

## City of Arnold, Missouri

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**Public Hearing  
Council Chambers**

**June 07, 2018  
7:00 p.m.**

- A. 2018 -16, Record/Minor Record Plat; Immaculate Conception Consolidation Plat, 2300 Church Road.
- B. 2018 -18, Record/Minor Record Plat, Maxville Terrace, Lot A, Dennis Doering, End of Engle.

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**City Council**

**Immediately Following the Public Hearing**

### Agenda

1. Pledge of Allegiance:
2. Opening Prayer: First Baptist Church Pastor Mark Stockton- Discipleship and Counseling
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
  - A. Regular Minutes **May 17, 2018**
  - B. Payroll Warrant **#1291 in the Amount of \$286,332.66**
  - C. General Warrant **#5715 in the Amount of \$1,152,579.37**
6. Ordinances:
  - A. **Bill No. 2699:** An Ordinance Approving a Record Plat Titled "Immaculate Conception Consolidation Plat".
  - B. **Bill No. 2700:** An Ordinance Approving a Record Plat Titled "Maxville Terrace, Lot A".
  - C. **Bill No. 2701:** An Ordinance Providing for the Amendment of the Fiscal Year 2018 Budget.
7. Resolutions:
  - A. **Resolution No. 18-37:** A Resolution Re-Appointing Members of the Commission on Aging and Disabilities for a Three-Year Term.

- B. **Resolution No. 18-38:** A Resolution Authorizing a Contract with Axon Enterprise for the Purchase of Tasers.
- C. **Resolution No. 18-39:** A Resolution Authorizing a Contract with Diamond Fence to Purchase Fencing for the Police Parking Lot.

8. Motion:

- A. 2018-07 Conditional Use Permit, Tiger Express Car Wash. 1384 Jeffco Blvd.
- B. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for the Purpose of Discussing Litigation and Personnel Pursuant to Section 610.021 (1) (3).

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports:

11. Adjournment:

**Next Regular City Council Meeting June 21, 2018 @ 7:00 p.m.**  
**Next Work Session June 14, 2018 at 7:00 p.m.**

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

The Pledge of Allegiance was recited.

Pastor Steve Majdecki with New Hope United Methodist Church offered the opening prayer.

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

#### **BUSINESS FROM THE FLOOR**

NONE

#### **CONSENT AGENDA**

- A. MINUTES FROM MAY 3, 2018 MEETING**
- B. PAYROLL WARRANT NO. 1290 IN THE AMOUNT OF \$300,626.70**
- C. GENERAL WARRANT NO. 5714 IN THE AMOUNT OF \$1,060,896.26**

**Butch Cooley made a motion and so moved to approve the consent agenda.**  
Seconded by Vern Sullivan. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Consent agenda approved.**

#### **ORDINANCES**

**BILL NO. 2697 – AN ORDINANCE AMENDING CHAPTER 500, ARTICLE I IMPLEMENTING A COMPLIANCE INSPECTION PROCEDURE** was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Ordinance passed.**

**BILL NO. 2698 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI IMPOSING A USE TAX FOR GENERAL REVENUE PURPOSES AT THE RATE OF ONE AND ONE QUARTER PERCENT (1.25%) FOR THE PRIVILEGE OF STORING, USING OR CONSUMING WITHIN THE CITY OF ARNOLD, MISSOURI ANY ARTICLE OF TANGIBLE PERSONAL PROPERTY PURSUANT TO THE AUTHORITY GRANTED BY, AND SUBJECT TO, THE PROVISIONS OF SECTIONS 144.600 THROUGH 144.716 OF THE MISSOURI REVISED STATUTES; PROVIDING FOR THE USE TAX TO BE REPEALED, REDUCED OR RAISED IN THE SAME AMOUNT AS THE CITY'S SALES TAX AS REPEALED, REDUCED OR RAISED; AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE GENERAL MUNICIPAL ELECTION CALLED AND TO BE HELD IN THE CITY OF ARNOLD, MISSOURI ON AUGUST 7, 2018** was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Ordinance passed.**

## **RESOLUTIONS**

**RESOLUTION NO. 18-33 – A RESOLUTION RE-APPOINTING BOB TAYLOR AND DEL WILLIAMS TO THE POLICE PERSONNEL BOARD FOR A TWO-YEAR TERM**

**Vern Sullivan made a motion and so moved to approve Resolution No. 18-33.** Seconded by Butch Cooley. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Resolution approved.**

**RESOLUTION NO. 18-34 – A RESOLUTION AUTHORIZING THE ADOPTION OF POLICIES NUMBER PR 18-01 (JUVENILE CHAPERONS), PR 18-02 (SUSPENSION OF PRIVILEGES) AND PR 18-03 (DESIGNATED PUBLIC PETITIONING AREA)**

**Mark Hood made a motion and so moved to approve Resolution No. 18-34.** Seconded by Brian McArthur. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Resolution approved.**

**RESOLUTION NO. 18-35 – A RESOLUTION AUTHORIZING A CHANGE ORDER WITH GBA FOR BRIDGE INSPECTION SERVICES**

**Gary Plunk made a motion and so moved to approve Resolution No. 18-35.** Seconded by EJ Fleischmann. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Resolution approved.**

## **RESOLUTION NO. 18-36 – A RESOLUTION APPROVING THE PURCHASE OF FIVE (5) NEW POLICE VEHICLES**

**Butch Cooley made a motion and so moved to approve Resolution No. 18-36.**

Seconded by David Owens. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas:

**Resolution approved.**

## **MOTIONS**

NONE

## **REPORTS FROM MAYOR, COUNCIL AND COMMITTEES**

**Mayor Counts** – Thanked Dickie Brown and staff for their great work regarding the beautification project at the Round-A-Bout. Mayor Counts also thanked Mary Holden for her dedication to the city. She has done a wonderful job and will be greatly missed.

**Gary Plunk – Ward 4** – Informed the council that the Veterans Commission met last night and discussed plans for Arnold Days and the Veterans Parade. Mr. Plunk also thanked Public Works staff for painting the veterans reserved parking spaces at all city parking lots.

**Vern Sullivan – Ward 3** – Stated that residents had contacted him regarding the retention pond behind the old UMB Bank building. The residents have told him that the pond is flooding during heavy rains and Mr. Sullivan is asking staff to investigate the claims.

**Butch Cooley – Ward 4** – Stated the Round-A-Bout looks great. Mr. Cooley also informed council that the Liquor Committee met tonight and asked Mrs. Casey to provide a report. Mrs. Casey stated that Meramec Eagles has applied for a Change in Managing Officer and the Liquor Committee is forwarding a recommendation of approval by unanimous vote.

**Butch Cooley made a motion and so moved to approve the Change in Managing Officer application for Meramec Eagles.** Seconded by Vern Sullivan. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Motion carried.**

Mrs. Casey informed council that she is processing the annual renewals of all liquor licenses and needs council approval to send out license renewals she has received since the last meeting on 5/3/2018. All said licenses received to date have met all criteria necessary to renew and the Liquor Committee is forwarding a recommendation of approval by unanimous vote.

**David Owens made a motion and so moved to approve sending liquor license renewals to all applicants received between 5/3/2018 and 5/17/2018.** Seconded by Butch Cooley. Roll call vote: Hood, yes; McArthur, yes; Fleischmann, yes; Sullivan, yes; Fulbright, yes; Cooley, yes; Plunk, yes; Owens, yes; 8 Yeas: **Motion carried.**

**Dan Kroupa** – Thanked The Leader newspaper for their article on his wife’s family.

**Jason Fulbright – Ward 1** – Wished Mary Holden the best of luck on her new job in Florida and thanked her for all she has done for the city.

**Brian McArthur – Ward 2** – Thanked Mary Holden for her service, stating we were lucky to have her serve the city and she will be hard to replace.

#### **ADMINISTRATIVE REPORTS**

**Bryan Richison** – Informed council that he has reached an agreement with Jason Barbaglia regarding the car show next year. Mr. Richison also stated that we closed on the JCYA property this morning. Mr. Richison also thanked Mary Holden for her hard work and dedication to the city.

**Tammi Casey** – Wished Mary the best of luck in her new job and stated she has been a pleasure to work with.

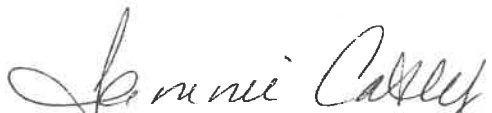
**Chief Shockey** – Wished Mary the best in her new job and move to Florida.

**Bill Lehmann** - Also wished Mary good luck in her new job.

**Bob Sweeney** – Told Mary she would be missed and wished her the best of luck.

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

Meeting adjourned at 7:35 p.m.

  
City Clerk Tammi Casey, MRCC-C

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 5/17/2018

**PAGE:** 1

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

		ROLL CALL	CONSENT AGENDA	BILL NO 2697	BILL NO 2698	RESOLUTION NO 18-33	RESOLUTION NO 18-34
<b>MAYOR</b>	RON COUNTS	PRESENT					
<b>COUNCIL:</b>	MARK HOOD	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
<b>COUNCIL:</b>	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
<b>CITY ADMINISTRATOR</b>	BRYAN RICHISON	PRESENT	<b>PARKS DIR:</b>	DICKIE BROWN			EXCUSED
<b>CITY CLERK</b>	TAMMI CASEY	PRESENT	<b>PUBLIC WORKS:</b>	-			
<b>COM DEV</b>	MARY HOLDEN	PRESENT	<b>TREASURER:</b>	DAN KROUPA			PRESENT
<b>FINANCE DIRECTOR</b>	BILL LEHMANN	PRESENT	<b>POLICE DEPT.</b>	CHIEF SHOCKEY			PRESENT
<b>CITY ATTORNEY</b>	BOB SWEENEY	PRESENT					

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 5/17/2018

**PAGE:** 2

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

**MAYOR** RON COUNTS

**COUNCIL:** MARK HOOD

**COUNCIL:** BRIAN MCARTHUR

**COUNCIL:** EJ FLEISCHMANN

**COUNCIL:** VERN SULLIVAN

**COUNCIL:** JASON FULBRIGHT

**COUNCIL:** BUTCH COOLEY

**COUNCIL:** GARY PLUNK

**COUNCIL:** DAVID OWENS

**CITY ADMINISTRATOR** BRYAN RICHISON

**CITY CLERK** TAMMI CASEY

**COM DEV** MARY HOLDEN

**FINANCE DIRECTOR** BILL LEHMANN

**CITY ATTORNEY** BOB SWEENEY

RESOLUTION NO 18-35	RESOLUTION NO 18-36	MOTION TO APPROVE MERAMEC EAGLES CHANGE IN MANAGING OFFICER	MOTION TO APPROVE ANNUAL LIQUOR LICENSE RENEWALS		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
YES	YES	YES	YES		
		<b>PARKS DIR:</b>	DICKIE BROWN		
		<b>PUBLIC WORKS:</b>	-		
		<b>TREASURER:</b>	DAN KROUPA		
		<b>POLICE DEPT.</b>	CHIEF SHOCKEY		



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**CITY OF ARNOLD CITY COUNCIL, JUNE 7, 2018 MEETING**

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2018-16, RECORD/MINOR RECORD PLAT, IMMACULATE CONCEPTION CONSOLIDATION PLAT, 2300 CHURCH ROAD, PLANNING COMMISSION RECOMMENDATION  
**DATE:** MAY 24, 2018  
**CC:**

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**Request**

Brandon A Harp, P.E., of Civil Engineering Design Consultants, has submitted on behalf of Jefferson County Catholic Real Estate Corp., for approval of a minor record plat to consolidate six parcels into one. The single lot will be 19.70 acres and contain R-5 and C-3 zoning. Attached is the application, aerial of the site and the proposed minor record plat.

**Summary of Planning Commission Meeting**

The Planning Commission held a public hearing and considered this request at their May 22, 2018 meeting. No one spoke during the public hearing. During the regular meeting there was brief discussion about the dual zoning on one parcel and the Planning Commission added a second condition that the rezoning follow Staff's suggestion of zoning the entire parcel to R-5. The Planning Commission, in a 7-0 approval, is forwarding a recommendation of approval with the two conditions below.

1. The parcel is rezoned to one zone district and the application is submitted prior to signing the City signing the plat.
2. The Planning Commission suggests to follow Staff recommendations of zoning the entire parcel to R-5 Residential.

**Analysis**

Staff has no concerns regarding the minor record plat except for the dual zone districts. In the past, we have encountered dual zoning on one lot that has caused problems for land use, setback requirements, buffer requirements, etc. Staff is recommending a condition that the property must be zoned all one district and Staff recommends making is all R-5.

cc-6/7/18

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

5/22/18  
4/19



### RECORD PLAT / MINOR SUBDIVISION

File Number 2018-16 50% of the Cost of Preliminary Plat - Fee Paid \$200.00 4/2/18

#### APPLICANT/CONTRACT PURCHASER

Brandon A. Harp, P.E.  
Civil Engineering Design Consultants, Inc.

Name  
10820 Sunset Office Drive, Suite 200  
St., Louis, MO 63127  
Address, City, State, Zip

314-729-1400  
Telephone Number

314-729-1404  
Facsimile Number

2300 Church Road  
Property Address (or nearest intersection)

City of Arnold  
Sanitary District

636-282-6652  
Telephone Number

PWD#1  
Water District

636-296-0659  
Telephone Number

#### OWNER

Jefferson County Catholic Real Estate Corporation

Name  
20 Archbishop May Drive  
St. Louis, MO 63119  
Address, City, State, Zip

314-792-7000  
Telephone Number

Facsimile Number

CT1  
Zoning of Property

5 parcels into 1  
Number of Lots

Rock Community  
Fire District

636-296-2211  
Telephone Number

April 3, 2018  
Date of application

  
Signature of Applicant and/or Owner

May 8, 2018  
Meeting Date Targeting

btoney@cedc.net

**AN ORDINANCE APPROVING A RECORD PLAT TITLED  
“IMMACULATE CONCEPTION CONSOLIDATION PLAT”**

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

**WHEREAS**, the Planning Commission of the City of Arnold has reviewed the proposed record plat, held a public hearing and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and have submitted a report and recommendation for approval of said record plat titled “Immaculate Conception Consolidation Plat” to the City Council;

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

Section 1. The City of Arnold hereby accepts and approves the record plat titled “Immaculate Conception Consolidation Plat.” A copy of said plat is attached to this ordinance.

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

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

Section 4. Within sixty (60) days after approval of the record plat identified as “Immaculate Conception Consolidation Plat” the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 36 of the City of Arnold Subdivision Ordinance.

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

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

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF JUNE 2018.

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

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

ATTEST:

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

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

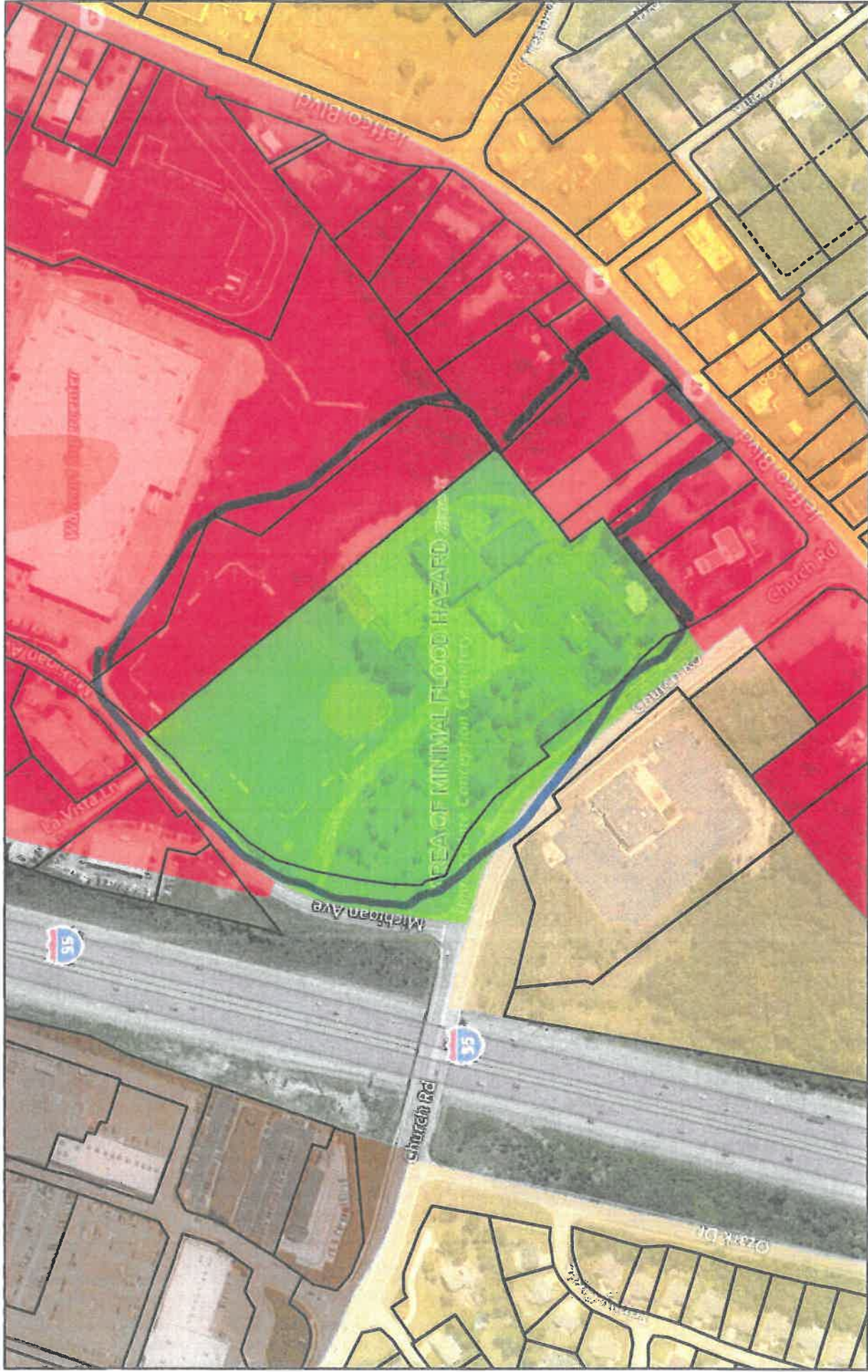
\_\_\_\_\_  
City Attorney Robert Sweeney

May 24, 2018

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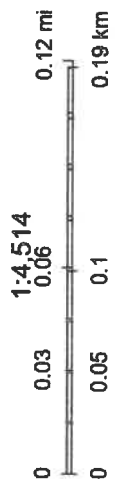


# City of Arnold MO Online GIS Base Map Viewer



May 18, 2018

- Jefferson County Parcels - Property
- Jefferson County Lot Lines - Lot Lines
- Arnold\_MO\_City\_Limits
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

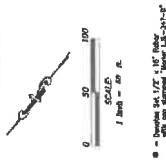


City of Arnold Community Development, © 2018 Microsoft Corporation ©  
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 City of Arnold MO, Website User  
 City of Arnold Missouri

