



**CITY OF VALLEY PARK, BOARD OF
ALDERMEN MEETING
AT 7:00 P.M. ON APRIL 27, 2020
VIA VIDEO CONFERENCING (ZOOM)
PURSUANT TO RSMO 610.015
VALLEY PARK CITY HALL, 320 BENTON
STREET, VALLEY PARK, MISSOURI 63088**

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

- 1. ROLL CALL**
- 2. PUBLIC HEARING – 839 MERAMEC STATION RD – MEDICAL MARIJUANA DISPENSARY**
- 3. APPROVAL OF MINUTES**
 - a. 04-06-2020 Board of Aldermen Regular Session Meeting minutes
- 4. NEW BUSINESS**
 - a. Ratification of the Poll of the Board – March 25, 2020
 - b. Bill 2235 – A Conditional Use Permit for 839 Meramec Station Road
 - c. Bill 2236 – Amending Ordinance 2049 – Public Health Order
 - d. Bill 2237 – Above Ground Fuel Containers
- 5. MARCH BILLS**
- 6. REPORTS**
 - a. Mayor Report – Mayor Webster
 - b. City Attorney Report – Tim Engelmeyer
 - c. City Clerk Report – Dusty Hosna
 - i. Administrative Fee for Consulting
 - d. Public Works Report – Gerald Martin
 - e. Community Development Report – Gil DeNormandie
 - f. Police Report – Lt. Francis Gomez
- 7. ADJOURNMENT**

Posted on 4/27/2020 at 1:15pm by [Signature]

**VALLEY PARK BOARD OF ALDERMEN
REGULAR MEETING MINUTES
APRIL 6, 2020**

The regular meeting of the Board of Aldermen of the City of Valley Park, Missouri, was called to order at 7:01 PM on April 6, 2020, by Mayor Chandra Webster, at the Valley Park City Hall at 320 Benton Street, Valley Park, MO 63088. On a roll call, the following members were present:

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

Also present was: Dusty Hosna, City Clerk Tim Engelmeyer, City Attorney
 Gerald Martin, Public Works Director
 Gil DeNormandie, Community Development Director

The Pledge of Allegiance was recited.

PUBLIC COMMENTS

None

BUSINESS PORTION

PUBLIC HEARING – MERAMEC VALLEY PLAZA

Mayor Webster opened the public hearing at 7:02pm. City Clerk Hosna explained that Meramec Valley Plaza submitted an application to amend the original Planned Development to the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval of the request to the Board of Aldermen. Alderman Walker suggested that we re-visit the ordinance on shared parking.

Aldermen Walker made a motion to re-visit the ordinance on shared parking in a Legislative Committee Meeting. Alderman White seconded the motion. Discussion was held. The motions were withdrawn.

The public hearing was closed at 7:12pm.

MINUTES

March 02, 2020 Board of Aldermen Regular Session Meeting minutes – A motion was made by Aldерwoman Halker, seconded by Aldерwoman Reynolds, to approve the March 02, 2020 Board of Aldermen Regular Session Meeting minutes. **Motion carried** with 8 аyes.

NEW BUSINESS

Bill 2233 – An Ordinance Amending a Planned Development at Meramec Valley Plaza

Discussion was held on Bill 2233

Aldерwoman Reynolds made a motion to put Bill 2233 on its first reading by title only. Aldерwoman Halker seconded the motion. **Motion carried** with 8 аyes.

Alderman Walker mentioned that he would like to address the shared parking issue after this Bill was discussed.

Alderman Walker made a motion to put Bill 2233 on its second and final reading by title only. Aldерwoman Reynolds seconded the motion. **Motion carried** with 8 аyes.

Aldermen Walker made a motion to re-visit the ordinance on shared parking in a Legislative Committee Meeting. Alderman Bowen seconded the motion. **Motion passed** with 8 ayes.

Alderwoman Walker made a motion to approve Bill 2233, seconded by Alderwoman Reynolds. After a roll call vote the **Motion carried** with 7 ayes. **Bill 2233 then became Ordinance No. 2048.**

Bill 2234– An Ordinance Amending Ch. 210 of the Municipal Code

City Attorney Engelmeyer discussed the ordinance.

Mayor Webster read Bill 2234 by title only.

Discussion was held. Alderman White suggested putting this bill in front of the Legislative Committee for review. Alderwoman Reynolds asked how this would be enforced. Discussion was held.

Alderman Walker made a motion to put Bill 2234 on its first reading by title only. Alderwoman Reynolds seconded the motion. Motion carried with 8 ayes.

Alderwoman Halker made a motion to approve Bill 2233, seconded by Alderwoman Reynolds. After a roll call vote the Motion carried with 8 ayes. Bill 2234 then became Ordinance No. 2049.

MARCH FINANCIALS

Discussion was held.

REPORTS

Mayor Webster gave a brief report.

City Attorney Engelmeyer gave a brief report.

City Clerk Dusty Hosna gave a brief report. He also mentioned the next Board of Aldermen meeting would be April 27, 2020.

Public Works Director Gerald Martin gave a brief report.

Community Development Director Gil DeNormandie gave a brief report and presented an inspection list.

Lt. Gomez was not present for his report.

ADJOURNMENT

Alderwoman Halker made a motion to adjourn regular session at 8:10pm, seconded by Alderman White. **Motion carried** with 8 ayes.

Dusty Hosna, City Clerk

On March 25, 2020, a poll of the Board of Aldermen was performed asking the following question:

The following motion was made at the March 25, 2020 Public Works Committee

“Alderwoman Halker made a motion to approve a temporary fix to the wall and work towards a permanent fix to avoid any financial difficulties for our residents. The motion was seconded by Alderwoman Reynolds. Motion passed with 3 ayes, 0 nays and 1 absent”

POLL

Do you approve the recommendation of the Public Works Committee to approve a temporary fix to the wall and work towards a permanent fix to avoid any financial difficulties for our residents?

YES - I approve

NO – I do not approve

Votes:

	Aye	Nay		Aye	Nay
Reynolds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rauls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Halker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bowen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Absent: _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO COMO HEALTH, LLC. TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON A CERTAIN TRACT OF LAND AT 839 MERAMEC STATION ROAD WITHIN THE CITY OF VALLEY PARK, MISSOURI.

WHEREAS, Como Health LLC. filed for a Conditional Use Permit on February 26, 2020, to operate a medical marijuana dispensary in a 1,200 square foot building located at 839 Meramec Station Road (Locator ID 25Q640184) within the City of Valley Park, Missouri; and

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

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

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

WHEREAS, a Public Hearing was held on April 20, 2020, by the Planning and Zoning Commission regarding the request by Como Health, 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 Como Health, LLC. to allow a “medical marijuana dispensary (not including growing operations)” in a 1,200 square foot building located at 839 Meramec Station Road, subject to the conditions set forth herein; and

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

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

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

Section One

Pursuant to the provisions of Article X, Section 405.610 Conditional Use Permit Procedure, of Title IV Land Use, of the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow a “medical marijuana dispensary (not including growing operations)” in a 1,200 square foot building located at 839 Meramec Station Road.

Section Two

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

1. Business owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location and provide proof of the license on a yearly basis to the City Clerk.
2. The business shall be operated substantially in accordance with the Conditional Use Permit Application submitted to the City on February 28, 2020.
3. No marijuana cultivation, product testing, manufacturing, or use of marijuana infused products is permitted on the property.
4. The site plan shall be revised to show the location of the new Japanese Maple tree and the correct parking requirements of five parking spaces per 1,000 square feet and then submitted to the City for approval prior to issuing of construction permits
5. The site shall be brought into compliance with the site plan approved by the site and maintained in compliance with such site plans.
6. The hours of operation shall be Monday through Sunday from 8:00am until 8:00pm.
7. Patrons must be twenty-one (21) or older to enter the building.
8. All security camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
9. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building for storage of currency and products.
10. All marijuana inventory shall be kept and stored in a secured and locked manner.
11. Parking area lighting shall be installed upon approval by the Building Commissioner.
12. Site landscaping shall be installed and maintained in compliance with Article VII, Section 405.350.
13. All signage shall be installed with a proper permit and compliant with the City’s Sign Regulation, Chapter 515.
14. Construction does not begin until P&Z has a review to go over all details.

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 APRIL, 2020.

Mayor Chandra Webster

To approve Bill #2235

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 Clerk

VALLEY PARK PLANNING & ZONING COMMISSION
Monday, April 20, 2020

CALL TO ORDER: Meeting called to order at 7:00pm by Chairman Mike Cyr

ATTENDANCE: Mike Cyr, Chairman
Alderwoman Betty Halker
Alderman Randy Bowen
Rich Schmitt
Alva Roberts
Dave Fowler
Mayor, Chandra Webster

NON MEMBERS IN ATTENDANCE:

Tim Engelmeyer, City Attorney
Gil DeNormandie, Building Commissioner
Dusty Hosna, City Clerk
Anna Krane, PGVA
Alderman Mike White
Alderman Ed Walker
Alderman Tom Rauls

Pledge of Allegiance led by Chairman Mike Cyr.

3. Approval of Minutes

Meeting minutes from 3/9/20 were not included in packet and therefore approval tabled until next meeting.

4. Public Hearing – Conditional Use Permit – 839 Meramec Station Road

Public hearing opened at 7:03.. Speakers were as follows:

Randal Carter – observing only

Mary Erickson – Unfriendly to neighboring family businesses. Objects to project.

Linda – observing only

Donna – observing only however opposes project.

Dave Evers – Notification not clear – opposes project

Anne – Not good neighbor to family businesses in area.

Craig Caruso – Just listening

Al – Just observing

Peter Frollo – Objects to business

Public hearing closed at 7:14pm

5a – New Business – Conditional Use Permit – 839 Meramec Station Road

Jason Carrodo – applicant – spoke of project and described 24 hour security cameras on-site.

Randy Bowen was concerned with volume of traffic.

Dave Fowler questioned security of building. Jason Carrodo explained security personnel would scanning ID's as well as doors would have magnetic locking doors. Dave also asked if there was any type of retribution for improper use of product on premises. City Attorney Tim Engelmeyer explained that city would be able to revoke business license and state would have option of revoking their license.

Betty Halker asked about appearance of building due to lack of details on drawings. Jason Carrodo stated the building would be rehabbed so that no one would be able to see into building.

Randy Bowen asked about use of basement. Jason Carrodo explained that basement would be for storage of product and preparation of orders which would then be brought upstairs for client.

Dave Fowler asked if the site plan was their final construction. Gil DeNormandie explained that the site plan would be reviewed by Cochran Engineering and then brought back to P&Z for site plan review.

Randy Bowen asked about building code. Gil DeNormandie explained that building would have to be brought up to current building codes.

Rick Schmitt asked if property could be used for recreational marijuana use should the law be passed. Tim Engelmeyer explained that the property would not automatically include recreational use and the area is not zoned for that use.

Mayor Webster asked if people made appointments or just showed up to pick up their product. Suggested that making appointments could help to control traffic. Jason Carrodo said he would consider that suggestion.

Mike Cyr asked if public hearing was held for the amendment to code allowing marijuana. Tim Engelmeyer explained that there was no public hearing for that change.

Mike also asked applicant and his attorney if marijuana was approved by FDA as medicine. They answered no.

Tim Engelmeyer explained that amendment/clarification regarding pharmacies was passed by Legislative and then by Board of Aldermen.

Betty Halker asked how many employees they would have. Applicant answered they would have between 6-8 people. Stated they might have a parking problem with only 10 parking spaces available.

Dave Fowler made motion to issue a Conditional Use Permit with the following conditions as outlined in Memo from PGVA 4/13/20.

1. Business owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location and provide proof of the license on a yearly basis to the City Clerk.
2. The business shall be operated substantially in accordance with the Conditional Use Permit Application submitted to the City on February 28, 2020.
3. No marijuana cultivation, product testing, manufacturing, or use of marijuana infused products is permitted on the property.
4. The site plan shall be revised to show the location of the new Japanese Maple tree and the correct parking requirements of five parking spaces per 1,000 square feet and then submitted to the City for approval prior to issuing of construction permits.
5. The site shall be brought into compliance with the site plan approved by the site and maintained in compliance with such site plans.
6. The hours of operation shall be Monday through Sunday from 8:00am till 8:00pm.
7. Patrons must be twenty-one (21) or older to enter the building.
8. All security camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
9. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building for storage of currency and products.
10. All marijuana inventory shall be kept and stored in a secured and locked manner.
11. Parking area lighting shall be installed upon approval by the Building Commissioner.
12. Site landscaping shall be installed and maintained in compliance with Article VII, Section 405.350.
13. All signage shall be installed with a proper permit and compliant with the City's Sign Regulation, Chapter 515.
14. Construction does not begin until P&Z has a review to go over all details.

Items 4, 12, and 13 shall be part of the site plan review.

Motion 2nd by Randy Bowen. Voice vote as follows: Mike Cyr – no, Betty Halker – no, Randy Bowen – yes, Rich Schmitt – yes, Alva Roberts – yes, Dave Fowler – yes. Motion passed.

Motion to adjourn by Betty Halker. 2nd by Rich Schmitt. Motion passed.

