

NOTICE OF OPEN
VIRTUAL MEETING
CITY OF LAKE SAINT LOUIS

BOARD OF ALDERMEN
PLANNING AND ZONING COMMISSION
ADMINISTRATIVE/FINANCE

JOINT WORK SESSION

MONDAY, OCTOBER 5, 2020
5 P.M. - CITY HALL

“Due to the outbreak of COVID-19, public attendance at the October 5, 2020 5 p.m. Board of Alderman Work Session meeting will be through virtual presence only. Use the following information to participate and/or access the virtual “Zoom” meeting:

To join by computer or

Mobile application: <https://us02web.zoom.us/j/89486785456?pwd=TndsRXU2eldWMWVFUEdKd0JiTHRTZz09>

To join by telephone

(Audio only): (312) 626-6799

Meeting ID: 894 8678 5456

Password: 47108563

The meeting will be available live on the City's YouTube Channel at
<https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>

The Board will accept comments by e-mail at Board@lakesaintlouis.com or in writing until 4 p.m., Monday, October 5, 2020; comments received in a timely fashion will be read or summarized during the 7 p.m. business meeting. To review the agenda, visit <http://www.lakesaintlouis.com/AgendaCenter/Board-of-Alderman-2> “

AGENDA

1. Discussion – Development Code and Zoning Map Update and Public Comment
2. Discussion – Use Tax Programming
3. Discussion – Stonecrest Subdivision Perimeter Fence
4. General Discussion

PLEASE CONTACT CITY HALL 48 HOURS PRIOR TO THE MEETING IF INDIVIDUAL ACCOMMODATIONS ARE REQUIRED.

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING THE CITY CLERK'S OFFICE.

Posted By: /s/ Donna F. Daniel
Donna F. Daniel, City Clerk

Date: September 30, 2020

Time: 1:00 p.m.



DEVELOPMENT CODE AND ZONING MAP UPDATE

Planning and Zoning Commission – Board of Aldermen – October 5, 2020

PRESENTATION OUTLINE



1. Project Background
2. Multi-Family Housing
3. Requested/Proposed Zoning Map Changes
4. Requested/Proposed Development Code Changes
5. Next Steps

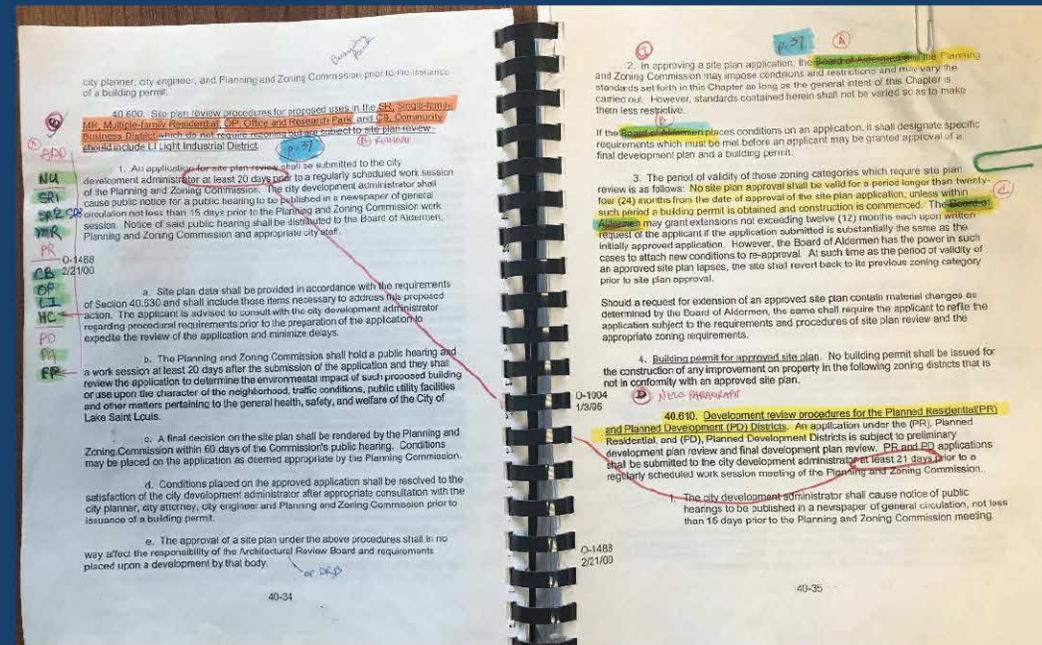


PROJECT BACKGROUND

PROJECT NEED



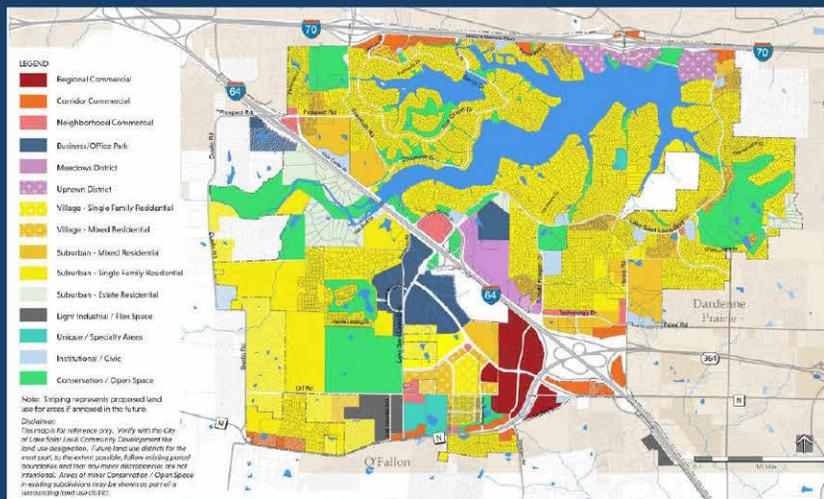
- The current land use regulations were adopted in 1988 and have been amended approximately 180 times.
- Many of the requirements and processes outlined in the Code are not clearly defined, are onerous, overly complex, contradictory, unenforceable, or have become obsolete.
- This has lead to:
 - Inconsistent application of code requirements
 - Delays in plan review and application processing
 - Risk for legal challenges
 - Confusion and frustration for staff and public



PROJECT NEED



- Two of the top priorities of the Comprehensive Plan (2017) include updating the City's land use regulations to ensure conformity with the plan's goals, and to update the zoning map to align with the future land use plan.



PROJECT GOALS



**Make the Code
user friendly**

**Implement the
Comprehensive
Plan**

**Establish
predictable and
transparent
development
review
procedures**

**Modernize and
standardize
requirements**

TIMELINE



RFP / Consultant Selection (August – December 2018)

Phase 1 – Information & Fact Finding (January – July 2019)

- Project Website
- Kickoff Meeting with City Staff
- Community Survey (ongoing)
- Builder/Developer Stakeholder Meeting
- Code Review and Recommendations Report
- Presentation to P&Z, Board of Aldermen, and Open House

Phase 2 – Drafting, Internal Review and Editing (July 2019 – June 2020)

Phase 3 – Public Engagement and Adoption (July 2020 - TBD)

- Presentation to P&Z, Board of Aldermen (July 20)
- Public Comment Period (August 7 – September 18)
- Presentation to P&Z, Board of Aldermen (October 5)
- Public Hearings and Adoption (November-December)

DEVELOPMENT CODE CHANGES



- In order to achieve the project goals, the existing Code was rewritten.
- Existing code language, requirements and standards were retained where applicable.
- The rewriting of the Code was guided by:
 - Past code interpretations and issues.
 - The Comprehensive Plan policies, recommendations, and future land use map.
 - Recommendations of the Code Review and Recommendations Report.
 - State and federal statutes and court cases.
 - Local and national best practices.
- Due to the amount and scope of changes proposed, not all changes can be easily identified.

ZONING MAP CHANGES



- In order to implement the new Code, the City must apply the new zoning districts to all properties in the City.
- Zoning Map Update Guidelines
 - Zoning District Transition Table
 - Future Land Use Map
 - Lot and Development Characteristics
 - Development Potential
- In most circumstances, properties will only experience very minor changes to their zoning.

7/20/20 MEETING RECAP



- Joint meeting of the Board of Aldermen and Planning and Zoning Commission
- Recommended development code changes:
 - Mailed Public Hearing Notice
 - Notification distance increased from 200 to 500 feet for all application types that require a public hearing.
 - Parkland Dedication
 - The parkland dedication requirements will be added to Chapter 430: Subdivision and Improvement Standards.
- No recommended zoning map changes

PUBLIC REVIEW & COMMENTS



- The first drafts of the development code and zoning map (dated August 4, 2020) were available for public review and comment from August 7 until September 18.
- Outreach Efforts
 - Announcements on the City website, Facebook, Twitter and Newstime
 - Email to 30 local developers, builders (including HBA) and design professionals
 - Letter to 53 affected property owners
- Public Comment Received
 - Received one written comment regarding the draft development code.
 - City staff spoke with 20 property owners and/or agents and received 10 written requests for changes to the draft zoning map.



MULTI FAMILY HOUSING

MULTI-FAMILY HOUSING



- Moratorium on new multi-family housing until 12/7/20
- Defined as “one or more residential buildings, excluding townhouses, located on a single lot and designed to accommodate three or more dwelling units each.”
- Questions:
 - How many multi-family units does the City have and how do we compare to other cities?
 - What does the Comprehensive Plan recommend?
 - Where will multi-family be permitted?
 - How much undeveloped land will be zoned for multi-family?
 - What are the proposed dimensional and development standards?



MULTI-FAMILY HOUSING

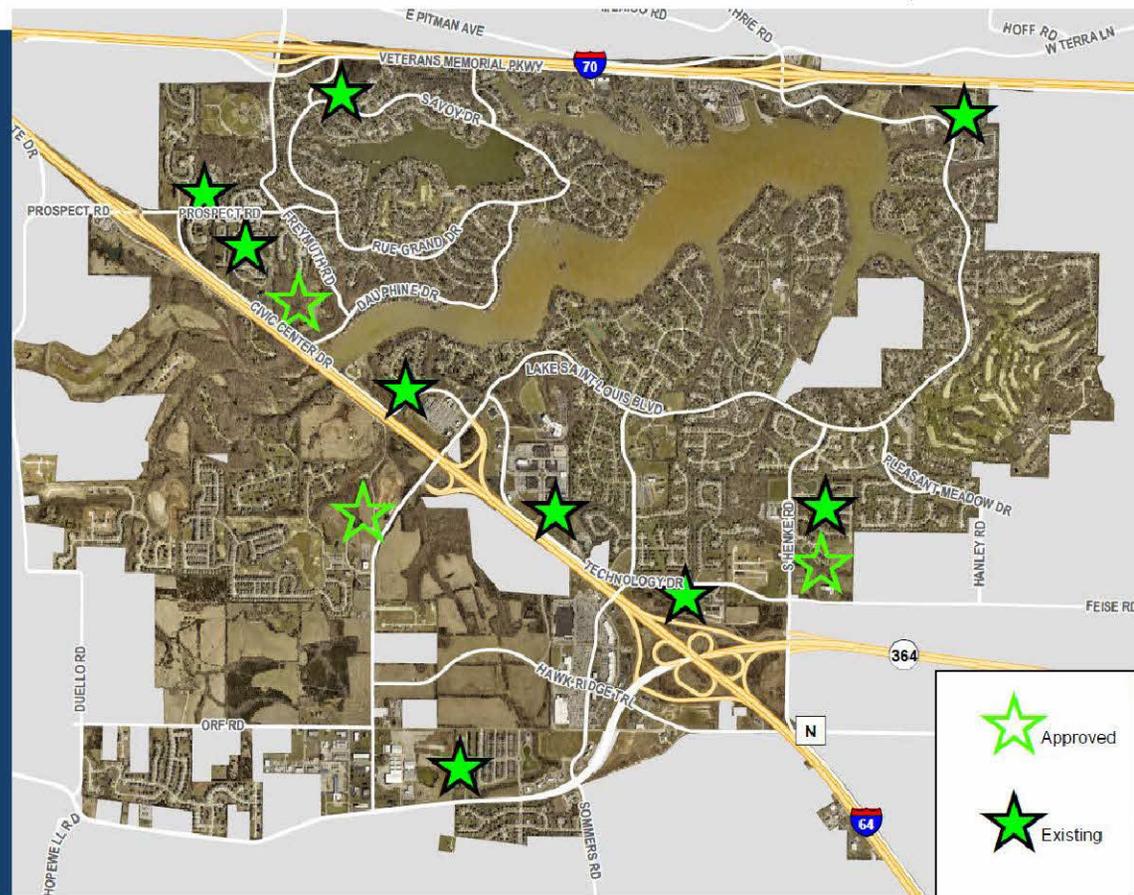


Existing

Name	Units	Type
Waterways	480	Apartments
Cedar Lakes	420	Apartments
Synergy at the Meadows	220	Apartments
Bent Oak	144	Apartments
Saratoga (part)	108	Condomium
Mystic Village (part)	84	Condomium
Lake Ridge	52	Apartments - Age-restricted
Woodlake Village (part)	32	Condomium
Lake Knoll	22	Condomium
Total	1,562	

Approved

Name	Units	Type
Waterways	184	Apartments
Lake Pointe	176	Apartments - Age-restricted
Hawk Ridge Senior Living	120	Apartments - Age-restricted
Total	480	



MULTI-FAMILY HOUSING



Name	% Single-Family			
	Detached	% Townhomes	% 2 units	% 3+ units
St. Charles	57.2	8.6	2.4	26.7
Lake St. Louis	67.9	8.5	0.5	21.8
Cottleville	71.6	7.8	1.4	19.1
St. Peters	71.6	8.9	1.1	16.6
St. Charles County	75.3	7	1.1	13.6
O'Fallon	76.3	7.9	0.9	12.2
Weldon Spring	80.4	11	0	8.6
Wentzville	82.7	8	0.5	8.4
Dardenne Prairie	89.5	8	1.2	1.3