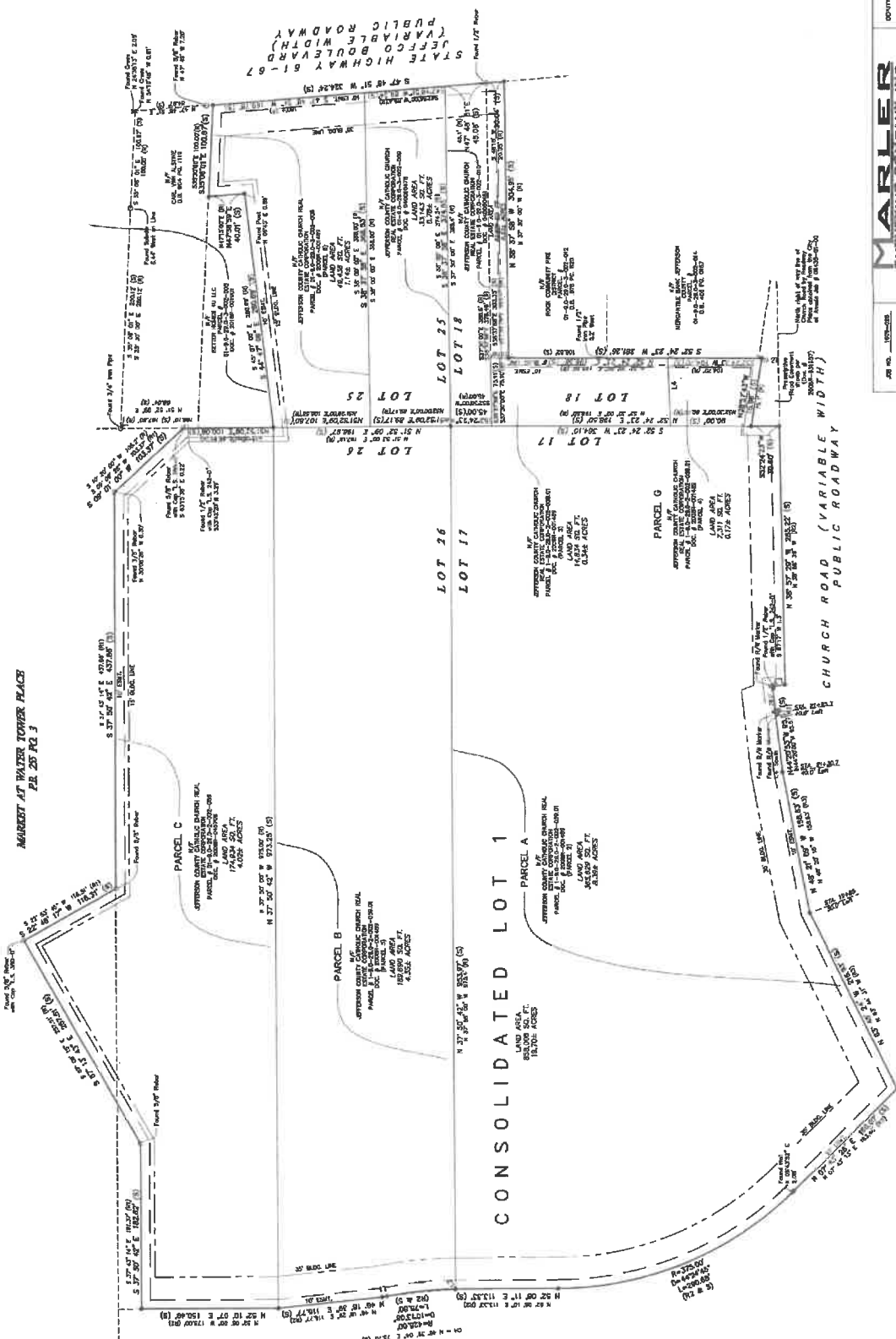


**IMMACULATE CONCEPTION CONSOLIDATION PLAT**  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ANN ARBOR, MICHIGAN  
 SECTION COUNTY, MICHIGAN

**MARGERY AT WALKER TOWER PLACE**  
 P.B. 255 PG. 3



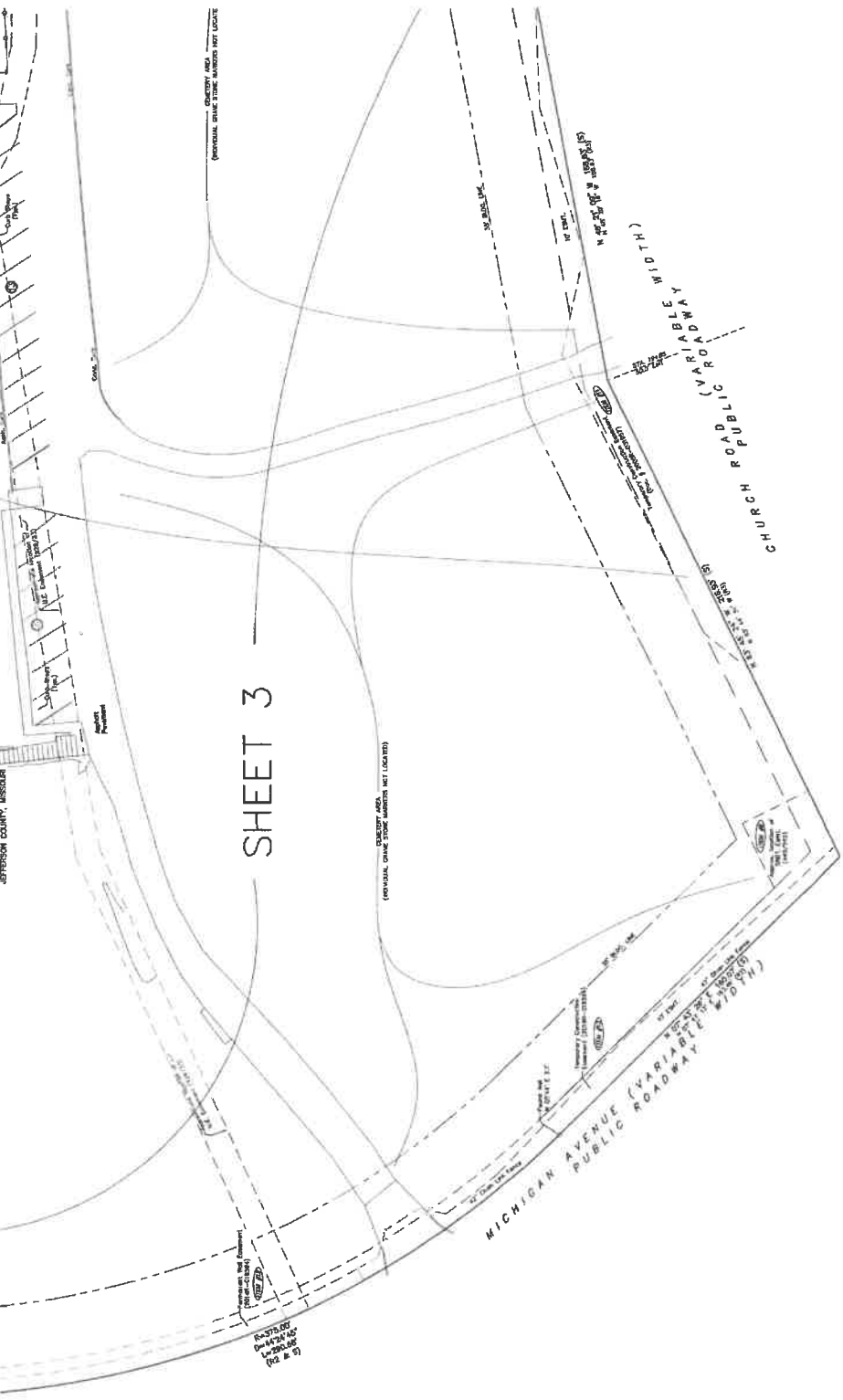
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- - Double 38 1/8" x 1/2" Bolt
- - Double 38 3/8" x 1/2" Bolt
- - Double 38 5/8" x 1/2" Bolt
- - Double 39 1/8" x 1/2" Bolt
- - Double 39 3/8" x 1/2" Bolt
- - Double 39 5/8" x 1/2" Bolt
- - Double 40 1/8" x 1/2" Bolt
- - Double 40 3/8" x 1/2" Bolt
- - Double 40 5/8" x 1/2" Bolt
- - Double 41 1/8" x 1/2" Bolt
- - Double 41 3/8" x 1/2" Bolt
- - Double 41 5/8" x 1/2" Bolt
- - Double 42 1/8" x 1/2" Bolt
- - Double 42 3/8" x 1/2" Bolt
- - Double 42 5/8" x 1/2" Bolt
- - Double 43 1/8" x 1/2" Bolt
- - Double 43 3/8" x 1/2" Bolt
- - Double 43 5/8" x 1/2" Bolt
- - Double 44 1/8" x 1/2" Bolt
- - Double 44 3/8" x 1/2" Bolt
- - Double 44 5/8" x 1/2" Bolt
- - Double 45 1/8" x 1/2" Bolt
- - Double 45 3/8" x 1/2" Bolt
- - Double 45 5/8" x 1/2" Bolt
- - Double 46 1/8" x 1/2" Bolt
- - Double 46 3/8" x 1/2" Bolt
- - Double 46 5/8" x 1/2" Bolt
- - Double 47 1/8" x 1/2" Bolt
- - Double 47 3/8" x 1/2" Bolt
- - Double 47 5/8" x 1/2" Bolt
- - Double 48 1/8" x 1/2" Bolt
- - Double 48 3/8" x 1/2" Bolt
- - Double 48 5/8" x 1/2" Bolt
- - Double 49 1/8" x 1/2" Bolt
- - Double 49 3/8" x 1/2" Bolt
- - Double 49 5/8" x 1/2" Bolt
- - Double 50 1/8" x 1/2" Bolt
- - Double 50 3/8" x 1/2" Bolt
- - Double 50 5/8" x 1/2" Bolt






IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ANN ARBOR,  
 MICHIGAN COUNTY, MICHIGAN



SHEET 3

  
 0 20 40  
 SCALE  
 1 inch = 40 feet  
 ● - Center 54, 1/2" x 1/2" Hole  
 ○ - Drive Point 1/2" from Rim  
 13 = N 41° 23' 43" E 6.46' (3)  
 12 = N 85° 30' 24" E 0.88' (3)  
 14 = S 40° 40' 35" E 76.17' (3)

JOB NO. 1000-202

DATE PREPARED: 11/18/16  
 PROJECT: ANN ARBOR, MI, LOTS 17, 18, 25, 26 OF U.S. SURVEY 2991

CLIENT: SP/AL

DRAWN BY: ...

CHECKED BY: ...

DATE: 11/18/16

REV: MAY 18, 2016 CITY OF ANN ARBOR COMMENTS

SHEET

3 OF 9

**MARLER**  
 SURVEYING COMPANY, INC.  
 11401 E. MICHIGAN ROAD, SUITE 100, ANN ARBOR, MI 48106-1311  
 PHONE: 734.769.8000  
 FAX: 734.769.8001  
 WWW.MARLERINC.COM

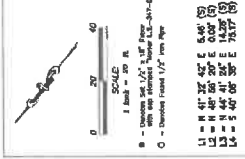


IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST

CITY OF ANN ARBOR  
JEFFERSON COUNTY, MICHIGAN

SHEET 4



PARCEL B  
ANN ARBOR COUNTY COURT ORDER OF PARTITION AND SALE OF REAL ESTATE  
PARCEL B, 1/2 ACRES, 10,000 SQ. FT.  
100,000 SQ. FT.  
4.352 ACRES

CONSOLIDATED LOT 1  
11,100 SQ. FT.  
254,000 SQ. FT.  
19.756 ACRES

PARCEL A  
ANN ARBOR COUNTY COURT ORDER OF PARTITION AND SALE OF REAL ESTATE  
PARCEL A, 1/2 ACRES, 10,000 SQ. FT.  
100,000 SQ. FT.  
4.352 ACRES

LOT 26  
LOT 17

MICHIGAN AVENUE (VARIABLE WIDTH)  
PUBLIC ROADWAY

DATE: 10-08-08  
DRAWN BY: J. MARLER  
REV: 1 MAY 14, 2014 CITY OF ANN ARBOR COMMENTS

**MARLER**  
LAND SURVEYING & ENGINEERING, INC.  
1100 WEST MAIN STREET, SUITE 100, ANN ARBOR, MI 48106  
PHONE: 734.769.1100 FAX: 734.769.1101  
WWW.MARLERENGINEERING.COM

SHEET 4 OF 9

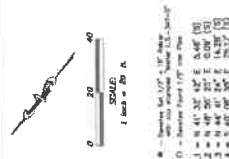
IMMACULATE CONCEPTION CONSOLIDATION PLAT  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ARKLA, ARKANSAS  
 ARKANSAS COUNTY, MISSOURI

SHEET 5

MARKET AT WATER TOWER PLACE  
 PS. 25 PG. 3

Parcel 5/8" Meter  
 S 27° 51' 57" W 164.70' (15)  
 S 11° 50' 46" W 114.51' (15)

Parcel 1/8" Meter  
 S 17° 00' 00" W 193.00' (15)  
 S 27° 52' 00" W 173.20' (15)



- 1. - Shows the LOT, RANG, and TOWNSHIP
- 2. - Shows the SECTION
- 3. - Shows the SUBSECTION
- 4. - Shows the PLAT NUMBER
- 5. - Shows the PLAT DATE
- 6. - Shows the PLAT AREA
- 7. - Shows the PLAT PERCENTAGE
- 8. - Shows the PLAT BEARING
- 9. - Shows the PLAT DISTANCE
- 10. - Shows the PLAT CURVATURE
- 11. - Shows the PLAT CHORD
- 12. - Shows the PLAT CHORD BEARING
- 13. - Shows the PLAT CHORD DISTANCE
- 14. - Shows the PLAT CHORD CURVATURE
- 15. - Shows the PLAT CHORD PERCENTAGE

MICHIGAN AVENUE (VARIABLE WIDTH)  
 N 02° 10' 07" W 158.00' (15)  
 N 02° 10' 07" W 158.00' (15)  
 N 02° 10' 07" W 158.00' (15)

MARKET AT WATER TOWER PLACE  
 PS. 25 PG. 3

SHEET 4

PARCEL C  
 ARKANSAS COUNTY CONCEPT CONSOLIDATION PLAT  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991  
 TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ARKLA, ARKANSAS  
 ARKANSAS COUNTY, MISSOURI  
 LAND AREA  
 174,334 SQ. FT.  
 4.026 ACRES

Parcel 1/8" Meter  
 N 37° 52' 02" W 173.20' (15)

PARCEL B  
 NE 1/4  
 ARKANSAS COUNTY CONCEPT CONSOLIDATION PLAT  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991  
 TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ARKLA, ARKANSAS  
 ARKANSAS COUNTY, MISSOURI  
 LAND AREA  
 174,334 SQ. FT.  
 4.026 ACRES

JOB NO. 1000-001	DATE 3/21/11
DRAWN BY: J. W. WATSON	CHECKED BY: J. W. WATSON
REV. 1: 1000-001-01	DATE 3/21/11
REV. 2: 1000-001-02	
REV. 3: 1000-001-03	
REV. 4: 1000-001-04	
REV. 5: 1000-001-05	
REV. 6: 1000-001-06	
REV. 7: 1000-001-07	
REV. 8: 1000-001-08	
REV. 9: 1000-001-09	
REV. 10: 1000-001-10	
REV. 11: 1000-001-11	
REV. 12: 1000-001-12	
REV. 13: 1000-001-13	
REV. 14: 1000-001-14	
REV. 15: 1000-001-15	
REV. 16: 1000-001-16	
REV. 17: 1000-001-17	
REV. 18: 1000-001-18	
REV. 19: 1000-001-19	
REV. 20: 1000-001-20	
REV. 21: 1000-001-21	
REV. 22: 1000-001-22	
REV. 23: 1000-001-23	
REV. 24: 1000-001-24	
REV. 25: 1000-001-25	
REV. 26: 1000-001-26	
REV. 27: 1000-001-27	
REV. 28: 1000-001-28	
REV. 29: 1000-001-29	
REV. 30: 1000-001-30	
REV. 31: 1000-001-31	
REV. 32: 1000-001-32	
REV. 33: 1000-001-33	
REV. 34: 1000-001-34	
REV. 35: 1000-001-35	
REV. 36: 1000-001-36	
REV. 37: 1000-001-37	
REV. 38: 1000-001-38	
REV. 39: 1000-001-39	
REV. 40: 1000-001-40	
REV. 41: 1000-001-41	
REV. 42: 1000-001-42	
REV. 43: 1000-001-43	
REV. 44: 1000-001-44	
REV. 45: 1000-001-45	
REV. 46: 1000-001-46	
REV. 47: 1000-001-47	
REV. 48: 1000-001-48	
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REV. 89: 1000-001-89	
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REV. 91: 1000-001-91	
REV. 92: 1000-001-92	
REV. 93: 1000-001-93	
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REV. 95: 1000-001-95	
REV. 96: 1000-001-96	
REV. 97: 1000-001-97	
REV. 98: 1000-001-98	
REV. 99: 1000-001-99	
REV. 100: 1000-001-100	

**IMMACULATE CONCEPTION CONSOLIDATION PLAT**  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 CITY OF ARHUNA,  
 JOHNSON COUNTY, WISCONSIN

**SHEET 6**

MARKET AT WATER TOWER PLACE  
 P.M. 255 P.L. 3

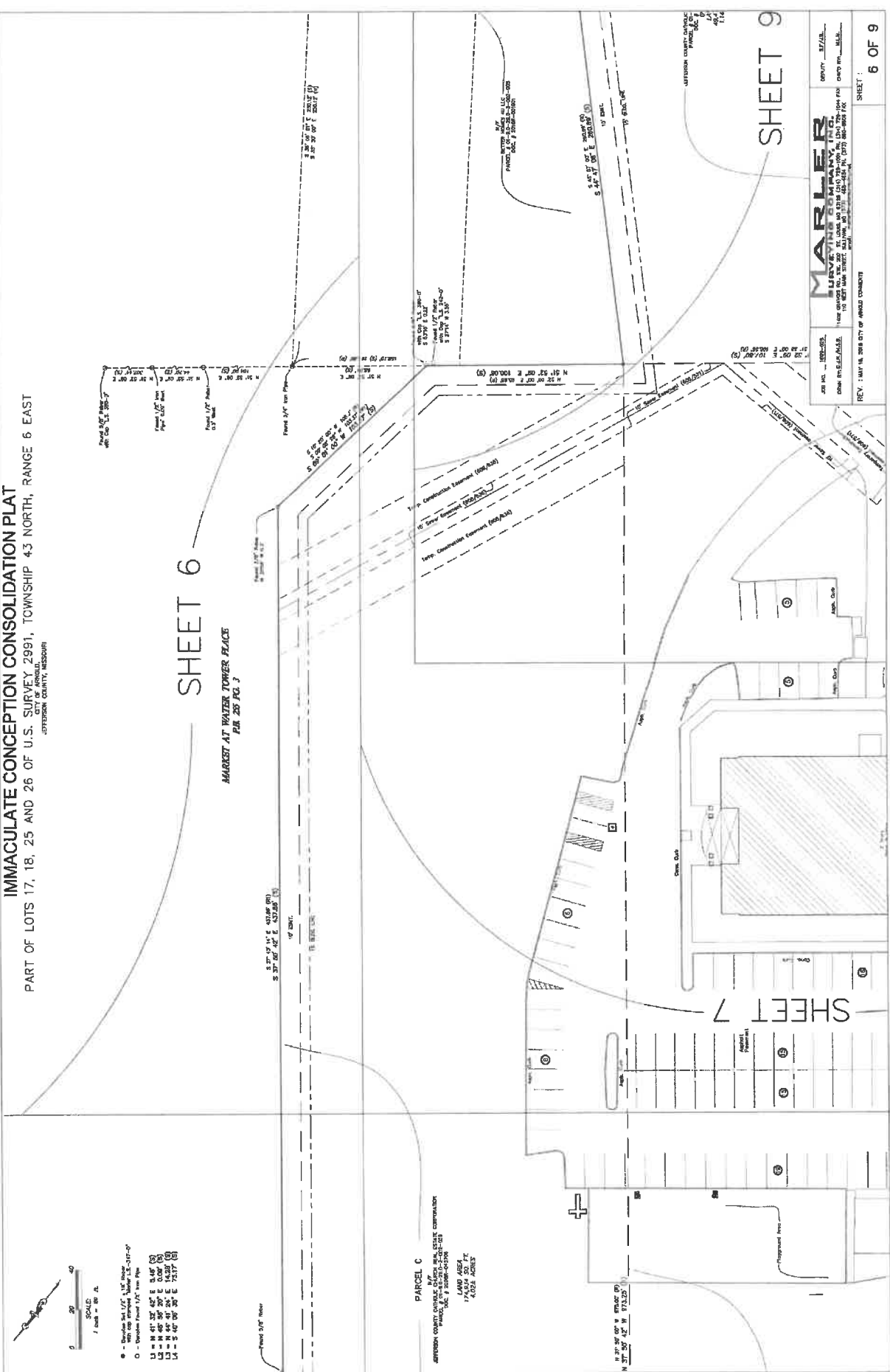


SCALE  
 1 inch = 40 ft.