Meeting adjourned at 8:45pm

Respectfully submitted by

Mike Cyr
Chairman

EXHIBIT A

839 MERAMEC STATION ROAD – LEGAL DESCRIPTION

A parcel of land being part of Lot B of Hartje's Subdivision of Lots 1, 2, 60 and 61 of Quinett's Subdivision in Township 44 North, Range 5 East in St. Louis County, Missouri, according to the plat recorded in Plat Book 5, page 94 of the St. Louis County Records and being particularly described as follows:

Beginning at a point in the East right of way of Meramec Station Road variable width, also known as Missouri State Highway 141, and being the Southwest corner of Stonegate Shopping Center, as shown in the Easement and Right-of-Way Plat recorded in Plat Book 157, Page 14 of the St. Louis County Records; thence leaving said right-of-way and along the South property line of said Stonegate Shopping Center, South 88°50'00" East, a distance of 132.57 feet to a point; thence leaving said South line South 01°10'00" West a distance of 105.0 feet to a point; thence North 88°50'00" West a distance of 155.00 feet to a point in the East right of way of said Meramec Station Road; thence along said right of way North 18°02'00" East a distance of 37.47 feet to a point; thence North 71°58'00" West a distance of 9.0 feet to a point; thence North 18°02'00" East a distance of 69.52 feet to the point of beginning.

Parties of Interest

Legal Name to which this Permit is to be issued: Como Health LLC

Contact Person for the Business/Use

Name: Jason Corrado

Address: 5109 Buckeye Dr

Phone Number: 573-529-0312 Email: comohealthllc@gmail.com

Interested Party

Name: Same as Business

Address: _____

Phone Number: _____ Email: _____

Interest in Property (owner/tenant/agent/etc.): Under Contract to Purchase

Property Owner (if different from above)

Name: Pintail LLC c/o Bob Glarner

Address: 1701 Macklind Ave St Louis MO 63110

Phone Number: 314-862-5165 Email: bob@glarnerstl.com

Site Description

Property Legal Description: Hart Je's Subdivision Lot PT B 12 6 89

Current Zoning: C1 Proposed Zoning: C1

Current Use: Automobile Oil Change Proposed Use: Medical Marijuana Dispensary

Total Site Area: 0.35 acres

Total Building Area: 2500 Number of Building Floors: 1

Total Number of On-site Parking Spaces: 12-15 Parking Location: On-site

Proposed Days and Hours of Operation: Sun-Sat 8am-8pm

Signatures

Applicant Name: Jason Corrado Relation to Request: CEO & Co-Founder Como Health LLC

Signature:  Date: 02/26/2020

Property Owner Signature: _____ Date: _____

February 28, 2020

Valley Park Planning and Zoning
320 Benton St
Valley Park, MO 63088

Dear Planning and Zoning,

This letter is to formally request a Conditional Use Permit to add the use of a Medical Marijuana Dispensary retail location for the property located at 839 Meramec Station Rd., in Valley Park. The applicant is COMO Health LLC dba 3fifteen. The Medical Marijuana Dispensary will operate within the ordinance's business hours of 8am-8pm Sunday - Saturday. Medicinal cannabis products will be sold at this location only, customers will not be allowed to consume the product on the property.

The current location has an existing building that was previously used as an automobile oil change store. We have plans to remodel this building but not change the size or footprint of the building. All work performed on the building will be completed by reputable contractors using licensed subcontractors. We will apply for all required building permits and all rules and regulations put forth by the City of Valley Park will be respectfully observed during rehabilitation. The off-street parking lot and loading areas will be provided in accordance with the City of Valley Park zoning ordinances and regulations. We plan on using the same parking lot and entrance/exit pattern that currently exists. The height of the building will not change from what already exists. The current drainage pattern should remain the same. Utilities needed already service the property.

The proposed condition use of Medical Marijuana dispensary will comply with all applicable provisions of these regulations including intensity of use regulations, yard regulations and use limitations. The proposed conditional use of the Medical Marijuana dispensary will contribute to and promote the welfare and convenience of the public. The Amendment approving the sale of Medical Marijuana was voted on by the residents of the State of Missouri, and this dispensary will service the needs of those with a qualifying medical condition who hold a Medical Marijuana card.

This proposed conditional use will add value to the neighboring properties and the neighborhood as a whole. The site plan calls for beautification of the existing structure, creating curb appeal, and revitalizing a building that is currently vacant. This dispensary will bring new business to the area benefiting the surrounding businesses by drawing customers who may not normally visit this part of Valley Park, fostering more development and use of the neighboring properties. When renovations are complete, the building will have an aesthetically pleasing look to both the interior and exterior, bringing pride and improvement to the area.

My company has a security plan in place that includes guards on staff to ensure the safety of those visiting this location and the state requires, and we will implement, very robust 24 hour monitored security with cameras. Como Health LLC D.B.A 3fifteen cares about the community of the City of Valley Park and looks forward to being a part of the neighborhood. If I can provide any further information, answer any questions, or respond to concerns, please do not hesitate to contact me.

Sincerely,
Jason Corrado
Co-Founder & CEO
COMO Health LLC
P 573-529-0312
comohealthllc@gmail.com



St. Louis County Map 839 Meramec Station Rc



2/19/2020, 9:21:11 AM

- Image
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Sales (Last 2 Years)
 - Other Flood Areas (0.2% Annual Chance)
 - Special Flood Hazard Areas (1% Annual Chance)

Map Provided by the St. Louis C



Conditional Use Permit Application

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

Property Address: 839 Meramec Station Rd, Valley Park, MO

Brief Project Description: Medical Marijuana Dispensary

(Additional pertinent material describing the project may be attached)

Submission Requirements Checklist

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

Notice Process Summary

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

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

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

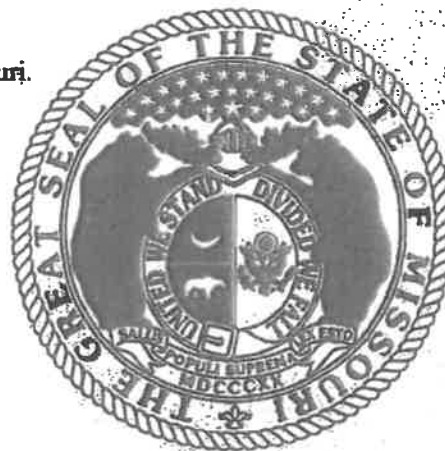
COMO HEALTH LLC
LC001654529

filed its Articles of Organization with this office on the 25th day of June, 2019; and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 25th day of June, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 25th day of June, 2019.


Secretary of State



STATE OF MISSOURI
DEPARTMENT OF HEALTH & SENIOR SERVICES
DIVISION OF REGULATION AND LICENSURE

MEDICAL MARIJUANA CERTIFICATE FOR:

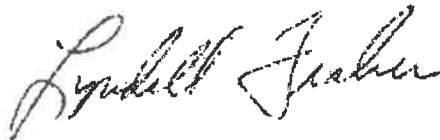
COMO HEALTH LLC

**839 MERAMEC STATION RD
VALLEY PARK, MO - 63088**

LICENSE: DIS000121

IS HEREBY GRANTED A CERTIFICATE *TO DISPENSE* MEDICAL MARIJUANA AT THE ABOVE NAMED LOCATION IN ACCORDANCE WITH ARTICLE XIV OF THE MISSOURI CONSTITUTION AND THE RULES PROMULGATED THEREUNDER, SUBJECT TO ALL THE PROVISIONS THEREOF AND TO THE REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH & SENIOR SERVICES, MEDICAL MARIJUANA REGULATORY PROGRAM.

THIS LICENSE IS ISSUED FOR THE PERIOD ENDING **01/23/2021**.



LYNDALL FRAZER
DIRECTOR,
SECTION FOR MEDICAL MARIJUANA REGULATION



PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement"), dated as of the latest date of signature below by either Seller or Purchaser (the "Effective Date"), is made and entered into by and between **Pintail LLC**, a Missouri limited liability company (the "Seller"), and **COMO Health, LLC**, a Missouri limited liability company (the "Purchaser").

1. PURCHASE AND SALE OF PROPERTY: Seller agrees to sell and Purchaser agrees to purchase certain real property and building commonly known and numbered as 839 Meramec Station Rd, Valley Park, MO 63044 in the County of St. Louis, State of Missouri, together with all other rights, appurtenant easements, improvements, and appurtenances thereto and thereon (the "Property").

2. NON-REFUNDABLE DEPOSIT: Within ten (10) business days following the Effective Date, Purchaser shall deposit **Ten Thousand and No/100 Dollars (\$10,000.00)** (together with any Extension Deposit if made pursuant to Section 6 below, the "Deposit") with St. Louis Title, L.L.C., 7701 Forsyth Blvd., Suite 200, Clayton, Missouri 63105, Attn: Kelly Cochran. The Deposit shall be payable to Seller and credited against the Total Purchase Price if the transaction contemplated herein is closed in accordance with the terms of this Agreement. If for any reason other than default by Seller hereunder (addressed in Section 21(a)) Purchaser does not acquire the Property, then the Deposit shall be disbursed to Seller as consideration for this Agreement.

3. CLOSING DATE AND LOCATION: The Closing shall occur at the Title Company no later than thirty (30) days following the Contingency Deadline (as defined below). The parties may close remotely by delivering all required documents/funds to the other party (or via escrow with the Title Company) consistent with this Agreement. Possession of the Property shall be delivered to the Purchaser on the Closing Date.

4. PURCHASE PRICE: The total purchase price to be paid by Purchaser to Seller for the purchase of the Property is **TwoHundred Eighty Thousand and No/100 Dollars (\$280,000.00)** ("Total Purchase Price"). The Purchase Price is subject to proration and adjustments as provided hereinafter, and shall be payable as follows:

(a) Deposit with Seller:	\$10,000.00
(b) Cash due at Closing (subject to Section 6 below):	<u>\$270,000.00</u>
Total Purchase Price:	\$280,000.00

5. SELLER DELIVERIES: Within five (5) business days following the Effective Date of this Agreement, Seller shall deliver to Purchaser:

(a) A copy of a survey completed by Buescher, Ditch and Associates dated December 28, 2017, known as Job No. 17034; and

(b) A copy of an environmental report dated December 2017 from Quality Testing known as QTE No. 17-0672-E.

6. **CONTINGENCIES:** Purchaser's offer to buy is contingent on:
- (a) Purchaser's satisfaction with the title and title insurance policy for the Property;
 - (b) Purchaser's satisfaction with the results of an ALTA survey of the Property, performed by a licensed Missouri land surveyor;
 - (c) Purchaser's satisfaction with the environmental condition of the Property;
 - (d) Purchaser's satisfaction of an acceptable appraisal and appropriate financing for the Property;
 - (e) Purchaser's satisfaction with the physical condition of the building and soil including but not limited to all structural, mechanical, electrical, plumbing, roofing, and loading systems; and
 - (f) Purchaser's receipt of all governmental approvals necessary or desirable, in Purchaser's sole and absolute discretion, to acquire, remodel (if desired), and operate on the Property Purchaser's desired uses ("**Approvals**") provided, however, any such Approvals that are specific to the Property shall be expressly contingent upon Closing. Seller agrees to join in any applications, requests, petitions or other filings related to all Approvals, including but not limited to any necessary zoning changes and approvals, at Purchaser's sole cost and expense.

If any of the above-specified contingencies are not satisfied in Purchaser's sole judgment, by December 31, 2019 (the "**Contingency Deadline**"), Purchaser shall so notify Seller, in writing. Upon such notice, this Agreement shall be terminated, the Deposit shall be returned to Purchaser and the parties hereto shall have no further obligation hereunder except for those obligations that expressly survive the termination of this Agreement. In the absence of such notice, the contingencies shall be deemed satisfied or waived, the Deposit shall become non-refundable to Purchaser but creditable toward the Total Purchase Price at Closing and this Agreement shall continue in full force and effect. Notwithstanding any provision contained herein to the contrary, Purchaser shall have the right to extend the Contingency Deadline, with respect to the contingency set forth in Section (f) only, for four (4) periods of thirty (30) days each by making an additional \$3000.00 deposit to the Title Company (each an "**Extension Deposit**") for each thirty (30) day extension of the Contingency Deadline. Each Extension Deposit shall become part of the Deposit, and shall be non-refundable to Purchaser except as expressly provided for in this Agreement, but creditable toward the Total Purchase Price at Closing. Seller and Purchaser agree that any such extension(s) of the Contingency Deadline shall be effective upon Purchaser's sending of notice to Seller of Purchaser's election to extend the Contingency Deadline, such notice(s) to be given as provided in this Agreement. Should Purchaser fail to make timely payment of any required Extension Deposit, Seller may, in its sole and absolute discretion, terminate this Agreement and the Deposit and any Extension Deposit(s) held by the Title Company shall be released to Seller with no further action or consent required by Purchaser.

7. **TITLE:** Seller shall furnish a Special Warranty Deed, subject only to those matters of record approved by Purchaser pursuant to Section 6(a) above (the "**Permitted**

Exceptions). Buyer and Seller hereby agree that all non-delinquent property taxes and assessments shall be deemed a Permitted Exception. Title will be insurable and marketable in fact pursuant to Title Company's requirements for issuing an owner's title policy to Purchaser subject only to the Permitted Exceptions. If title is marketable, Purchaser shall pay for an owner's policy of title insurance; if title is found imperfect and Seller cannot or will not perfect title or obtain commitment for title insurance as above provided within fifteen (15) calendar days of Purchaser's delivery of Purchaser's title commitment to Seller, the Deposit shall be returned to Purchaser and the parties hereto shall have no further obligation hereunder except for those obligations that expressly survive the termination of this Contract.

8. PURCHASER'S ACCESS TO PROPERTY: Upon reasonable notice to Seller which notice may be given by e-mail, Purchaser and its agents shall have the right of access to the Property at reasonable times for inspections and/or tests, prior to the Contingency Deadline; provided, however, that Seller or Seller's agents and/or representatives shall have the right, but not the obligation, to be present during the performance thereof. Purchaser agrees to indemnify, defend, and hold harmless Seller for, from, and against any and all claims arising out of Purchaser's exercise of the rights granted by this Agreement, including, without limitation, any claims relating to mechanics' or materialmen's liens arising from Purchaser's activities.