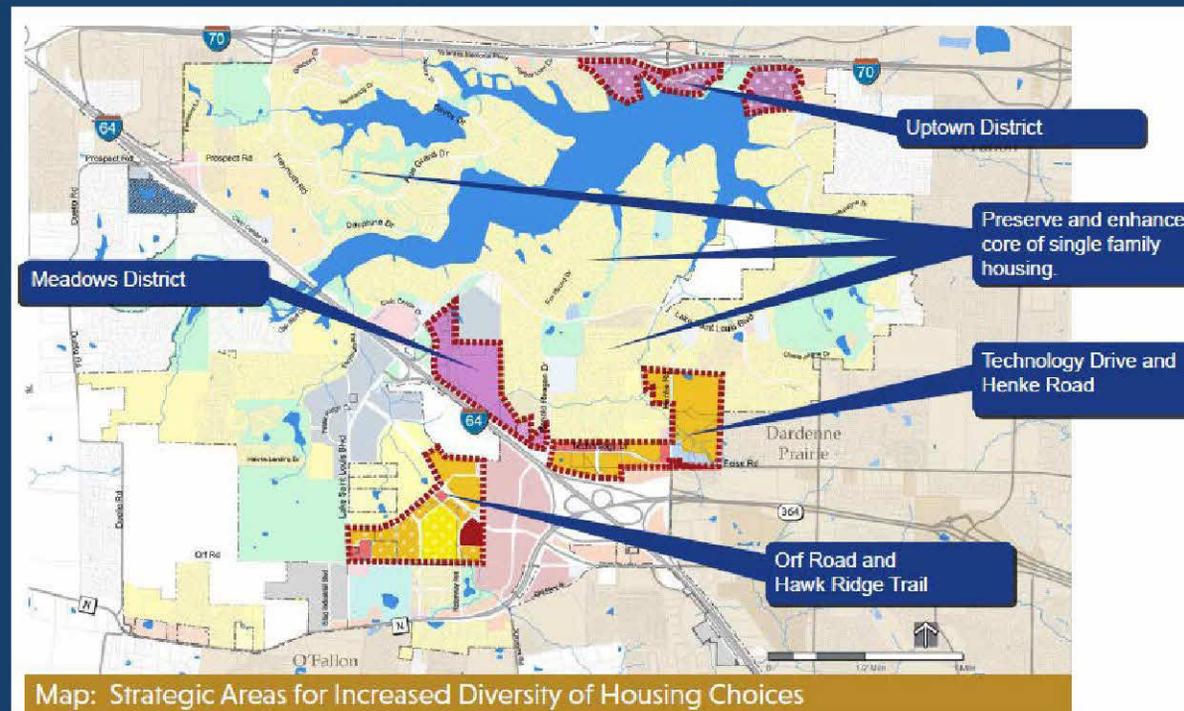
Source: 2018 ACS 5-Year Estimates

MULTI-FAMILY HOUSING



Comprehensive Plan

- Goal 2.2: Housing choices that help ensure a diverse spectrum of residents (families, retirees, college grads, singles, etc.)
 - 2.2A: Support a diversity of housing choices in strategic locations in the City based on the future land use plan.
- Goal 2.3: Attract a younger spectrum of residents (recent graduates, millennials, young families).
 - 2.3A: Support mixed-use development at the Meadows and Uptown Districts.



MULTI-FAMILY HOUSING



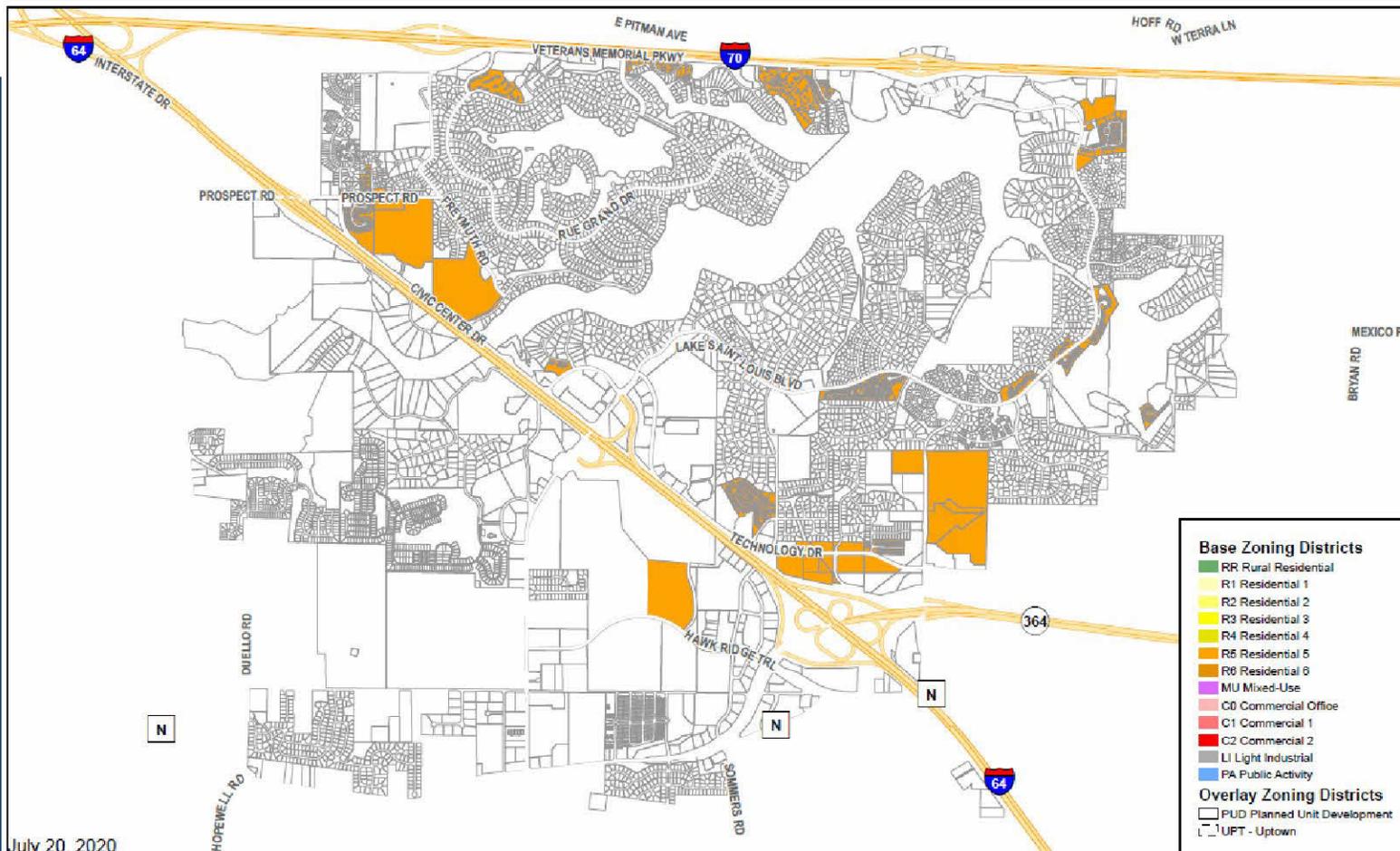
- Yellow = New uses
- Green = Changes to existing uses that are more permissive (i.e. from prohibited to permitted/special use or from special use to permitted)
- Red = Changes to existing uses that are less permissive (i.e. from permitted to special use or from permitted/special use to prohibited)

Table 420.040: Table of Allowed Uses

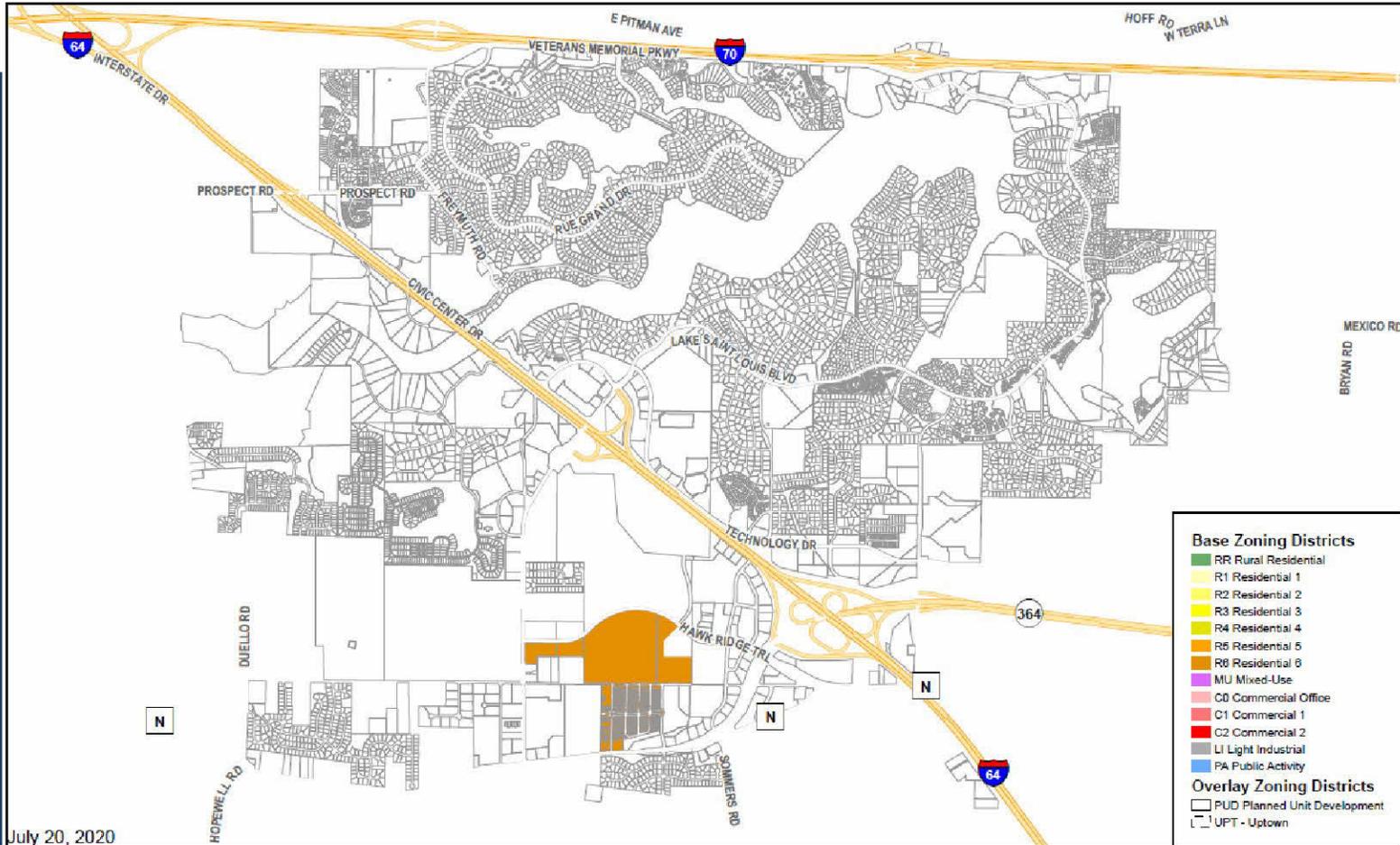
Key: P = Permitted, S = Special Use, A=Accessory Use, T=Temporary Use, Blank = Prohibited Use

Use	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	Use Standard Code Section
Residential Uses														
Household Living														
Detached house	P	P	P	P	P		P							
Duplex						P	P							
Townhouse						P	P							
Multi-Unit Building						P	P	P						
Multi-Unit Building, Age-Restricted						P	P	P	P		S			420.070.A
Group Living														
Congregate Care Facility						S	S	S	S		S			420.070.B
Group Home	P	P	P	P	P	P	P							420.070.C

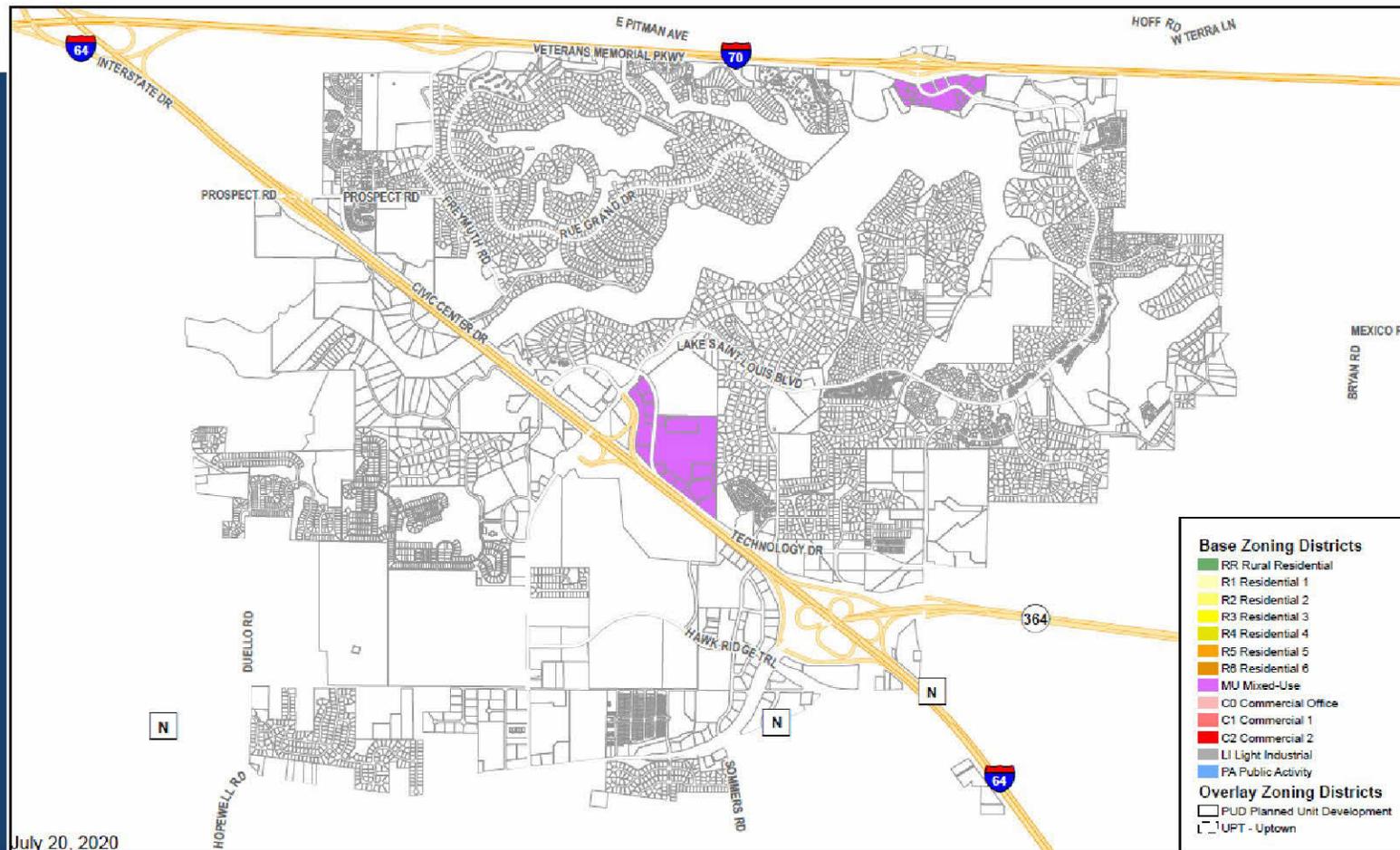
R5 – RESIDENTIAL 5 FORMERLY "MR – MULTIPLE-FAMILY RESIDENTIAL"