- = Boundary Set 1/2" 1/4" Meter
- = Boundary Set 1/2" 1/4" Meter
- = Boundary Set 1/2" 1/4" Meter
- △ = Boundary Set 1/2" 1/4" Meter
- ▽ = Boundary Set 1/2" 1/4" Meter
- ◇ = Boundary Set 1/2" 1/4" Meter
- ◇ = Boundary Set 1/2" 1/4" Meter
- ◇ = Boundary Set 1/2" 1/4" Meter
- ◇ = Boundary Set 1/2" 1/4" Meter
- ◇ = Boundary Set 1/2" 1/4" Meter

PARCEL C

SECTION CORNER, 877' FROM THE 1/4" SECTION CORNER, WITH A BEARING OF S 68° 15' 00" E AND A DISTANCE OF 174.84 FT. TO THE 1/4" SECTION CORNER, 4.023 ACRES



**SHEET 7**

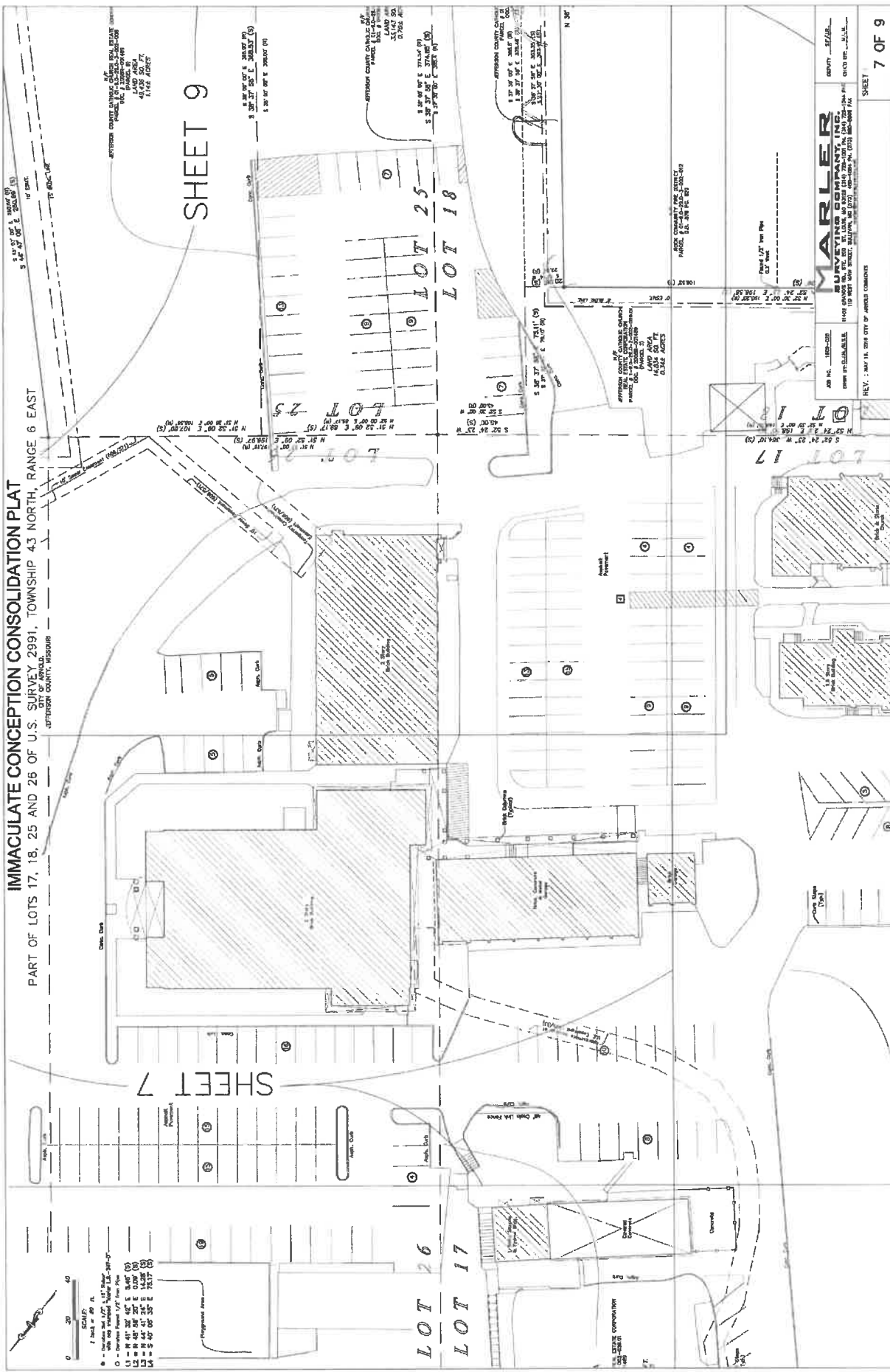
**SHEET 9**

JOB NO. 100-003  
 DRAWN BY: J.L.A.B.S.  
 DATE: 01/18/2018  
 PROJECT: MARKET AT WATER TOWER PLACE  
 SHEET: 6 OF 9

**MARLER**  
 SURVEYING & CONSULTING, INC.  
 1400 W. WISCONSIN STREET, SUITE 200  
 MILWAUKEE, WISCONSIN 53233  
 PHONE: 414.224.8888  
 FAX: 414.224.8889  
 WWW.MARLERINC.COM

**IMMACULATE CONCEPTION CONSOLIDATION PLAT**

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 SEPTON COUNTY, MISSOURI



0 10 20 40

SCALE: 1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

1" = 40' PL.

**SHEET 7**

**SHEET 9**

LOT 26  
 LOT 17

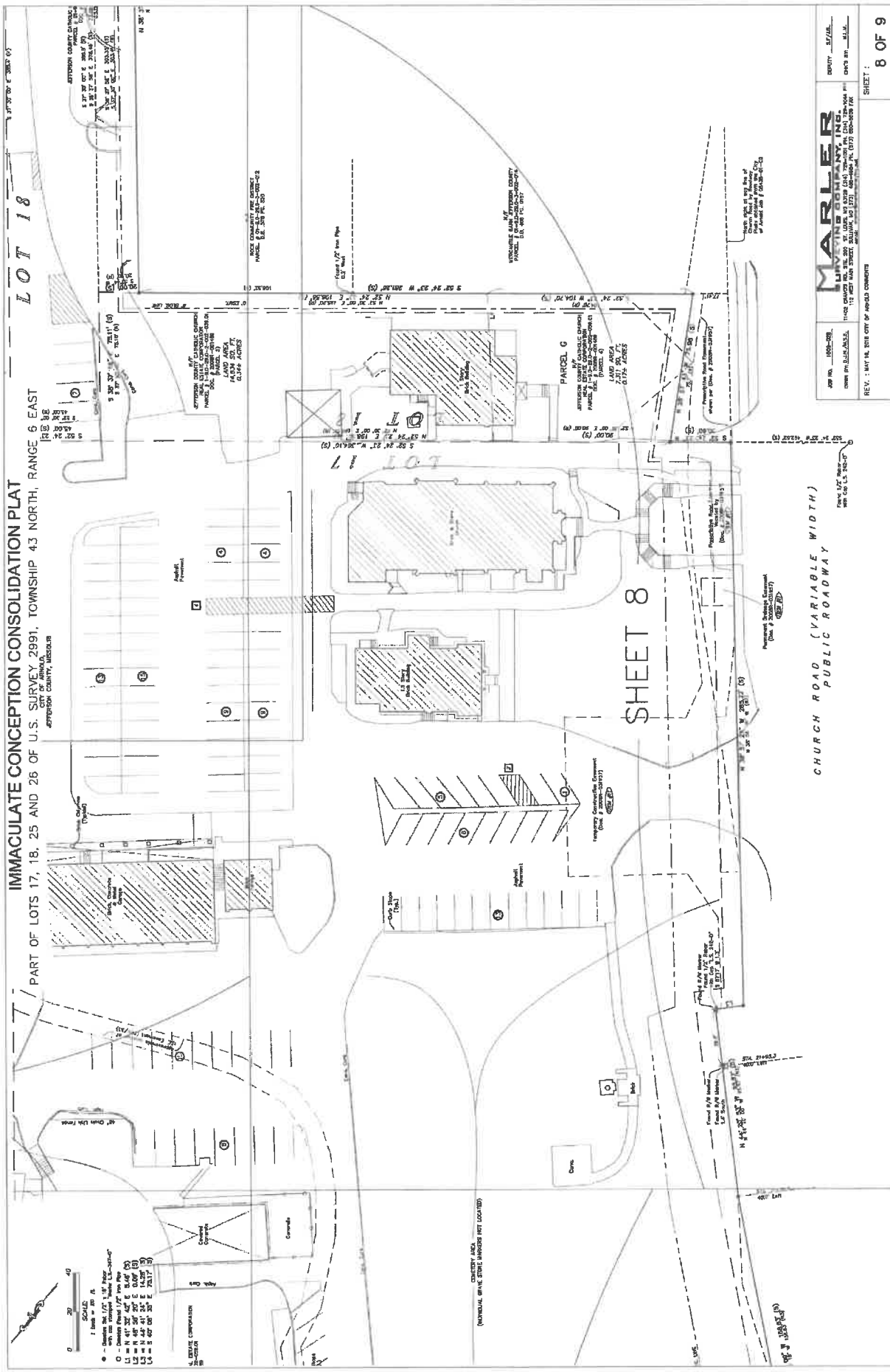
LOT 25  
 LOT 18

**MARLER**  
 SURVEYING COMPANY, INC.  
 11400 OLNEY ROAD, ST. LOUIS, MO 63143  
 PHONE (314) 435-7000 FAX (314) 435-7001  
 WWW.MARLER-SURVEYING.COM  
 REV. : MAY 11, 2011 CITY OF ARDENT COMMENTS

SHEET  
 7 OF 9

**IMMACULATE CONCEPTION CONSOLIDATION PLAT**

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST



SCALE  
1 inch = 30' PL

Legend:  
 ● - Station 16+17.5 "11" from "center"  
 ○ - Station 16+17.5 "11" from "edge"  
 L1 = N 41° 32' 42" E 18.45' (3)  
 L2 = N 44° 34' 21" E 14.25' (3)  
 L3 = N 44° 34' 21" E 14.25' (3)  
 L4 = S 40° 05' 20" E 75.17' (3)

1. EXISTING CONCRETE  
 2. EXISTING

(MATERIALS AND SPECIFICATIONS NOT LOCATED)

**LOT 18**

**SHEET 8**

**CHURCH ROAD (VARIABLE WIDTH)  
PUBLIC ROADWAY**

JOB NO. 1004-202	DISTRICT 12/14
DATE 08/14/2014	DATE 08/14/2014
BY 11/14/2014	BY 11/14/2014
REV. 1: 08/14/2014	REV. 1: 08/14/2014

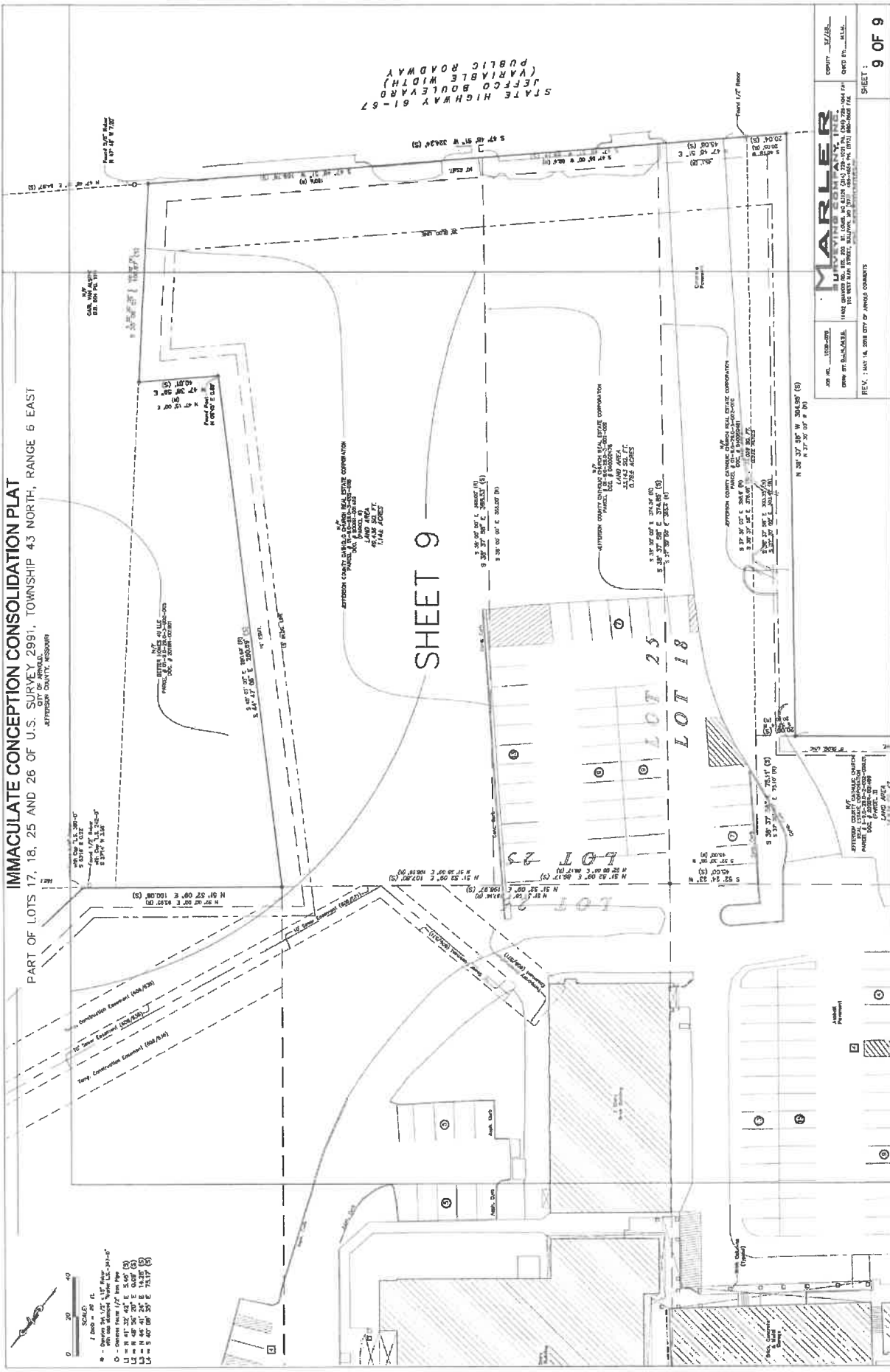
**MARLER**  
**LAND SURVEYING COMPANY, INC.**

11000 CHURCH ROAD, SUITE 100, DALLAS, TEXAS 75244  
 PHONE 972.342.4433 FAX 972.342.4434  
 WWW.MARLERLANDSURVEYING.COM

REV. 1: 08/14/2014 DATE OF PERIOD COMMENTS

SHEET : 8 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT  
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST  
 JEFFERSON COUNTY, MISSOURI



0 30 60  
 1 Inch = 60 ft.  
 \* - Distance 94.177, 148.876, 243.442  
 O - Distance 169.177 from Pipe  
 U - N 41° 32' 42" E 5.05' (3)  
 L1 - N 41° 32' 42" E 5.05' (3)  
 L2 - N 41° 32' 42" E 5.05' (3)  
 L3 - N 41° 32' 42" E 5.05' (3)  
 L4 - S 47° 08' 39" E 75.17' (5)

SHEET 9

LOT 25  
 LOT 18

MARLER SURVING COMPANY, INC.  
 1602 WEST MAIN STREET, SUITE 200, JEFFERSON CITY, MISSOURI 64501  
 PHONE: (816) 421-1111 FAX: (816) 421-1112  
 WWW.MARLER.COM  
 REV: 10/11/16, 2018 CITY OF JEFFERSON COMMENTS  
 SHEET: 9 OF 9

STATE HIGHWAY 61-67  
 (VARIABLE WIDTH)  
 JEFFCO OULEVARD  
 PUBLIC ROADWAY

---

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**CITY OF ARNOLD CITY COUNCIL, JUNE 7, 2018 MEETING**

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---

**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2018-18, RECORD/MINOR RECORD PLAT, MAXVILLE TERRACE, LOT A,  
DENNIS DOERING, END OF ENGLE, PLANNING COMMISSION  
RECOMMENDATION  
**DATE:** MAY 24, 2018  
**CC:**

---

**Request**

Dennis and Patricia Doering have submitted for approval of a minor record plat to vacate the existing subdivision Maxville Terrace, Plat 2, lots 1-14 and consolidate them into one lot at the end of Engle Drive. The zoning is R-1 with a one acre minimum lot size. Attached is the application, aerial of the site and the proposed plat.

**Summary of Planning Commission**

The Planning Commission held a public hearing and considered this request at their May 22, 2018 meeting. Two people spoke at the public hearing voicing their concerns about a sign not being posted at the front of Engle Dr. and issues with existing trash trucks and turn around. There was minimal discussion during the regular meeting after which the Commission voted 7-0 to forward a recommendation of approval of the proposed plat as presented.

**Analysis**

The applicant is consolidating so a single family home can be built. Staff has no concerns with the proposed minor record plat. The standard utility easements along the individual lots have been vacated by Ameren MO and by this plat the roadway and utility easements will be vacated. New utility easements have been provided for along the new property lines.

cc-6/7/18

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

5/22/18  
MAY



RECORD PLAT/MINOR SUBDIVISION

File Number 2018-18

50% of the cost of Preliminary Plat-Fee Paid \$ 100.00

APPLICANT/CONTRACT PURCHASER

OWNER:

DENNIS & PATRICIA DOERING  
Name 63123

\_\_\_\_\_  
Name

9716 GRANTVIEW FOREST DR  
Address, City, State, Zip

\_\_\_\_\_  
Address, City, State, Zip

314 814-4558  
Telephone Number

\_\_\_\_\_  
Telephone Number

N/A  
Facsimile Number

\_\_\_\_\_  
Facsimile Number

DEAD END AT ENGLE RD  
Property Address (or nearest intersection)

\_\_\_\_\_  
Zoning of property

\_\_\_\_\_  
Number of lots

\_\_\_\_\_  
Sanitary District

\_\_\_\_\_  
Water District

\_\_\_\_\_  
Fire District

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

4-20-2018  
Date of application

\_\_\_\_\_  
Meeting date targeting

Dennis M Doering  
Signature of applicant and or owner






Consolidation of Maxville  
Terrace Lot A



# City of Arnold MO Online GIS Base Map Viewer



May 17, 2018

-  Jefferson County Parcels - Property
-  Jefferson County Lot Lines - Lot Lines
-  Arnold\_MO\_City\_Limits
-  Flood Hazard Zones
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard

1:4,514  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.19 km  
City of Arnold Community Development, © 2018 Microsoft Corporation ©  
2018 DigitalGlobe ©CNES (2018) Distribution Airbus DS © 2018 HERE  
City of Arnold MO, Website User

**AN ORDINANCE APPROVING A RECORD PLAT TITLED  
“MAXVILLE TERRACE, LOT A”**

---

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

**WHEREAS**, the Planning Commission of the City of Arnold has reviewed the proposed record plat, held a public hearing and finds that the plat conforms to the duly enacted ordinances of the City related to subdivision of land and have submitted a report and recommendation for approval of said record plat titled “Maxville Terrace, Lot A” to the City Council;

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

Section 1. The City of Arnold hereby accepts and approves the record plat titled “Maxville Terrace, Lot A.” A copy of said plat is attached to this ordinance.

Section 2. The acceptance and approval of “Maxville Terrace, Lot A” as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Arnold, Missouri.

Section 3. The acceptance and approval of “Maxville Terrace, Lot A” as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

Section 4. Within sixty (60) days after approval of the record plat identified as “Maxville Terrace, Lot A” the approved plat shall be recorded with the Jefferson County Recorder of Deeds. In the event said record plat is not properly recorded, said plat approval shall expire in accordance with Section 36 of the City of Arnold Subdivision Ordinance.

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

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



READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF JUNE 2018.

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

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

ATTEST:

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

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Robert Sweeney

May 24, 2018

Z:\CITYDOCS\ORDINANC\2700minorrecordmaxvilleterracelotA.doc

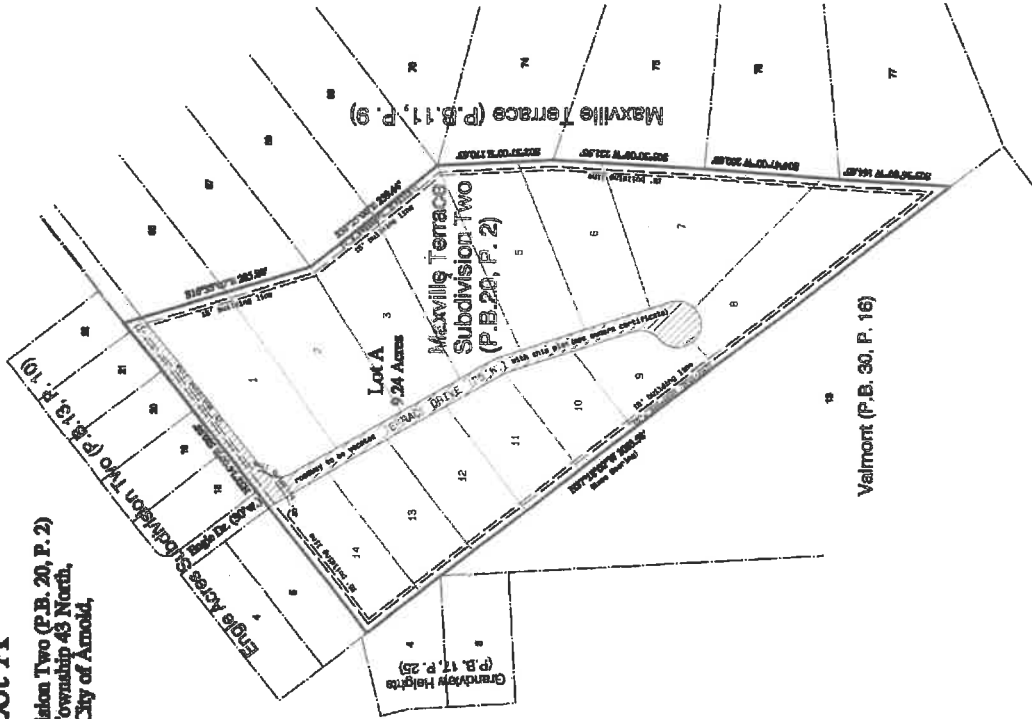
# Maxville Terrace Lot A

A Consolidation Plat of All of Maxville Terrace Subdivision Two (P.B. 20, P. 2)  
 in Lot 13 of United States Survey Number 2991, Township 43 North,  
 Range 5 East of the Fifth Principal Meridian, City of Arnold,  
 Jefferson County, Missouri.