9. SELLER'S REPRESENTATIONS, WARRANTIES AND COVENANTS: Seller hereby represents, warrants and covenants to Purchaser as follows, provided that in the event any warranty or representation is false or inaccurate or any covenant is breached in any material fashion as of the Closing Date or any time prior thereto, Purchaser may terminate this Agreement and receive a full refund of the Deposit:

(a) Seller is a Missouri limited liability company duly organized and in good standing under the laws of the State of Missouri, and has the full power and authority to enter into and perform this Agreement in accordance with its terms.

(b) Seller is not a "foreign person" within the meaning of Section 1445(3) of the Internal Revenue Code of 1986, as amended;

(c) Seller is the sole owner of legal, fee simple title to the Property;

(d) To Seller's actual knowledge, there is no pending and no threatened litigation affecting the Property;

(e) To Seller's actual knowledge, Seller has not entered into any agreement concerning the transfer, encumbrance or lease of the Property, and Seller shall not enter into any such sale contract or agreement with respect to the Property at any time prior to the Closing Date and so long as this Agreement is in effect;

(f) To Seller's actual knowledge, Seller has not received any notices relating to any violation of any zoning regulations which affect the Property and Seller has not received notice from any governmental authority requiring any alterations or modifications to the Property. To Seller's actual knowledge, no condemnation action is currently being threatened or instituted against the Property;

(g) To Seller's actual knowledge, except anything in the environmental report dated December 2017 from Quality Testing known as QTE No. 17-0672-E there are no hazardous wastes or hazardous substances (as defined by federal, state, or local law) on or beneath the surface of the Property which Seller or any other person or entity has placed or caused or allowed to be placed on the Property and which may cause any investigation by any governmental agency, and which may be on the Property in violation of any federal, state, or local law or regulation relating to hazardous substances. To Seller's actual knowledge, there has been no storage, disposal, discharge, deposit, injection, dumping, leaking, spilling, lacing or escape of any hazardous substances or hazardous wastes on, in, under or from the Property and there are no underground storage tanks on the Property; and

(h) Seller will promptly advise Purchaser of any notices or information that Seller receives which in any way affects the representations, warranties and covenants of Seller in this Section 9, and will supplement any disclosures made by Seller to Purchaser promptly and in all events prior to Closing.

10. SURVIVAL OF WARRANTIES: Those provisions of this Agreement which relate to Seller's representations, warranties and covenants shall survive the Closing. Seller shall indemnify and hold Purchaser and any assignee of Purchaser harmless from any loss, cost, expense (including reasonable attorneys' fees in enforcing Purchaser's rights hereunder or defending any claim by a third party), or damages sustained by reason of Seller's breach of any representation, warranty, or covenant by Seller for a period of one (1) year.

11. NOTICES: All notices, consents, approvals and other communications which may be or are required to be given by either Seller or Purchaser under this Agreement (collectively, "notices") shall be properly given only if made in writing (except as expressly provided to the contrary in this Agreement) and sent by (i) hand delivery, (ii) overnight delivery service such as Federal Express, UPS, or DHL, or (iii) U.S. Certified Mail, Return Receipt Requested. All delivery charges for notices shall be paid by the sender and the notices shall be addressed (or emailed) to the Purchaser or Seller, as applicable, as set forth below, or at such other address(es) (including email address(es)) as each may request in writing pursuant to this Section. Such notices shall be deemed received on the date of delivery. The refusal to accept delivery shall constitute acceptance and, in such event, the date of delivery shall be the date on which delivery was refused. Said addresses for notices are to be as follows:

If to Seller:

Pintail LLC
c/o Bob Glarner
1701 Macklind Avenue
St. Louis, Missouri 63110
Email: bob@glarnerstl.com

with a copy to:

Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, Missouri 63105
Attn: David Richardson
Email: david.richardson@huschblackwell.com

If to Purchaser:

COMO Health, LLC

5109 Buckeye Dr.

Columbia, MO 65203
Attn: Jason Corrado

Email: Assetdispositionllc@gmail.com

12. CLOSING DOCUMENTS: At Closing, the following documents shall be executed and/or delivered by the appropriate parties, in form and substance acceptable to Purchaser and the Title Company:

(a) Special Warranty Deed for the Property from Seller to Purchaser subject only to ad valorem real estate taxes for the year of closing and thereafter and title exceptions, if any, approved by Purchaser pursuant to Section 5 hereof, conveying the Property from Seller to Purchaser free and clear of any liens, deeds of trust or other monetary encumbrances. In the event the legal description of the Property set forth in the title commitment and the survey obtained by Purchaser as provided above differ, the legal description set forth in the commitment shall be reflected in the Special Warranty Deed, and Seller shall execute and deliver to Purchaser a Quit Claim Deed reflecting the legal description set forth in the survey;

(b) All affidavits of Seller reasonably required by Title Company to delete standard exceptions from Purchaser's title insurance policy, including the mechanic's lien exception but excluding the survey exception;

(c) A non-foreign transferor affidavit from Seller;

(d) Evidence of Seller's authority to enter into this Agreement and sell the Property (including any certificates, resolutions or other evidence of such authority that may be reasonably requested by Purchaser or Title Company); and

(e) Such other documents or instruments as may be reasonably required in order to convey the Property to the Purchaser or to satisfy the obligations of the parties hereunder.

13. TOTAL PURCHASE PRICE AND CLOSING ADJUSTMENTS: At Closing, Purchaser shall pay or cause to be released to Seller the Total Purchase Price as set forth in Section 4 hereof, subject to such adjustments as herein provided. At Closing, Seller shall pay all property taxes, special assessments, payments in lieu of taxes (PILOTs), and utility bills and costs related to the Property accrued through the Closing Date, and Purchaser shall pay such amounts accruing after the Closing Date, based on the most recent and available bills and assessed valuations, where applicable. Such proration shall be final and shall not be adjusted after Closing. All Title Company closing fees shall be borne one-half by each of Seller and Purchaser. Purchaser shall pay recording fees pertaining to the Special Warranty Deed (and Quit Claim Deed, if one is given pursuant hereto). Purchaser shall pay the premium for Purchaser's title insurance policy and Purchaser shall pay the cost of extended coverage and any

endorsements requested by Purchaser. Seller shall pay recording fees pertaining to any lien/mortgage releases.

14. CONDITION TO CLOSING: As a condition to Closing, there shall have been no material adverse change in the condition of the Property as revealed by Purchaser's investigations or the Approvals obtained by Purchaser pursuant to Section 6. In the event of any such material adverse change, Purchaser may either (i) terminate this Agreement, or (ii) proceed to Closing subject to such material adverse change without adjustment to the Total Purchase Price.

15. SALES COMMISSIONS WARRANTY: Seller and Purchaser warrant and represent to one another that, except for Jason Corrado HouseMart Realty ("Purchaser's Brokers") and Paul Fusz CBRE ("Seller's Broker"), there are no sales commissions due hereunder as a result of any brokers or agents employed by Seller or Purchaser. Seller shall pay the commissions due to Purchaser's Brokers and Seller's Broker arising from this transaction at Closing. Seller shall indemnify Purchaser and hold it harmless from any claim, action, demand, damages or liability, including reasonable attorneys' fees, arising out of any claim that any other commission is due, except as arising out of any claim that a commission is due as a result of employment by Purchaser, except for Purchaser's Brokers. Purchaser shall indemnify Seller and hold it harmless from any claim, action, demand, damages or liability, including reasonable attorneys' fees, arising out of any claim that any commission is due, except as arising out of any claim that a commission is due as a result of employment by Seller, except for Seller's Broker.

16. WAIVER OF CONTINGENCIES: Purchaser reserves the right to waive any and all conditions or contingencies contained in this Agreement. Any such waiver to be effective must be in a writing signed by the Purchaser.

17. TIME OF THE ESSENCE: With regard to all dates and time periods set forth or referred to in this Agreement, time is of the essence.

18. COMPUTATION OF TIME: If the last day for deposit of Deposit, giving of notice, or performance of any obligation or condition hereunder is a Saturday, Sunday or legal holiday in the State of Missouri, then such last day shall be extended to the next succeeding business day.

19. ASSIGNABLE BY PURCHASER: Seller may not assign all or any part of its rights, interests or obligations hereunder. Purchaser may assign its rights and interests hereunder or delegate its duties hereunder to an entity which is a parent, subsidiary or affiliate of Purchaser without the consent of Seller; provided, however, no such assignment shall release Purchaser from liability under this Agreement.

20. BINDING ON SUCCESSORS AND ASSIGNS: This Agreement is binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto.

21. REMEDIES IN CASE OF DEFAULT:

(a) In the event of a default hereunder by Seller, Purchaser shall have the option of either (i) terminating this Agreement and receiving a full refund of the Deposit, regardless of the timing of such termination or status of contingency satisfaction/waiver hereunder, and upon such termination, except as expressly provided herein, the parties shall have no further liability to one another hereunder, or (ii) specifically enforcing this Agreement.

(b) In the event of default hereunder by Purchaser, Seller shall be limited, as its sole equitable and legal remedy, to retain the Deposit as liquidated damages, the parties agreeing that the aforementioned amount is their best estimate of Seller's damages in such case, such damages being difficult, if not impossible to ascertain.

(c) In the case of any legal or equitable action taken by either party in connection with the default of the other party, the prevailing party shall be entitled to recover from the other party all costs and reasonable attorneys' fees incurred in connection therewith.

22. CASUALTY LOSS AND CONDEMNATION:

(a) Casualty. If after the Effective Date, the Property is destroyed or damaged by fire, windstorm, or otherwise, Seller shall restore same within ninety (90) calendar days, if possible, and the Closing date shall be extended accordingly. If the Property cannot be restored within said ninety (90) calendar days or if Seller refuses to restore the Property, Purchaser shall have the option of canceling this Contract. If canceled, the Deposit shall be returned to Purchaser and the parties hereto shall have no further obligation hereunder except for those obligations that expressly survive the termination of this Contract.

(b) Condemnation or Taking. If, prior to Closing, the Property or any part thereof shall be condemned or taken, or a condemnation action is instituted against the Property, Seller shall provide written notice of such condemnation or condemnation proceeding to Purchaser within three (3) days of Seller's receipt of such notice. Thereafter, Purchaser shall have five (5) business days from its receipt of written notice from Seller to elect whether to: (i) terminate this Agreement, or (ii) complete the transactions contemplated by this Agreement notwithstanding such condemnation. If Purchaser fails to make a timely election hereunder, then Purchaser shall have been deemed to have elected to terminate this Agreement. If Purchaser shall elect to complete the transactions contemplated hereby, Purchaser shall be entitled to receive the condemnation proceeds and Seller shall, at Closing and thereafter, execute and deliver to Purchaser all required assignments of claims and other similar items.

23. EXECUTION IN COUNTERPARTS: This Agreement may be executed in one or more counterparts, any or all of which may contain the signatures of fewer than all of the parties but all of which shall be taken together as a single instrument, which shall constitute an original. This Agreement may be executed by telefax or as a .pdf (portable digital format) document, which shall constitute an original.

24. GOVERNING LAW: This Agreement shall be governed and interpreted in accordance with the laws of the State of Missouri.

25. SEVERABILITY: If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provisions of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

26. SECTION HEADINGS- CONSTRUCTION: The headings of the Sections in this Agreement are provided for convenience only and will not affect its construction or interpretation. All references to "Section" or "Sections" refer to the corresponding Section or Sections of this Agreement. All words used in this Agreement will be construed to be of such gender or number as the circumstances require. Unless otherwise expressly provided, the word "including" does not limit the preceding words or term.

27. CONFIDENTIALITY: Each party hereto shall hold in strict confidence all documents and information concerning the other party, the Property, and this Agreement, and shall disclose such documents and information only as necessary to (a) consultants, contractors, and advisors of such party, or (b) governmental officials or others to the extent necessary or desirable to pursue and negotiate the Approvals or incentives related to Purchaser's intended development of the Property.

28. ENTIRE AGREEMENT: This Agreement constitutes the entire understanding of the parties and neither party shall be bound by any matter within the subject thereof unless expressly set forth in this Agreement.


The remainder of this page is intentionally blank—signature page follows.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the Effective Date.