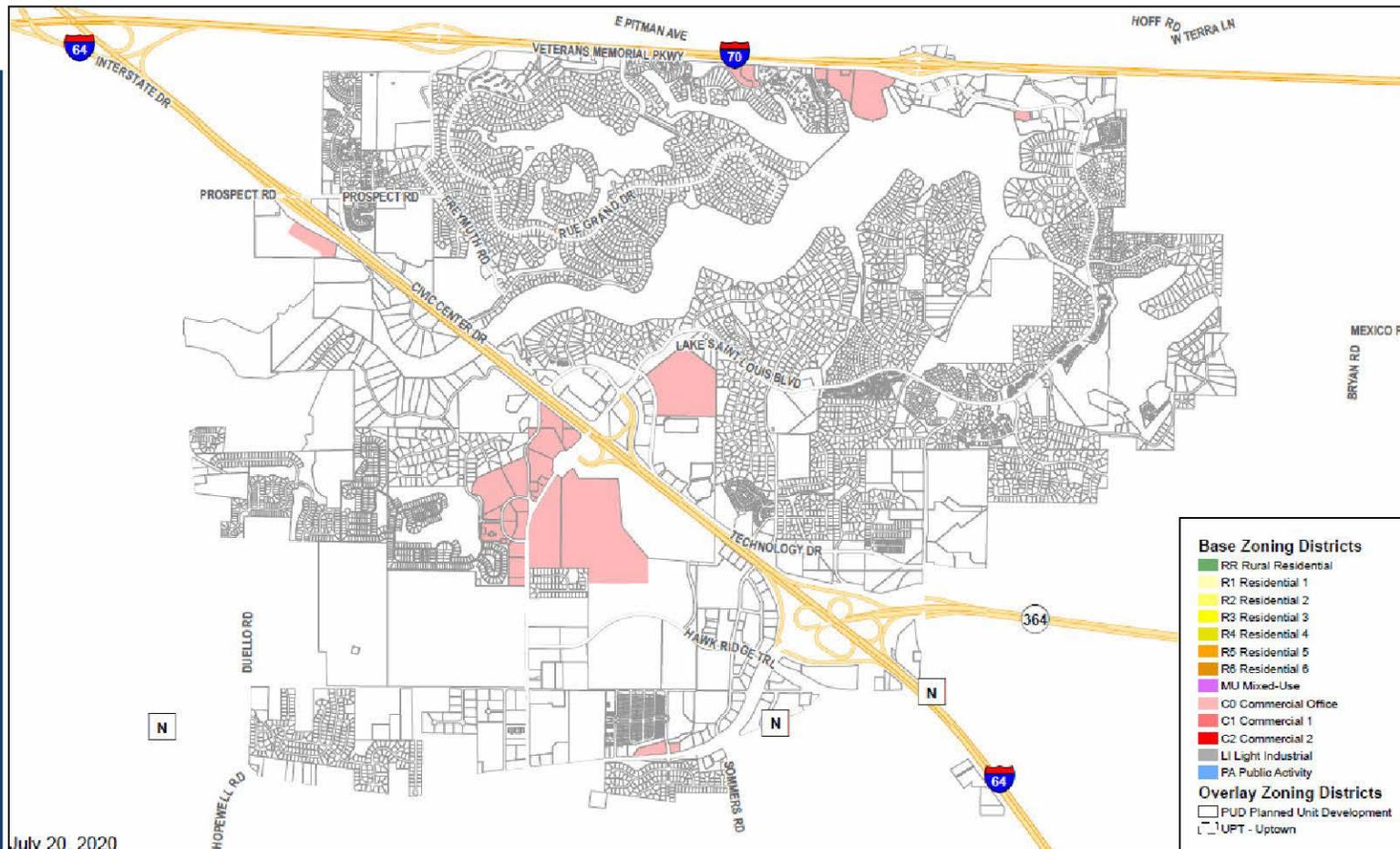
R6 –RESIDENTIAL 6 NEW



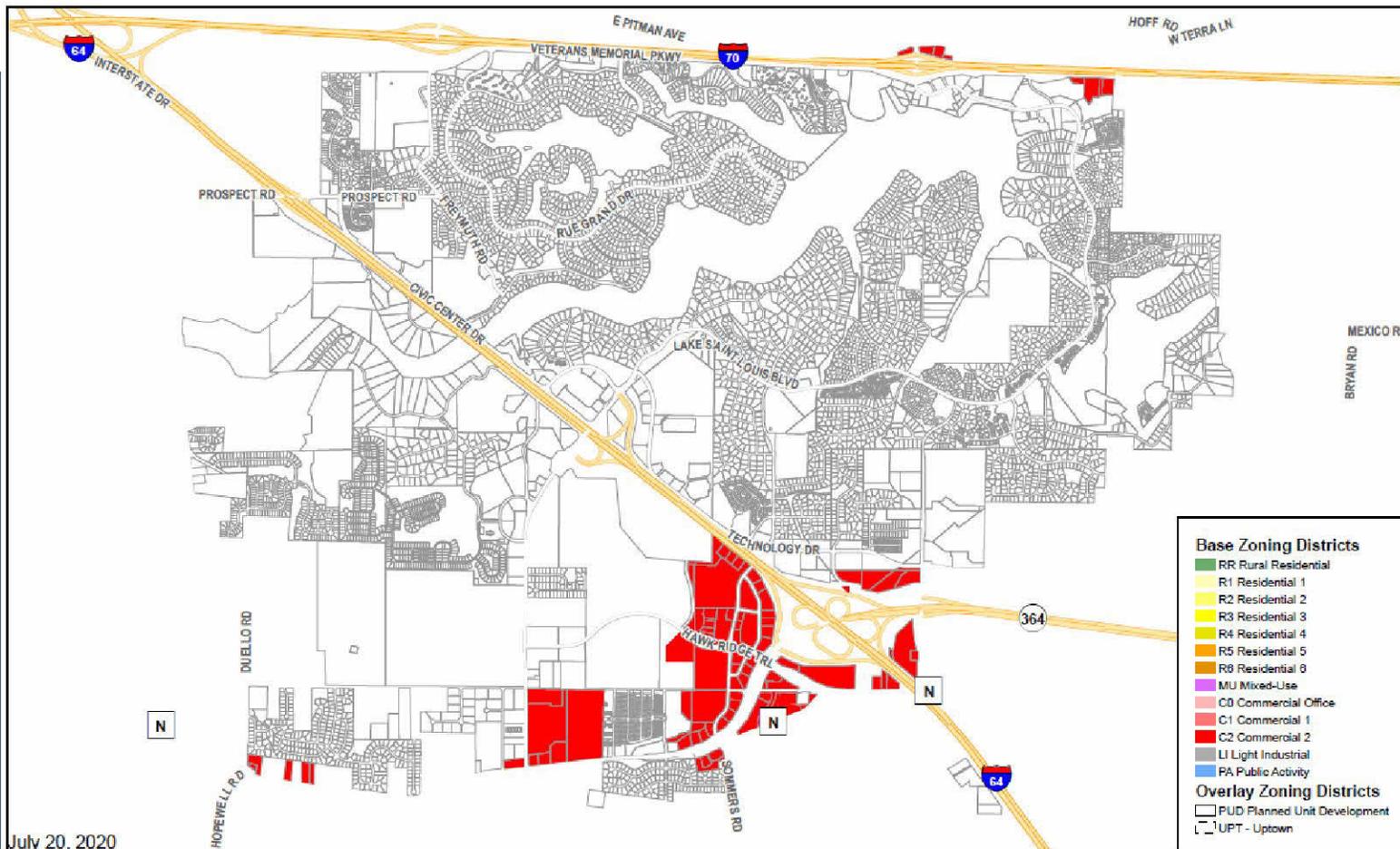
MU – MIXED-USE NEW



CO – COMMERCIAL OFFICE FORMERLY "BP – BUSINESS PARK"



C2 – COMMERCIAL 2 FORMERLY "HC – HIGHWAY COMMERCIAL"



9/30/2020

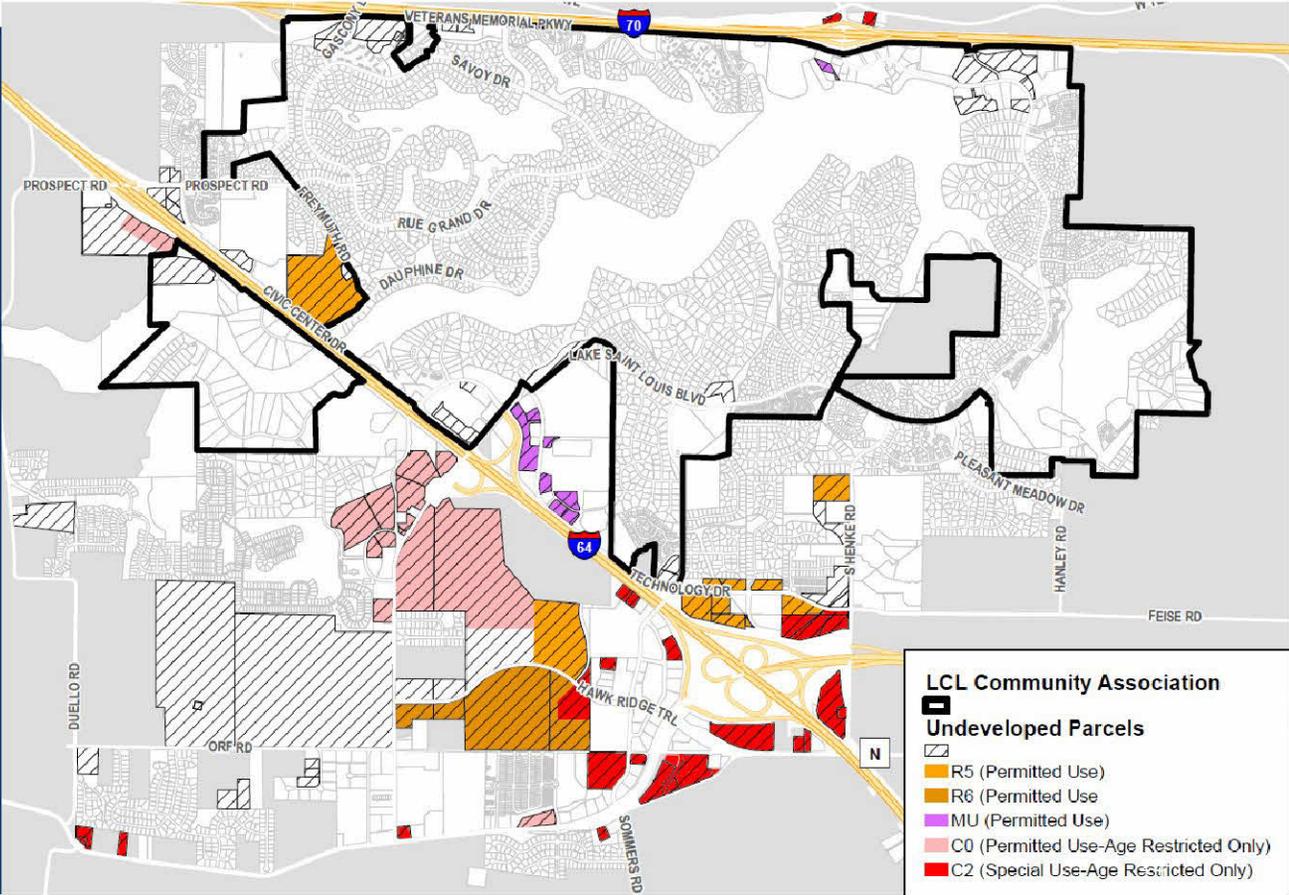
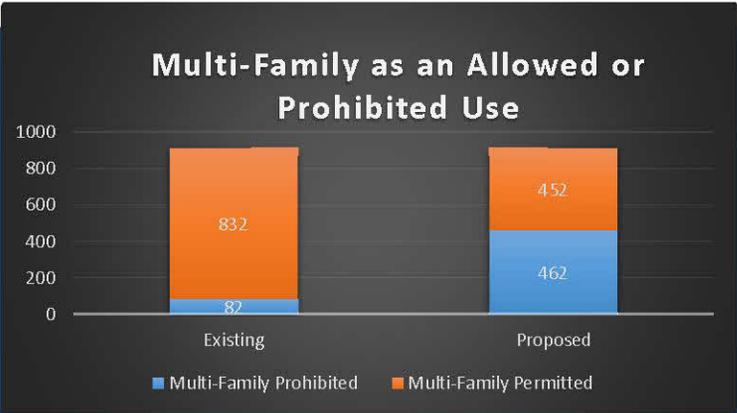
July 20, 2020