Zoned R-1



North from Plat Book 20, page 2



THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF JEFFERSON, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

WITNESSED MY HAND AND SEAL OF OFFICE AT ST. LOUIS, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

Notary Public in and for the State of Missouri  
 My Commission Expires \_\_\_\_\_

This is to certify that this plat of Maxville Terrace Lot A was approved by the Missouri State Planning Board on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

PLAT OF \_\_\_\_\_

NOTE: There are no improvements on this property.

THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF JEFFERSON, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

<b>GOVERO LAND SERVICES</b>		DATE	1 of 1
1000 OLD BRIDGE ROAD ST. LOUIS, MO 63103 PH: 314.433.8888	K.A.D. D.L.G.	OFFICE	8125-A

BILL NO. 2701

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE PROVIDING FOR THE AMENDMENT  
OF THE FISCAL YEAR 2018 BUDGET.

---

WHEREAS, the City of Arnold retained the firm of Austin Peters to develop a new compensation plan for the City; and

WHEREAS, after identifying a group of market cities with the City's steering committee, working with employees to update the City's job descriptions, and obtaining compensation data from the market cities, Austin Peters has developed a new compensation plan for the City; and

WHEREAS, Austin Peters is recommending immediate, one-time pay rate adjustments for some employees based upon the new pay ranges in the compensation plan;

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

Section 1. The Fiscal Year 2018 Budget adopted on August 17, 2017 is hereby amended to reflect the pay rate adjustments and increased costs outlined in the attached documents.

Section 2. This ordinance shall be in full force and effect upon its passage and approval and does not require codification.

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF June 2018.

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

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

ATTEST:

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

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Employee	Fund	Department	Job Title	Current		Recommended		Pay Rate		FY2018		FICA		Medicare		LAGERS		LTD		FY2018 Total	
				Pay Rate	Pay Rate	Pay Rate	Pay Rate	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase
Jeanette Yount	General	Finance	AP Specialist	21.35	21.79	21.79	21.79	0.44	247.18	15.33	3.58	42.52	1.85	310.46							
Gary Pickertell	General	Community Development	Neighborhood Services Officer	20.94	21.13	21.13	21.13	0.19	106.76	6.62	1.55	18.36	0.80	134.08							
Jeff Prets	General	Community Development	Neighborhood Services Officer	20.94	21.45	21.45	20.94	0.51	285.45	17.70	4.14	49.10	2.14	358.53							
Ruth Robinson	General	Police	Administrative Assistant 2 - Police	20.13	20.40	20.40	20.13	0.27	152.30	9.44	2.21	26.20	1.14	191.29							
Mary Ellen Cox	General	Administration	Administrative Assistant 3 - Administration	20.13	20.36	20.36	20.13	0.23	126.60	7.85	1.84	21.78	0.95	159.01							
Bryan Richardson	General	Administration	City Administrator	46.84	55.47	55.47	46.84	8.63	4,832.80	299.63	70.08	831.24	36.25	6,070.00							
Kristin Thiele	General	City Clerk - Municipal Court	Court Clerk	20.53	20.86	20.86	20.53	0.33	185.28	11.49	2.69	31.87	1.39	232.72							
Sharon Radliff	General	City Clerk - Municipal Court	Deputy City Clerk	16.97	17.27	17.27	16.97	0.30	165.29	10.25	2.40	28.43	1.24	207.61							
Christie Hull-Bethale	General	Community Development	Engineer	35.55	35.78	35.78	35.55	0.23	129.83	8.05	1.88	22.33	0.97	163.06							
Derrick Redhead	General	Community Development	Planner - GIS Technician	22.54	22.67	22.67	22.54	0.13	70.93	4.40	1.03	12.20	0.53	89.09							
Christopher Lemhoff	Golf	Golf Course	Public Service Worker 1 - Golf Course	15.69	15.97	15.97	15.69	0.28	158.01	9.80	2.29	27.18	1.19	198.46							
Betty Boyer	Golf	Golf Course	Golf Supervisor	16.32	20.49	20.49	16.32	4.17	2,336.12	144.84	33.87	401.81	17.52	2,934.16							
Bob Shockey	General	Police	Police Chief	48.65	53.22	53.22	48.65	4.57	84.37	5.23	1.22	14.51	0.63	105.96							
Randall Ferguson	General	Parks	Public Service Worker 1 - Parks	16.48	16.63	16.63	16.48	0.15	63.74	3.95	0.92	10.96	0.48	80.06							
Daniel Hughley	Storm Water	Storm Water	Public Service Worker 1 - Storm Water	16.48	16.59	16.59	16.48	0.11	63.74	3.95	0.92	10.96	0.48	80.06							
David Van Huss	General	Public Works	Public Service Worker 1 - Streets	16.48	16.59	16.59	16.48	0.11	63.74	3.95	0.92	10.96	0.48	80.06							
Darryl Kuenzle	General	Public Works	Public Service Worker 1 - Streets	24.02	24.36	24.36	24.02	0.34	188.36	11.68	2.73	32.40	1.41	236.59							
Ajisa Hukic	Recreation Center	Recreation Center	Recreation Supervisor	15.93	20.53	20.53	15.93	4.60	2,578.33	159.86	37.39	443.47	19.34	3,238.38							
Teresa Kohut	Recreation Center	Recreation Center	Recreation Supervisor	19.84	21.01	21.01	19.84	1.17	656.82	40.72	9.52	112.97	4.93	824.96							
Julie Berry	General	Community Development	Administrative Assistant 1 - Existing Structure	16.80	16.87	16.87	16.80	0.07	37.14	2.30	0.54	6.39	0.28	46.65							
Tom Passig	Storm Water	Storm Water	Storm Water Superintendent	29.79	30.58	30.58	29.79	0.79	443.34	27.49	6.43	76.25	3.33	556.84							
Charlie Allen	General	Public Works	Street Superintendent	29.79	30.43	30.43	29.79	0.64	359.38	22.28	5.21	61.81	2.70	451.38							
Larry Gullett	General	Public Works	Custodian	8.49	8.76	8.76	8.49	0.27	94.50	5.86	1.37	16.25	0.71	118.69							
Tim McQuade	Golf	Golf Course	Greenskeeper	14.94	17.18	17.18	14.94	2.24	1,253.83	77.74	18.18	215.66	9.40	1,574.81							
Tammi Casey	General	City Clerk - Municipal Court	City Clerk	30.40	32.03	32.03	30.40	1.63	912.80	56.59	13.24	157.00	6.85	1,146.48							
Dickie Brown	Recreation Center	Recreation Center	Parks and Recreation Director	39.21	40.93	40.93	39.21	1.72	963.20	59.72	13.97	165.67	7.22	1,209.78							
<b>Fund</b>										1,181.43	276.30	3,277.51	142.91	23,933.47							
<b>General</b>																					
<b>Golf</b>																					
<b>Storm Water</b>																					
<b>Recreation Center</b>																					
<b>FY2018 Total Increase</b>																					
General																					
Golf																					
Storm Water																					
Recreation Center																					

**FY2018 Total Increase**  
 General 13,316.01  
 Golf 4,707.43  
 Storm Water 636.90  
 Recreation Center 5,273.13



RESOLUTION NO: 18-37

A RESOLUTION RE-APPOINTING MEMBERS TO THE COMMISSION  
ON AGING AND DISABILITIES FOR A THREE-YEAR TERM.

---

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the following members are hereby re-appointed to the Commission on Aging and Disabilities for a three-year term that will expire on May 31, 2021 or until a successor has been appointed and qualified.

Richard Kraus Re-Appointed as a Representative from Ward 4.  
James Henson Re-Appointed as a Representative from Organization serving Disabled Population.

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

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

ATTEST:

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

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



RESOLUTION NO. 18-38

**A RESOLUTION AUTHORIZING A CONTRACT WITH AXON ENTERPRISE  
FOR THE PURCHASE OF TASERS.**

---

WHEREAS, the Arnold Police Department has thirty (30) Tasers which are no longer under warranty; and

WHEREAS, these Tasers are approaching the end of their useful life and some may have already exceeded it; and

WHEREAS, a defective or inoperable Taser poses a severe safety risk for Arnold Police Officers and the public;

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

Section 1. The attached contract with Axon Enterprise is hereby approved and the Mayor and/or the Police Chief are authorized to sign all necessary documents to execute the transaction.

---

Presiding Officer of the City Council

---

Mayor Ron Counts

ATTEST:

---

City Clerk Tammi Casey

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

## Brian Carroll

---

**From:** Travis Cole <tcole@taser.com>  
**Sent:** Wednesday, May 30, 2018 12:11 PM  
**To:** Brian Carroll  
**Subject:** TASER Quote  
**Attachments:** Arnold Police Dept - MO - Taser 60 X26P (30) with TU (30).pdf; Taser 60 Product Card 2018.pdf

Hi Major Carroll,

Thanks for the call! Attached is the quote we spoke about. I was able to throw in a free spare X26P with battery on the quote. Call me with any questions!

**Taser 60 Basic Quote:**

- (30) X26P Black, (30) PPMs, (30) RH Holster, (60) 25' Duty Cartridges
- \$3,000.00 Discount for taking 30 old units out of service
- FREE Spare X26P with PPM
- 5 Year Extended Warranties Included
- Uses 2017 pricing (6% discount)
- Splits total invoice into 5 equal, annual payments – No interest

**First Year Payment Due: \$5,400.00**

**Years 2-5 Payment: \$8,400.00**

**Total Invoice Amount: \$39,000.00**

**\*\*\*Saves department approximately \$7,600.00 versus buying a la carte\*\*\***

Regards,

**TRAVIS COLE**  
TASER Inside Sales

O / 480 463 2200  
F / 480 478 1636

**AXON.COM**



**Axon Enterprise, Inc.**  
 17800 N 85th St.  
 Scottsdale, Arizona 85255  
 United States  
 Phone: (800) 978-2737

June 17 - (5)  $\sum$  \$14,358  
 Feb 17 - (5)

**Q-168931-43250.713TC**

Issued: 05/30/2018

Quote Expiration: 06/30/2018

Account Number: 112436

Start Date: 05/30/2018

Payment Terms: Net 30

Delivery Method: Fedex - Ground

**SALES REPRESENTATIVE**

Travis Cole

Phone: 480-463-2200

Email: tcole@taser.com

Fax: 480-478-1636

**PRIMARY CONTACT**

Brian Carroll

Phone: (314) 471-4138

Email: bcarroll@arnoldmo.org

**SHIP TO**

Brian Carroll  
 Arnold Police Dept. - MO  
 2101 Jeffco Blvd  
 Arnold, MO 63010  
 US

**BILL TO**

Arnold Police Dept. - MO  
 2101 Jeffco Blvd.  
 Arnold, MO 63010  
 US

**Initial Taser 60 Payment - Year 1**

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Axon Plans &amp; Packages</b>					
85181	TASER 60 YEAR 1 PAYMENT: X26P BASIC	30	280.00	180.00	5,400.00
<b>Hardware</b>					
11002	BLACK X26P CEW, HANDLE	30	0.00	0.00	0.00
11501	RIGHT-HAND HOLSTER, X26P, BLACKHAWK	30	0.00	0.00	0.00
22010	PPM, STANDARD BATTERY PACK, X2/X26P	30	0.00	0.00	0.00
44203	CARTRIDGE - 25' HYBRID	60	0.00	0.00	0.00
Subtotal					5,400.00
Estimated Shipping					0.00
Estimated Tax					0.00
Total					5,400.00

**Spare**

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Hardware</b>					
11002	BLACK X26P CEW, HANDLE	1	1,022.00	0.00	0.00
22010	PPM, STANDARD BATTERY PACK, X2/X26P	1	62.00	0.00	0.00
Subtotal					0.00
Estimated Tax					0.00
Total					0.00

### Taser 60 Payment Year 2 - 2019

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Axon Plans &amp; Packages</b>					
85182	TASER 60 YEAR 2 PAYMENT: X26P BASIC	30	280.00	280.00	8,400.00
				Subtotal	8,400.00
				Estimated Tax	0.00
				Total	8,400.00

### Taser 60 Payment Year 3 - 2020

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Axon Plans &amp; Packages</b>					
85183	TASER 60 YEAR 3 PAYMENT: X26P BASIC	30	280.00	280.00	8,400.00
				Subtotal	8,400.00
				Estimated Tax	0.00
				Total	8,400.00

### Taser 60 Payment Year 4 - 2021

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Axon Plans &amp; Packages</b>					
85184	TASER 60 YEAR 4 PAYMENT: X26P BASIC	30	280.00	280.00	8,400.00
				Subtotal	8,400.00
				Estimated Tax	0.00
				Total	8,400.00

### Taser 60 Payment Year 5 - 2022

Item	Description	Quantity	List Unit Price	Net Unit Price	Total (USD)
<b>Axon Plans &amp; Packages</b>					
85185	TASER 60 YEAR 5 PAYMENT: X26P BASIC	30	280.00	280.00	8,400.00
				Subtotal	8,400.00
				Estimated Tax	0.00
				Total	8,400.00

<b>Grand Total</b>	<b>39,000.00</b>
--------------------	------------------



## Discounts (USD)

Quote Expiration: 06/30/2018

List Amount	43,084.00
Discounts	4,084.00
<b>Total</b>	<b>39,000.00</b>

*\*Total excludes applicable taxes and shipping*

## Summary of Payments

Payment	Amount (USD)
Initial Taser 60 Payment - Year 1	5,400.00
Spare	0.00
Taser 60 Payment Year 2 - 2019	8,400.00
Taser 60 Payment Year 3 - 2020	8,400.00
Taser 60 Payment Year 4 - 2021	8,400.00
Taser 60 Payment Year 5 - 2022	8,400.00
<b>Grand Total</b>	<b>39,000.00</b>

TASER60 Terms and Conditions: This quote contains a purchase under the TASER 60 Plan. If your purchase only includes the TASER 60 Plan, CEWs, and CEW accessories, then this purchase is solely governed by the TASER 60 Terms and Conditions posted at: <https://www.axon.com/legal/sales-terms-and-conditions>, and the terms and conditions of Axon's Master Services and Purchasing Agreement do not apply to this order. You represent that you are lawfully able to enter into contracts and if you are entering into this agreement for an entity, such as the company, municipality, or government agency you work for, you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, do not sign this Quote.

### Axon's Sales Terms and Conditions

By signing this document, you certify that you have read and agree to the provisions set forth in this document and Axon's Master Services and Purchasing Agreement (MSPA), posted at <https://www.axon.com/legal/sales-terms-and-conditions>, as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. You represent that you are legally authorized to sign this Agreement on behalf of your entity. If you do not have this authority, please do not sign this document.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name (Print): \_\_\_\_\_ Title: \_\_\_\_\_  
PO# (Or write N/A): \_\_\_\_\_

Please sign and email to Travis Cole at [tcole@taser.com](mailto:tcole@taser.com) or fax to 480-478-1636

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store [buy.axon.com](http://buy.axon.com)

Quote: Q-168931-43250.713TC

'Protect Life'® and TASER® are registered trademarks of Axon Enterprise, Inc, registered in the U.S. © 2013 Axon Enterprise, Inc. All rights reserved.



# Certificate of Destruction

## IMPORTANT

Agency must include an attachment with the serial numbers of all Products destroyed.

Customer certifies that all Products will be removed from service to be destroyed and/or rendered permanently nonfunctional. Products must not be resold or redistributed. Destruction of Products should be performed according to Customer's policy. Axon is not responsible for Product warranty or any liability related to Products certified as destroyed, and reserves the right to require verification that destruction has been performed.

The undersigned represents and warrants that he/she is duly authorized and has legal capacity to execute and deliver this Certificate of Destruction on behalf of the Agency.

## Arnold Police Dept. - MO

Product(s) to be Destroyed	Quantity
Signature	Date
Name (Print)	Title

Return this signed form and your purchase order/quote, if applicable, to your sales representative and also to our returned materials authorization department at [rma@axon.com](mailto:rma@axon.com).

Axon, TASER, M26, X26, Axon Body, Axon Body 2, Axon Dock, Axon Flex, Axon Flex 2, Axon Fleet, and the "Delta Axon Logo" are trademarks of Axon Enterprise, Inc., registered in the US and other countries. For more information, visit [www.axon.com/legal](http://www.axon.com/legal). All rights reserved. © 2018 Axon Enterprise, Inc.



## TASER 60 PLAN

Avoid large capital expenditures and turn your TASER CEW program into a budget line item with a 5-year payment plan.



### WHAT IS THE TASER 60 PLAN?

With the availability of asset forfeiture funds in question, we know how difficult it can be to prepare for major capital expenditures. The TASER 60 Plan offers you a clean solution, letting you pay in annual installments for each Smart Weapon over 5 years.

### WHY TASER 60?

- Avoid large capital expenditures as asset forfeiture funding remains in flux
- Turn your CEW purchase into a service line item
- Achieve budget predictability
- Protect yourself with the latest Smart Weapon technology, under warranty

### HOW DOES IT WORK?

- You choose between our Basic and Unlimited options (see chart).

- You pay an annual cost and receive a certain number of CEWs and accessories.\*
- We ship your gear out annually vs. all up front, so you can better manage storage and inventory.

We offer two options for TASER 60 Plan enrollment:

INCLUDED EQUIPMENT	TASER 60 BASIC	TASER 60 UNLIMITED
Smart Weapon (X2 or X26) under warranty	Yes	Yes
Holster	Yes	Yes
Onsite spares**	Yes	Yes
PPM (battery)	One	Unlimited
Duty cartridges	None	Unlimited
Training cartridges	Two total	Three per year

### WANT TO LEARN MORE?

Contact your TASER representative or visit [axon.com/taser60](http://axon.com/taser60)

\*10-handle minimum for TASER 60 program eligibility.  
 \*\*Onsite spare devices are provided with the purchase of 30 or more devices  
 TASER devices are part of the Axon network

800-978-2737



RESOLUTION NO. 18-39

**A RESOLUTION AUTHORIZING A CONTRACT WITH DIAMOND FENCE TO  
PURCHASE FENCING FOR THE POLICE PARKING LOT.**

---

WHEREAS, the Arnold Police Department would like to fence its parking lot to improve security and better control access to their vehicles; and

WHEREAS, these Police Department issued a request for proposals and received two responses; and

WHEREAS, the Police Department is recommending the acceptance of the proposal from Diamond Fence for their Centurion product with an estimated cost of \$30,305.00;

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

Section 1. The attached contract with Diamond Fence for their Centurion product is hereby approved and the Mayor and/or the Police Chief are authorized to sign all necessary documents to execute the transaction. In addition, the Police Chief is authorized to approve change orders in a total amount of up to 10% above the estimated cost of \$40,305.00 if necessary.

---

Presiding Officer of the City Council

---

Mayor Ron Counts

ATTEST:

---

City Clerk Tammi Casey

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

# Arnold Police Department



## MEMORANDUM

**To: Chief Shockey**

**From: Major Carroll**

**Subject: Perimeter Security Fencing**

**Date: 5/16/2018**

Sir:

The deadline to submit proposals for the perimeter parking lot fence at the police department was May 11<sup>th</sup>, 2018. We received bids from the following companies:

**Diamond Fence LLC  
Consolidated Fence Company**

Both contractors submitted bids for steel and aluminum fencing. After speaking with both representatives, I recommend the steel fencing instead of the aluminum. The steel fence is more practical for a commercial application.

When comparing the bids from the above companies, Diamond Fence LLC was significantly lower than Consolidated Fence Company. For the same product, Ameristar Montage Classic, Diamond Fence was \$5,341 lower. Diamond fence also offers another product called Centurion. This product is cheaper and has a heavier gauge post, picket, and rails. This will add an additional savings of \$5,352.