SELLER:

Pintail LLC, a Missouri limited liability company


By: Swiss LLC, its Manager

By: 
Robert B. Glarner, Jr., Manager

Date: 8/15/2019 | 07:18 PDT

PURCHASER:

COMO Health, LLC, a Missouri limited liability company

By: 
Jason Corrado, Authorized Agent

Date: August 14th, 2019

Statement of Consent
Owner

August 14, 2019


RE: Written Consent for proposed medical marijuana facility at 839 Meramec Station Rd, St.Louis MO (the "Properties")

To the State of Missouri (the "State"):

This letter is to confirm that Pintail LLC is the owner of record of the Property. The undersigned is a legally qualified representative of the entity and:

- 1) Acknowledges the use of the Properties for medical marijuana facilities by COMO HEALTH, LLC;
- 2) Authorizes the Application and for Applicant to occupy the premise pursuant to the terms of that certain Purchase and Sale Contract dated August 14th, 2019; and

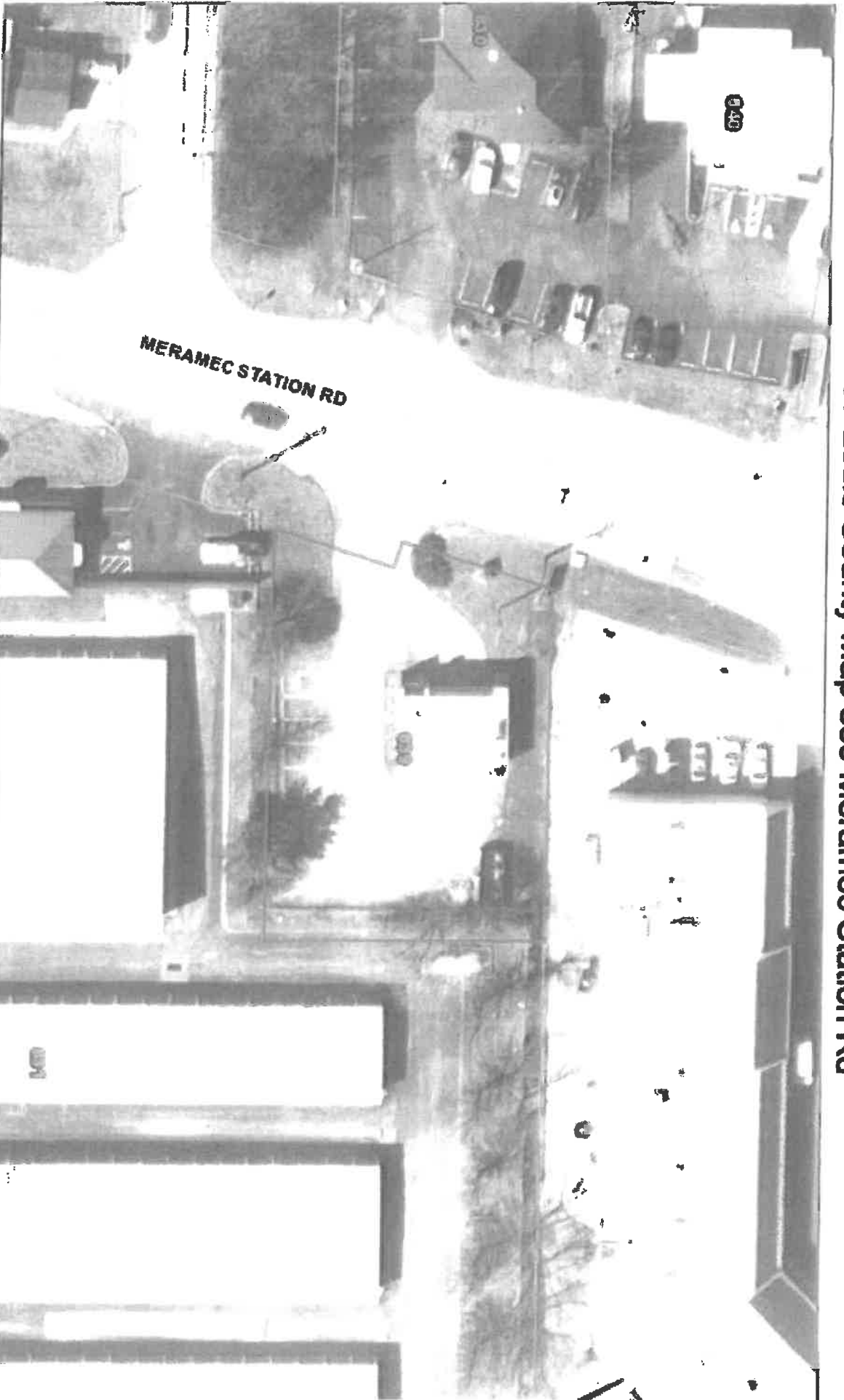
Pintail LLC

DocuSigned by:

By: _____
5501180099100133

8/15/2019 | 07:18 PDT

Its: Authorized Representative

St. Louis County Map 839 Meramec Station Rd



2/19/2020, 9:21:11 AM

Image

- Red: Band_1
- Green: Band_2

Blue: Band_3

Sales (Last 2 Years)

Other Flood Areas (0.2% Annual Chance)

Special Flood Hazard Areas (1% Annual Chance)

1:600
0 0.01 0.01 0.01 0.03 km

St. Louis County GIS Service Center

Property Owners & Addresses within 200 feet of 839 Meramec Station Rd

**Hardees, 850 Meramec Station Rd
Hardees Restaurants Llc,
1325 N Anaheim Blvd, Anaheim CA, 92801**

**Gateway Metro Federal Credit Union, 840 Meramec Station Rd
Gateway Metro Federal Credit Union
1001 Pine St, Saint Louis MO, 63101**

**Apple Dental, 830 Meramec Station Rd
Wjh Holdings Llc
830 Meramec Station Rd, Valley Park MO, 63088**

**Brian C Schroeder, 818 Meramec Station
Brian C Schroeder
818 Meramec Station Rd., Valley Park MO, 63088**

**Stonegate Center, 1 Stonegate Center
Stonegate Center Partnership,
150 N Meramec Suite 500, Saint Louis MO, 63105**

**Public Storage, 831 Meramec Station
Diversified Storage Fund
P O Box 25025, Glendale CA, 9122**

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **April 06, 2020** edition and ending with the **April 06, 2020** edition, for a total of **1** publications:

04/06/2020

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Valley Park, Missouri at 7:00 p.m. **Monday, April 20, 2020** and then again by the Board of Aldermen of the City of Valley Park, Missouri at 7:00 p.m. **Monday, April 27, 2020**. Because of the COVID-19 Pandemic and National Emergency Declaration, this meeting will only available to the general public via on-line broadcast. Pursuant to Sec. 610.015, elected officials may participate by being physically present at city hall or via teleconference. This public hearing will be broadcast from the Council Chambers of City Hall, 320 Benton Street, Valley Park, Missouri to consider the following applications related to the following properties: 839 Meramec Station Road - A Conditional Use Permit for the purpose of a medical marijuana dispensary. At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Clerk, at 636-861-1385 during regular office hours.

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

Karie Clark

Karie Clark

Subscribed & sworn before me this 6th day of Apr, 2020
(SEAL)

Chanel Jones

Notary Public

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

PROPERTY ADDRESS: 838 MERAMEC STATION RD.
VALLEY PARK, MO 63088

LAND USE: COMMERCIAL
PROPERTY CLASS: C

PARKING REQUIREMENTS

MEDICAL MARIJUANA DISPENSARY FACILITY - 4 SPACE FOR EVERY 1,000 SQ. FT. GROSS FLOOR AREA

GROSS BUILDING FLOOR AREA = 1,200 SQ. FT.

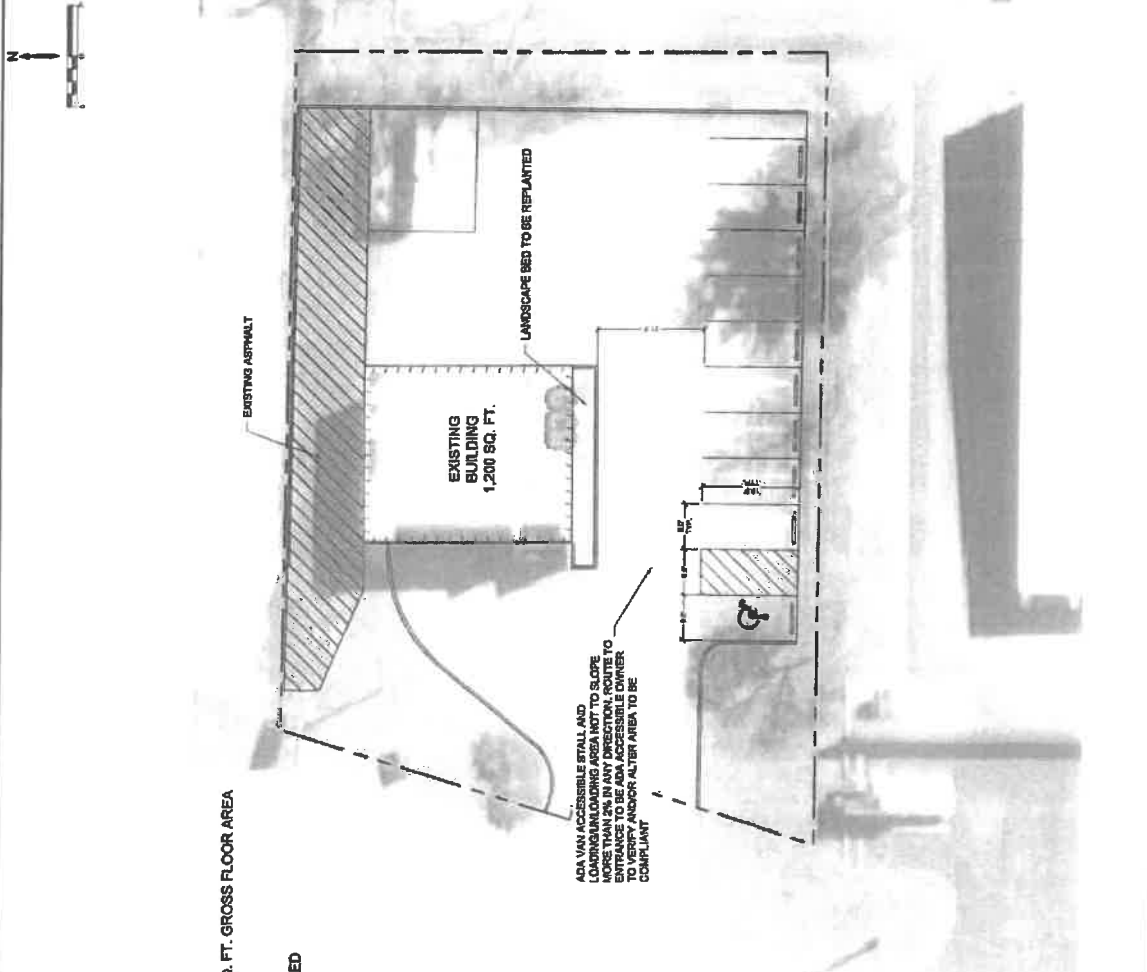
1,200 SQ. FT. / 1,000 SQ. FT. = 1.20 x 4 SPACES = 5 PARKING SPACES REQUIRED

10 TOTAL PARKING SPACES PROVIDED

9 PARKING STALLS / 1 VAN ACCESSIBLE PARKING STALL

LANDSCAPE NOTES

EXISTING LANDSCAPING TO REMAIN. FRONT YARD CONSISTS OF GRASS YARD AND BUSHES AT CORNER OF RADIIUS. LANDSCAPE BED AT SOUTH OF STRUCTURE WILL BE REPLANTED.



MERAMEC STATION RD

SS&S
SOUTHWEST SURVEYING & SITE SERVICES, INC.
10000 W. 100th St., Suite 100
Overland Park, MO 66207
TEL: 913.666.1111 FAX: 913.666.1112
WWW.SSANDS.COM

DESIGNED BY: SS&S
DRAWN BY: SS&S
CHECKED BY: SS&S
DATE: 01/11/2011

PROJECT NO: 1100000001
SHEET NO: 01 OF 01

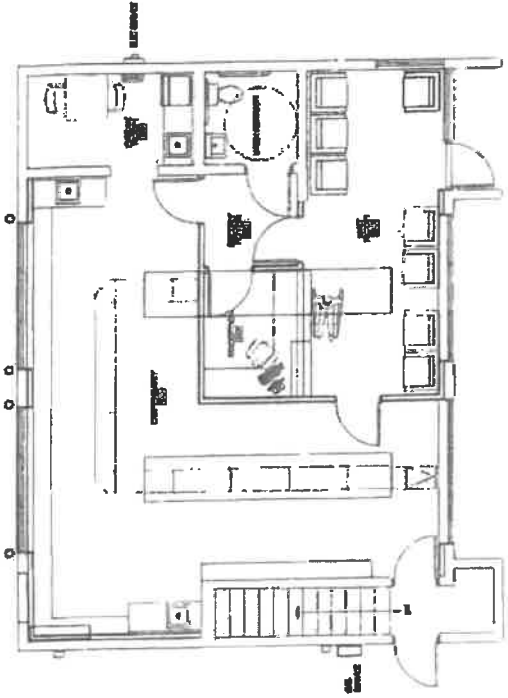


3/11/2000
REVISED

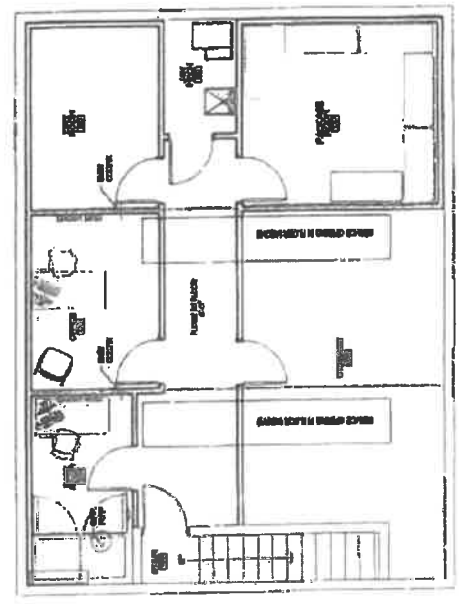
CORRADO
838 MERAMEC STATION ROAD
VALLEY PARK, MISSOURI

