
<b>Expense</b>					
Equipment Purchase	6006	0.00	12,048.55	13,500.00	1,451.45
Materials	6007	107.62	6,115.29	27,000.00	20,884.71
Beneflex Deduct Ins Reimb	6023	0.00	0.00	0.00	0.00
Education	6032	0.00	0.00	1,500.00	1,500.00
Salaries	6114	258.90	4,528.65	6,283.00	1,754.35
Labor	6115	933.12	5,365.54	29,100.00	23,734.46
Tools	6116	0.00	200.00	1,000.00	800.00
Operating Expense	6117	0.00	128.01	0.00	(128.01)
Equipment Expense	6124	0.00	1,877.20	2,000.00	122.80
Truck Expense	6127	0.00	285.00	2,000.00	1,715.00
Fuel	6135	0.00	0.00	200.00	200.00
Tractor Expense	6137	0.00	406.16	0.00	(406.16)
Benny Card-Flexible Spending	6138	0.00	0.00	0.00	0.00
Health Insurance	6139	0.00	1,481.61	2,400.00	918.39
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	<u>86.58</u>	<u>730.03</u>	<u>1,436.00</u>	<u>705.97</u>
<b>Total Expense</b>		<u><b>1,386.22</b></u>	<u><b>33,166.04</b></u>	<u><b>86,419.00</b></u>	<u><b>53,252.96</b></u>
<b>Net Revenue over (under) Expenses</b>		<u><b>(1,033.15)</b></u>	<u><b>13,989.28</b></u>	<u><b>(37,619.00)</b></u>	<u><b>51,608.28</b></u>

**City of Valley Park**

0000 - General  
11 - POLICE TRAINING FUND  
From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Revenue					
Police Court & Fines	5150	<u>0.00</u>	<u>330.00</u>	<u>1,100.00</u>	<u>(770.00)</u>
Total Revenue		<u>0.00</u>	<u>330.00</u>	<u>1,100.00</u>	<u>(770.00)</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>330.00</u>	<u>1,100.00</u>	<u>(770.00)</u>

**City of Valley Park**

0000 - General  
 14 - BOND FUND  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Special Assessments	5115	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	5.31	100.00	(94.69)
Bond Forfeiture	5194	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<u>0.00</u>	<u>5.31</u>	<u>100.00</u>	<u>(94.69)</u>
<b>Expense</b>					
Bond Disbursements	6320	0.00	0.00	25,000.00	25,000.00
Transfer Out	6999	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>25,000.00</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>5.31</u>	<u>(24,900.00)</u>	<u>24,905.31</u>