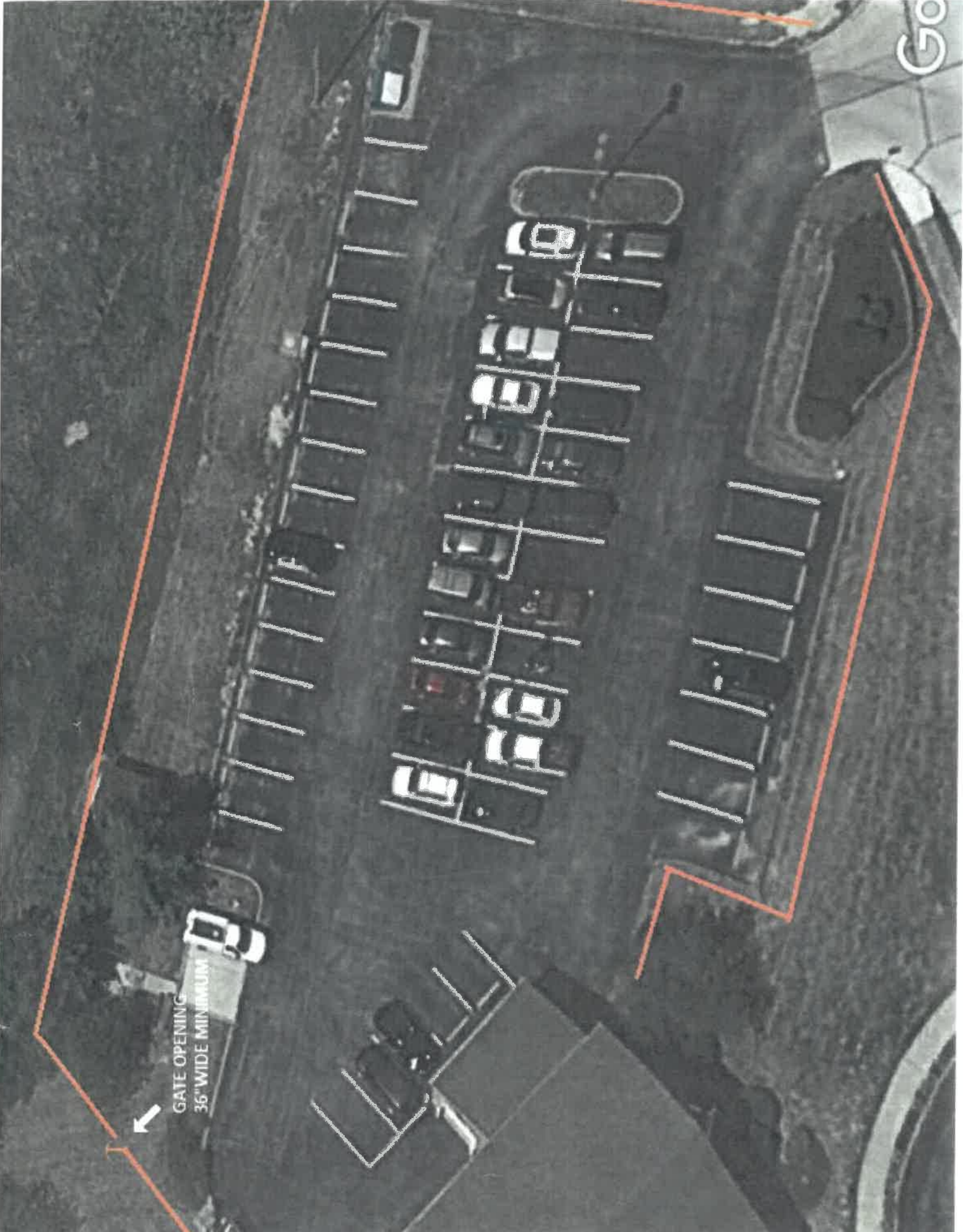
Here is the breakdown from the recommended contractor Diamond Fence LLC:

**669 linear ft 6' steel fence (Ameristar): \$35,657**  
**669 linear ft 6' steel fence (Centurion): \$30,305**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Major Carroll".

Major Carroll



GATE OPENING  
36" WIDE MINIMUM



Go

5/10/2018


Estimate 0000137 from diamond fence llc

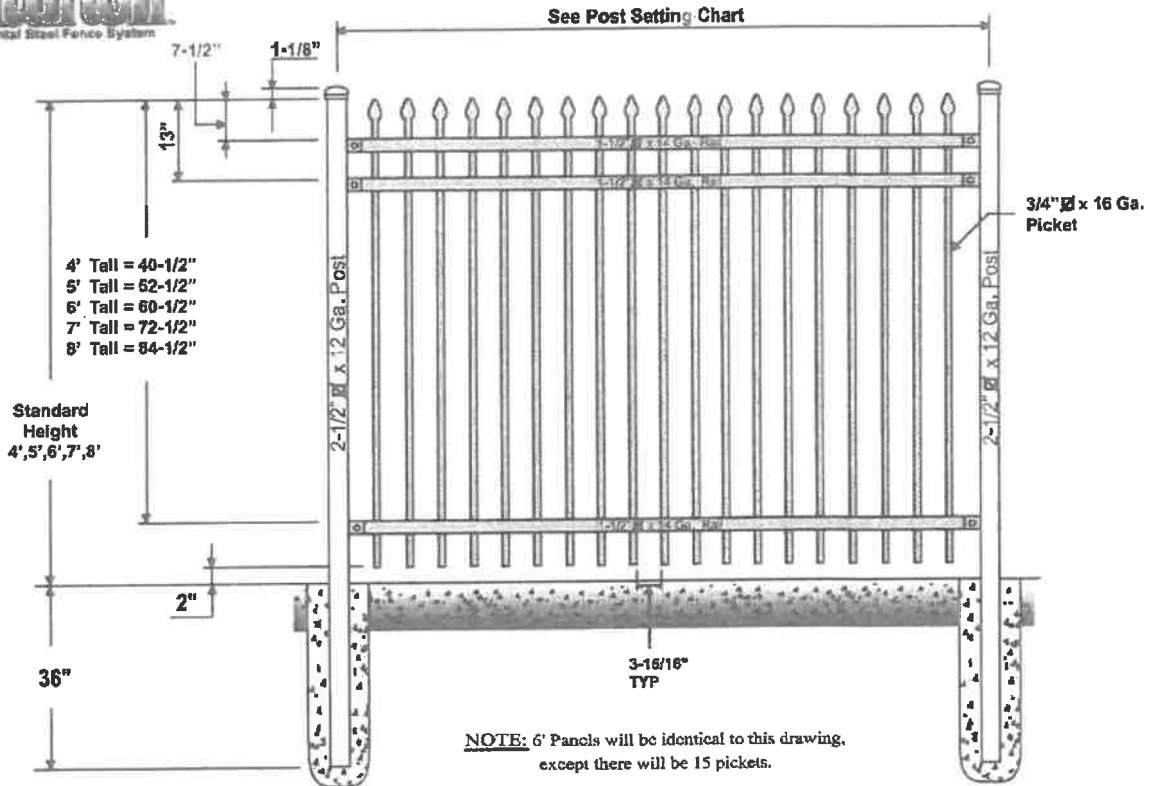
# ESTIMATE

diamond fence llc  
10474 woodmill rd  
potosi mo 63664  
573-210-6297  
diamondfence@hotmail.com

city of arnold  
2101 jeffco blvd  
arnold, mo 63010

**Estimate #** 0000137  
**Estimate Date** 05/10/2018

Item	Description	Unit Price	Quantity	Amount
	669 linear ft of 6' tall black steel ornamental fence (centurion 2)	45.00	669.00	30,105.00
	1 3' wide walk gate	200.00	1.00	200.00
<b>NOTES:</b> this product has heavier gauge posts, pickets, and rails				
				<b>Subtotal</b> 30,305.00
				<b>Total</b> 30,305.00
				<b>Amount Paid</b> 0.00
				<b>Estimate</b> \$30,305.00



Post Setting Chart

POST SIZE	2" POSTS		2-1/2" POSTS		3" POSTS		4" POSTS		6" POSTS	
PANEL WIDTH	6'	8'	6'	8'	6'	8'	6'	8'	6'	8'
POST SETTINGS ± 1/2" O.C.	76-1/4"	95"	76-3/4"	95-1/2"	77-1/4"	95"	78-1/4"	97"	80-1/4"	99"

Project:

SPS Centurion II Panel : Spartan 3Rail

Submitted By:

Joshua Stidham

Drawing NO.

C2-P-SPA-3R

▲ - NTS  
Revised - Joe Little 04-2013

5/10/2018

Estimate 0000136 from diamond fence llc

# ESTIMATE

diamond fence llc  
10474 woodmill rd  
potosi mo 63664

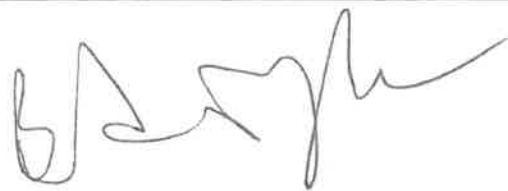
573-210-6297  
diamondfence@hotmail.com

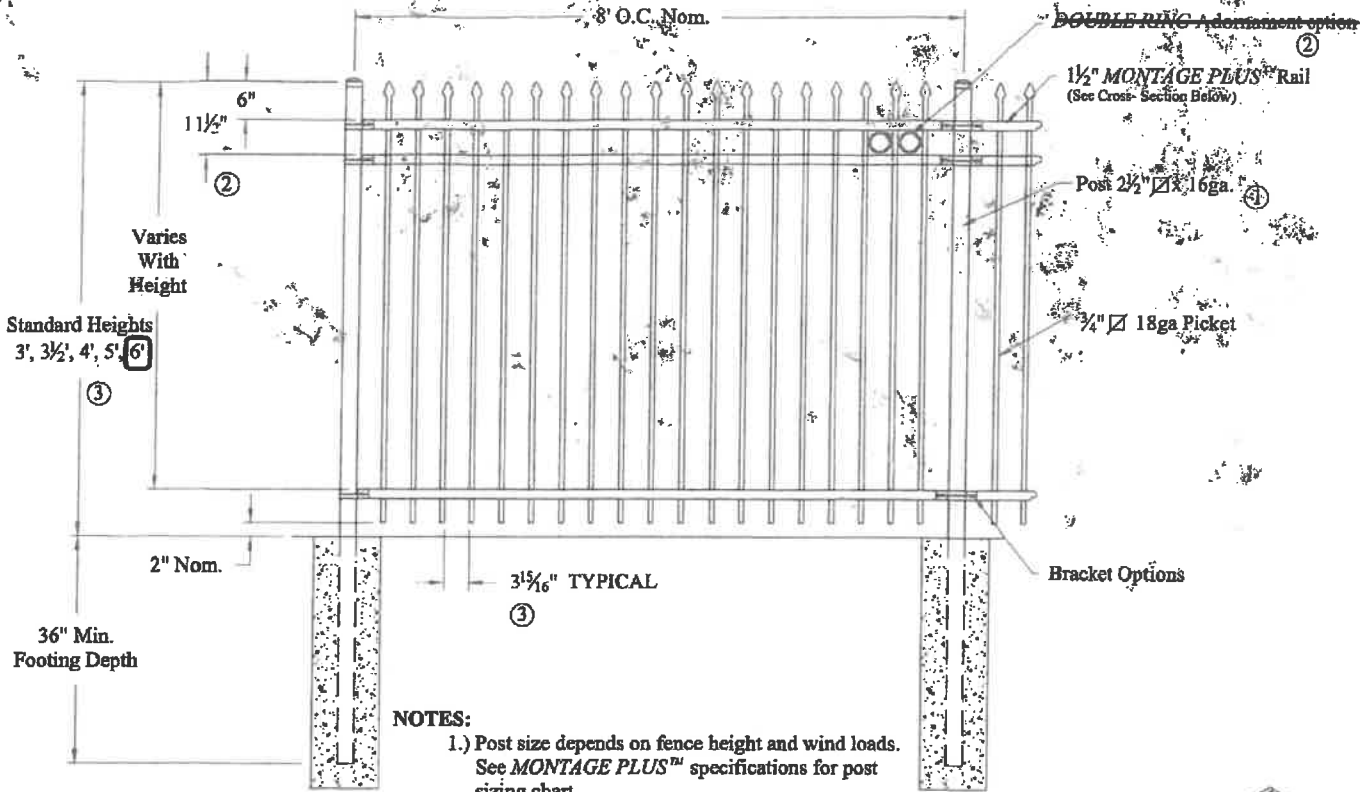
- Brad -

city of arnold  
2101 jeffco blvd  
arnold, mo 63010

**Estimate #** 0000136

**Estimate Date** 05/10/2018

Item	Description	Unit Price	Quantity	Amount
	669 linear ft of 6' tall black steel ornamental fence (ameristar montage plus classic 3 rail)	53.00	669.00	35,457.00
	1 3' wide walk gate with hardware and lockable latch	200.00	1.00	200.00
				<b>Subtotal</b> 35,657.00
				<b>Total</b> 35,657.00
				<b>Amount Paid</b> 0.00
				<b>Estimate</b> \$35,657.00

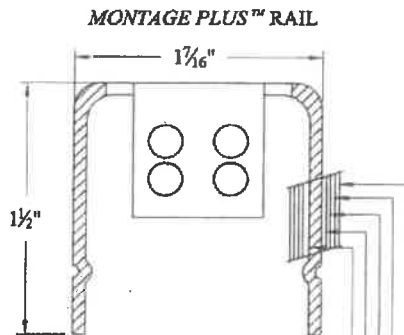


**NOTES:**

- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

**RAKING DIRECTIONAL ARROW**

Welded panel can be raked 30° over 8' with arrow pointing down grade.



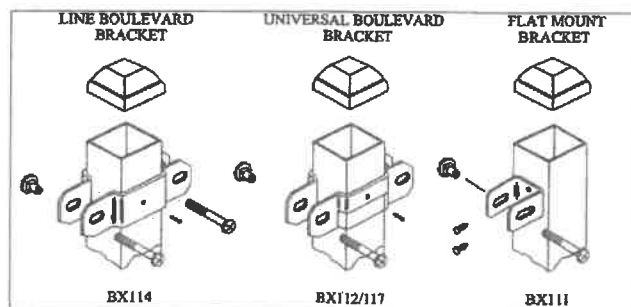
**E-COAT COATING SYSTEM**

- Base Material
- Uniform Zinc Coating (Hot Dip)
- Zinc Phosphate Coating
- Epoxy Primer
- Acrylic Topcoat

**PROFUSION™ WELDING PROCESS**

No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL  
Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISO

**COMMERCIAL STRENGTH WELDED STEEL PANEL  
PRE-ASSEMBLED**

MONTAGE PLUS CLASSIC 2/3-RAIL		
DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: MR	Date: 6/28/10	REV: 0



**AMERISTAR®**

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422

List of references

Sal vitale - veejay cement contracting – 314-713-9721

Tarlton corporation 314-633-3300

Bill noyes MODOT 660-385-8245



# CONSOLIDATED FENCE COMPANY

\*A VETERAN OWNER COMPANY\*

# 7 Governor Drive Saint Charles, MO. 63301

PHONE:(636)946-6666 FAX:(636)946-6729

To: Arnold Police Department  
2101 Jeffco Boulevard  
Arnold, MO 63010

Proposal Date: May 10, 2018

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

Bid Time: \_\_\_\_\_

Attn: Major Brian Carroll

Project: Fence & Gates at Rear Parking Lot Area

Sections: Ornamental Steel Fence & Gate / Aluminum Fence & Gate Alternate

Per Plans, Specifications, and Addenda #: Per Major Brian Carroll's Direction

Base Bid: Furnish and install approx. 610' of 6' tall Ameristar Montage Plus 3-Rail Classic pinch point picket black ornamental steel fence with one (1) 3' wide walk gate. Fence to have 2.5"sq. post all set in concrete piers 10"diameter x 30" deep. Fence panels to be three (3) rails (Two (2) on top and one (1) along bottom) Pickets to protrude through the top rail. Pickets to be 3/4" sq. at 4" on center. 3'wide walk gate to have fulcrum style latch with provisions for padlock. (Padlock provided and installed by others.) All materials to be black.

Materials & Labor.....\$ 40,998.00

**Voluntary Value Engineered Alternate:**

Furnish and install approx. 610' of 6' tall Aluminum Fence Supply's Series B 3-Rail pinch point picket black ornamental aluminum fence with one (1) 3' wide walk gate. Fence to have 2.5"sq. post all set in concrete piers 10"diameter x 30" deep. Fence panels to be three (3) rails (Two (2) on top and one (1) along bottom) Pickets to protrude through the top rail. Pickets to be 3/4" sq. at 4" on center. 3'wide walk gate to have fulcrum style latch with provisions for padlock. (Padlock provided and installed by others.) All materials to be black.

Materials & Labor.....\$24,988.00

**Notes:**

All work to be performed using prevailing wage labor rates.

Project bid tax-exempt

All post set in concrete

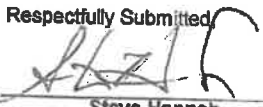
Total footage based on Google map drawing and take off lengths.

Actual footage onsite could raise or lower total cost according to actual approved layout onsite.

Trees and overgrowth to be trimmed and cleared for fence installation by others in the proposed installation area.

**Lump Sum Total: TBD**

Respectfully Submitted



Steve Hannah

**NOTE: Proposal price good for 15 days from bid date**

Accepted By \_\_\_\_\_

Printed Name & Title \_\_\_\_\_

**Exclusions:**

1. All permits, engineering, testing, inspections, signage, and traffic control.
2. Cost of Bonds. Add 3% for Bond.
3. Supply, installation of rental or temporary construction fence, unless included in above proposal.
4. Removal of spoils, clearing, grading, grubbing, survey, and staking of fence line.
5. Private underground utility repairs and locates, including irrigation systems.
6. Door hardware, locks and installation.
7. Saw cutting and core drilling.
8. Fence grounding and electrical both high and low voltage, conduit runs, wire pulls.
9. On-Site safety training, unless specified in the above proposal.

**Buyer shall provide at no cost, the following:**

1. All weather truck and equipment access for material delivery and installation during project.
2. Insurance provisions will be to the fullest extent of current insurance policy.
3. Terms of payment; Due upon receipt or per contract.
4. Liquidated damage charge, (IF ACCEPTED) will not exceed the total value of this contract.
5. Please allow ample time for receipt of custom or special order fencing.
6. Special order materials require payment in full before shipping (Greenscreen, Omega, Ameristar, wrought iron and door hardware)
7. This proposal is based on normal digging conditions (price subject to change if unforeseen rock and fill material is encountered).
8. Material on hand payment required on all jobs over \$15,000.00.
9. No change orders will be accepted, nor will any material be ordered, unless written consent has been made.

The following prices are based on mutually accepted exclusions and Scope of Work. If a subcontract, letter of intent, purchase order or

change order is issued for all or part of this proposal. All terms and conditions are accepted as stated above.

**Exhibit A  
Affidavit of Work Authorization**

Comes now Robert J. Marshall (name) as President/General Manager (office held) first being duly sworn, on my oath, affirm Consolidated Fence Company (company name) is enrolled and will continue to participate in a federal work authorization program in respect to employees that will work in connection with the contracted services related to construction of Police Parking Lot Fence for the duration of the contract, if awarded in accordance with RSMo Chapter 285.530 (2). I also affirm that Consolidated Fence Company (company name) does not and will not knowingly employ a person who is an unauthorized alien in connection with the contracted services related to golf cart shed for the duration of the contract, if awarded.

**In Affirmation thereof, the facts stated above are true and correct (The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo).**


  
Signature

Robert J. Marshall  
Printed Name

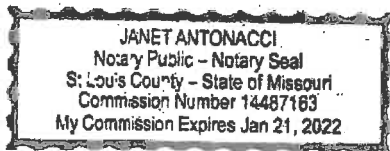
President/General Manager  
Title

May 10, 2018  
Date

Subscribed and sworn to before me the 10th day of May, 2018. I am commissioned as a notary public within the county of St. Louis, State of Missouri, and my commission expires on January 21, 2022.

  
Signature of notary Janet Antonacci

May 10, 2018  
Date



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**CITY OF ARNOLD, CITY COUNCIL, JUNE 7, 2018 MEETING**

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**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2018-07, CONDITIONAL USE PERMIT, TIGER EXPRESS CAR WASH, 1384 JEFFCO BLVD., PLANNING COMMISSION RECOMMENDATION  
**DATE:** MAY 24, 2018  
**CC:**

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**Request**

Cochran Engineering, on behalf of the contract purchaser and owner of Tiger Express Car Wash, has submitted for approval of a conditional use permit to operate a car wash at 1384 Jeffco Blvd. The proposed facility is a 5,067 square foot drive-through car wash with 18 vacuum stations. The site, 1384 Jeffco Blvd., (former UMB Bank location), has been subdivided and this is lot 1 at 1.27 acres. Zoning of the site is C-2. Please find attached the application, aerial of the site, and written response to the criteria. For the detailed site information and elevations please refer to the 2018-08 Staff report.