DESIGNED BY: SS&S
DRAWN BY: SS&S
CHECKED BY: SS&S
DATE: 01/11/2011

PROJECT NO: 1100000001
SHEET NO: 01 OF 01

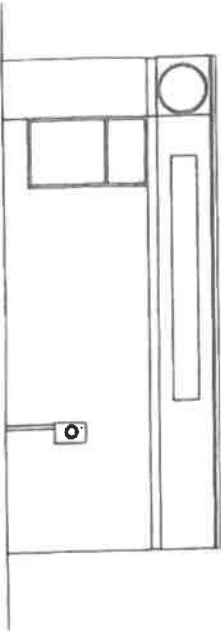


1 MAIN LEVEL FLOOR PLAN
 10000 RIVERCHASE DRIVE, SUITE 100
 RICHMOND, VIRGINIA 23234

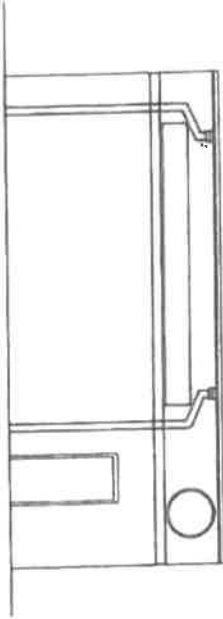


2 BASEMENT FLOOR PLAN
 10000 RIVERCHASE DRIVE, SUITE 100
 RICHMOND, VIRGINIA 23234

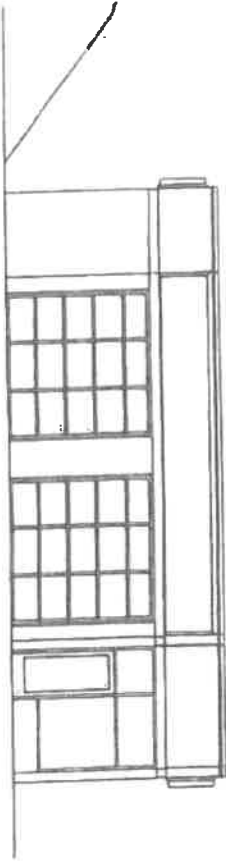
 NORTH ELEVATION



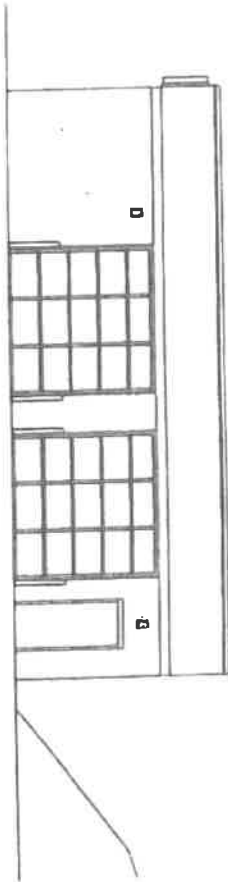
 NORTH ELEVATION



 WEST ELEVATION



 EAST ELEVATION



Collo HEALTH
11111 N. UNIVERSITY BLVD. SUITE 1000
DENVER, CO 80202
TEL: 303.733.4400



SIMON ASSOCIATES INC.
ARCHITECTURE
303.733.4400
11111 N. UNIVERSITY BLVD. SUITE 1000
DENVER, CO 80202

Architectural drawings of the building facade.

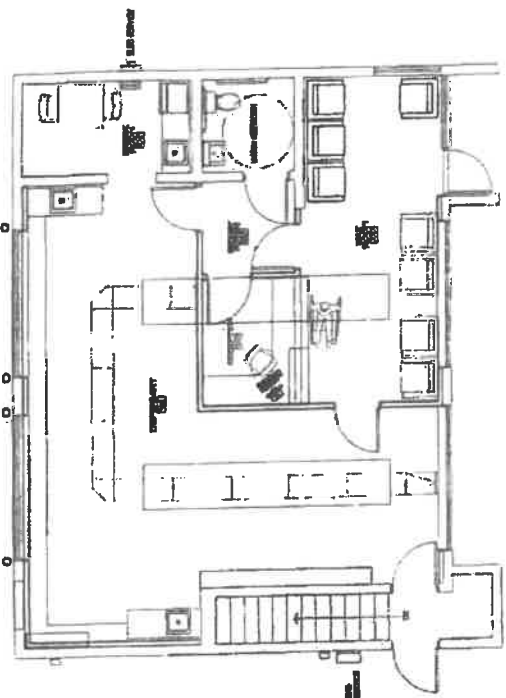




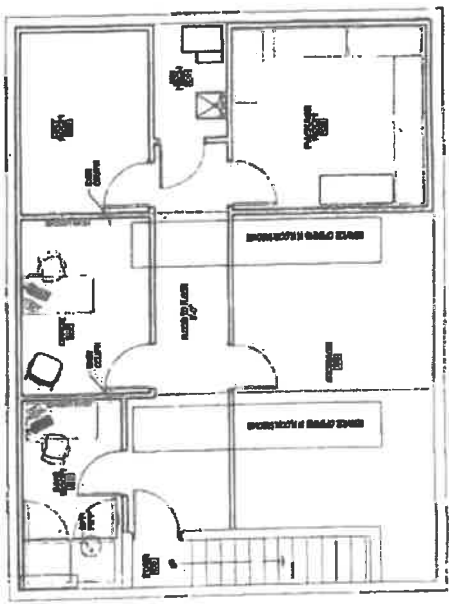
SIMON ASSOCIATES INC.
 ARCHITECTS
 10000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.SIMONASSOCIATES.COM



COMO HEALTH
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80231



MAIN LEVEL FLOOR PLAN
 1000 WEST 10TH AVENUE, SUITE 100



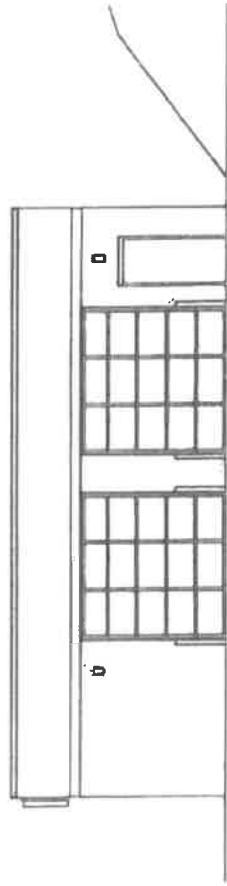
BASEMENT FLOOR PLAN
 1000 WEST 10TH AVENUE, SUITE 100



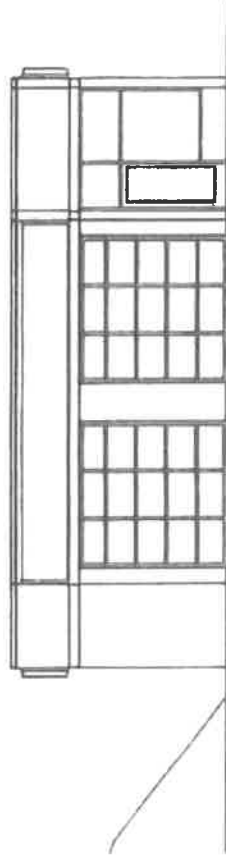
SIMON ASSOCIATES INC.
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 WWW.SIMONASSOCIATES.COM



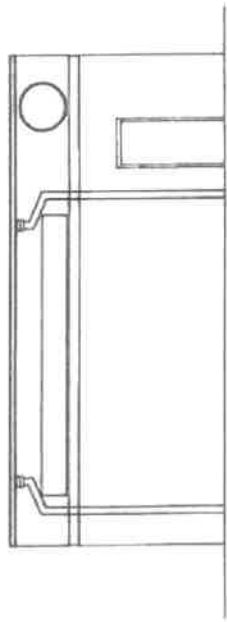
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 TEL: 303.733.1100
 WWW.COMOHEALTH.COM



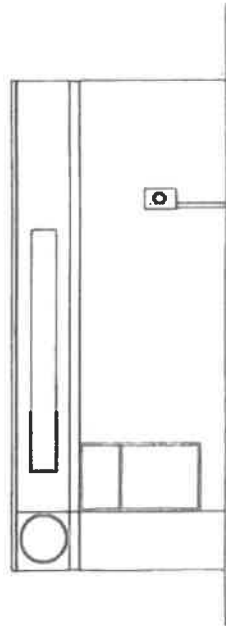
EAST ELEVATION
 1000 WEST ARCHITECTURE CENTER



WEST ELEVATION
 1000 WEST ARCHITECTURE CENTER



NORTH ELEVATION
 1000 WEST ARCHITECTURE CENTER



SOUTH ELEVATION
 1000 WEST ARCHITECTURE CENTER

MEMORANDUM

Re: Review of a Conditional Use Permit
Request for a Medical Marijuana
Dispensary at 839 Meramec Station Rd

To: Dusty Hosna

Date: 04/13/2020

From: Anna Krane, AICP

CC: John Brancaglione

Pursuant to your request for review of the medical marijuana dispensary proposed at 839 Meramec Station Road, we have provided the following analysis. We reviewed the proposed business operations against the Conditional Use Permit regulations and have recommend conditions to be included in the ordinance governing the use at the subject property.

Background

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

The subject property is zoned C-1 Neighborhood Business District and therefore, a medical marijuana dispensary is a permitted use on this property with the approval of a Conditional Use Permit. Surrounding properties are zoned C-1, R-1, R-3, and commercial. The property is located at the City limits, with Twin Oaks and Manchester to the north and west. The intersection of Big Bend Road and Meramec Station Road is just north of the site with access to Highway 141 northwest of the property. The subject property contains a surface parking lot and a single-story commercial building, formerly an automotive service shop. The applicant is proposing to renovate the existing building for the proposed dispensary. Preliminary plans for interior and exterior modifications to the building have been submitted. The proposed hours of operation are Monday through Sunday from 8:00 a.m. till 8:00 p.m.

Review

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

MEMORANDUM

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

- A. *The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.*
- » The proposed use is allowed with a Conditional Use Permit (CUP) in the subject zoning district. The applicant is proposing to use the existing building. No significant site or building layout modifications are proposed.
 - » The applicant submitted a copy of their “Certificate to Dispense Medical Marijuana” at this property from the Missouri Department of Health and Senior Services. The certificate shows that the business operations plan complies with state regulations.
- B. *The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.*
- » The subject property is located adjacent to major vehicle transportation routes and will be easily accessible. The subject property is also surrounded by commercial uses. The proposed use will supply a local demand of City residents and residents of surrounding communities. The proposed use will operate similarly to a pharmacy in that only patrons with legal identification cards acting as prescriptions will be allowed to purchase the medical marijuana and associated items.
- C. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.*
- » The proposed dispensary was licensed in the first round of licenses issued in Missouri, so there are not studies of market or property impacts of existing dispensaries in Missouri. Based on results of similar legislation passed in other states, the proposed dispensary should not negatively impact surrounding commercial property.
 - » The applicant will be making modifications to update the appearance of the property. The existing property is vacant and appears so due to conditions of the parking lot paving, landscape, and signage. The proposed site modifications will improve the exterior appearance.
- D. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning*

MEMORANDUM

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 subject property was previously used for an automobile service store. The applicant plans to use the existing building and site layout. The building is located on the northwest corner of the site with surface parking surrounding. The one-story building is similar in size and massing to nearby commercial and restaurant buildings.
 - ii. *The nature and extent of proposed landscaping and screening on the site.*
 - » Currently, the site has minimal landscaped areas along the north, east, and south property lines. The landscape areas are similar in size to the landscape areas of adjacent properties. The applicant has stated an intent to bring all landscape areas into compliance with City regulations including the planting of one Japanese Maple in the front yard area. Additional landscape analysis is contained below.
- E. *Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.*
- » Article VII, Section 405.370.B.2 states that personal care service uses shall provide five (5) on-site parking spaces per one thousand (1,000) square feet of floor area. The existing building measures 1,200 square feet, which makes the required on-site parking spaces six. The proposed site plan shows construction of ten parking spaces including one ADA van accessible space. While there is not a typical loading dock area, there is sufficient space in the surface lot to allow for delivery vehicles to park adjacent to the building and not block vehicle circulation.
 - » The City's Off-street Parking and Loading Requirements also include parking lot screening and landscaping requirements. The applicant plans to use the existing site layout. The existing landscape areas should be replanted to comply with requirements. To help bring the site into compliance and update the appearance, we recommend that the area in front of the building previously used to pull cars out of the repair bays is turned into landscaping. The drive lanes out of the building will no longer be used when the building is redeveloped, and this area is not needed for parking spaces. Creating the larger landscaped area will not only meet City requirements, but will also help transition the site from the heavy commercial uses to the north, to the residential uses to the south.
- F. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.*

MEMORANDUM

- » The applicant is not proposing to alter the existing utility or drainage facilities on the site. The applicant did not provide a plan showing any site or parking area lighting. We recommend that lighting for the parking area is added for safety.
- G. *Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.*
- » One, two-way access point is provided to the site. Based on operations in other states and analysis of similar existing uses, patrons will likely visit the property throughout the business hours and not create significant peak-hour traffic. Even distribution of visits throughout the day lowers the possibility that the proposed use would cause large traffic congestion issues. The wide access will allow for easy passing of vehicles. The one access point should be sufficient for the proposed use.
- H. *The proposed uses are deemed consistent with good planning practice and are not inconsistent with the goals, objectives, and policies of the Comprehensive Plan; can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City.*
- » The Comprehensive Plan calls for commercial uses on the subject property. The proposed use is a commercial use. The City ordinance that was adopted to allow medical marijuana uses coded medical marijuana dispensaries as 446110. The code is based on the North American Industry Classification System (NAICS), which is used in the City's Land Use Code to organize and define different land uses. According to NAICS, uses coded 446110 are Pharmacies and Drug Stores listed under the larger category of Health and Personal Care Stores. Uses with this code operate similarly to retail establishments; however, they are primarily engaged in selling of prescription and non-prescription drugs or medicines. The proposed use would provide access to a good not otherwise available to residents and the surrounding community. The proposed business will also be licensed and monitored by the state.
 - » By using an existing building and site layout that is similar to adjacent properties, the proposed business will likely blend more within the surroundings. The subject property is located in an ideal area adjacent to major transportation routes and also buffered from residential areas. The proposed re-use of the vacant building is also beneficial to the activity of the existing commercial area.