## City of Valley Park

- REV Exp Report

17 - SALE TAX STORM WTR/MAJ PROJECT

From 3/1/2021 Through 3/31/2021

	Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	
<b>Revenue</b>					
5152	Park Grants	0.00	0.00	370,000.00	(370,000.00)
5155	Sales Tax/Capital Improvement	45,965.43	349,270.96	400,000.00	(50,729.04)
5156	Sales Tax/Storm Water	33,303.48	328,853.58	355,000.00	(26,146.42)
5157	Grants	0.00	115,500.26	1,021,000.00	(905,499.74)
5159	Peerless-Stmwtr/Parks	11,776.06	121,582.07	117,900.00	3,682.07
5160	Peerless-Stl Cap Imp	10,009.65	103,344.75	115,000.00	(11,655.25)
5190	Interest Earned	0.00	86.83	0.00	86.83
	<b>Total Revenue</b>	<u>101,054.62</u>	<u>1,018,638.45</u>	<u>2,378,900.00</u>	<u>(1,360,261.55)</u>
<b>Expense</b>					
6001	Concrete Supplies	146.27	161.55	2,500.00	2,338.45
6007	Materials	0.00	27,635.26	160,000.00	132,364.74
6029	Lubes and Fluids	0.00	0.00	2,000.00	2,000.00
6055	Relief Well Testing	0.00	0.00	24,000.00	24,000.00
6115	Labor	0.00	19,421.34	30,000.00	10,578.66
6117	Operating Expense	75.56	7,183.64	15,000.00	7,816.36
6124	Equipment Expense	27.46	26,154.69	23,380.00	(2,774.69)
6126	Office Supplies & Expense	0.00	379.99	0.00	(379.99)
6127	Truck Expense	0.00	0.00	2,000.00	2,000.00
6135	Fuel	0.00	0.00	2,000.00	2,000.00
6136	Tires & Tubes	0.00	409.00	1,000.00	591.00
6137	Tractor Expense	0.00	228.82	5,000.00	4,771.18
6139	Health Insurance	35.00	12,207.71	15,100.00	2,892.29
6146	COPS Lease Transfer	0.00	68,647.11	420,000.00	351,352.89
6162	Vegetation Control	0.00	195.96	3,000.00	2,804.04
6169	Engineering Fees	2,215.57	53,133.49	815,000.00	761,866.51
6210	Hudson Group/St Louis Ave	1,722.50	5,150.57	0.00	(5,150.57)
6231	Payroll Taxes	0.00	1,415.71	4,250.00	2,834.29
6265	Brignole Library	12,085.25	21,518.48	0.00	(21,518.48)
	<b>Total Expense</b>	<u>16,307.61</u>	<u>243,843.32</u>	<u>1,524,230.00</u>	<u>1,280,386.68</u>
	<b>Beginning Fund Balance</b>	<u>2,437,038.43</u>	<u>1,746,990.31</u>	<u>0.00</u>	<u>1,746,990.31</u>
	<b>Total Beginning Fund Balance</b>	<u>2,437,038.43</u>	<u>1,746,990.31</u>	<u>0.00</u>	<u>1,746,990.31</u>
	<b>Net Revenue over (under) Expenses</b>	<u>84,747.01</u>	<u>774,795.13</u>	<u>854,670.00</u>	<u>(79,874.87)</u>
	<b>Ending Fund Balance</b>	<u>2,521,785.44</u>	<u>2,521,785.44</u>	<u>854,670.00</u>	<u>1,667,115.44</u>



**City of Valley Park**

0000 - General  
 23 - TIF 2015 SRS A DEBT SERVICE  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Transfer from TIF EATS	5993	0.00	77,822.77	0.00	77,822.77
Transfer from CID Rev	5994	0.00	14,681.14	33,000.00	(18,318.86)
Trans from TIF PILOTS	5995	0.00	7,164.99	0.00	7,164.99
<b>Total Revenue</b>		<u>0.00</u>	<u>99,668.90</u>	<u>33,000.00</u>	<u>66,668.90</u>
<b>Expense</b>					
Debt Service	6176	0.00	0.00	33,000.00	33,000.00
Principal Payment	6194	0.00	99,668.90	0.00	(99,668.90)
<b>Total Expense</b>		<u>0.00</u>	<u>99,668.90</u>	<u>33,000.00</u>	<u>(66,668.90)</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 24 - TIF 2015 SRS B DEBT SERVICE  
 From 3/1/2021 Through 3/31/2021

		<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
Trans from TIF PILOTS	5995	0.00	0.00	0.00	0.00
Total Revenue		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense					
Debt Service	6176	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>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 25 - TIF PEERLESS PARK REVENUE  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Sales Tax	5125	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	40.59	0.00	40.59
TIF PILOTS	5200	0.00	0.00	0.00	0.00
TIF EATS	5220	10,656.85	83,246.88	0.00	83,246.88
TIF-Peerless Stmwtr/Parks	5240	5,853.67	47,274.83	0.00	47,274.83
TIF-Peerless Std Cap Imp	5250	<u>2,926.83</u>	<u>22,901.60</u>	<u>0.00</u>	<u>22,901.60</u>
Total Revenue		<u>19,437.35</u>	<u>153,463.90</u>	<u>0.00</u>	<u>153,463.90</u>
<b>Expense</b>					
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Revenue over (under) Expenses		<u>19,437.35</u>	<u>153,463.90</u>	<u>0.00</u>	<u>153,463.90</u>