**Summary of the Planning Commission Meeting**

The Planning Commission held a public hearing and considered this request at their May 22, 2018 meeting. During the public hearing, eight people spoke with the majority of the people not in favor of the project due to traffic and storm water concerns (some being existing storm water issues not related to the site-see email and information from Christie Hull-Bettale). During the regular meeting the Commission spoke about the traffic issues, no left turn into the site from Arnold Tenbrook Rd., the traffic assessment the applicant commissioned, and how some of the water will be recycled. After much discussion, the Commission voted 4-3 to forward a recommendation of approval with below findings and conditions:

**Findings:**

1. It is difficult to say a car wash is consistent or inconsistent with good planning practice. The proposed car wash is unique to the Arnold area, provides a service to the community and the use will be new construction.
2. The car wash use will not be detrimental to the permitted developments in the district and the proposal indicates a fence and landscape buffer adjacent to the residentially zoned properties.

3. The proposed new construction appears to be visually compatible with the surrounding uses in the area since they have modified their color scheme to eliminate the yellow vacuum stations.
4. Car washes are not deemed essential or desirable to preserve and promote the public health, safety or general welfare of the City of Arnold. However, they provide a popular service.

**Conditions:**

1. Remove the 4 foot LED light from all the vacuum arms.
2. Provide Missouri American Water approval of the easement vacation, new easement dedication and relocated sewer main.

**Analysis**

This proposed conditional use permit had a public hearing and was acted upon at the April 10, 2018 Planning Commission meeting. Due to a public hearing sign not being posted on the site, all action was null and void and is before you tonight.

**CHANGES:**

- The entrance/exit off Arnold Tenbrook Rd. has been shifted farther away from the intersection to align with Short Lane.
- MoDOT has restricted the entrance/exit off Jeffco Blvd. to a right in/right out only.
- The applicant has contracted for a traffic assessment and is included with this and the commercial site plan report. The remainder of this Staff report is the same as the previous one.
- The Board of Adjustment approved the front yard setback encroachments of the vacuum stations contingent upon approval of the conditional use permit and commercial site plan.
- The subdivision was approved.

When reviewing this request, we consider the use at this location and is it appropriate. Included in the consideration is how long the site has been vacant and prior applications for the site. It seems this site attracts automotive oriented businesses with interest from a used car sales lot, a prior car wash application and more recently, a gas station and convenience store. The site has sat vacant since UMB vacated the site for their new location in Arnold Commons, a little less than 10 years ago. With the above in mind, this type of car wash is new to the Arnold area and they have met the majority of the code requirements for C-2 except for the setbacks for the vacuum stations. They are proposed a fence and landscape buffer adjacent to the residential properties, will only operate until

8:00 pm every night, and have revised their color scheme to have black vacuum stations instead of their signature yellow.

The concerns with the site plan are outlined in the 2018-08 Staff report and addressed with conditions of approval.

As stated in the 2018-08 Staff report, with regard to traffic trips to and from the site. A traffic study is not provided; one could estimate this service would not generate any more than other services in the commercial district. In addition, common sense would say the hours of use would not be the same as typical peak traffic times. Lunch time, after work and weekends seem to be popular times for car wash facilities that are not associated with a fuel station. This facility is providing stacking to accommodate 12 cars for a single bay automatic car wash, where code requires a minimum of 4. This possibly will reduce the chance for traffic congestion within the development or any carry over into MoDOT right of way on Jeffco.

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

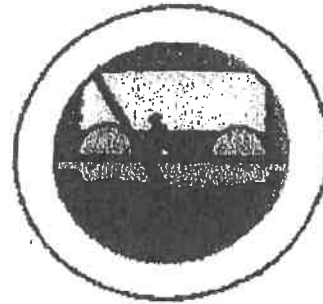
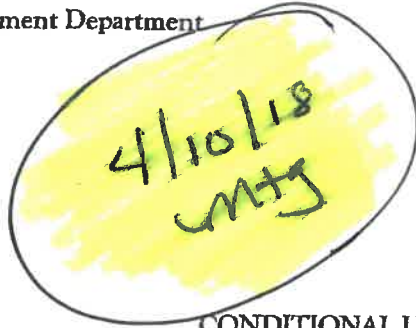
**The use is deemed consistent with good planning practice.** It is difficult to say a car wash is consistent or inconsistent with good planning practice. The proposed car wash is unique to the Arnold area, provides a service to the community and the use will be new construction.

**The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.** The car wash use will not be detrimental to the permitted developments in the district and the proposal indicates a fence and landscape buffer adjacent to the residentially zoned properties.

**The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.** The proposed new construction appears to be visually compatible with the surrounding uses in the area since they have modified their color scheme to eliminate the yellow vacuum stations.

**The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.** Car washes are not deemed essential or desirable to preserve and promote the public health, safety or general welfare of the City of Arnold. However, they provide a popular service.

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



CONDITIONAL USE PERMIT  
APPLICATION

File Number 2018-07

\$400.00 Fee Paid \_\_\_\_\_

APPLICANT/CONTRACT PURCHASER

Roland Bartels T.E.R.C., L.L.C.

Name  
1213 Old Hwy 63; Ste 101  
Columbia, MO 65201  
Address, City, State, Zip

573-289-0077  
Telephone Number

Facsimile Number \_\_\_\_\_

1384 Jeffco Blvd:  
Arnold, MO 63010  
Property Address (or nearest intersection)

OWNER:

Kevin D. Blackwell Enterprises, LLC

Name  
1001 Highway K;  
Bonned Terre, MO 63628  
Address, City, State, Zip

Telephone Number \_\_\_\_\_

Facsimile Number \_\_\_\_\_

C2  
Zoning of property

Proposed Use: Carwash

Adjacent Zoning/Uses

C2                      C2                      R3                      C3  
North                      South                      East                      West

March 13, 2018  
Date of application  
[Signature]  
Signature of Applicant

April 10, 2018  
Meeting date targeting  
\_\_\_\_\_  
Signature of Owner



March 13, 2018

Mr. Derek Redhead  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010

RE: Conditional Use Permit  
1384 Jeffco Blvd.  
Arnold, Missouri

Dear Mr. Redhead:

As requested by the conditional use permit application we offer the following written responses:

1. The requested carwash project is consistent with good planning practices.
2. The development or use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The carwash use meets the intent of the C2 district and the proper buffering is provided adjacent to the residential district.
3. The development will be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The equipment and lighting for the project, other than security lights, will only operate during business hours. The coloring of the equipment and facility has been modified from a standard Tiger Express Carwash to be compatible with the surrounding development.
4. The development will provide a service which is desirable to the public. The development will be constructed and operated to promote public health, safety, and general welfare for the citizens of the City of Arnold.

If you have any questions please feel free to contact me.

Sincerely,

Eric S. Kirchner, P.E.  
Senior Project Manager



# City of Arnold MO Online GIS Base Map Viewer

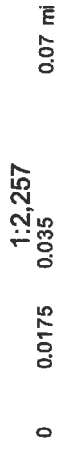


4/2/2018, 12:13:36 PM

Jefferson County Parcels - Property

Arnold City Limits

Cross-Sections



1:2,257

City of Arnold Missouri, Jefferson County Missouri  
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May 15, 2018

Eric S. Kirchner, PE  
Senior Project Manager  
Cochran  
8 East Main Street  
Wentzville, Missouri 63385

RE: Traffic Assessment  
Tiger Express Car Wash  
Arnold, Missouri  
518-0059-00TE

Dear Mr. Kirchner:

As requested, we have prepared the following traffic assessment pertaining to a proposed commercial project in Arnold, Missouri. The subject site is located in the northeast quadrant of the intersection of Jeffco Boulevard (MoDOT controlled) and Arnold Tenbrook Road, as shown in **Figure 1**.



**Figure 1: Site Location**

411 North 10th Street, Suite 200  
St. Louis, Missouri 63101  
PHONE: 314.621.3395



It is imperative to note that the following assessment does not represent a detailed traffic impact study but rather simply forecasts the amount of traffic that would be generated by the proposed car wash facility, as well as the adjacent Harbor Freight Tools Store, and offers an opinion on the proposed development’s relative level of anticipated traffic impact as compared to the previous banking facility. In addition, the site’s proposed access is addressed. Given that this effort does NOT represent a detailed traffic impact study, it does not explicitly assess impacts (or the lack thereof) to Jeffco Boulevard, Arnold Tenbrook Road or the signalized intersection of those roadways.

Currently, the site is occupied by a vacated banking facility, inclusive of drive-thru facilities and an ATM. Under the proposal, the existing banking facility would be removed, the original parcel subdivided into two lots, and Tiger Express Car Wash would occupy the hard corner on the site (Lot 2). A Harbor Freight Tools Store is proposed to occupy the parcel immediately north of the proposed Tiger Express Car Wash (Lot 1).

The traffic forecast for the proposed Tiger Express Car Wash is based upon data collected in 2017 at an existing Tiger Express Car Wash in Columbia, Missouri. The data from the existing facility was collected on a sunny and clear day in late summer, when car wash volume was appreciable. Based upon this data, it is expected that the proposed facility in Arnold would generate 149 trips during the weekday midday, 112 trips during the weekday afternoon, and 126 trips during the Saturday midday peak hours.

It should be acknowledged that trip generation associated with the proposed Tiger Express Car Wash would be erratic. This type of service is weather dependent; on sunny clear days trip generation tends to be higher and on rainy or colder days, the trip generation can be considerably less. The data for the proposed car wash was based upon actual traffic counts conducted at another comparable Tiger Express facility on a late summer day when weather conditions were conducive to a higher level of trip generation. Therefore, the above estimate for the Tiger Express Car Wash should be considered a worst case scenario.

The proposed adjacent Harbor Freight Tools Store (to be developed by others) is expected to generate 21 trips during the weekday midday, 40 trips during the weekday afternoon, and 35 trips during the Saturday midday peak hours. Land Use Code: 816 (Hardware/Paint Store) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, was utilized for this forecast. The proposed trip generation values are summarized in Table 1.

<b>Table 1– Trip Generation Proposed Tiger Express Carwash/Harbor Freight Tools</b>										
<i>Land Use</i>	<i>Size</i>	<i>Weekday Midday</i>			<i>Weekday Afternoon</i>			<i>Saturday Midday</i>		
		<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Tiger Express Car Wash	5,087 SF	77	72	149	50	62	112	55	71	126
Harbor Freight Tools	15,030 SF	11	10	21	19	21	40	20	15	35
<b>Total Trips</b>		<b>88</b>	<b>82</b>	<b>170</b>	<b>69</b>	<b>83</b>	<b>152</b>	<b>75</b>	<b>86</b>	<b>161</b>



For the purposes of comparison, the number of trips that would have been generated by the previous banking facility during the weekday midday, weekday afternoon and Saturday midday peak hours were also calculated using ITE’s Trip Generation Manual Land Use Codes: 912 (Drive-In Bank) and 712 (Small Office Building). Given the size of the building that accommodated the bank (9,776 square feet), it was prudent to assume that approximately 50% of the building was dedicated to “small office” uses rather than all of the space being utilized as banking facility. Table 2 summarizes the trip generation associated with the existing building on the site; which equated to 88 trips during the weekday midday, 112 trips during the weekday afternoon, and 131 trips during the Saturday midday peak hours.

<b>Table 2– Trip Generation Existing Bank Building</b>										
<i>Land Use</i>	<i>Size</i>	<i>Weekday Midday</i>			<i>Weekday Afternoon</i>			<i>Saturday Midday</i>		
		<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Banking Facility	4,888 SF	38	34	72	50	50	100	66	63	129
Small Office Space	4,888 SF	10	6	16	4	8	12	1	1	2
<b>Total Trips</b>		<b>48</b>	<b>40</b>	<b>88</b>	<b>54</b>	<b>58</b>	<b>112</b>	<b>67</b>	<b>64</b>	<b>131</b>

As can be seen when comparing Tables 1 and 2, the proposed Tiger Express Car Wash and Harbor Freight Tools developments would generate 82, 40, and 30 more trips in the weekday midday, weekday afternoon and Saturday midday peak hours, respectively. After accounting for in/out percentages, directional distribution, and driveway distribution, the impacts of the increase in trips attributable to the redevelopment on individual turning movements to and from the site are anticipated to be nominal. The reader is again reminded that this represents a “worst case” scenario in terms of trip differential given the data utilized for the Tiger Express Car Wash was based upon a higher operational day. Therefore, at times the difference in trip generation would be less than that presented above. Furthermore, while the comparison yields a potential increase in proposed trip generation from the existing land use, the value of increased trips is still below the industry standard threshold of 100 added vehicle trips during the peak hour that typically warrants further traffic impact analysis.

In addition to the trip generation potential, access to the Tiger Express Car Wash was also evaluated. Access onto Jeffco Boulevard would be provided via a shared curb cut that would also be accessible to the Harbor Freight Tools (Harbor Freight Tools also has access to another curb cut further to the north on Jeffco Boulevard). Per the provided site development plan, it appears that the proposed drive location would be slightly north (less than 50 feet) of the existing full access curb cut on Jeffco Boulevard that served the banking facility. Per MoDOT’s request, the relocated access drive would be restricted to right turns only; which is a prudent requirement given the close proximity to the signalized intersection of Jeffco Boulevard and Arnold Tenbrook Road (approximately 140 feet to the south). As a result, the proposed restricted access to Jeffco Boulevard would represent a safety enhancement as compared to the existing full access drive that served the banking facility.

Secondary access to the site would be provided via a full access curb cut on Arnold Tenbrook Road. The existing full access drive to the site from Arnold Tenbrook Road is located approximately 130 feet east of the signalized intersection with Jeffco Boulevard. In conjunction with the development of the Tiger Express Car Wash, this access drive would be relocated approximately 130 further to the east, directly

Mr. Eric S. Kirchner, PE  
May 15, 2018  
Page 4



opposite Short Lane. This relocation is a safety and traffic flow enhancement in regards to access to Arnold Tenbrook Road as compared to the existing access.

Lastly, there would be cross access available across the Harbor Freight Tools site to the existing Arnold Square retail center. Currently, the Arnold Square retail center is served by three full access drives. However, it is our opinion that the majority of the traffic associated with the Tiger Express Car Wash would opt to utilize the two drives closest to Lot 2 that are evaluated above.

Overall, the proposed redevelopment of the northeast quadrant of the intersection of Jeffco Boulevard and Arnold Tenbrook Road would not represent a significant increase in traffic generation as compared to the now vacant banking facility. While it is acknowledged that there is the potential for the redeveloped site, which would provide for a Tiger Express Car Wash and a Harbor Freight Tools, to generate more traffic than the previous use, it is anticipated that, at worst, the value of increased trips is still below the industry threshold of 100 added vehicle trips during the peak hour that typically warrants further traffic impact analysis. After accounting for in/out percentages, directional distribution, and driveway distribution, the impacts of the increase in trips attributable to the redevelopment on individual turning movements to and from the site are anticipated to be nominal.

Furthermore, the proposed access modifications described above improve the safety and functionality of both site driveways and represent prudent access management improvements. Restricting the shared curb cut onto Jeffco Boulevard to right turns only increases the safety of the site's drive by preventing left turns from the site onto a busy five lane roadway and across a dedicated southbound left turn bay. Additionally, restricting left turns from Jeffco Boulevard into the site prevents any disruption to the functionality of the existing southbound left turn lane serving the signalized intersection at Arnold Tenbrook Road. Relocating the full access curb cut on Arnold Tenbrook Road approximately 130 feet further to the east than the current full access drive is also an enhancement because it increases the spacing between the site's drive and the signalized intersection of Jeffco Boulevard and Arnold Tenbrook Road. This increased spacing leads to increased functionality, better sight lines for vehicles exiting the site, and increased queue storage between the intersection of Jeffco Boulevard and Arnold Tenbrook Road and the site's drive.

I trust you will find this assessment useful in evaluating the potential traffic implications associated with the redevelopment of the subject site. Should you have any questions or comments concerning this assessment, please don't hesitate to contact me at 314-446-3791. We look forward to working with you again.

Sincerely,  
Lochmueller Group

A handwritten signature in cursive script that reads "Julie Nolfo".

Julie Nolfo, PE, PTOE  
Project Liaison

SMILLER ARCHITECTS

A6.2

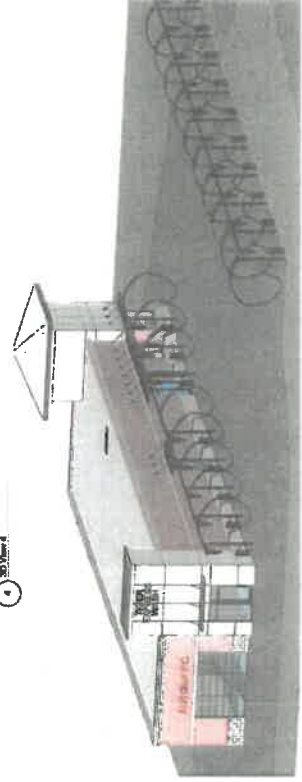
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SMILLER ARCHITECTS  
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JEFFERSON COUNTY, MISSOURI 64501

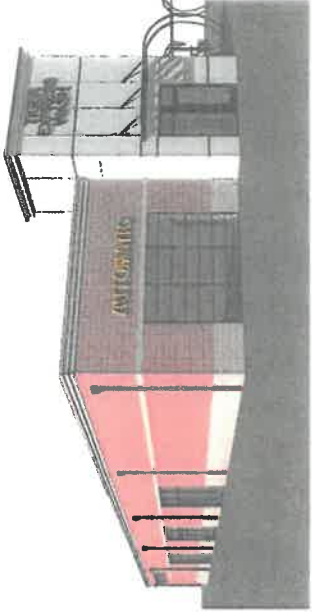
Project: Tiger Express Wash  
Location: Jefferson County  
Revision: 01/20/2010

INTERSECTION OF JEFFCO BLVD & ARNOLD TENNENCK RD  
JEFFERSON COUNTY  
ARNOLD, MO 63010

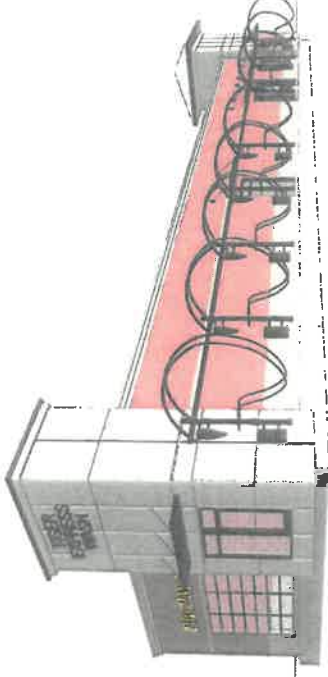
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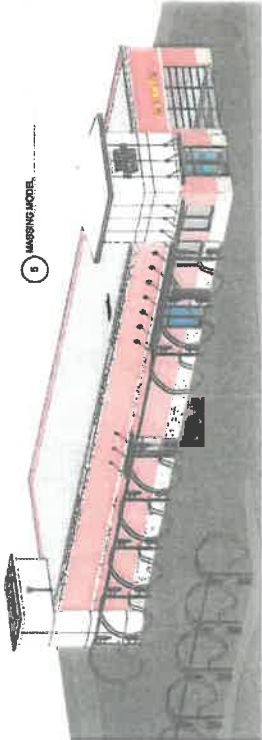
4 3D View 4



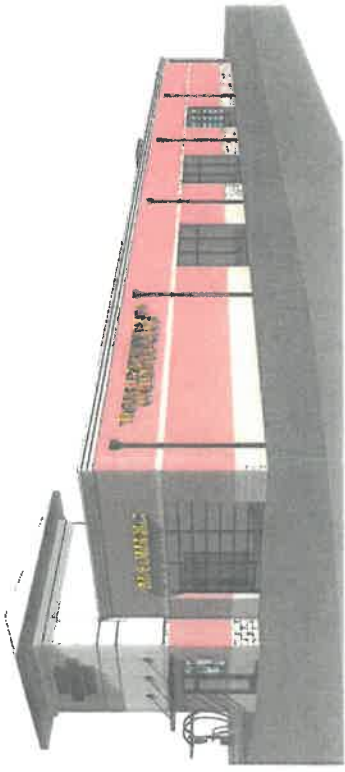
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1 3D View 1