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I. Additional Considerations

- » Medical marijuana dispensaries will operate through a mostly cash business. This type of operation can be more susceptible to robberies. The applicant did not provide details of the security plan, which are to remain confidential. The applicant did state that multiple security cameras will be installed on the site and a 24-hour security monitoring system will be used. We recommend that exterior lighting is provided on site as an additional safety measure for patrons moving between the building and vehicles.
- » Medical marijuana can only be purchased legally by qualifying patients or primary caregivers of qualifying patients. As required by the State for all licensed dispensaries, the proposed business will have a system for verifying all Qualifying Medical Marijuana Patient or Primary Caregiver Identification Cards.
- » Marijuana has a distinct odor or smell, which can carry through the air. Proper air ventilation systems for the building can reduce the odor along the exterior of the site. No marijuana cultivation, product testing or manufacturing of marijuana infused products will take place on the subject property. Those operations would generate the strongest odors. The dispensary facilities are not likely to produce odors.
- » Chapter 515 contains the City's sign regulations. Commercial properties are permitted a maximum of two signs (attached sign, ground sign, or pole sign). The existing building has two attached signs and one pole sign. The existing signs will be removed, and any new signage must conform to the existing regulations.

Conclusion

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

1. The business owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location and provide proof of the license on a yearly basis to the City Clerk.
2. The business shall be operated substantially in accordance with the Conditional Use Permit Application submitted to the City on February 28, 2020.

MEMORANDUM

3. No marijuana cultivation, product testing, manufacturing, or use of marijuana infused products is permitted on the property.
4. The site plan shall be revised to show the location of the new Japanese Maple tree and the correct parking requirement of five parking spaces per 1,000 square feet and then submitted to the City for approval prior to issuing of construction permits.
5. The site shall be brought into compliance with the site plan approved by the site and maintained in compliance with such site plan.
6. The hours of operation shall be Monday through Sunday from 8:00 a.m. till 8:00 p.m.
7. Patrons must be twenty-one (21) or older to enter the building.
8. All security camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
9. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building for storage of currency and products.
10. All marijuana inventory shall be kept and stored in a secured and locked manner.
11. Parking area lighting shall be installed upon approval by the Building Commissioner.
12. Site landscaping shall be installed and maintained in compliance with Article VII, Section 405.350.
13. All signage shall be installed with a proper permit and compliant with the City's Sign Regulations, Chapter 515.

VALLEY PARK LEGISLATIVE COMMITTEE
320 Benton Street – Valley Park, MO 63088
Thursday, April 9, 2020

CALL TO ORDER: Meeting called to order at 7:02pm by Chairman Betty Halker

ATTENDANCE: Chairman Betty Halker
Alderman Jon Young
Alderman Dave Rose
Alderman Mike White (Came in late)

NON MEMBERS IN ATTENDANCE:
Chandra Webster, Mayor
Tim Engelmeyer, City Attorney
Dusty Hosna, City Clerk
Gil DeNormandie, Community Development Director
Alderman Ed Walker
Alderman Randy Bowen
Alderman Tom Rauls

Pledge of allegiance led by Chairman Betty Halker

3a: Approval of Minutes from 2/13/20 meeting.

Motion to approve minutes of 2/13/20 meeting made by Jon Young. 2nd by Mike White. Motion passed.

3b: Update to Fee Schedule

City Clerk Dusty Hosna requested an administrative fee of \$250 to \$500 be added to fee schedule to handle extra expenses for city planner to review Conditional Use Permits and zoning request.

Community Development Director Gil DeNormandie requested to change the deposit amount for the use of city facility be revised to \$500 rather than \$250 to cover any costs for possible damages. Any funds left over from the deposit would be returned to resident using the facility.

Community Development Director Gil DeNormandie requested to change the deposit amount for all rentals of park property from \$200.00 to \$500.00 to cover any costs for possible damages.

Mike White made the motion to accept the recommended fee changes as presented by Dusty Hosna and Gil DeNormandie and that a full review of any city fees be made in the near future and presented in an ordinance form with annual review by the full board. 2nd by Jon Young. Motion passed.

3c: Review of Amendment of Ordinance Ch 210 of Municipal Code – COVID-Ordinance 2049

City Attorney discussed the need for the emergency ordinance. Discussion of need for this ordinance to remain in place for future state of emergency situations. Suggestions to have ordinance remain in place or to address the specific COVID-19 situation.

Mike White made the motion to have ordinance be specific for the COVID-19 situation. Jon Young 2nd. Motion passed.

3d: Review of Ordinance 405.300 Above Ground Fuel Tanks

Section 405.300 (l) (3) does not allow above ground fuel tanks. City Attorney Tim Engelmeyer requested that that section be repealed and replaced with new language. Above ground fuel tanks also have to meet any fire district requirements.

Mike White made motion to recommend approval of revised ordinance to the board. 2nd by Jon Young. Motion passed.

Motion to adjourn by Jon Young. 2nd by Mike White. Motion passed.

Meeting adjourned at 7:45pm

Next meeting scheduled for May 14, 2020 at 7:pm.

Respectfully submitted.

Betty Halker
Chairman

AN ORDINANCE REPEALING AND REPLACING ORDINANCE 2049 IN ITS ENTIRETY AND AMENDING CHAPTER 210 OF THE MUNICIPAL CODE BY THE ADDITION OF A NEW ARTICLE AND SECTION RELATING TO THE FAILURE TO COMPLY WITH PUBLIC HEALTH EMERGENCY ORDERS

Whereas, the St. Louis County Executive has declared that a State of Emergency exists in St. Louis County, Missouri given the health threat posed by SARS-CoV-2 virus, which causes Novel Coronavirus 2019 (“COVID-19”); and

Whereas, COVID-19 can result in mild or severe symptoms, is highly contagious and is spread through close contact between persons and respiratory transmission; and

Whereas, COVID-19 poses a serious health risk, particularly for residents and visitors who are elderly or have compromised immune systems; and

Whereas, on Marcy 11, 2020, the World Health Organization officially declared a pandemic due to COVID-19, and on March 13, 2020, Missouri Governor Michael L. Parson declared a State of Emergency in Missouri to assist with the State’s response to this health threat; and

Whereas, the City of Valley Park is statutorily authorized to exercise legislative power pertaining to the public health, safety and welfare; and

Whereas, pursuant to 19 CSR 20-20.040 and 19 CSR 20-20.050, St. Louis County, as local health authority, has the power to issue orders regarding measures to determine the prevalence and prevent the spread of diseases which are infectious, contagious, communicable, or dangerous in their nature and to mandate quarantine or isolation practices, among other actions.

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

Section 1. Chapter 210 of the Municipal Code is hereby amended by the addition of a new Article and a new Section which shall read as follows:

TITLE	PUBLIC HEALTH SAFETY AND WELFARE
CHAPTER 210	OFFENSES
ARTICLE IV	OFFENSES CONCERNING PUBLIC SAFETY
SECTION 210.570	PUBLIC HEALTH EMERGENCY ORDERS

- A. A Public Health Emergency order is any order issued by the Governor of the State of Missouri, the health officer or administrator of the Department of Health and Senior Services, the St. Louis County Executive or the St. Louis County Director of Health pursuant to a declared public health State of Emergency including any and all amendments thereto.
- B. No person shall knowingly violate a Public Health Emergency Order.

C. Any person who, having been given a warning by any State, County or City governmental official or any law enforcement officer, is guilty of an ordinance violation. A separate offense shall be deemed committed on each day a violation occurs or continues.

Section 2. ~~This ordinance shall be in full force and effect from and after the date of its passage and approval.~~ This ordinance shall terminate upon the lifting of the "Stay Home Order" that is issued by St. Louis County in reference to the Covid-19 pandemic.

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 APRIL, 2020.

Mayor Chandra Webster

To approve Bill #2236

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 Clerk

AN ORDINANCE REPEALING AND REPLACING SECTION 405.300(I)(3) OF THE CITY CODE REGARDING PERFORMANCE STANDARDS FOR FIRE AND EXPLOSION HAZARDS

Whereas, the Board of Aldermen recognize and seek to address an apparent conflict in Sec. 405.300(I)(3),

Whereas, the Board of Aldermen recognize the long-standing practice and custom of allowing aboveground storage of flammable liquids for businesses within the City limits is contradictory to Sec. 405.300(I)(3),

Whereas, businesses, including the City of Valley Park, rely and utilize aboveground storage of fuel and other flammable liquids or materials,

Whereas, there are adequate safety precautions and standards in place that govern the installation, maintenance and utilization of aboveground storage of fuel and other flammable liquids or materials,

Whereas, the Board of Aldermen desire to repeal and replace Sec. 405.300(I)(3) to allow aboveground storage of fuel and other flammable liquids or materials,

Whereas, the Board of Aldermen, after due consideration, desires to repeal Section Sec. 405.300(I)(3) in its entirety and replaced with language that patterns the long-standing custom and practice of businesses and industry in the City of Valley Park, Missouri.

BE IT ORDAINED, by the Board of Aldermen of the City of Valley Park, Missouri as follows:

Section One

SECTION 405.300(I)(3) shall be repealed in its entirety and replaced to read as follows:

- 3. The storage or utilization of flammable liquids or materials which produce flammable or explosive vapors or corrosive liquids or solids shall be permitted in accordance with the following limitations, exclusive of storage in underground tanks and storage of finished products in original sealed containers:
 - a. Such materials or products shall be stored or utilized in accordance with the standards and regulations of the Valley Park Fire District.
 - b. The total of all flammable liquids permitted aboveground on any tract shall not exceed five thousand (5,000) gallons.

Section Two

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 APRIL, 2020.

Mayor Chandra Webster

To approve Bill #2237

Motioned: _____

Seconded: _____

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

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

Absent: _____

ATTEST:

Dusty Hosna
City Clerk

Detailed list of Mar/April 2020

Invoice that had to be paid to Avoid Late Charges and Finance fees

Vendor Name	Amount	Description
Armor Equipment	786.83	Seal kit for , Regen value-rel tailgate
Assured Partners	2,104.50	Public official bonds for Rita & Scott and insurance for Freighliner
Broadway Ford Truck Sales	29.31	604 Valve qr
CeeKay Supply	79.12	Hinge weld on Park Gate
Cintas	92.14	First aid supplies
Sumner one	344.71	Lease/ rental on Konica Minolta and Kyocera Printer Copier
Crest Industries	347.73	Grinding Wheels, gloves, parts for Sweeper
Delta Dental	1,440.44	Monthly Premium of Employees
Energy Petroleum	648.65	#2 ultra Premis dyed all season, nrg hyd pro iso 46 aw drum
Environmental Landscaping	545.79	21 cu yard of Premium Mulch
ERB Equipment co	79.64	Tube nut, eyebolt
FKG Oil	72.83	fuel for Tom and Gil Vehicles
Fred Weber	292.18	Patch
Frost Electic Supply co	145.10	10 30m 6300 Large half facepiece reusable respirator
Core & Main	112.34	clay pipes for 619 Vest, and 426 Benton
Johnny of the Spot	272.50	1111 Cal hendrick way
K & K Supply	728.81	Respirator mask, filter for 6800 and air compressor
Key Equipment	661.09	Brushes for sweeper, button Blue pale, tank gauge level
Luby Equipment	236.25	oil filter engine oil, Hydraulic oil
McConnell & Associates	1,454.64	Pavement Supplies, 550 Gallon Tank Rental
Medart	198.00	Trimmer Guard
Missouri Lawyer Media	95.12	Public Hearing covid 19 and National Emer Delclaration
Mo dept of Rev	733.60	Crime Victim Compensation fund
Northwest Automotive	16.95	Ball 2 5/16 x 1 x 2 1/8 zinc 7.5 k
Presort	657.41	Covid 19 Letter from Mayor
Productions Steel	207.39	HR Flat Bar, HR Round Bar, 10ga sheet we 45 degrees bend
Puritan Springs	163.47	5 Gallon Water and 20 oz Foam Cup
Rejis Commission	747.89	rejis support and License Maintenace
Safety Kleen Corpoations	223.50	Oil Service fee, non prequal crankcase
Simpson Materials	359.84	1' clean and 1 minus sewer 619 vest, com c patch job
St Louis Composting	249.50	Yard Waste
St Louis County Treaurer	127,405.39	Police full Service Contract
Stonegate Auto Parts	362.32	Anti freese, filter for Sweepers, tools, port Jump box

Traffic Control Co	57.45	street sign, lookout ave w city logo
Truck Centers	965.32	Radiator Core & Tank unit 23
United Health Care	23,853.34	May Health insurance for Employees
Valley Park Elevator	378.49	Sprayer, Power bit, Disententent, straw and other supplies
Weinman Shelter	102.00	Domestic Violence fund
Ziebert Tidy Car	350.00	rc new rust commerical unit 23
PGAV Planners	8,230.00	Meramec Valley Plaza, Meramec st rd, P and Z Review of Fire Station
Master's Glass	55.00	w/r for 19 for f250
CMW	425.00	cm8023 midw 119045
Royal Papers	368.88	Bath tissue, towel, trash bags
MACA	60.00	Jessica Clayton Membership to MACA
ESO	2,142.40	Firehouse Software for Gil and Tom
Pomp's Tire Service	4,654.30	Time, flo thur valve cap, john deere wheel, light truck flat repair, bolt and value stem
Republic Services Recycling	1,779.16	recycling
The Brookfield Group	145.00	phone not ringing CHR when phone are not logged on reset Pin and Password
Mocadi Networks	143.48	ip trunking, direct dial numbers, long distance
James Trucking Co	520.96	94.72 ton salt
Meramec Valley Transfer Station	7,755.05	Trash
Lawn Care Equipment	44.64	Knob Wind Stud mowers
Club Car Wash Operating	80.00	4 streets, 2 parks, 2 community car washes
Fehlig bros box Lumber	302.40	Rough grn (truck trailer bed)
Sydenstricker Nobbe Partners	1,264.73	O Ring, Gasket, Housing, Thermostat, Waterpump oil cooler
United Rentals	2,793.60	Training excatation safety, cylinder assembly, rail 5 shores for 619 Vest
Margeret Stewart	60.00	Refund of Leonard park due to Covid 19 shut dow
Syndi Tanner	175.00	refund for Brignole due to covid 19
Broner Generator	543.00	Stater for Back Hoe and unit 23