MULTI-FAMILY HOUSING



Undeveloped Properties

MULTI-FAMILY HOUSING



9/30/2020 *All numbers represent acres of undeveloped land

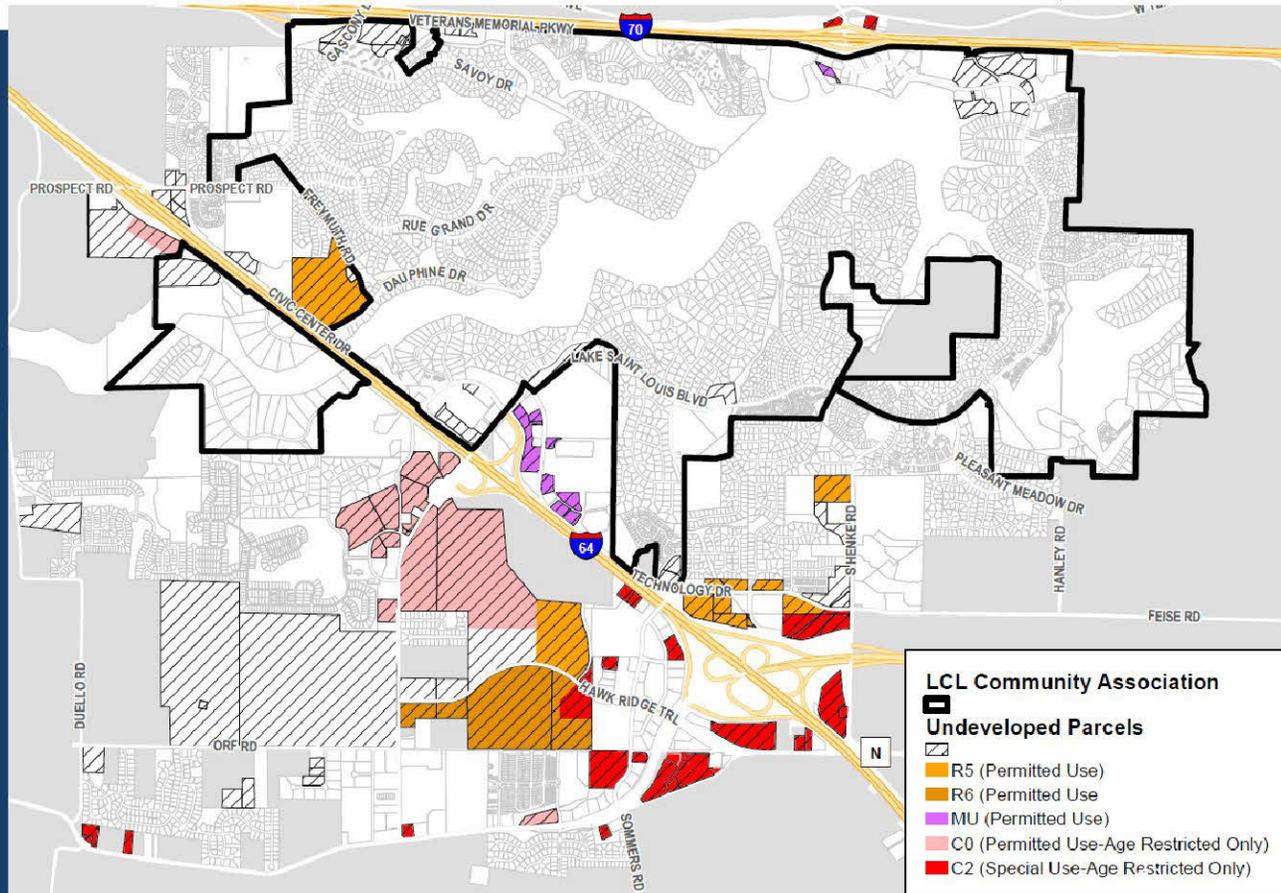
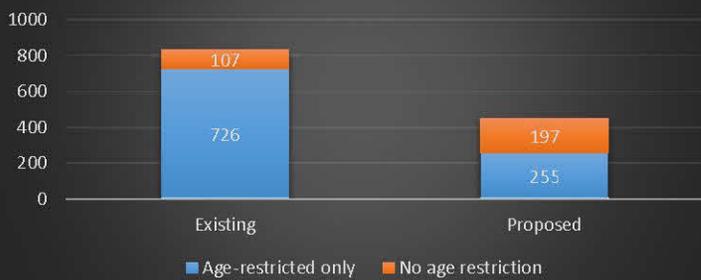
MULTI-FAMILY HOUSING



Multi-Family Permitted By-Right or Special Use



Multi-Family Permitted with Age-Restrictions



9/30/2020 *All numbers represent acres of undeveloped land

MULTI-FAMILY HOUSING



- Proposed Dimensional Standards
 - No significant changes to lot standards, setbacks, and building height.
 - Density (maximum units per net acre)

	Existing Code	Comprehensive Plan	Proposed Code
Residential Districts	6 units/net acre*	6-12 units/net acre (Suburban) 4-18 units/net acre (Village)	12 units/net acre (R5) 18 units/net acre (R6)
Age-Restricted Buildings	18 units/net acre	Not specified	18 units/net acre
Mixed-Use Districts	6 units/net acre*	No limit	30 units/net acre (MU)

**May be increased for projects in the PD and PR Districts*

MULTI-FAMILY HOUSING



Building Height Transitions (Section 425.280)

- Proposed: A new building with a height that exceeds that of an adjacent residential building within 50 feet by one story or more shall provide a transition using at least one of the following techniques:
 - “Stepping down” building height and mass along the shared property line to meet the height of the existing neighboring home;
 - Providing variations in the side building wall and/or roof form so that new structures have a comparable scale as neighboring homes;
 - Utilizing a roof pitch and overhang similar to that of the neighboring structures; and
 - Utilizing dormers and sloping roofs to accommodate upper stories.
- Existing: No requirement.



MULTI-FAMILY HOUSING



Architectural Variety (Section 425.290.A)

- Proposed:
 - For each multi-unit building, a minimum of five different architectural features must be provided.
 - Examples include covered porches; balconies; prominent entry features; bay windows; door openings; variations in color, materials, building height, or roof form; dormers; projected or recessed building walls.
- Existing: No requirement.
- Building Materials and Colors (Section 425.300)
 - No substantive changes from current requirements.

DISCUSSION





REQUESTED ZONING MAP CHANGES

Since August 4, 2020

ZONING CHANGE TYPES

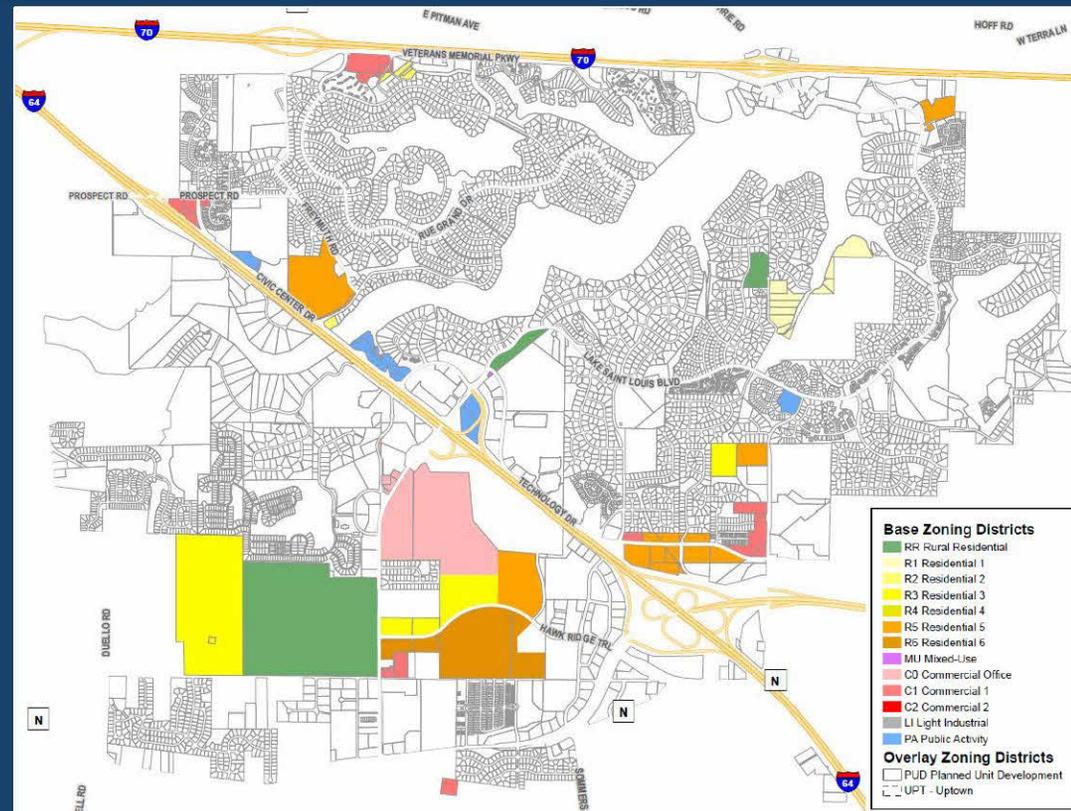


More Restrictive Zoning Change

- Results in fewer permitted uses and/or more restrictive dimensional standards.
- 85 parcels (55 property owners)

Examples

- A change in zoning from PD–Planned Development (undeveloped properties only) to any zoning district.
- A change in zoning from a nonresidential district to another nonresidential district with fewer permitted uses and/or more restrictive dimensional standards (i.e. from HC–Highway Commercial to C1–Commercial 1).
- A change in zoning from one nonresidential district to any residential district (i.e. from CB – Community Business to R5–Residential 5).
- A change in zoning from one residential district to another residential district with fewer permitted uses and/or more restrictive dimensional standards (i.e. from SR2–Single-Family to R1–Residential 1).



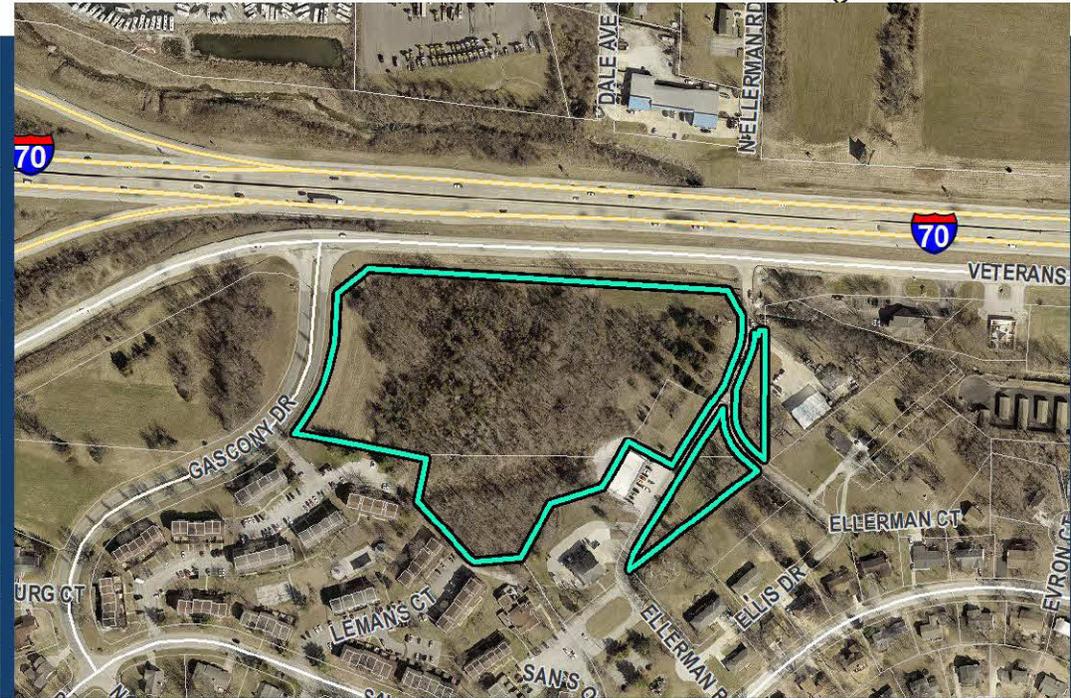
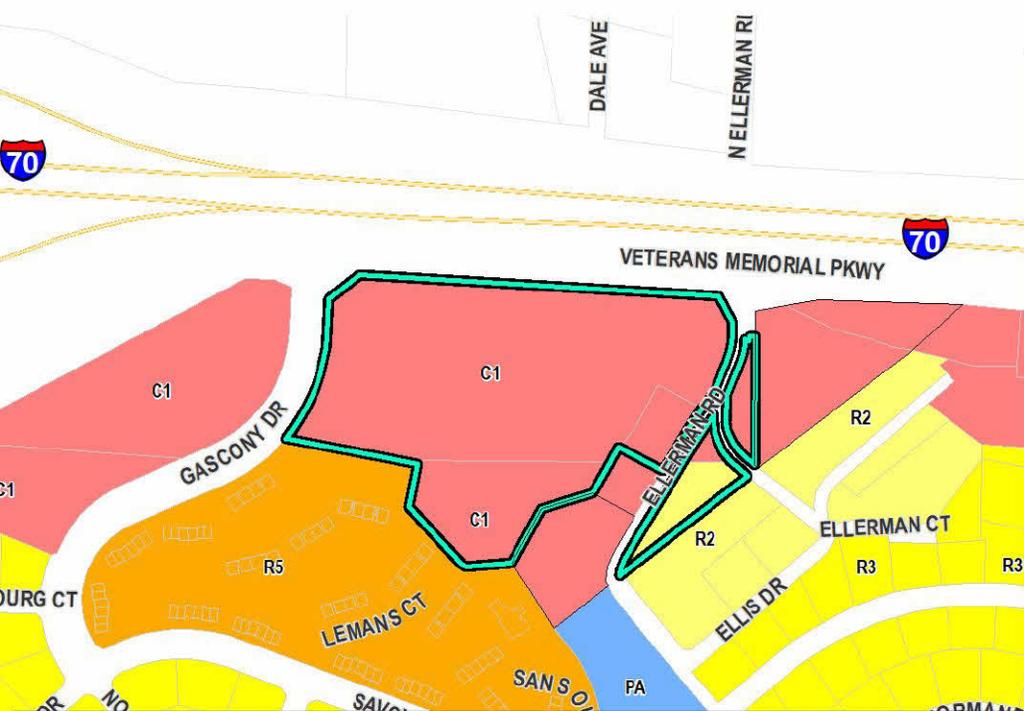
REQUESTED ZONING MAP CHANGES



Staff recommends revising the proposed zoning designations of the following properties.