**City of Valley Park**

0000 - General  
 27 - TIF PEERLESS DEBT SRVC  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Interest Earned	5190	0.00	0.00	0.00	0.00
Transfer In	5335	0.00	0.00	0.00	0.00
Transfer from CID Rev	5994	0.00	0.00	0.00	0.00
Transfer from TIF-PP-Rev	5999	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Expense</b>					
Principal Payment	6194	0.00	0.00	0.00	0.00
Interest Payment	6195	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 28 - CAROL HOUSE TIF EATS (T3)  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Interest Earned	5190	0.00	2.57	1,000.00	(997.43)
Plan Review - Land & Home Dev	5191	0.00	0.00	0.00	0.00
TIF PILOTS	5200	0.00	0.00	0.00	0.00
Emergency Comm Commission	5215	1,784.67	52,973.89	45,000.00	7,973.89
TIF EATS	5220	0.00	0.00	0.00	0.00
T3-Strmwtr/Parks	5230	17,846.65	72,374.53	80,000.00	(7,625.47)
T3-Stl Cap Imp	5245	0.00	14,694.36	15,000.00	(305.64)
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	20,351.22	0.00	20,351.22
<b>Total Revenue</b>		<u>19,631.32</u>	<u>160,396.57</u>	<u>177,000.00</u>	<u>(16,603.43)</u>
<b>Expense</b>					
Accounting Fees	6035	0.00	0.00	0.00	0.00
Bank Fees	6155	0.00	0.00	1,000.00	1,000.00
Transfer to UMB Bank	6990	0.00	0.00	0.00	0.00
Tstr to Proj Acct-SeriesA 2010	6994	0.00	77,822.77	0.00	(77,822.77)
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	0.00	0.00	0.00
<b>Total Expense</b>		<u>0.00</u>	<u>77,822.77</u>	<u>182,000.00</u>	<u>104,177.23</u>
<b>Net Revenue over (under) Expenses</b>		<u>19,631.32</u>	<u>82,573.80</u>	<u>(5,000.00)</u>	<u>87,573.80</u>

**City of Valley Park**

0000 - General  
 29 - CAROL HOUSE TIF PILOTS (T3)  
 From 3/1/2021 Through 3/31/2021

		Current Period Actual	Current Year Actual	YTD Budget - Original	YTD Budget ariance - Origin
<b>Revenue</b>					
Real Estate Tax Current	5111	0.00	1,399.36	30,000.00	(28,600.64)
Interest Earned	5190	0.00	0.47	0.00	0.47
TIF PILOTS	5200	0.00	(16,285.74)	0.00	(16,285.74)
<b>Total Revenue</b>		<u>0.00</u>	<u>(14,885.91)</u>	<u>30,000.00</u>	<u>(44,885.91)</u>
<b>Expense</b>					
Bank Fees	6155	0.00	1,219.00	3,000.00	1,781.00
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 to Debt Srvc Fund	6998	0.00	7,164.99	0.00	(7,164.99)
Transfer Out	6999	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>0.00</u>	<u>8,383.99</u>	<u>30,000.00</u>	<u>21,616.01</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>(23,269.90)</u>	<u>0.00</u>	<u>(23,269.90)</u>