199,144.18

City of Valley Park

Invoices Selected for Payment - BILL LIST FOR BOARD APPROVAL

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Cash Required</u>
ARMOR EQUIPMENT	0121759	426.24	426.24
ARMOR EQUIPMENT	120690	360.59	360.59
AssuredPartners of Missouri LLC	720568	417.50	417.50
AssuredPartners of Missouri LLC	720571	100.00	100.00
AssuredPartners of Missouri LLC	720823	1,587.00	1,587.00
Broadway Ford Truck Sales	318316p	29.31	29.31
Broner Generator Service	25662	543.00	543.00
CEEKAY SUPPLY INC.	ck4073819	79.12	79.12
CINTAS CORPORATION	5016419058	92.14	92.14
Club Car Wash Operatiing	40080014	80.00	80.00
CMW Equipment	r18297	425.00	425.00
Core & Main LP	m156952	112.34	112.34
CREST INDUSTRIES INC.	33120 CI	347.73	347.73
DELTA DENTAL PLAN OF MISSOURI	50120 DD	1,440.44	1,440.44
Energy Petroleum Company	6284887	303.18	303.18
Energy Petroleum Company	708916	345.47	345.47
ENVIRONMENTAL LANDSCAPING	40120 ELC	545.79	545.79
ERB Equipment Co.	458328	79.64	79.64
ESO Solutions, Inc.	eso-32148	2,142.40	2,142.40
FEHLIG BROS BOX LUMBER	296832	302.40	302.40
FKG Oil Company	1-0079403	72.83	72.83
FRED WEBER INC.	ri 12342386	292.18	292.18
Frost Electric Supply Co. Inc.	4154640	145.10	145.10
James Trucking Company	33120 JT	520.96	520.96
Johnny on the Spot	0347-000231221	184.00	184.00
Johnny on the Spot	0347-00231613	88.50	88.50
K & K SUPPLY	208939 209348	728.81	728.81
KEY EQUIPMENT & SUPPLY	158003, 158128 ...	661.09	661.09
LAWN CARE EQUIPMENT CO	690914	44.64	44.64
Luby Equipment Services	ps029555-01	216.00	216.00
Luby Equipment Services	ps029568-1	20.25	20.25
MACA	41320 maca	60.00	60.00
Margaret Stewart	42220 parks	60.00	60.00
Master's Glass	16554	55.00	55.00
McConnell & Associates Corp	2004-308905	1,454.64	1,454.64
MEDART INC.	i02364747-1	198.00	198.00
Meramec Valley Transfer Station	4360-000005234	7,755.05	7,755.05
MISSOURI LAWYERS MEDIA	744667157	95.12	95.12
MO DEPT OF REVENUE	033120 cvc	405.62	405.62
MO DEPT OF REVENUE	22920 CVC	327.98	327.98
Mocadi Networks, LLC	51117115016	143.48	143.48
Northwest Automotive & Croft Trailer	v102154	16.95	16.95
PGAV Planners	112054	3,780.00	3,780.00
PGAV Planners	11968	4,450.00	4,450.00
Pomp's Tire Service, Inc.	1240018755	4,187.30	4,187.30
Pomp's Tire Service, Inc.	1240018879	449.00	449.00
Pomp's Tire Service, Inc.	1240018992	18.00	18.00
Presort, Inc.	308979	657.41	657.41
PRODUCTION STEEL INC.	98361	113.07	113.07
PRODUCTION STEEL INC.	98462	94.32	94.32
Puritan Springs	31920 PS	163.47	163.47
REJIS COMMISSION	434870	747.89	747.89
Republic Services Recycling South - 30...	3015-000028475	1,779.16	1,779.16
Royal Papers	I957255	368.88	368.88
SAFETY-KLEEN CORPORATION	82784474	223.50	223.50
Simpson Materials Company, LLC	4354762	154.82	154.82

City of Valley Park

Invoices Selected for Payment - BILL LIST FOR BOARD APPROVAL

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Cash Required</u>
Simpson Materials Company, LLC	6237231	103.02	103.02
Simpson Materials Company, LLC	6237249	102.00	102.00
ST. LOUIS COMPOSTING INC.	33120 STC	249.50	249.50
ST. LOUIS COUNTY TREASURER	127179	127,405.39	127,405.39
STONEGATE AUTO PARTS INC	33120 SAP	362.32	362.32
Sumner One	lg06581017	344.71	344.71
Sydenstricker Nobbe Partners	9056957	1,264.73	1,264.73
Syndi Tanner	42220 brignole	175.00	175.00
The Brookfield Group	49871	108.75	108.75
The Brookfield Group	49882	36.25	36.25
TRAFFIC CONTROL COMPANY	008275	57.45	57.45
TRUCK CENTERS INC.	f150558159:01	965.32	965.32
United Health Care	589764796165	23,853.34	23,853.34
United Rentals (North America) INC	179950574-001	1,800.00	1,800.00
United Rentals (North America) INC	180210823-001	876.00	876.00
United Rentals (North America) INC	180428722-001	117.60	117.60
VALLEY PARK ELEVATOR	33020 VPE	378.49	378.49
WEINMAN SHELTER FUND	22920 WS	47.00	47.00
WEINMAN SHELTER FUND	33120 WS	55.00	55.00
Ziebart Tidy Car	33504	350.00	350.00
Report Total		199,144.18	199,144.18

March 2020 VISA BREAKDOWN

Date	customer	gl	amount
3/6/2020	rebate credit	01-0000-5175	(\$5.75)
		01-0000-5175 Total	(\$5.75)
3/20/2020	Microsoft monthly billing	01-1000-6124	\$12.00
		01-1000-6124 Total	\$12.00
3/30/2020	Postage for cdbg	01-1000-6126	\$7.75
2/28/2020	Walmart(Binders for Lake Hill Court	01-1000-6126	\$29.64
	amazon (bic witeout, aaa, aa batteries, Legal note pads,		
3/22/2020	office world remanufactured in cartage	01-1000-6126	\$26.62
3/28/2010	amazon (Telephone cable for city Clerk	01-1000-6126	\$12.99
		01-1000-6126 Total	\$77.00
3/6/2020	Conferencing	01-1000-6174	\$11.30
		01-1000-6174 Total	\$11.30
3/23/2020	Northern Tool (Air Jack	01-1100-6116	\$369.99
		01-1100-6116 Total	\$369.99
3/5/2020	amazon (tp-link injection adapter for garage	01-1100-6126	\$19.94
	amazon (bic witeout, aaa, aa batteries, Legal note pads,		
3/22/2020	office world remanufactured in cartage	01-1100-6126	\$36.48
3/28/2020	Amazon (wireless router, 6 Blue tooth pieces	01-1100-6126	\$114.93
		01-1100-6126 Total	\$171.35
	amazon (potek 5000w Power Inverter Dc12v to ac 110v car		
3/21/2020	inverter	01-1100-6127	\$349.99
		01-1100-6127 Total	\$349.99
3/27/2020	Amazon (led 200 m Solar wall light pilar lamp	01-1200-6125	\$71.98
		01-1200-6125 Total	\$71.98
3/28/2020	amazon (2 blue tooth pieces)	01-1200-6126	\$29.99
		01-1200-6126 Total	\$29.99
	amazon (bic witeout, aaa, aa batteries, Legal note pads,		
3/22/2020	office world remanufactured in cartage	01-1400-6126	\$21.99
		01-1400-6126 Total	\$21.99
3/24/2020	Zooming Meeting one year membership	17-0000-6203	\$149.90
3/29/2020	Amazon (printer for Tom (covid 19	17-0000-6203	\$149.99
		17-0000-6203 Total	\$299.89
		Grand Total	\$1,409.73



Account Summary

Billing Cycle		03/31/2020
Days In Billing Cycle		32
Previous Balance		\$477.23
Purchases	+	\$1,415.51
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$5.75-
Payments	-	\$477.26-
Other Charges	+	\$0.00
Finance Charges	+	\$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	\$1,409.73
MINIMUM PAYMENT	\$36.00
PAYMENT DUE DATE	04/25/2020

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.

NEW BALANCE \$1,409.73

Credit Summary

Total Credit Line	\$25,000.00
Available Credit Line	\$23,590.27
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Corporate Activity

Trans Date	Post Date	Reference Number	Transaction Description	Amount
03/23	03/23	74142960083001211801813	PAYMENT - THANK YOU	\$477.26-

Cardholder Account Summary

FEE ACCT 00000296-010000000 #### ## 5757	Payments & Other Credits	Purchases & Other Charges	Cash Advances	Total Activity
	\$5.75-	\$0.00	\$0.00	\$5.75-

Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/28	03/01		74142962002000000002890	REBATE CREDIT	\$5.75-

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	New Balance	Total Minimum Payment Due	Payment Due Date
03/31/20	\$1,409.73	\$36.00	04/25/20

\$

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



MAKE CHECK PAYABLE TO:



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



BL ACCT 00000296-10000000

CITY OF VALLEY PARK

Account Number: ##### 5740

Page 3 of 3

Cardholder Account Summary				
CITY OF VALLEY PARK ##### 5815	Payments & Other Credits \$0.00	Purchases & Other Charges \$180.95	Cash Advances \$0.00	Total Activity \$180.95

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
03/06	03/08	PBUS03	24493980066207346100489	CONFERENCING 888-289-0593 CA	\$11.30
03/20	03/22	PBUS03	24430990080400810014073	MSFT * E0500A0IA4 800-642-7676 WA	\$12.00
03/24	03/25	PBUS03	24493980085026458614013	ZOOM.US 888-799-9666 CA	\$149.90
03/30	03/31	PBUS03	24137460091000677219935	USPS PO 2880820688 VALLEY PARK MO	\$7.75

Cardholder Account Summary				
CITY OF VALLEY PARK ##### 2555	Payments & Other Credits \$0.00	Purchases & Other Charges \$1,234.56	Cash Advances \$0.00	Total Activity \$1,234.56

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/28	03/01	PBUS03	24226380060400001944621	WAL-MART #1177 BALLWIN MO	\$29.64
03/05	03/05	PBUS03	24431060065083302373221	AMAZON.COM*RC6BO5XZ3 AMZN AMZN.COM/BILL WA	\$19.94
03/21	03/22	PBUS03	24692160081100641150672	AMZN Mktp US*4890629U3 Amzn.com/bill WA	\$349.99
03/22	03/23	PBUS03	24431060082083306792623	AMZN MKTP US*J76NF2JD3 AM AMZN.COM/BILL WA	\$63.10
03/22	03/23	PBUS03	24431060082083745518761	AMZN MKTP US*4J7FC5A53 AM AMZN.COM/BILL WA	\$21.99
03/23	03/24	PBUS03	24692160083100767480190	NOR*NORTHERN TOOL 800-222-5381 MN	\$369.99
03/29	03/29	PBUS03	24431060089083747185117	AMAZON.COM*1R3FE0LS3 AMZN AMZN.COM/BILL WA	\$149.99
03/27	03/29	PBUS03	24692160087100023769168	AMZN Mktp US*AJ3ZZ72A3 Amzn.com/bill WA	\$71.98
03/29	03/30	PBUS03	24692160089100012270432	AMZN Mktp US*E03Z29QK3 Amzn.com/bill WA	\$157.94

Interests

Additional Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO 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 \$81.84.

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PBUS03 001	PURCHASE	E	\$0.00	0.04095%(D)	14.9900%(V)	\$0.00	\$0.00	0.0000%	\$1,409.73
Cash									
CBUS01 001	CASH	A	\$0.00	0.06827%(D)	24.9900%(V)	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 32		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									

Sam's Club® Credit

CITY OF VALLEY PARK
Account Number ending in 1794

Statement Closing Date 03/23/2020

Visit samsclub.com/credit or Call 1-800-203-5764

Payments must be received by 5pm ET on due date if mailed, or by 11:59pm ET on due date for online and phone payments.

Payment Information	
New Balance	\$104.26
Total Minimum	
Payment Due	\$50.00
Payment Due Date	04/12/2020

Account Summary	
Previous Balance as of 02/24/2020	\$11.42
Payments	-11.42
Purchases/Debits	+104.26
New Balance as of 03/23/2020	\$104.26

Credit Limit	\$2,200
Available Credit	\$2,095
Statement Closing Date	03/23/2020
Days in Billing Cycle	29

Transaction Summary					
Tran	Date	Post	Transaction Reference #	Description	Amount
03/12	03/12		P928000EV01073QVV	SAM'S CLUB 008182 SAINT LOUIS MO SAM'S/WAL-MART PURCHASE(S) Total for GILBERT DENORMANDIE	\$104.26
03/11	03/11		P928000ER01N8HFXQ	PAYMENT - THANK YOU	-\$11.42

Interest Charge Calculation						
Your Annual Percentage Rate (APR) is the annual interest rate on your account.						(v) = variable rate
Type of Balance	Expiration Date	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge	Balance Method	
Regular Purchases	N/A	29.99% (v)	\$0.00	\$0.00		2D

NOTICE: We may convert your payment into an electronic debit. See reverse side for details, Billing Rights and other important information.