GASCONY PARK

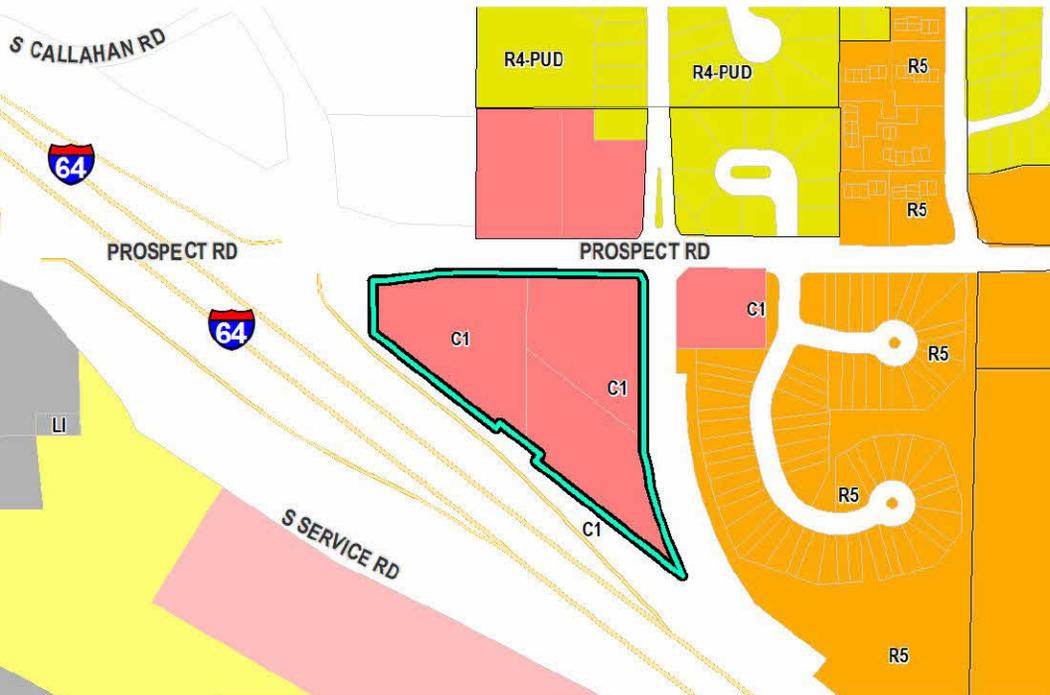
KELLERMAN TRUST



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
11.2 acres	Vacant	Corridor Commercial	PD - Planned Development	C1 - Commercial 1 R2 - Residential 2	C2 - Commercial 2	C1-PUD - Commercial 1- Planned Unit Development

PROSPECT ROAD

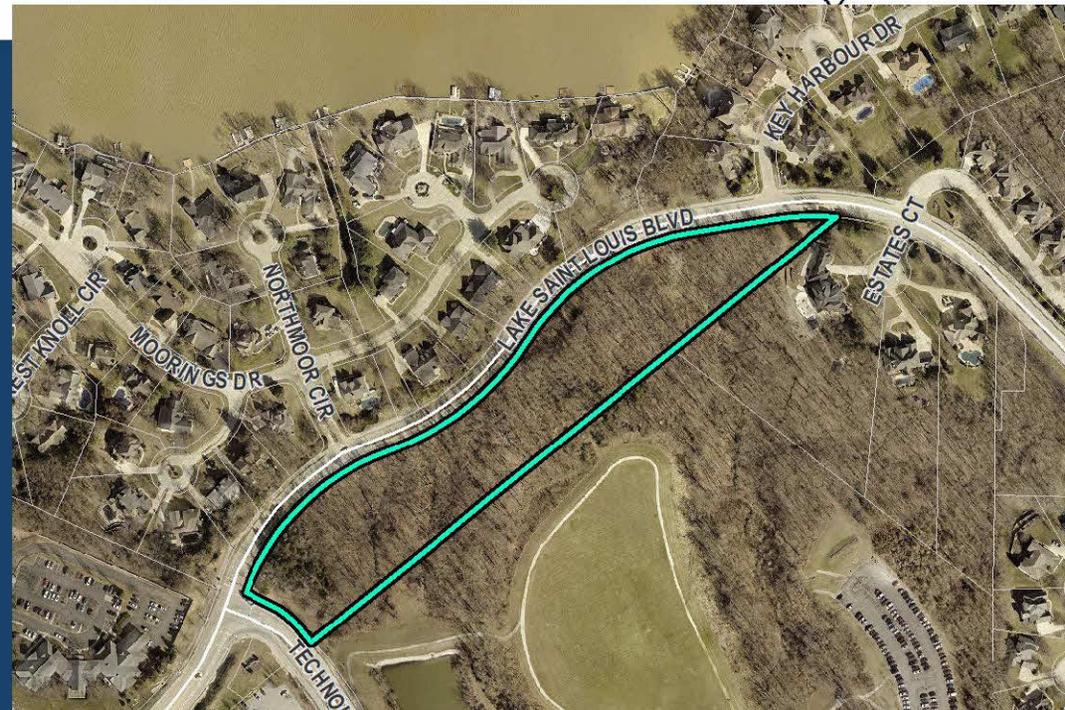
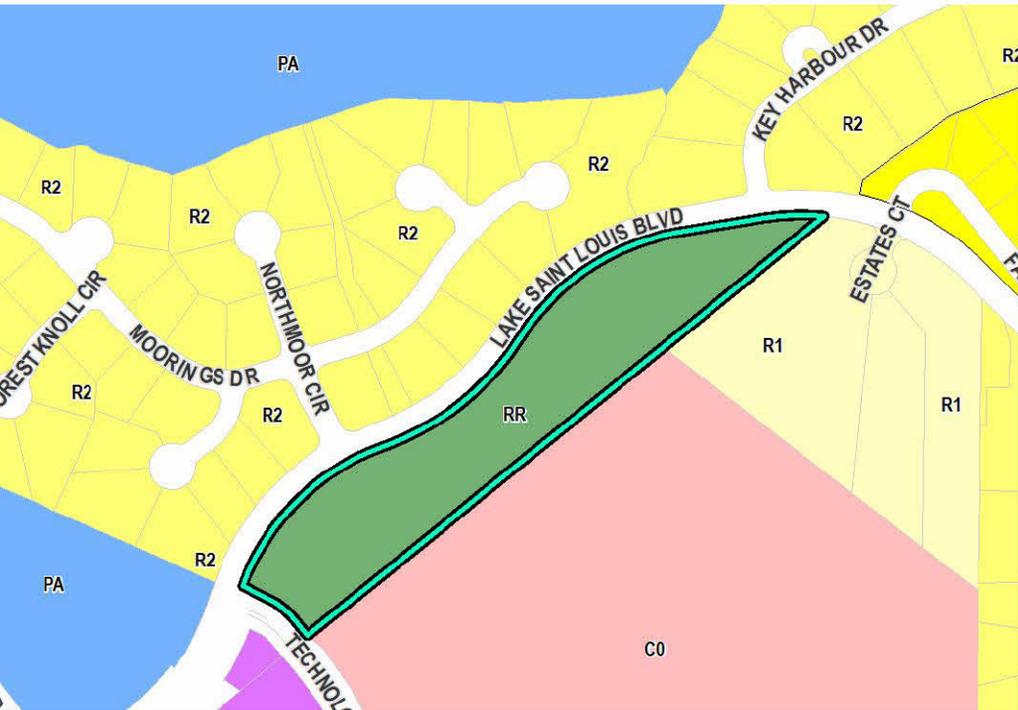
CONWAY CENTRE LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
5.7	Vacant	Neighborhood Commercial	PD - Planned Development	C1 - Commercial 1	C2 - Commercial 2	C1-PUD - Commercial 1-Planned Unit Development

LSL PLAT 189 (PART)

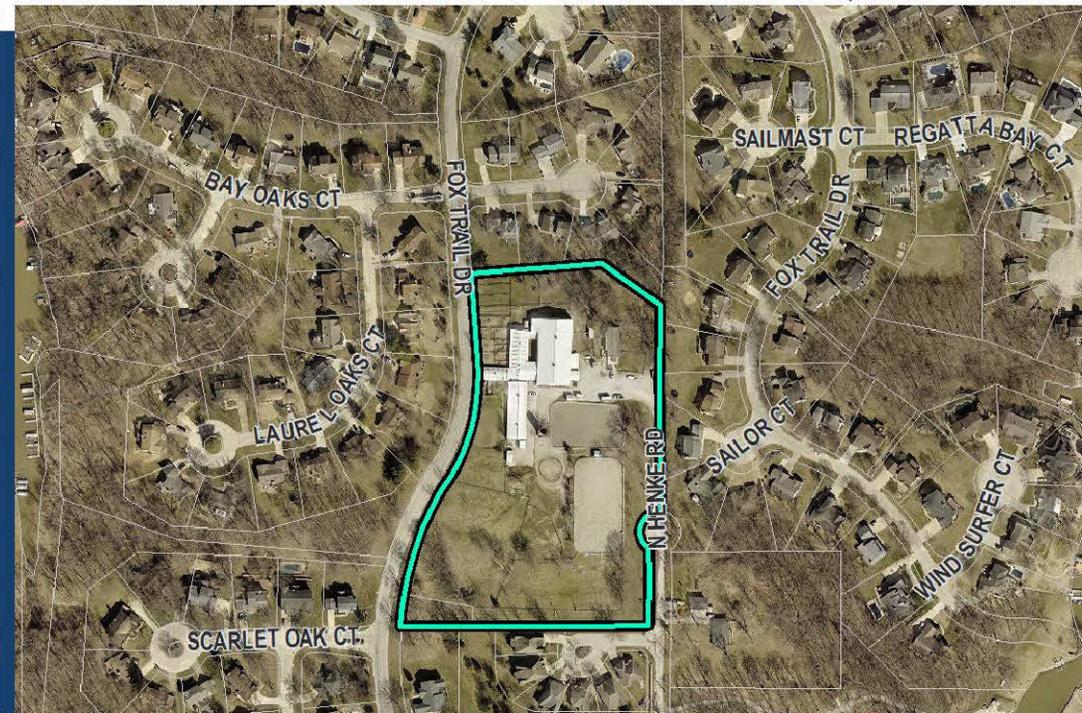
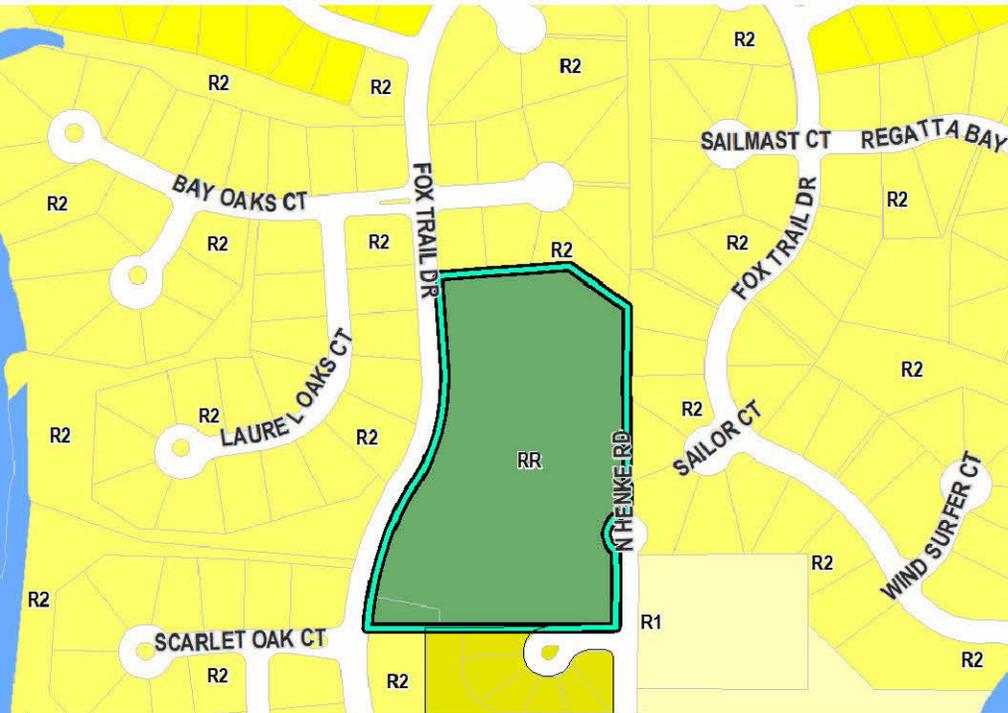
RICHARD & MARIA HILL



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
7.3 acres	Vacant	Conservation/Open Space	PD - Planned Development	RR - Rural Residential	MU - Mixed-Use	R1-PUD - Residential 1-Planned Unit Development

1253 N HENKE ROAD

DELL & MIDGE WATTS



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
8.1 acres	Commercial Horse Stables	Unique/Specialty Areas	SR1 - Single Family Residential	RR - Rural Residential	R2 - Residential 2	R2 - Residential 2