**City of Valley Park**

0000 - General  
 30 - CID REVENUE ACCOUNT  
 From 3/1/2021 Through 3/31/2021

		<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	<u>0.00</u>	<u>20,351.18</u>	<u>38,000.00</u>	<u>(17,648.82)</u>
Total Revenue		<u>0.00</u>	<u>20,351.18</u>	<u>38,000.00</u>	<u>(17,648.82)</u>
Expense					
COI-attorney-developer	6052	0.00	0.00	5,000.00	5,000.00
COI-developer	6054	0.00	2,294.34	0.00	(2,294.34)
Transfer to Debt Srvc Fund	6998	<u>0.00</u>	<u>14,681.14</u>	<u>33,000.00</u>	<u>18,318.86</u>
Total Expense		<u>0.00</u>	<u>16,975.48</u>	<u>38,000.00</u>	<u>21,024.52</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>3,375.70</u>	<u>0.00</u>	<u>3,375.70</u>

City of Valley Park

0000 - General

46 - A PROJECT ACCOUNT 2010 (COP 2010)

From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
Expense					
Transfer Out	6999	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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>0.00</u>	<u>0.00</u>	<u>0.00</u>



**City of Valley Park**

0000 - General  
 47 - B RESERVE ACCOUNT 2010 (COP 2010)  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Interest Earned	5190	0.00	0.00	0.00	0.00
Total Revenue		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Expense</b>					
Tax Amortized Prem Payment	6058	0.00	0.00	0.00	0.00
Transfer to UMB Bank	6990	0.00	0.00	0.00	0.00
Tax Amortized Prem Pmt	6996	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>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 49 - COPS DEBT SERVICE ACCOUNT 2010  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Interest Earned	5190	0.00	0.00	0.00	0.00
Trf From COPS Lease (Fund 17)	5996	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Revenue</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Expense</b>					
Interest Payment	6195	0.00	0.00	0.00	0.00
Transfer Out	6999	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 50 - Refunding Certs Series 2019 Lease Rev Fd  
 From 3/1/2021 Through 3/31/2021

		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
Bond Forfeiture	5194	0.00	0.30	0.00	0.30
Trsfr from 17 Savings Acct	5305	0.00	0.00	420,000.00	(420,000.00)
Transfer In	5335	0.00	0.00	0.00	0.00
Total Revenue		<u>0.00</u>	<u>0.30</u>	<u>420,000.00</u>	<u>(419,999.70)</u>
Expense					
Debt Service	6176	0.00	(68,647.11)	170,000.00	238,647.11
Principal Payment	6194	0.00	68,647.41	235,000.00	166,352.59
Total Expense		<u>0.00</u>	<u>0.30</u>	<u>405,000.00</u>	<u>404,999.70</u>
Net Revenue over (under) Expenses		<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>(15,000.00)</u>

**City of Valley Park**

0000 - General

51 - Refunding Certs of Participation Series 2019

From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Sales Tax/Storm Water	5156	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	0.00	0.00	0.00
Transfer In	5335	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Expense</b>					
Bank Fees	6155	0.00	0.00	0.00	0.00
COI-attorney-bond counsel	6163	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
<b>Total Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**City of Valley Park**

0000 - General  
 52 - Refunding Certs S/2010 Escrow Fd 2010B  
 From 3/1/2021 Through 3/31/2021

		<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>YTD Budget - Original</u>	<u>YTD Budget ariance - Origin</u>
<b>Revenue</b>					
Sale of Public Works Equipment	5180	0.00	0.00	0.00	0.00
Interest Earned	5190	0.00	0.00	0.00	0.00
Tsfr from Resv Acct-SeriesB 10	5325	0.00	0.00	0.00	0.00
Core Escrow Refund Rec Fund	5330	0.00	0.00	0.00	0.00
Transfer In	5335	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Expense</b>					
Principal Payment	6194	0.00	0.00	0.00	0.00
Transfer Out	6999	0.00	0.00	0.00	0.00
<b>Total Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Revenue over (under) Expenses</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