MEMBER SERVICE: For Account Information log on to samsclub.com/credit. This account is not registered. The authentication code is: ZYSV697. Or call toll-free 1-800-203-5764.

6709 0005 A7H 1 7 23 200323 PAGE 1 of 5 9280 2000 MP17 01EW6709 152709

Detach and mail this portion with your check. Do not include any correspondence with your check.



sam's club

Payment Enclosed: Please use blue or black ink.

Total Minimum Payment Due	Payment Due Date	New Balance
\$59.00	04/12/2020	\$104.26

\$

New address or email? Print changes on back.



CITY OF VALLEY PARK
HANKS BILL
320 BENTON ST
VALLEY PARK MO 63088-1735

152709
0105



Make Payment to: SAM'S CLUB/SYNCHRONY BANK
P.O. BOX 530981
ATLANTA, GA 30353-0981



00050000001142 000500000010426 000604600 2039281 79422

CITY OF VALLEY PARK

ACCOUNT #: 6046 0020 3928 1794

DATE OF SALE #: 200312

P.O. #:

INVOICE#: 001445

AUTHORIZATION #: 000355

CLUB #: 8182

REFERENCE #: P928000EV01073QVV

TRANSACTION #: 1445

REGISTER #: 3

<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
053648846	FEBREZE LANDSCAPE	1.000	EA	\$9.8800	\$9.88
053790548	MM 10 1/16 IN PLATE	1.000	EA	\$15.4800	\$15.48
054630727	MM TERRY TOWELS	4.000	EA	\$16.9800	\$67.92
054651804	MM MICROFIBER TOWELS	1.000	EA	\$14.9800	\$14.98
055177750	IS \$ 2.00 OFF	1.000	EA	\$2.0000-	\$2.00-
055311531	IS \$ 2.00 OFF	1.000	EA	\$2.0000-	\$2.00-
SUB \$104.26		TAX \$0.00		TOTAL INVOICE	\$104.26
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$104.26



Commercial Account



ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

Commercial Account: 6035 3225 3197 5765
Statement Date 03/13/20
Credit Line \$14,100
Credit Available \$14,058

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

Account Balance \$41.56

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-\$816.62
Current Purchases and Debits	\$41.56
Current Returns, Exchanges and Adjustments	\$0.00
Previously Billed Invoices	\$0.00



Local transports and moves made easier with truck and van rentals at over 1,600 stores



For products, pricing, and availability, visit homedepot.com/rental

SPECIAL NOTICE

Don't forget, 1-Year returns credited back to your Home Depot Card*

Additional benefits available to Commercial Card Holders:

- **60-day Terms:** On new purchases, receive net 60 payment terms with no late fees if paid in full
- **Fuel savings:** Earn Fuel savings for every \$100 of qualifying purchases made using your The Home Depot Commercial Account

Visit homedepot.com/cardbenefits to take advantage of 60-day payment terms and get more information on fuel savings including participating station availability and how to order more redemption cards

*Refer to The Home Depot Returns Policy for details

CURRENT PAYMENTS AND UNAPPLIED PAYMENTS		Payments received since the last statement period.
		Please contact us with your instructions on how to apply to specific invoices.
Date	Amount	
02/28/20	-\$816.62	
Total	-\$816.62	

Questions About Your Account

ACCT MGR ROXY RUSSELL EXT 4676942
PHONE 1-800-494-1946
FAX 1-877-969-6282
EMAIL ROXY.RUSSELL@CITI.COM

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340

Send a SECURE MESSAGE right now to a customer service professional online at myhomedepotaccount.com

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Page 1 of 8

8 HP 13

This Account is issued by Citibank, N.A.

576502





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 03/13/20

View, manage and pay your account online at
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)
03/02/20	6023765	\$11.20	\$11.20	04/01/20	<input type="checkbox"/>	\$
03/03/20	5023883	\$30.36	\$30.36	04/01/20	<input type="checkbox"/>	\$

Your Account Number is 6035 3225 3197 5765



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

Statement Enclosed

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

Statement Date **03/13/20**
 Account Balance **\$41.56**
 Check here if paying all invoices

Amount Enclosed: \$

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

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

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



576504



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

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
\$11.20	03/02/20	04/01/20	6023765
PO: CITYHALL		Store: 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
GE SIL II W&D LIGHT GRAY 10.1 OZ	00001753910000200003	1.0000 EA	\$6.57	\$6.57
CONDUIT BODY 1/2" TYPE LB	00004508340000600004	1.0000 EA	\$2.58	\$2.58
1/2 SCHEDULE 40 X 10 FT	00002029590000600003	1.0000 EA	\$2.05	\$2.05

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

SUBTOTAL	\$11.20
TAX	\$0.00
TOTAL	\$11.20

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

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
\$30.36	03/03/20	04/01/20	5023883
PO: CITYHALL		Store: 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
IDL RJ45 CAT6 MODULAR PLUGS 25PK	00003635270003100011	1.0000 EA	\$21.74	\$21.74
C6 JACK BL	10000155510003100018	1.0000 EA	\$5.47	\$5.47
CE 1-GANG LOW VOLTAGE MOUNTING BRACK	10000155840003100017	1.0000 EA	\$2.17	\$2.17
CE 1 PORT WHITE WALL PLATE	00005796440003100017	1.0000 EA	\$0.98	\$0.98

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

SUBTOTAL	\$30.36
TAX	\$0.00
TOTAL	\$30.36

505925



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: 111968
Date: 03/09/2020
PGAV Project No: 3114500

Project Description: Valley Park Continuing Services

Professional Services for the Period Ended February 29, 2020

Consulting Services

\$334 01-1000-6d72

John Brancaglione
Anna Krane

Labor subtotal

	Hours	Billing Rate	Billed Amount
John Brancaglione	2.00	200.00	400.00
Anna Krane	30.00	135.00	4,050.00
Labor subtotal	32.00		4,450.00

Invoice Total \$4,450.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
111968	03/09/2020	4,450.00	4,450.00				
	Total	4,450.00	4,450.00	0.00	0.00	0.00	0.00

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 YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Project: 3114500 Valley Park Continuing Services

Employee Name	Tasks Completed
John Brancaglione	Edits to draft ordinance text and memo Review open storage zoning draft Consult w/ Anna Krane re: Ordinance revisions and Vance Road project
Anna Krane	Open storage regulations and residential parking regulations 590 vance rd review and memo, open storage memo Review for fire station development meeting Meeting prep- subdivision code research Fire station meeting and discussion with staff Review of subdiv request for Meramec Valley Plaza Meramec valley subdiv plat and parking access easement review Meeting at City Hall to discuss open storage and parking code revisions Update to open storage and parking regulations

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: 112054
Date: 04/03/2020
PGAV Project No: 3114500

Email Invoice: Dusty Hosna <DHosna@valleyparkmo.org>

Project Description: Valley Park Continuing Services

Professional Services for the Period Ended March 28, 2020

Consulting Services

Anna Krane	334- 01-1000-6172	Hours	Billing Rate	Billed Amount
		28.00	135.00	3,780.00
			Invoice Total	\$3,780.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
111968	03/09/2020	4,450.00	4,450.00				
112054	04/03/2020	3,780.00	3,780.00				
	Total	8,230.00	8,230.00	0.00	0.00	0.00	0.00

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 YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Project: 31145-00 Valley Park Continuing Services

Employee Name	Tasks Completed
Anna Krane	review memos Fire Station review and memos; parking regulations revisions Fire District review meeting notes/recs for City; code revisions site plan review (1.5hrs); Planning & Zoning evening meeting (2hrs) Meramec Valley Plaza Meramec Station Rd CUP gas tank review

City of Valley Park

Invoices Selected for Payment - BILL LIST FOR BOARD APPROVAL

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Cash Required</u>
Core & Main LP	m198539	252.73	252.73
Croft Trailer	102616	39.95	39.95
HOME DEPOT CREDIT SERVICES	26712 4092862	16.80	16.80
Kirkwood Material Supply	4854/ 7	26.45	26.45
Kirkwood Material Supply	4897 / 7	52.90	52.90
LAWN CARE EQUIPMENT CO	697800	72.00	72.00
Lawson Products	9307527620	117.00	117.00
MEDART INC.	2367388	116.40	116.40
Midwest Systems Truck Equipment, Inc.	74619	21.65	21.65
MISSOURI LAWYERS MEDIA	744683946	90.48	90.48
MISSOURI LAWYERS MEDIA	744687114	100.92	100.92
MISSOURI PETROLEUM PRODUCTS	45184	1,656.00	1,656.00
Paylocity Corporation	82483	199.50	199.50
R & R Enterprises	64071	123.80	123.80
SC Engineering, LLC	sc5918	562.50	562.50
SC Engineering, LLC	sc5919	2,802.50	2,802.50
SC Engineering, LLC	sc5926	9,936.66	9,936.66
ST. LOUIS COUNTY TREASURER	127528	30.00	30.00
TRUCK CENTERS INC.	f150562623:01	47.26	47.26
Report Total		16,265.50	16,265.50



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 04/13/20

View, manage and pay your account online at
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)
03/18/20	26712	\$9.84	\$9.84	05/01/20	<input type="checkbox"/>	\$
03/24/20	4092862	\$6.96	\$6.96	05/01/20	<input type="checkbox"/>	\$



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

Your Account Number is 6035 3225 3197 5765



Statement Date

04/13/20

Account Balance

\$16.80

Check here if paying all invoices

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

Statement Enclosed

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

Amount Due:	Trans Date:	DUE DATE:	Invoice #: 26712
\$9.84	03/18/20	05/01/20	
PO:		Store: 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
32OZ BOTTLE	00002558520000400004	1.0000 EA	\$3.28	\$3.28
32OZ BOTTLE	00002558520000400004	1.0000 EA	\$3.28	\$3.28
32OZ BOTTLE	00002558520000400004	1.0000 EA	\$3.28	\$3.28

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

SUBTOTAL	\$9.84
TAX	\$0.00
TOTAL	\$9.84

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

Amount Due:	Trans Date:	DUE DATE:	Invoice #: 4092862
\$6.96	03/24/20	05/01/20	
PO:		Store: 3004, TOWN&COUNTRY, MO	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
LYSOL POWER & FREE MULTI 32OZ	10000369110000400004	1.0000 EA	\$3.48	\$3.48
LYSOL POWER & FREE MULTI 32OZ	10000369110000400004	1.0000 EA	\$3.48	\$3.48

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

SUBTOTAL	\$6.96
TAX	\$0.00
TOTAL	\$6.96



17-2700-6169

City of Valley Park
 Gerald Martin
 320 Benton Street
 Valley Park, MO 63088

Invoice number SC5919
 Date 04/07/2020

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

Professional Fees

433

	Date	Hours	Rate	Billed Amount
Engineer 2				
Kevin J. Wolff				
Billable Time				
<i>City of Valley Park Levee Review</i>	03/11/2020	3.00	95.00	285.00
<i>City of Valley Park Levee Review</i>	03/13/2020	1.00	95.00	95.00
<i>Floodwall Meeting</i>	03/25/2020	1.50	95.00	142.50
<i>Floodwall Details</i>	03/26/2020	4.00	95.00	380.00
<i>Floodwall Details</i>	03/27/2020	7.00	95.00	665.00
<i>Site Visit</i>	03/30/2020	2.00	95.00	190.00
	Subtotal	18.50		1,757.50
Engineer 1				
Bruce B. Dunagan				
Billable Time				
<i>Meeting, site investigation and teleconference. BBD</i>	03/11/2020	4.00	95.00	380.00
<i>pricing steel and aluminum. BBD</i>	03/24/2020	1.00	95.00	95.00
<i>Floodwall design review. BBD</i>	03/30/2020	6.00	95.00	570.00
	Subtotal	11.00		1,045.00
	Professional Fees subtotal	29.50		2,802.50
			Invoice total	2,802.50

City of Valley Park
 Gerald Martin
 320 Benton Street
 Valley Park, MO 63088

Invoice number SC5918
 Date 04/07/2020

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

Professional Fees

	Date	Hours	Rate	Billed Amount
Engineer 2				
Kevin J. Wolff				
Billable Time				
<i>Plan Development</i>				
	03/13/2020	1.00	75.00	75.00
Engineer 1				
Brian S. Gentges				
Billable Time				
<i>Valley Park plan review for Boyster residence</i>				
	03/12/2020	6.50	75.00	487.50

UB3

01-1400-6169



Invoice total **562.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
SC5918	04/07/2020	562.50	562.50				
Total		562.50	562.50	0.00	0.00	0.00	0.00

Changed To Building Permit.
 BP2020-010

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

City of Valley Park
 Gerald Martin
 320 Benton Street
 Valley Park, MO 63088

433

Invoice number SC5926
 Date 04/07/2020
 Project SC19-936 St. Louis Avenue
 Improvements Phase 2, Valley Park, MO

	Amount	
Engineering Design		
Contract Amount	149,727.50	
Percent Complete	90.15	
Prior Billed	125,044.94	
		Current Billed 9,936.66
Inspection Testing		
Contract Amount	83,666.62	
Percent Complete	0.00	
Prior Billed	0.00	
		Current Billed 0.00
		Total 9,936.66
		Invoice total 9,936.66

17-1100-6169
 P105 3200

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
SC5926	04/07/2020	9,936.66	9,936.66				
	Total	9,936.66	9,936.66	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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