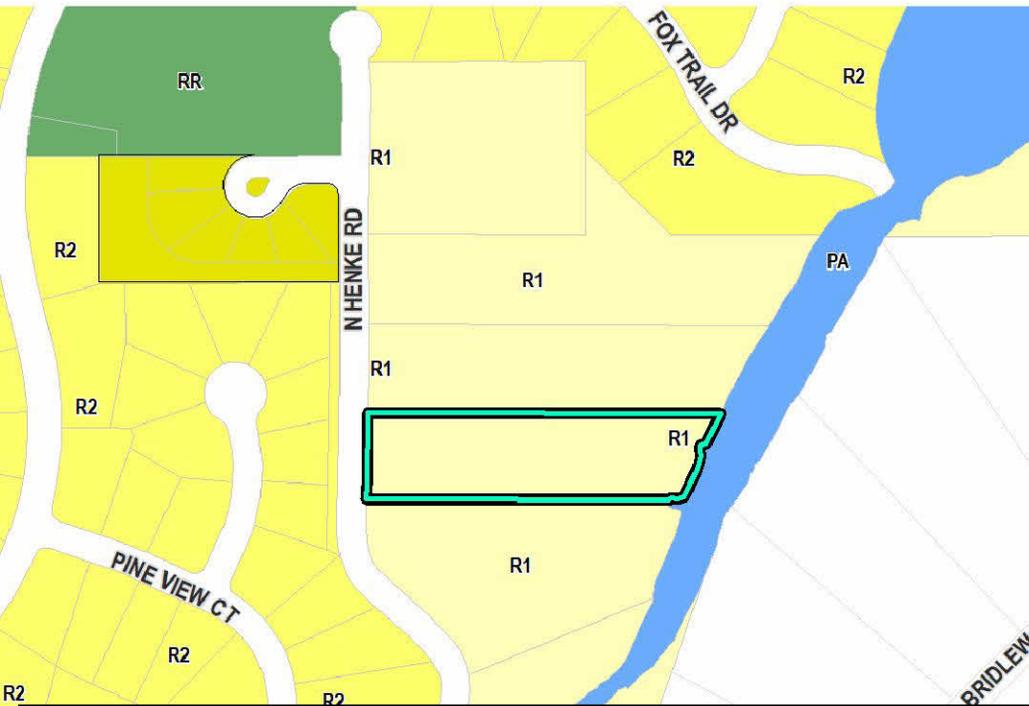
REQUESTED ZONING MAP CHANGES



- In staff's opinion, the proposed zoning designations for the following properties are in accordance with the City's Comprehensive Plan and no additional changes are recommended.

1320 N HENKE ROAD

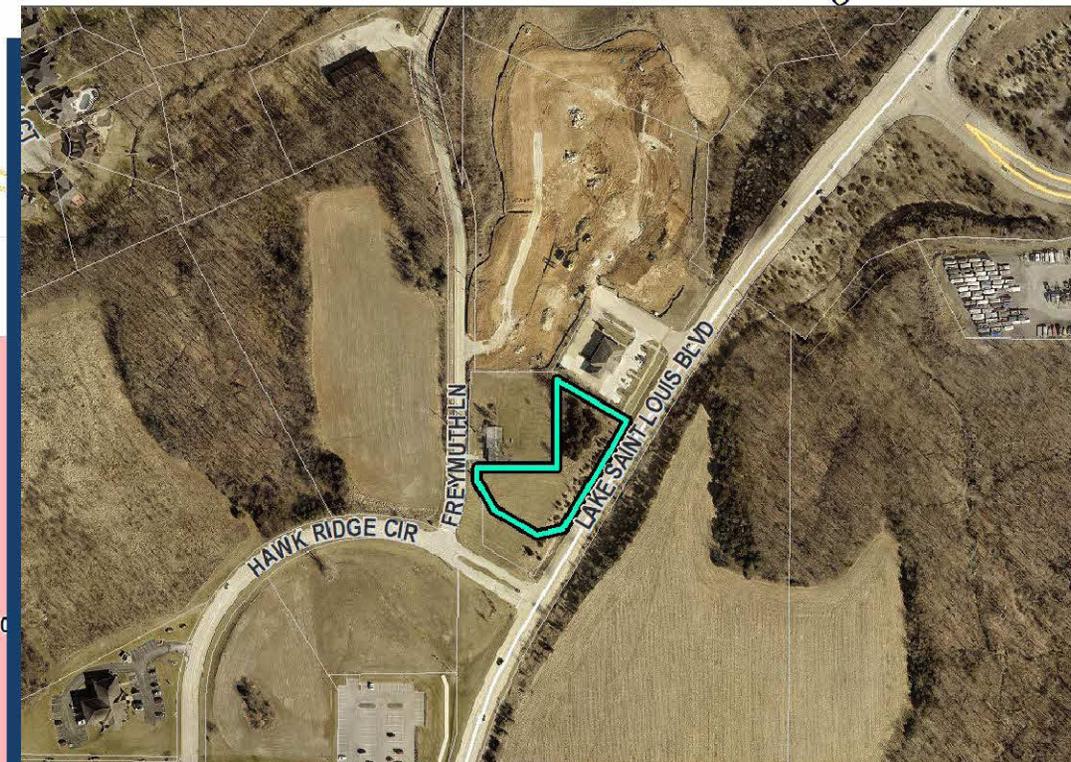
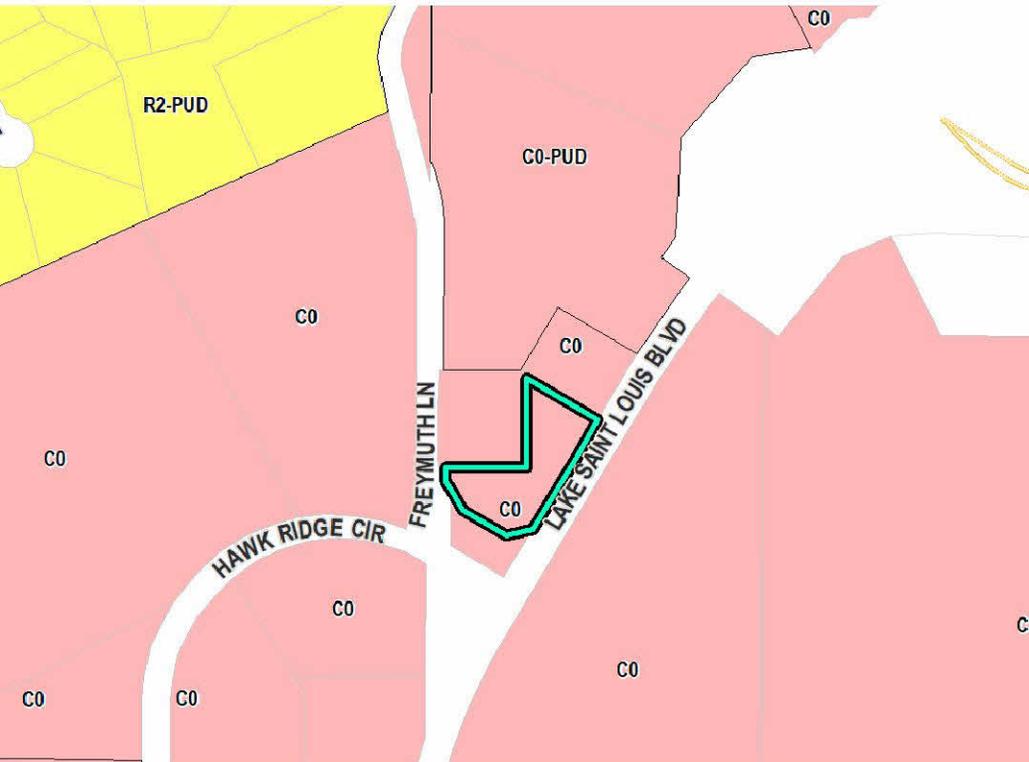
BARBARA GERDES IRREVOCABLE TRUST



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
2.0 acres	Single-Family Residential	Suburban-Single Family Residential	SR1 - Single Family Residential	R1 - Residential 1	R2 - Residential 2	R1 - Residential 1

TESZARS SUBDIVISION, LOT 3

HAWK RIDGE CROSSING LLC

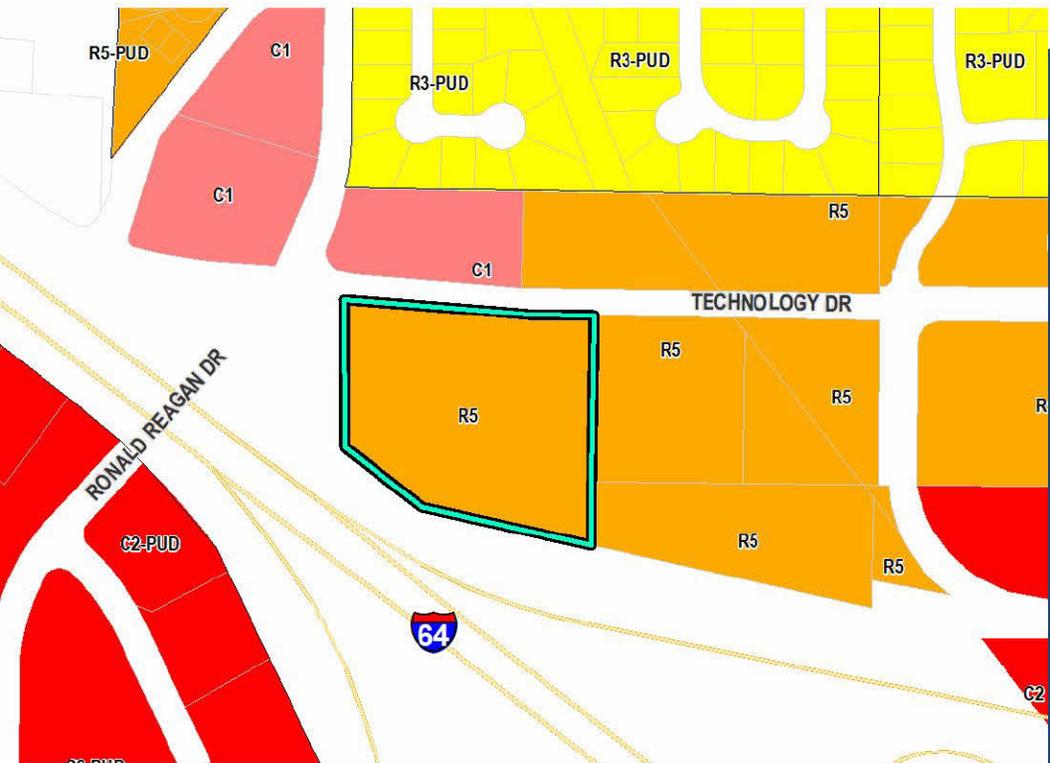


LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
1.1 acres	Vacant	Business/Office Park	HC - Highway Commercial	C0 - Commercial Office	C2 - Commercial 2	C0 - Commercial Office

9/30/2020

TECHNOLOGY DRIVE

MICHAEL & CARA DANIEL



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
6.2	Vacant	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

9/30/2020

40

TECHNOLOGY DRIVE

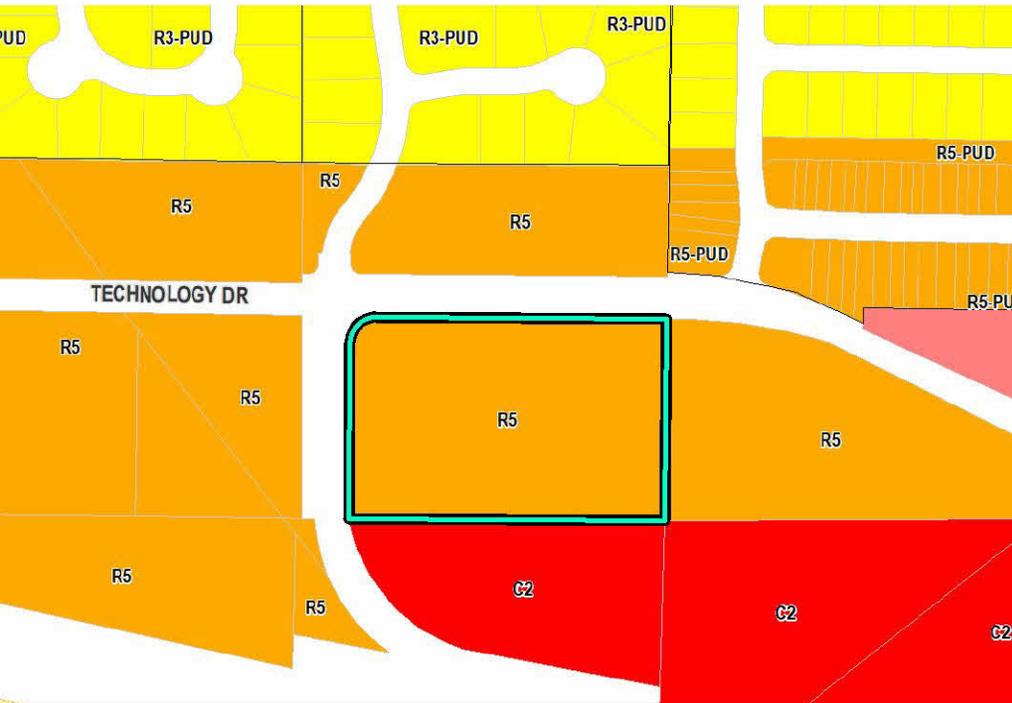
FUTURE FOCUS REAL ESTATE GROUP LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
2.7	Vacant	PRIMARY: Neighborhood Commercial SECONDARY: Suburban Mixed-Residential	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