February 2021 Inspections			
2/1/2021	808 Benton	Occupancy	Fail 9
2/2/2021	608 Park Commons Apt F	Occupancy	
2/2/2021	465 Seton Hall Ct.	Fail	Re-Inspected 11
2/2/2021	414 Benton Apt 2	Fail	
2/2/2021	10 Egel Rock Unit 200	Occupancy	Passed 31
2/3/2021	1045 Dougherty Lake Estates	Water Heater	
2/4/2021	926 Dogwood Creek Apt C	Occupancy	
2/4/2021	125 Forest Parkway Apt J	Occupancy	
2/4/2021	105 Forest Parkway Apt I	Occupancy	
2/4/2021	6 Francis	Meeting	
2/5/2021	194 Rutherglen	Deck	
2/5/2021	938 St. Louis Ave	Fail	
2/5/2021	358 Vest	Back Flow	
2/8/2021	414 Benton Apt 2	Re-Inspection	
2/8/2021	442 Xavier	Fence	
2/9/2021	237 Benton Unit 202	Occupancy	
2/9/2021	188 Forest Parkway Apt H	Occupancy	
2/10/2021	938 St. Louis Ave	Re-Inspection	
2/10/2021	66 N Elam	Meeting	
2/11/2021	702 Overlook Circle Apt A	Occupancy	
2/11/2021	740 Overlook Circle Apt H	Fail	
2/11/2021	329 Jefferson Ave Front	Occupancy	
2/11/2021	113 Forest Parkway Apt I	Occupancy	
2/11/2021	338 Jefferson	Re-Inspection	
2/12/2021	913 Wynstay Circle	Re-Inspection	
2/12/2021	465 Seton Hall Ct.	Re-Inspection	
2/12/2021	616 Park Common Ct Apt C	Re-Inspection	
2/16/2021	54 Cheryl La Apt 3	Fail	
2/16/2021	608 Park Commons Apt L	Occupancy	
2/16/2021	628 Park Commons Apt B	Occupancy	
2/16/2021	680 Park Commons Apt L	Occupancy	
2/16/2021	54 Cheryl La Apt 3	Re-Inspection	
2/18/2021	614 Marshall	Fail	
2/18/2021	719 St. Louis Ave. Front	Fail	
2/18/2021	239 Highland Village	Fail	
2/19/2021	127 Kinross	Re-Inspection	
2/22/2021	157 Quinwood	Fail	
2/22/2021	1481 Parkside Commons 101	Occupancy	
2/23/2021	3 Jefferson	Water Heater	
2/23/2021	54 Cheryl La Apt 8	Occupancy	
2/23/2021	614 Marshall	Re-Inspection	
2/23/2021	157 Quinwood	Re-Inspection	
2/24/2021	839 Meramec Station	Drop Ceiling	
2/24/2021	604 Meramec Station	Rough Plumbing	
2/25/2021	725 Overlook Circle Apt A	Occupancy	
2/25/2021	1000 Dogwood Creek Apt C	Occupancy	

2/25/2021	1000 Dogwood Creek Apt I	Occupancy
2/26/2021	945 Wynstay Circle	Occupancy
2/26/2021	76 S Highway Dr.	Re-Inspection
2/26/2021	812 Crescent Springs	Retaining Wall Rough
2/26/2021	604 Meramec Station	Plumbing Final
<b>Total Inspections 51</b>		

## INTEROFFICE MEMORANDUM

March 1, 2021

TO: MAYOR C. WEBSTER  
BOARD OF ALDERMEN

FROM: LIEUTENANT JUAN GOMEZ

SUBJECT: MONTHLY REPORT – February 2021

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Police Officers assigned to the City of Valley Park responded to 402 calls from citizens during the month. February calls from citizens were down 137 calls, compared to the same month for 2020. In addition to the calls from citizens, officers assisted without being called or took action on an additional 529 calls and wrote 69 police reports.

Year-to-date statistics: There have been 1296 calls for service. There were 1111 calls for service from last year at the same time.

**Neighborhood Policing:** Officers tagged or towed 25 vehicles and identified 8 open garage doors. We notified these residents of the potential for becoming the target of criminal activity by leaving garages open through the night.

As always, please contact me if you have any questions. I may be reached at 636/225-5252 or 314/922-1698.