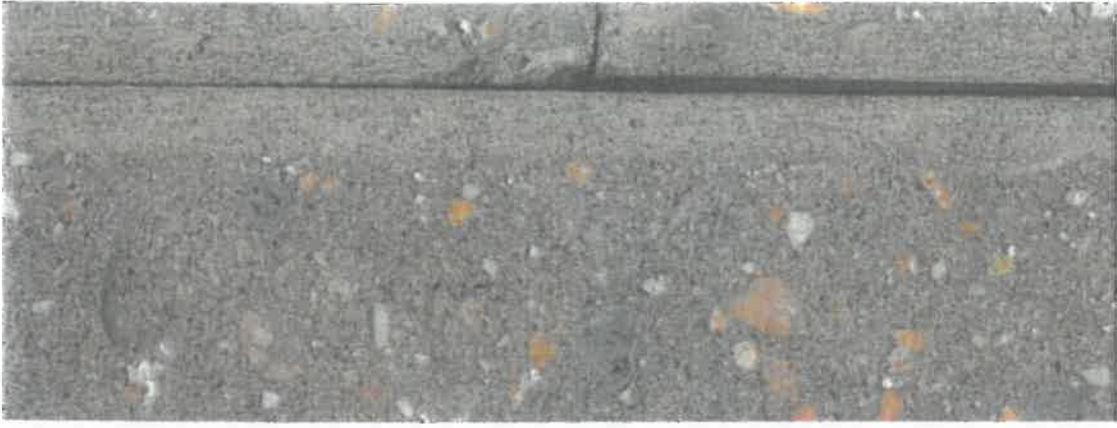
5 MISSING MODEL



3 3D View 3

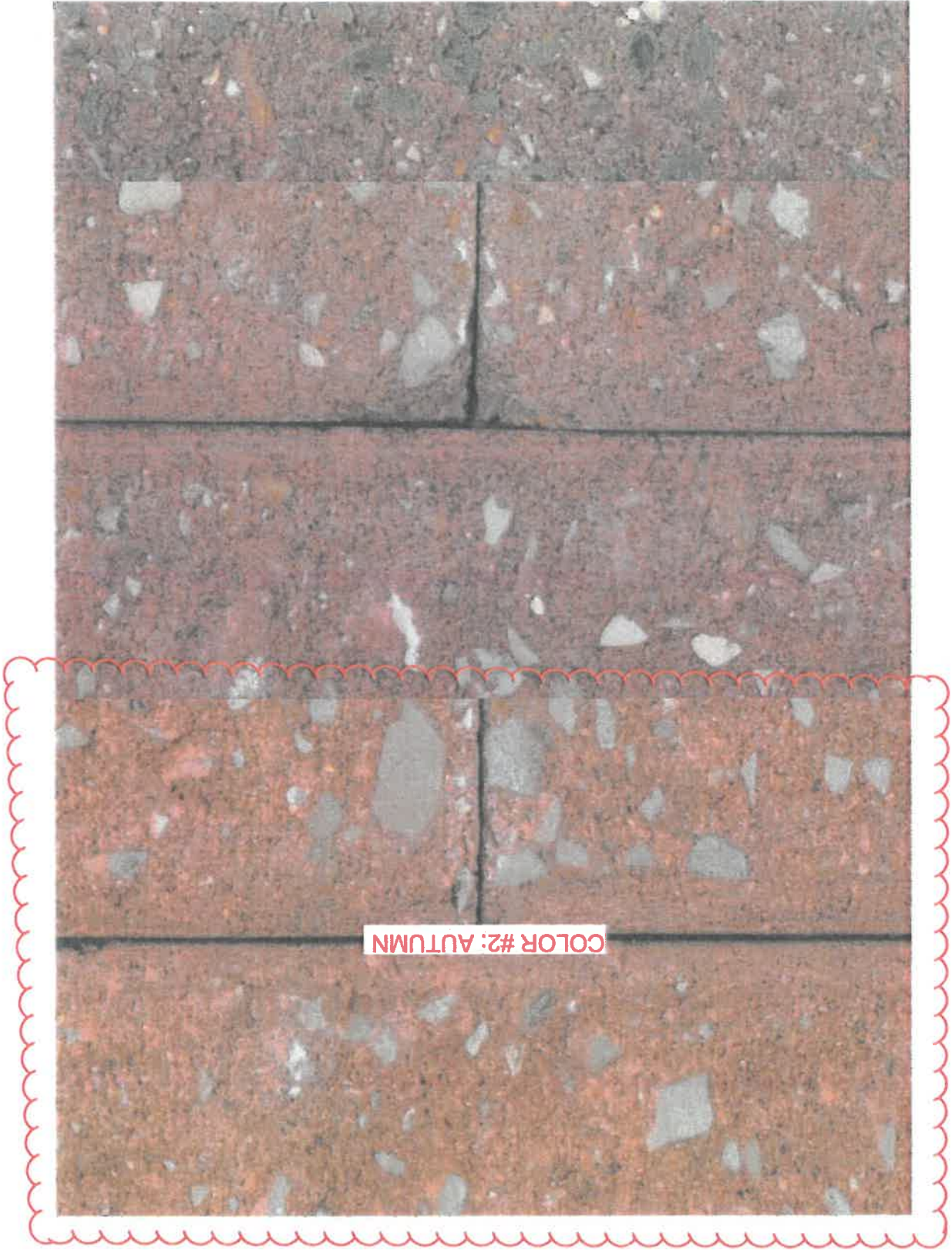


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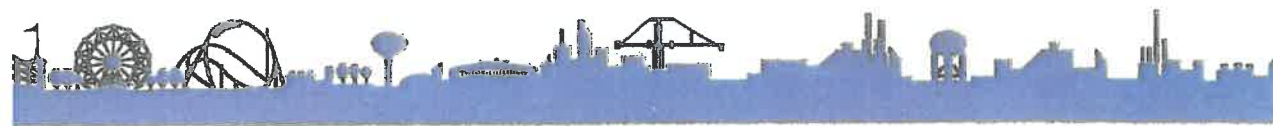




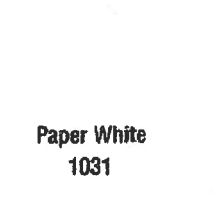

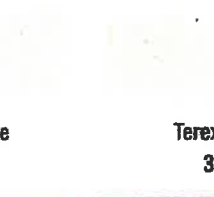
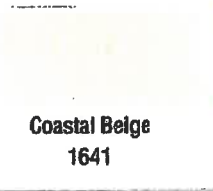

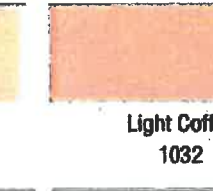

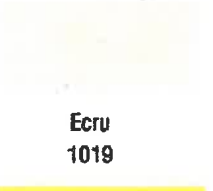



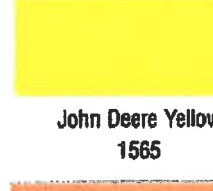

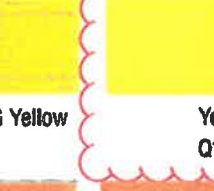
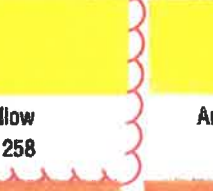
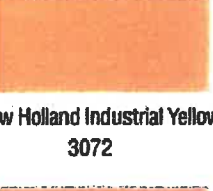
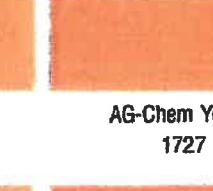

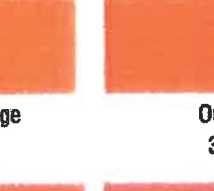
# Bldg. Material & Color



Color Selections



### Popular Custom Mix Colors

 <b>Paper White</b> 1031	 <b>Waste Mgt. White</b> 3357	 <b>Wan White</b> 1286	 <b>Terex White</b> 3001	 <b>Beige</b> 3354
 <b>Coastal Beige</b> 1641	 <b>OIA Beige</b> 3462	 <b>Light Coffee</b> 1032	 <b>Highway Materials Tan</b> 1741	 <b>Conoco Dk. Khaki</b> 1340
 <b>Nut Brown</b> 88M	 <b>Brown</b> 3735	 <b>Loam Brown</b> 1645	 <b>Dk. Bronze</b> 3258	 <b>Barko Brown</b> 1405
 <b>Ecru</b> 1019	 <b>Lt. Yellow</b> 1695	 <b>Canyon Sand</b> 1636	 <b>Tan</b> 1516	 <b>Farmland Cream</b> 1468
 <b>Yellow</b> 3592	 <b>John Deere Yellow</b> 1565	 <b>New Holland AG Yellow</b> 3135	 <b>Yellow Q1258</b>	 <b>Amtrak Lt. Yellow</b> 1620
 <b>New Holland Industrial Yellow</b> 3072	 <b>New CAT Yellow</b> 3069	 <b>AG-Chem Yellow</b> 1727	 <b>John Deere Industrial Yellow</b> 1564	 <b>CAT Hwy Yellow</b> 3133
 <b>Case Power Tan</b> 3070	 <b>School Bus Yellow</b> 1490	 <b>Brite Orange</b> 3477	 <b>Orange</b> 3618	 <b>Orange</b> 3009
 <b>The Timken Orange</b> 3147	 <b>Tennessee Orange</b> Q1269	 <b>Mow Orange</b> 1350	 <b>Orange</b> 1556	 <b>Burnt Orange</b> 86T

Note: Select Popular Custom Mix Colors are available in Factory Package. See insert for availability information.

*Pay booth color*



# SG1

## SLING Wall/Flood

Slender wallpack/floodlight available in two sizes for a variety of applications including: building perimeter/security lighting, entrances, stairways, loading docks or facades for schools, apartments or commercial buildings.

- Die-cast aluminum housing with corrosion resistant powder coat finish
- SG1 - Replaces 70w-150w HID
- 120V-277V, 50/60HZ, 347V and 480V available in SG2 housing
- Available in 3000K, 4000K and 5000K CCT
- 4 x 1/2" threaded conduit hubs for surface conduit
- Mounts to 4" junction boxes

- Stock versions include 120-277V PC with a cover offering choice to engage PC or not. PC is installed in top hub.
- IP65 and listed to UL1598 for use in wet locations
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed for -40°c to 40°c applications
- PC option available, see below
- Diffused comfort lens provides glare control and improved uniformity. Available as an option or accessory



LED WALLPACKS

tradeSELECT™



### STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG1-20-PCU	5000K/70	21w	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2)
SG1-20-4K-PCU	4000K/70					2310	110	
SG1-30-PCU	5000K/70	29w	10-15ft			3270	113	
SG1-30-4K-PCU	4000K/70					3060	105	

### MADE-TO-ORDER ORDERING INFORMATION

FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FISH	CONTROL OPTIONS	OPTIONS
SG1-20 Size 1, 20w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens
SG1-30 Size 1, 30w	4K7 4000K, 70 CRI 5K7 5000K, 70 CRI			BL Textured Black WH Textured White GYS Smooth Gray PS Smooth Plat. Silver CC Custom Color		

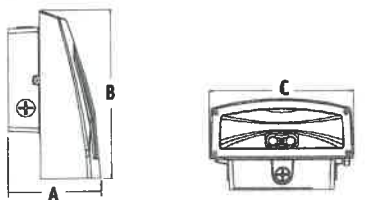
### STOCK ACCESSORIES - Order separately

Catalog Number	Description	Weight lbs. (kg)
SG1-CS	Acrylic comfort lens for SG1	1 (.45)
SG1-YOKE	SG1 Series Yoke/ Floodlight mount kit, includes visor	2.0 (1.0)
SG1-KNUCKLE	SG1 Series Knuckle/ Floodlight mount kit, includes visor	2.0 (1.0)

### PERFORMANCE INFORMATION

Series Number	Equivalency			Energy Savings
	MH	HPS	CFL	
SG1-20	100W	100W	2x32W	84%
SG1-30	150W	150W	2x42W	84%

### DIMENSIONS




A	B	C	Weight
4.19"	7.80"	6.61"	4.3 lbs.
106.5 mm	198 mm	168 mm	2 kg



HUBBELL Outdoor Lighting



**REDI-ROCK**




The Limestone texture is available on any Redi-Rock® block. Whether you're building a retaining wall or a freestanding wall, or both—Limestone is a great option.




**REDI-ROCK TEXTURE:**

# LIMESTONE



Legos. You probably loved them as a kid. We still love them, which is why we created these one-ton Redi-Rock blocks that lock together using a knob and groove system, just like stacking Lego blocks. Now, who wouldn't want a giant block wall on their project?

The design of Redi-Rock blocks goes beyond function, though. These blocks also look great.



Redi-Rock Limestone blocks have a natural split limestone texture that beautifully mimics real quarried stone. These large-scale block faces are perfect for commercial and residential projects—or anything in between!

## Limestone Block Specifications

- Quarried stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- Approximately 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit [redi-rock.com](http://redi-rock.com) to learn more about the Redi-Rock Limestone face today!



## LIMESTONE CASE STUDY



# Redi-Rock PC Ocean Marina Wall Withstands Worst Storm in Years

### The Challenge

In 2012, the City of Rhyl, North Wales launched a massive renovation project. The goal? Transforming the river's edge. This area is subject to large tides and even greater fluctuations in water elevations during storms. To protect the site, designers required a retaining wall solution that could meet the complex structural requirements of the site while providing a scenic park route for pedestrians and cyclists.

### The Solution

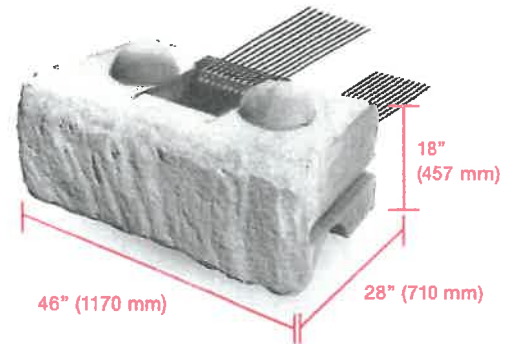
Designers for the project chose the Redi-Rock Positive Connection (PC) System to create the harbour wall that stands 7.4 meters (24.3 feet) high and stretches

188 lineal meters (617 feet). Produced locally by Redi-Rock manufacturer CPM Group, the Redi-Rock PC walls were able to meet the structural requirements of the site as well as provide an aesthetic Limestone finish at a lower cost than other options.

During the 2013-2014 winter season, the new harbour sea wall was put to the test. For days, a storm battered the United Kingdom and caused a 60-year high tidal surge. January wave heights were close to 100-year level.

While this record-setting storm caused damage to many other structures in the area, designers were happy to see that the harbour wall performed exactly as engineered.

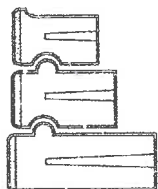
The city was so impressed with how the Redi-Rock wall performed during the storm, they added an additional 1 kilometer (3,280 feet) stretch of Redi-Rock walls.



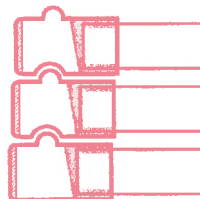
5.75 square feet of face - 1520 pounds  
(0.5 square meters of face - 690 kilograms)

**Project:** Foryd Harbour Enhancement Project **Wall Design:** Groundsolve Ltd Geotechnical Consultants in conjunction with CPM Group **Block Manufacturer:** CPM Group **Project Management:** Denbighshire County Council **General Contractor:** Dawnus Construction **Location:** Rhyl, North Wales, United Kingdom **Completed:** 2013

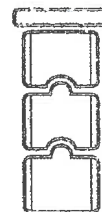
**Your Complete Wall Solution**—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



Gravity Walls



MSE Walls  
(shown above)



Freestanding Walls

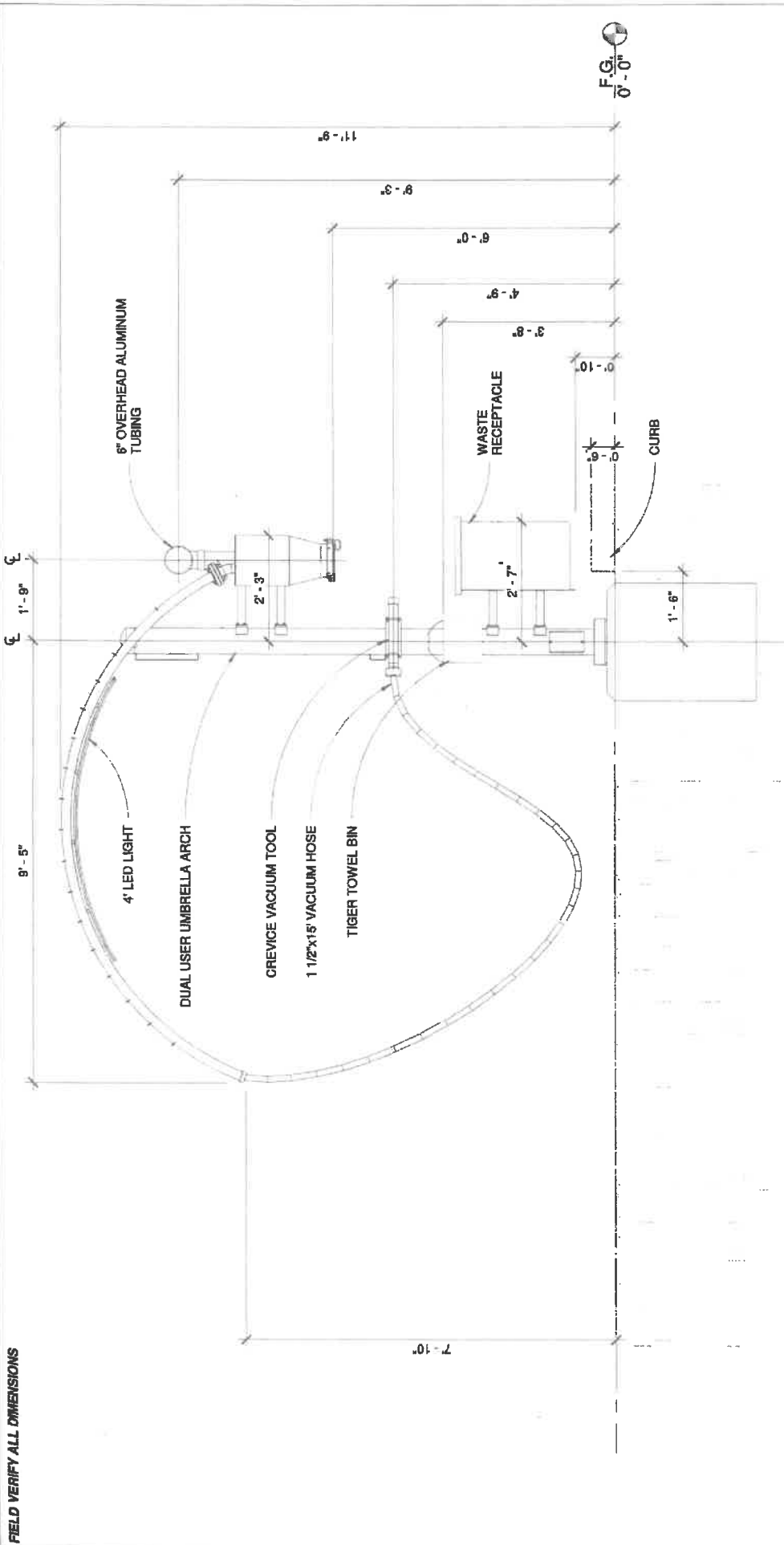
See [redi-rock.com](http://redi-rock.com)  
for additional  
products and  
accessories.

REDI ROCK

Contact your local Redi-Rock retailer or visit [redi-rock.com](http://redi-rock.com)  
to learn more about the Redi-Rock Limestone face today!