2885 TECHNOLOGY DRIVE

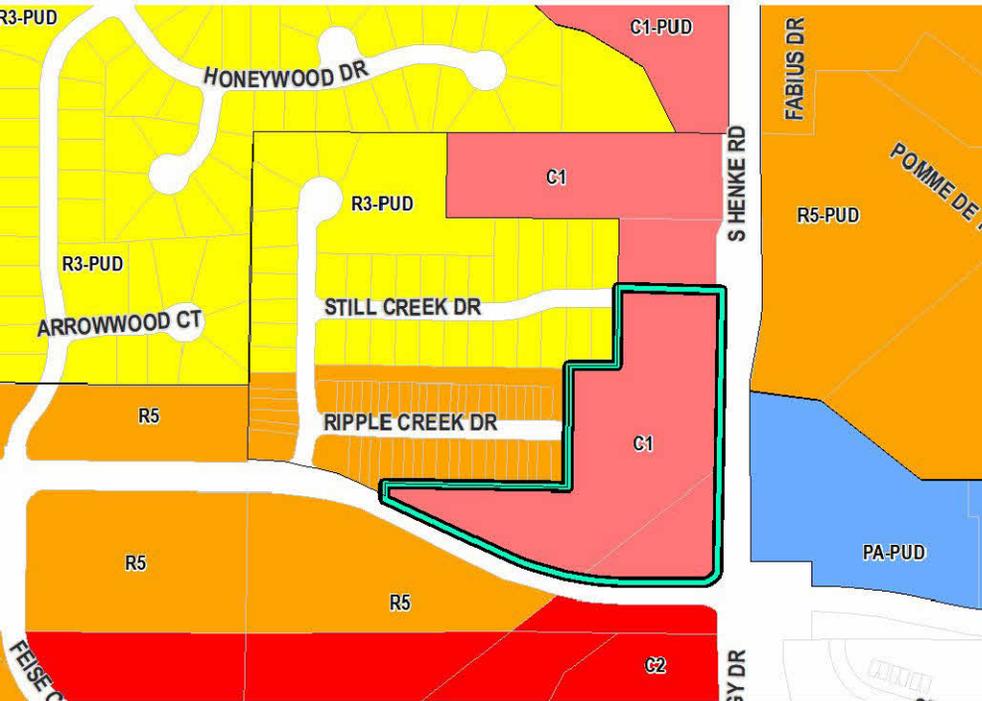
SENIORS WEST LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
5.2 acres	Congregate Care Facility	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

1849 HENKE ROAD

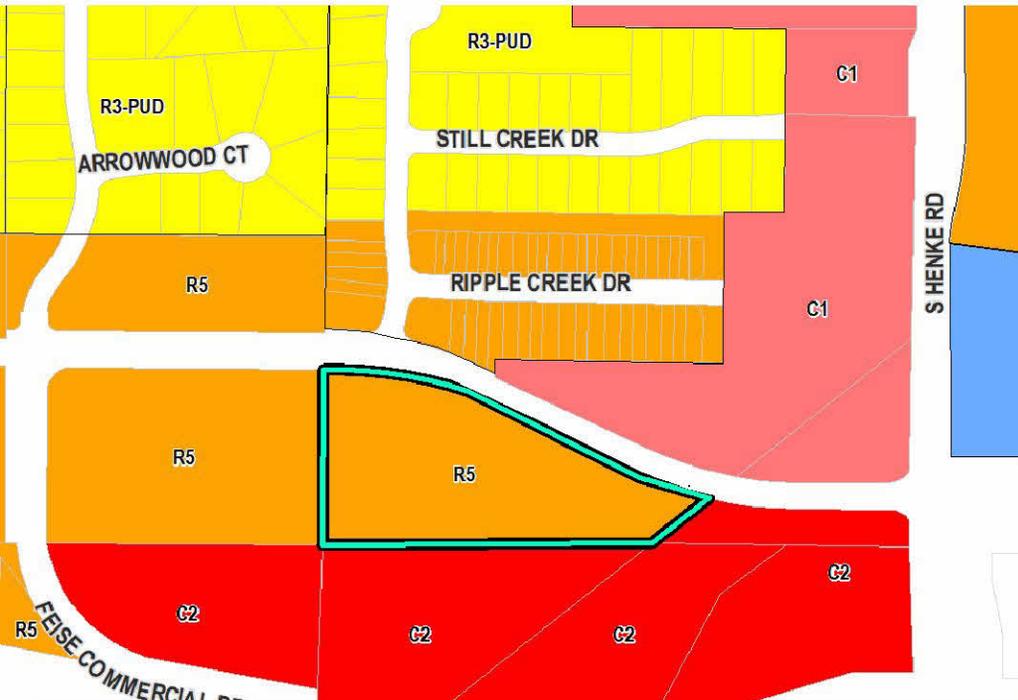
ANDREA MERZ, MARY ROGERS, DAVID MERZ, JACQUELINE HENSON



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
8.5 acres	Vacant	PRIMARY/SECONDARY: Neighborhood Commercial & Suburban Mixed-Residential	HC - Highway Commercial	C1 - Commercial 1	C2 - Commercial 2	C1 - Commercial 1

TECHNOLOGY DRIVE

ANDREA MERZ, MARY ROGERS, DAVID MERZ, JACQUELINE HENSON, DALE MERZ



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
4.9 acres	Vacant	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

DISCUSSION





DEVELOPMENT CODE CHANGES

Since August 4, 2020



TABLE OF ALLOWED USES

- Table 420.040 Table of Allowed Uses
 - Remove "Commercial Horse Stable" as an allowable special use in RR.
 - Aldermen Turner requests that the following uses be prohibited in CO:

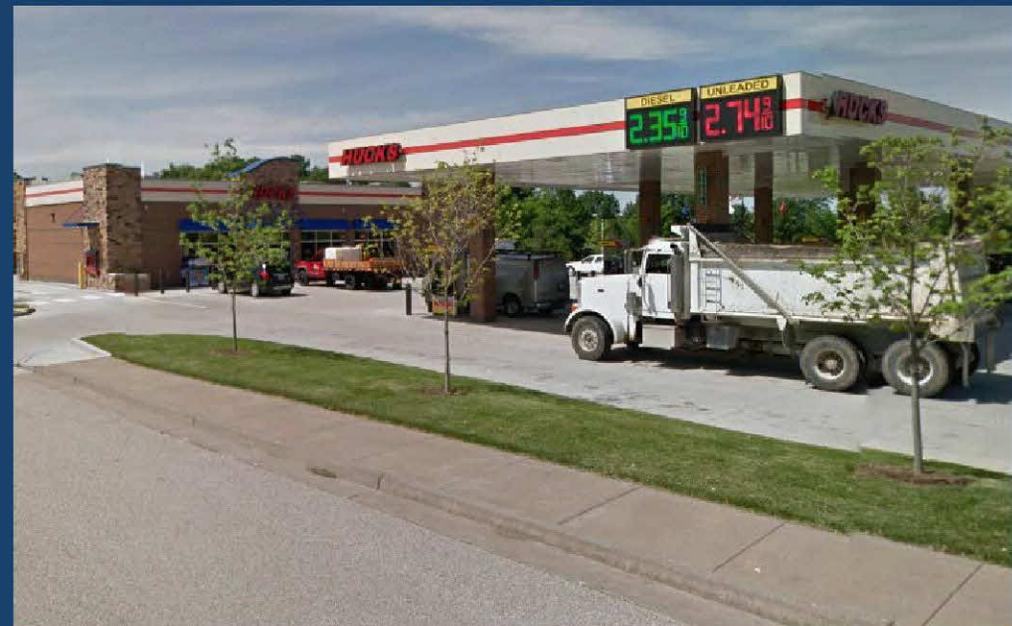
Key: P = Permitted, S = Special Use, A=Accessory Use, T=Temporary Use, Blank = Prohibited Use

Use	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	Use Standard Code Section
Residential Uses														
Multi-Unit Building, Age-Restricted						P	P	P	P		S			420.070.A
Congregate Care Facility						S	S	S	S		S			420.070.B
Public, Institutional, and Civic Uses														
Meeting, Banquet, Event, or Conference Facility								P	P	P	P			
School, Post-Secondary and Vocational								P	P	P	P		P	
School, Primary and Secondary		S	S	S	S	S	S	P	P	P	P		P	
Hospital									S					
Cemetery, Mausoleum, and Columbaria	S												P	
Commercial Uses														
Restaurant								P	P	P	P			
Hotel								P	P	P	P			
Medical Marijuana Testing									P				P	420.090.B
Recreation Facility, Indoor								P	P	P	P	P	S	
Recreation Facility, Outdoor								S	S	S	S	S	S	
Industrial Uses														
Research and Development									P				P	

GASOLINE STATION SIGNS



- Signs for Gasoline Stations
 - Table 425.540.A: Summary of Permanent Sign Standards
 - Signs on gasoline station canopies are considered wall signs not canopy signs.
 - Section 410.090 General Terms
 - Signs displaying gasoline prices are not considered changeable message signs or electronic message center signs.



RESIDENTIAL DIMENSIONAL STANDARDS



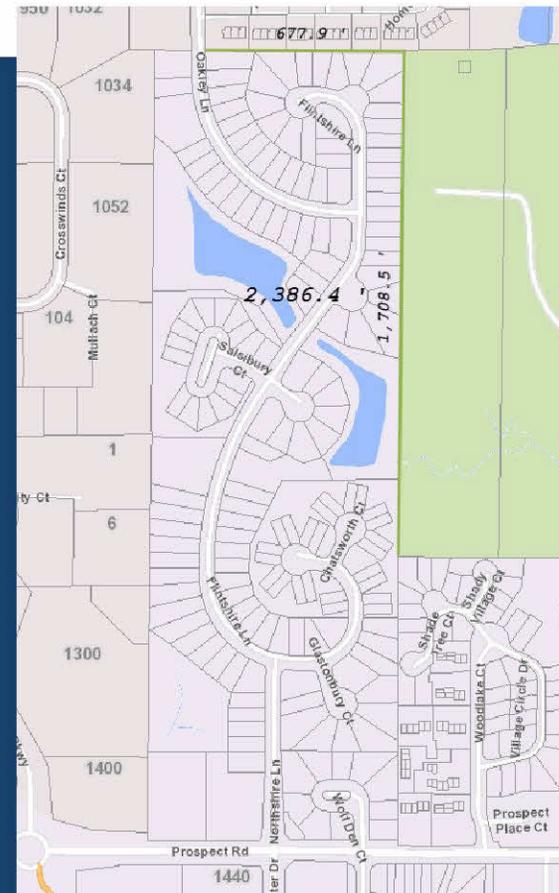
- Table 415.030 Residential Dimensional Standards
 - The minimum lot width for rear-loaded duplexes and townhouses in R5 is reduced from 35 feet to 20 feet.



PERIMETER FENCES



- Section 425.110 Fences
 - Corporate Limit Fences
 - Rear and side property lines abutting the City's corporate limits may have a 6-foot privacy fence (similar to what Sommers Landing has). The height, design and material shall be consistent throughout the same subdivision.
 - Perimeter Fences
 - A decorative fence constructed to a maximum height of six feet may be erected along an arterial, collector or local road as an integrated feature of an overall residential subdivision or development design. Said fence may enclose the entire perimeter of the subdivision.



DISCUSSION





NEXT STEPS

NEXT STEPS



- Make revisions based on input from the Board of Aldermen and Planning and Zoning Commission.
- Update project website
 - Draft development code and summary of changes
 - Draft zoning map and summary of changes
- Public Hearings and Adoption
 - Potential upcoming meeting dates (specific dates to be determined)
 - November 3 – Planning & Zoning Commission
 - November 16 – Board of Aldermen
 - December 3 – Planning & Zoning Commission
 - December 7 – Board of Aldermen
 - December 21 – Board of Aldermen

CONTACT INFORMATION



Louis Clayton, AICP

Director of Community Development

City of Lake Saint Louis

200 Civic Center Dr.

Lake Saint Louis, MO 63367

Office: 636-625-7935

lclayton@lakesaintlouis.com

www.lakesaintlouis.com/landuse

A screenshot of the City of Lake Saint Louis website page titled 'Land Use Regulations & Zoning Map Update'. The page has a dark blue header with navigation links for 'GOVERNMENT', 'BUSINESS', 'COMMUNITY', and 'HOW DO I...'. Below the header is a search bar and social media icons. The main content area features a large image of a blue sky with clouds. On the left side, there is a dark blue sidebar with a list of links: 'Applications', 'Comprehensive Plan', 'Land Use Regulations & Zoning Map Update', 'Map Center', 'Public Hearing Notices', 'Zoning Districts & Regulations', and 'Medical Marijuana Facilities'. The main content area contains the following text: 'Home - Government - Departments - Community Development - Planning & Zoning - Land Use Regulations & Zoning Map Update', 'Land Use Regulations & Zoning Map Update', 'Take a brief community survey', 'What's The Project?', 'In December 2018, the City hired PG&V Planners, a St. Louis-based consulting firm, to perform a comprehensive update of the City's land use regulations (primarily Chapters 400-445 and Chapter 215 of the Municipal Code) and zoning map.', 'The land use regulations, in their current form, were adopted in 1988 and have been amended nearly 200 times since then. The goal of the project is to update the land use regulations to implement recommendations of the City's Comprehensive Plan, incorporate best practices, improve user-friendliness, guide more consistent decision-making, and simplify administration.', 'The City will seek input from residents, business owners, elected and appointed officials, and other stakeholders throughout the process.', 'What Are Land Use Regulations?', 'Land use regulations are ordinances adopted by the City that affect the development and use of land. The most common form of land-use regulation is zoning (see the zoning map to view the City's current zoning map and zoning regulations).', 'Every lot in the City is assigned a zoning classification which when grouped together,



THE END



PUBLIC COMMENT

August 7 – September 18

Louis Clayton

From: Don Kellerman <drkellermansr@gmail.com>
Sent: Friday, September 04, 2020 11:14 AM
To: Louis Clayton
Subject: Re: New comprehensive zoning.

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Yes the property listed CB to C1 the property listed PD to C2 and includes the .5 acres lot zone Residential. ?

On Fri, Sep 4, 2020, 10:56 AM Louis Clayton <lclayton@lakesaintlouis.com> wrote:

Don,

Can you be more specific? Which parcels do you prefer be zoned C1, and which do you prefer be zoned C2?

Louis

From: Don Kellerman [mailto:drkellermansr@gmail.com]
Sent: Friday, September 04, 2020 10:39 AM
To: Louis Clayton
Subject: Re: New comprehensive zoning.