© 2015 Redi-Rock International, LLC  
Form No. RRI-002-061015LTS

FIELD VERIFY ALL DIMENSIONS



1 TYPICAL ARCH ELEVATION

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**VACUTECH**  
 1626 HILTECH DRIVE  
 SHERIDAN, WY 82801  
 PHONE: (807) 675-1882  
 EMAIL: info@vacutech.com  
 WEB: www.vacutech.com

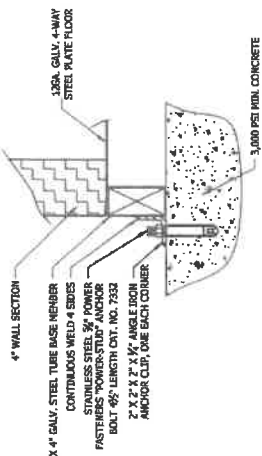
**TIGER EXPRESS**  
 1200 MAPLE ST.  
 FARMINGTON, MO 63640

#	Revision	By	Chk	Date
1	NEW SITE PLAN	AS	CG	12/18

ARCH ELEVATION

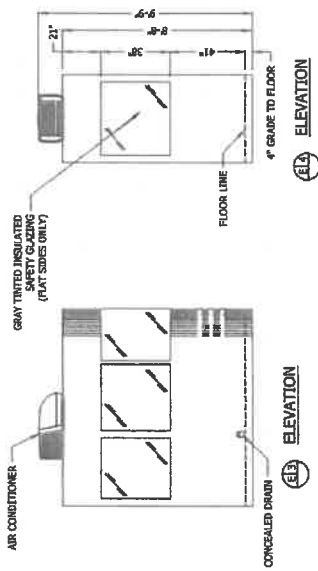
Project Number: 17-457  
 Date: 11/13/17  
 Drawn By: SS  
 Checked By: AS

V301

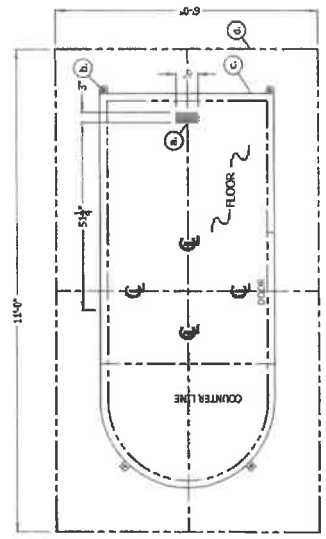


**FIELD DRILLED ANCHOR BOLT DETAIL**  
NO SCALE

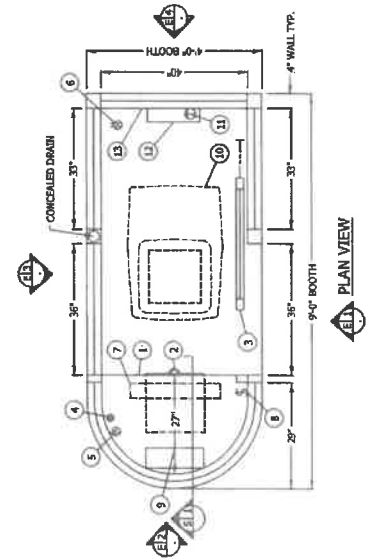
THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. PAR-RUIT BUILDINGS MUST BE SECURELY ANCHORED IN PLACE AND ELECTRICAL SYSTEM MUST BE PROPERLY SECURED. ACQUIRE SIZED ANCHOR BOLTS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE HIGHEST REQUIRED WIND SPEED RESISTANCE DESIGN CATEGORY IN THE AREA OF INSTALLATION. CONSULT A PROFESSIONAL ENGINEER FAMILIAR WITH THE WEATHER CONDITIONS IN THE AREA.



**ELEVATION**



**SERVICE ENTRANCE/ANCHOR BOLT LAYOUT**



**PLAN VIEW**

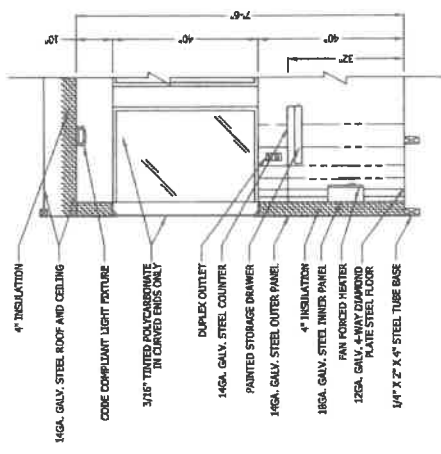
- a. SLOT IN FLOOR FOR ELECTRICAL SERVICE ENTRANCE TO C.A. PANEL.
- b. 2" X 2" X 1/4" (MIN) STEEL ANCHOR CLIP WITH A 3/8" ANCHOR BOLT HOLE, 4-REQD. ONE EACH CORNER ANCHOR BUILDING AFTER PANEL LOCATION, ANCHOR BOLTS OUTER EDGE OF BUILDING.
- c. SUGGESTED MINIMUM FOUNDATIONS/SLAB.

GENERAL SITE INSTALLED ITEMS PROVIDED BY OTHERS

1. PROVIDE 120V/240V, SINGLE PHASE, 3-WIRE SERVICE WITH GROUND.
2. CONCRETE FOUNDATIONS/SLAB MINIMUM 6" DEEP, 3,000 PSI MINIMUM (28 DAY ACT STRENGTH) WITH 4" DIA. REBAR WITH 18" ON CENTER SPACING WITH THE BUILDING FOOT PRINT DIMENSIONS. THIS IS TO PROVIDE A 12" CONCRETE BORDER ON EACH SIDE OF THE BUILDING.
3. ADEQUATE SIZE DRILLED ANCHOR BOLTS, SUGGESTED SIZE: 3/8" X 4 1/2" POWER FASTENERS "POWER STUD" CATALOG #7332.
4. COUNTER - 27" DEEP PAINTED GALVANIZED STEEL MOUNTED 2" ABOVE FLOOR.
5. PAINTED STORAGE DRAWER.
6. DUTY TRACK, SAFETY GLAZING, HOOK BOLT LOCK AND HIDEWAY.
7. WEATHER RESISTANT GFCU RECEPTACLE WITH WEATHERPROOF IN-USE FUSE COVER MOUNTED ON ROOF.
8. WALL COVERING - LITONIDA THERM 14466, 20" WATT LIGHT FIXTURE WITH ACRYLIC LENS.
9. HEATER - LFK 184 - 240V/160 WATT WALL MOUNTED WITH INTEGRAL THERMOSTAT CONTROL.
10. AIR CONDITIONER - RVP 120V/13,500 BTU ROOF MOUNTED.
11. WALL THERMOSTAT FOR AIR CONDITIONER.
12. GROUND BARS AND 100 AMP MAIN BREAKER INCLUDED.
13. LOCATION OF STATE LABEL/ISSUANCE AND MANUFACTURER'S DATA PLATE.

NOTE: PAR-RUIT BOOTHS ARE OF SINGLE UNIT WELDED STEEL CONSTRUCTION. FACTORY ASSEMBLED AND DELIVERED SET UP. FAILURE TO SECURELY ANCHOR BOOTH MAY RESULT IN OVERTURNING OF UNIT AND SERIOUS INJURY TO OCCUPANT.

- A. GLAZING - GRAY TINTED WITH 10% LIGHT ENERGY ADVANTAGE LOW-E #2 THERMED SAFETY GLAZING IN GLAZ WINDOW AND GRAY TINTED POLYCARBONATE IN CURVED ENDS SET IN PAINTED STEEL EXTERIOR WINDOW FRAMES WITH INTERIOR REMOVABLE ALUMINUM GLAZING STOPS.
- B. WINDOW GLAZING SHALL BE SINGLE OR DOUBLE GLAZING POLYURETHANE RESIN GLAZING INDUSTRIAL COATING SHALL BE APPLIED TO ALL EXPOSED METAL SURFACES. THIS EXCLUDES ROOF SURFACE, ALUMINUM WINDOW FRAMES AND ANY STAINLESS STEEL COMPONENTS OF USED).
- C. ELECTRICAL - ALL WIRING BY PAR-RUIT TO BE #12/30 STRANDED COPPER, THIN ENCLOSED IN THERMATE AT C.A. PANEL. ALL CIRCUITS HAVE GREEN GROUND WIRE.
- D. TESTING WIRING SHALL BE PERFORMED ON ROOF.
- E. ALL OR EQUIVALENT, RECOGNIZED NATIONAL TESTING LABORATORY. ALL WIRING TO TERMINATE AT C.A. PANEL. ALL CIRCUITS HAVE GREEN GROUND WIRE.
- F. NO ON SITE WORK BY PAR-RUIT.
- G. ACTUAL LOCATION OF ELECTRICAL DEVICES MAY VARY DUE TO INSTALLATION CONSTRAINTS, SHIPPING RESTRICTIONS, OR FOR PROPER PLACEMENT TO SATISFY APPLICABLE CODES.



**SECTION**  
NO SCALE

GENERAL NOTES	
PAINT COLOR:	(PLEASE SPECIFY COLOR)
GLAZING TINT COLOR:	(SPECIFY)
OVERALL SHIPPING DIMENSIONS:	9' X 9' X 9'
ESTIMATED WEIGHT:	2500 LBS (EACH)

NOTE: THIS PRINT AND SPEC ARE THE PROPERTY OF PAR-RUIT. IT IS TO BE REPRODUCED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF PAR-RUIT. IT SHALL BE THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THAT ALL LOCAL AND FEDERAL REGULATIONS ARE MET AND TO MAKE ANY NECESSARY CHANGES TO THIS PRINT AND SPEC TO COMPLY WITH ALL APPLICABLE REGULATIONS. PAR-RUIT SHALL NOT BE RESPONSIBLE FOR ANY SUCH CHANGES.

PAR-RUIT PERMANENT, INC.  
40561 Production Drive  
P.O. Box 111  
Aurora, IL 60011  
Ph. (630) 469-2947  
www.par-ruit.com

TIGER EXPRESS WASH  
COLUMBIA, MO

DATE	BY	REVISED
10-5-2017	DPH	10-5-2017
10-5-2017	DPH	10-5-2017
10-5-2017	DPH	10-5-2017





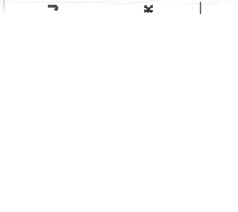
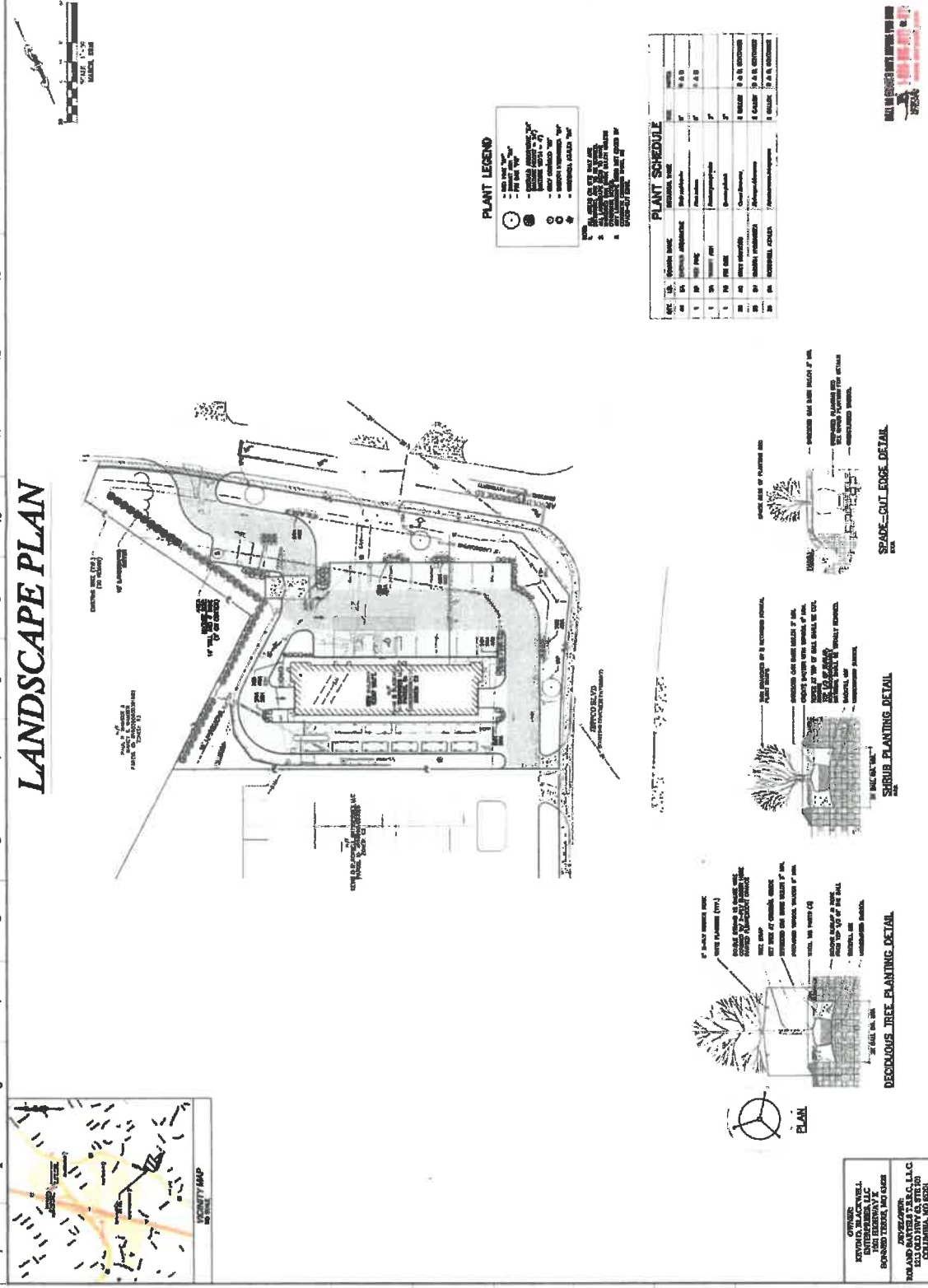
**LANDSCAPE PLAN**  
**TIGER EXPRESS CAR WASH**  
**ARNOLD, MISSOURI**

**PLANT LEGEND**

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- 98" - 98" TREE
- 99" - 99" TREE
- 100" - 100" TREE

**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	QUANTITY
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2	○	2" - 2" TREE	100
3	○	3" - 3" TREE	100
4	○	4" - 4" TREE	100
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79	○	79" - 79" TREE	100
80	○	80" - 80" TREE	100
81	○	81" - 81" TREE	100
82	○	82" - 82" TREE	100
83	○	83" - 83" TREE	100
84	○	84" - 84" TREE	100
85	○	85" - 85" TREE	100
86	○	86" - 86" TREE	100
87	○	87" - 87" TREE	100
88	○	88" - 88" TREE	100
89	○	89" - 89" TREE	100
90	○	90" - 90" TREE	100
91	○	91" - 91" TREE	100
92	○	92" - 92" TREE	100
93	○	93" - 93" TREE	100
94	○	94" - 94" TREE	100
95	○	95" - 95" TREE	100
96	○	96" - 96" TREE	100
97	○	97" - 97" TREE	100
98	○	98" - 98" TREE	100
99	○	99" - 99" TREE	100
100	○	100" - 100" TREE	100



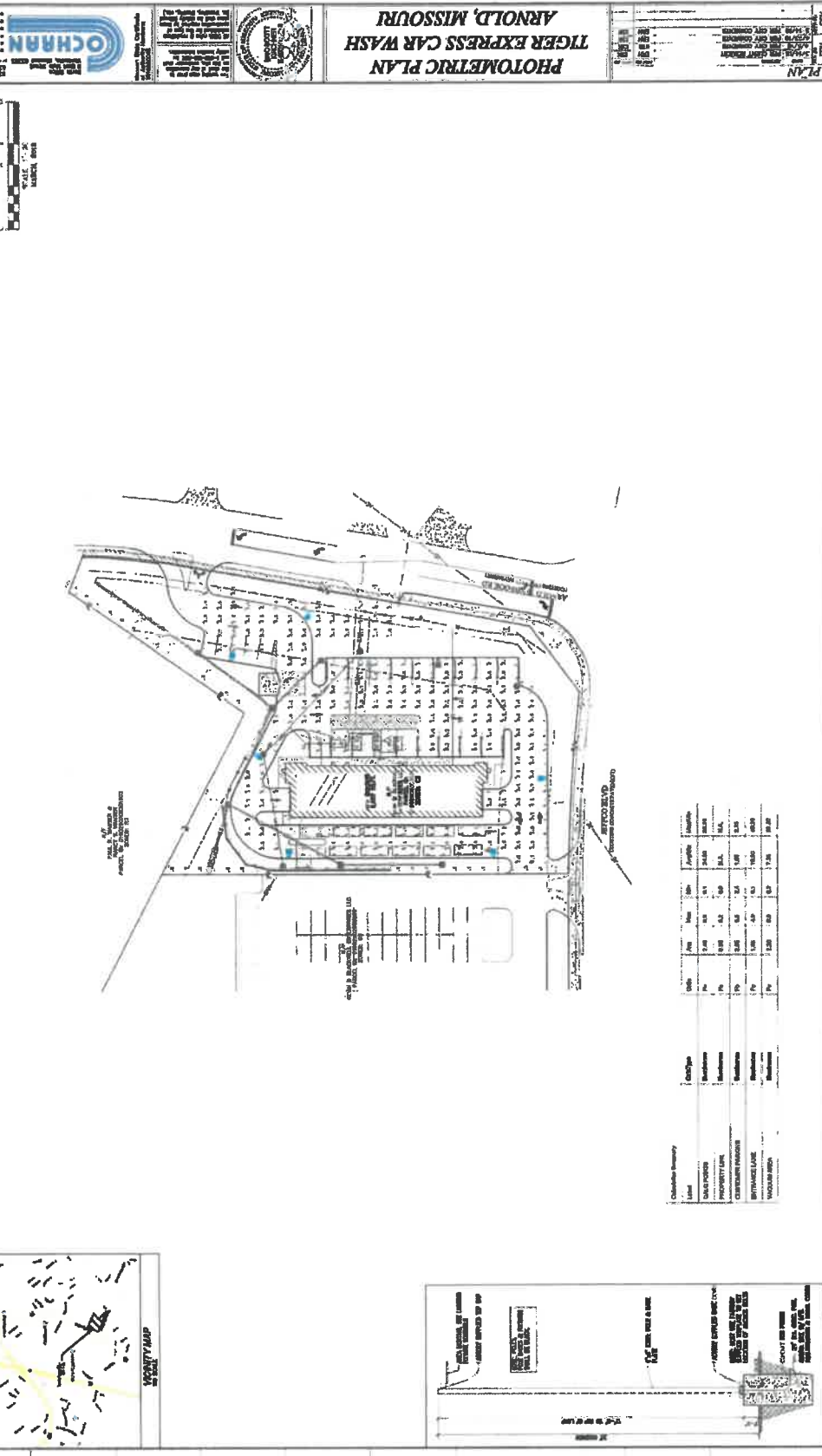
**OWNER:**  
 TIGER EXPRESS CAR WASH  
 ENTERPRISES, LLC  
 1100 N. 1st St., Suite 100  
 Columbia, MO 65203

**DESIGNER:**  
 OCHNANN LANDSCAPE ARCHITECTURE, INC.  
 1100 N. 1st St., Suite 100  
 Columbia, MO 65203

**DATE:** 11/27/2018  
**PROJECT NO.:** 1800-7120

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**PHOTOMETRIC PLAN**



**SECURITY MAP**

**PHOTOMETRIC PLAN**

CALL OR EMAIL TO VERIFY EXISTING AND PROPOSED LIGHTING FIXTURES.

1-800-444-1111

**PHOTOMETRIC PLAN**

DATE: MAY 2015

SCALE: 1" = 100'

PROJECT: TIGER EXPRESS CAR WASH

LOCATION: ARNOLD, MISSOURI

**PHOTOMETRIC PLAN**

Area	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	100	200	300	400
2	500	1000	1500	2000
3	1000	2000	3000	4000
4	1500	3000	4500	6000
5	2000	4000	6000	8000
6	2500	5000	7500	10000
7	3000	6000	9000	12000
8	3500	7000	10500	14000
9	4000	8000	12000	16000
10	4500	9000	13500	18000
11	5000	10000	15000	20000
12	5500	11000	16500	22000
13	6000	12000	18000	24000
14	6500	13000	19500	26000
15	7000	14000	21000	28000
16	7500	15000	22500	30000
17	8000	16000	24000	32000
18	8500	17000	25500	34000
19	9000	18000	27000	36000
20	9500	19000	28500	38000
21	10000	20000	30000	40000

**PHOTOMETRIC PLAN**

Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
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3	1000	2000	3000	4000
4	1500	3000	4500	6000
5	2000	4000	6000	8000
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7	3000	6000	9000	12000
8	3500	7000	10500	14000
9	4000	8000	12000	16000
10	4500	9000	13500	18000
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19	9000	18000	27000	36000
20	9500	19000	28500	38000
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**PHOTOMETRIC PLAN**

DATE: MAY 2015

SCALE: 1" = 100'

PROJECT: TIGER EXPRESS CAR WASH

LOCATION: ARNOLD, MISSOURI

**PHOTOMETRIC PLAN**

DATE: MAY 2015

SCALE: 1" = 100'

PROJECT: TIGER EXPRESS CAR WASH

LOCATION: ARNOLD, MISSOURI

**PHOTOMETRIC PLAN**

DATE: MAY 2015

SCALE: 1" = 100'

PROJECT: TIGER EXPRESS CAR WASH

LOCATION: ARNOLD, MISSOURI

**PHOTOMETRIC PLAN**

DATE: MAY 2015

SCALE: 1" = 100'

PROJECT: TIGER EXPRESS CAR WASH

LOCATION: ARNOLD, MISSOURI