LOUIS We think that a lot of straight C1 we would prefer a mixture of C1 an C2 for marketability.

On Fri, Sep 4, 2020, 10:06 AM Louis Clayton <lclayton@lakesaintlouis.com> wrote:

Don,

The attached table lists the permitted uses by zoning district. If you have any questions let me know.

Louis

From: Don Kellerman [mailto:drkellermansr@gmail.com]
Sent: Friday, September 04, 2020 9:45 AM
To: Louis Clayton <lclayton@LakeSaintLouis.com>
Subject: Re: New comprehensive zoning.

CB to Corridor commercial an PD to PUD.?

On Fri, Sep 4, 2020, 8:42 AM Louis Clayton <lclayton@lakesaintlouis.com> wrote:

Don,

Thanks for the comments. Your properties are currently zoned PD Planned Development and this zoning district is being eliminated

Citywide. Please let me know which of the following proposed zoning districts you prefer these properties be zoned:

Abbreviation	District Name
Residential Zoning Districts	
RR	Rural Residential
R1	Residential 1
R2	Residential 2
R3	Residential 3
R4	Residential 4
R5	Residential 5
R6	Residential 6
Nonresidential and Mixed-Use Zoning Districts	
MU	Mixed-Use
CO	Commercial-Office
C1	Commercial 1
C2	Commercial 2
LI	Light Industrial
PA	Public Activity

For more information on each zoning district, please refer to the following sections of the [proposed development code](#):

- Section 415.070 Purpose Statements (p. 131)
- Table 415.080 Nonresidential and Mixed-Use Dimensional Standards (p. 132)
- Table 420.040 Table of Allowed Uses (p. 143)

If you have any questions let me know.

Louis Clayton, AICP

Director of Community Development

City of Lake Saint Louis

200 Civic Center Dr.

Lake Saint Louis, MO 63367

Office: 636-625-7935

lclayton@lakesaintlouis.com

From: Don Kellerman [mailto:drkellermansr@gmail.com]

Sent: Friday, September 04, 2020 8:32 AM

To: Louis Clayton <lclayton@LakeSaintLouis.com>

Subject: New comprehensive zoning.

Louis I'm sorry that i was not able to send you a written letter in regards to zoning changes. After thinking about it we would like to keep the same existing zoning . Please call me if you have any questions or concerns 636 219 3277.



September 1, 2020

Mr. Louis Clayton
Director of Community Development
200 Civic Center Drive
Lake Saint Louis, MO 63367

RE: 1440 Prospect Road – Lake St. Louis Missouri – Zoning Classification Change

Dear Mr. Clayton,

Our company owns the 5.72 acre site at 1440 Prospect Road, which is located in the SE corner of the Prospect Road and the Interstate 64 interchange. The purpose of this letter is to communicate our disagreement with the proposed zoning modifications currently being proposed which we believe are to the property's detriment and further restrict our ability to develop the land as originally contemplated when we purchased it approximately 12 years ago.

Our property is currently zoned Planned Development with Highway Commercial uses approved in this PD district. Highway Commercial is defined by the City as "intended to provide for a variety of retail, service, office, recreation and entertainment facilities that are intended to serve local residents, highway travelers, and metro residents outside the City. Its designation on land within the City shall be limited to areas along state and interstate highways and those areas easily serviced by those highways."

Highway Commercial zoning fits this site perfectly and we believe it reflects the highest and best use of this land for the following reasons.

- 1) This site is extremely visible and accessible to highway 40, a major travel route,
- 2) Can quickly and conveniently service the needs of highway motorists and nearby residents,
- 3) Neighboring community of Wentzville has the opposite side of the same intersection (catty corner from the subject property) zoned highway commercial
- 4) The property located directly across Prospect Road to our north is currently zoned with a highway overlay district.

The suggested change to C1 is a downgrading as far as zoning goes and further restricts the uses that we believe will be most compatible with this site, such as a gas station and fast, convenient food options. We believe this is an inaccurate classification for our property for the reasons spelled out above.

We are available to further discuss our concerns and plans with you at any time.

Regards,
Tom Schenk
White Company

Louis Clayton

From: Richard Hill <hillpartnership@msn.com>
Sent: Thursday, September 17, 2020 10:30 AM
To: Louis Clayton
Cc: Paul Markworth
Subject: Re: Lake Saint Louis Plat 189

Follow Up Flag: Follow up
Flag Status: Completed

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Good morning, Louis.

After discussing the options for new zoning classifications with our company's Civil Engineers and my attorney, they are suggesting that a Mixed Use classification is the most consistent with the surrounding zoning classifications, and the most consistent with the Comprehensive Plans for Lake Saint Louis over the last 30 years. They also suggested that it would be the most consistent with the uses we had intended from the beginning. I still prefer the Planned Development classification that was previously agreed to. However, our engineers assure me that we can still develop the referenced property as we originally intended with a Mixed Use classification. As such, I would accept that zoning classification if that is the way the City decides to proceed.

Thank you, Louis. I appreciate your assistance with this.

Richard Hill
30 Lake Forest Circle
Lake Saint Louis, Missouri 63367

On 9/4/2020 4:04 PM, Louis Clayton wrote:

Rick,
We extended the public comment period until September 18, so you have some time to get back to me.
Have a nice weekend.
Louis

From: Richard Hill [<mailto:hillpartnership@msn.com>]
Sent: Friday, September 04, 2020 3:25 PM
To: Louis Clayton
Cc: Paul Markworth
Subject: Re: Lake Saint Louis Plat 189

Thank you, Louis.

I would like to discuss this with our company's Civil Engineers and my attorney before making a decision on the preferred zoning classification, and unfortunately they are already gone for the Holiday weekend. Can I get back to you next week with which zoning classification I would prefer? I want something that

will remain consistent with what we had intended from beginning, as I truly felt then, as I do now, that that is what would best fit into the Comprehensive Plan? This is a bridge property, spanning between residential and commercial. As such, we need a zoning classification that would allow us (or a future developer) to be address the needs of both. I am thinking that would be Mixed Use, but I want to verify that with the Civil Engineers and attorney before finalizing that.

Thanks Louis. I appreciate your assistance with this.

Richard Hill
30 Lake Forest Circle
Lake Saint Louis, Missouri 63367

On 9/4/2020 11:54 AM, Louis Clayton wrote:

Rick,

Thanks for the comments. I understand that you wish the zoning of your property remain as it is (PD Planned Development); however, the PD zoning district is being eliminated

Citywide. Please let me know which of the following proposed zoning districts you prefer your property be zoned and we will discuss this with the Board of Aldermen:

Abbreviation	District Name
Residential Zoning Districts	
RR	Rural Residential
R1	Residential 1
R2	Residential 2
R3	Residential 3
R4	Residential 4
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MU	Mixed-Use
CO	Commercial-Office
C1	Commercial 1
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For more information on each zoning district, please refer to the following sections of the [proposed development code](#):

- Section 415.070 Purpose Statements (p. 131)
- Table 415.080 Nonresidential and Mixed-Use Dimensional Standards (p. 132)
- Table 420.040 Table of Allowed Uses (p. 143)

If you have any questions let me know.

Louis Clayton, AICP

Director of Community Development
City of Lake Saint Louis
200 Civic Center Dr.
Lake Saint Louis, MO 63367

Office: 636-625-7935
lclayton@lakesaintlouis.com

From: Richard Hill [<mailto:hillpartnership@msn.com>]

Sent: Friday, September 04, 2020 11:41 AM

To: Louis Clayton

Cc: Paul Markworth

Subject: Re: Lake Saint Louis Plat 189

Good morning, Louis.

Per our discussions, attached are my comments regarding the rezoning request suggested in your letter to me and my wife dated August 7, 2020. Let me know if you have any questions, or need additional information.

Thanks, Louis. Have a great Holiday weekend!

Richard Hill
30 Lake Forest Circle
Lake Saint Louis, Missouri 63367

On 8/25/2020 10:23 AM, Louis Clayton wrote:

Rick,

Attached are the approved ordinances for the subdivision and zoning of the property, and the minutes from the August 15, 1994 Board of Aldermen meeting when the ordinances were approved. The minutes don't reference an agreement between you and the Board of Aldermen regarding the property.

As I mentioned on the phone, we are taking public comments on the draft zoning map and development code until September 4. If you have any comments, please submit them in writing. Once the public comment period is over, we will discuss the comments with the Board of Aldermen, and make any applicable revisions prior to starting the public hearing and adoption process. If you have any questions let me know.

Louis Clayton, AICP

Director of Community Development

City of Lake Saint Louis

200 Civic Center Dr.

Lake Saint Louis, MO 63367

Office: 636-625-7935

lclayton@lakesaintlouis.com

From the Desk of Richard E. Hill

30 Lake Forest Circle
Lake St. Louis, Missouri 63367

September 4, 2020

Louis Clayton, AICP
Director of Community Development
City of Lake Saint Louis
200 Civic Center Drive
Lake Saint Louis, Missouri 63367

Subject: The proposed rezoning of Parcel ID. 4-0056-7187-00-000A.0000000

Dear Mr. Clayton,

I am writing you in regards to your letter dated August 7, 2020 in which you informed me that it was the intent of the City to change the zoning classification on a property owned by me and my wife (Parcel I.D. 4-0056-7187-00-000A.0000000). Per our discussions, we are in opposition to the proposed rezoning for several reasons.

1.) Prior to purchasing the property in 1994, we requested of the City of Lake Saint Louis a rezoning of the property to Planned Development. Our intent was to have commercial/office on the South end of the property since this was the developing commercial area for Lake Saint Louis, and to have residential on the North end of the property since the adjoining properties were more residential in nature. City's staff concurred with our assessment, and recommended it for approval stating, "*The proposed Planned Development (PD) appears to be a logical choice to accomplish both the wishes of the applicant and the Land Use goals of the City. **The City's comprehensive plan calls for both commercial and multi-family uses on this property, and the proposed uses are largely consistent with this plan.***" None of the noted surrounding land uses have changed to date. As a matter of fact, they have developed exactly as foreseen and planned for, particularly noting the significant completion of commercial development on the South end.

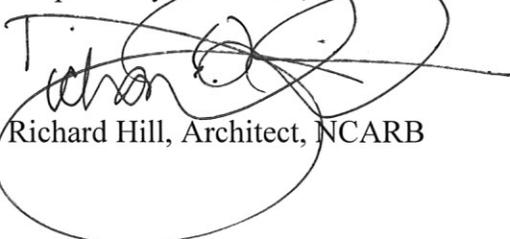
2) At the time of our request for the re-zoning, the Planned Development zoning was only being granted for a period of (5) years. Per the City's requirements at the time, if the parcel was not developed within the (5) year period, it would revert back to it's previous zoning. At the time of the rezoning, during the discussion with the Board of Alderman, I requested that this stipulation be waived, and a permanent rezoning to Planned Development be granted, unless a change to that zoning was requested by me and my wife, or a future land-owner of the property. Since this area was about to undergo significant commercial development on the South end, we wanted the flexibility to see how that developed, and adjust the development plan accordingly. The Board of Alderman approved the rezoning, along with this request to waive the (5) year limitation. You brought up in your conversation with me that this agreement was not included in the City's minutes of the meeting or the re-zoning Ordinance. Due to the time limitations to respond to your letter, I have not had a chance to go through my files for the re-zoning of this property to verify or dispute this assessment. However, as I noted to you in our phone conversation, the very fact that the Planned Development zoning on this property has survived for 26 years - far more than the specified (5) year limitation - is evidence, not only that the topic was discussed, but that the Board accepted and approved my request. I am not requesting a new zoning classification at this time, and see no reason that the agreement that was forged 26 years ago is now attempting to be breached.

3) Regarding the proposed new zoning classification, this is clearly a case of “spot zoning”. I am a licensed Professional Architect, nationally certified to practice architecture in all 50 states. I served on the Saint Charles County Comprehensive Master Plan Committee resulting in the development of the Comprehensive Master Plan (including Zoning Map) for Saint Charles County. I founded, and have owned my own architectural practice for 30 years, and have been involved in planning, zoning, and rezoning issues for nearly 40 years. That stated, the proposed Rural Residential rezoning is completely inconsistent with the surrounding properties and their existing uses. Note page 6 of the City’s Zoning Map Changes [Appendix 1]; the overwhelming majority of Rural Residential properties are on the South side of Highway 40. They are existing, are Rural Residential in nature, and are largely grouped together as one would expect in a properly designed comprehensive plan. Then note the property in question, owned by me and my wife. It stands alone, secluded, without a single Rural Residential property anywhere in proximity to it. When you examine page 21, the Proposed Zoning Map [Appendix 2], you notice that it is surrounded by Commercial and Mixed Use (Commercial in nature) to the South, East, and West; and residential to the North – separated by Lake Saint Louis Blvd. The vast majority of the property is directly abutting a Mixed Use classification. A Rural Residential zoning is being proposed where it clearly is unprecedented in nature, unwarranted in the surrounding context, and clearly does not belong. The proposed change is unreasonable, is not cohesive with the surrounding context, and denies my wife and I all reasonably beneficial and economically viable use of the property.

4) The proposed re-zoning of the property would have a severe economic impact on me and my wife. As a result of this change in zoning, the value of the property would be depreciated by millions of dollars. When we purchased this property, we went through the time, effort, and expense to secure the proper zoning classification. We received assurance that we could rely on that classification. As a result of that assurance, we invested in having a sewer line run to the property. We had the sewer line properly sized to accommodate commercial development. Installing the sewer line was not inexpensive, as they had to bore under the boulevard to connect on the West side of Lake Saint Louis Blvd. Over the years, we have paid for the taxes and maintenance on the property in anticipation of the development of this property as planned. For the City to come in now and propose such a dramatic change (from the LEAST restrictive of all zoning classifications to the MOST restrictive), is unconscionable – particularly under the circumstances noted hereinbefore.

In summary, the proposed rezoning of the subject property is unacceptable. The economic impact of the proposed rezoning on me and my wife, as well as the extent to which the proposed change would interfere with my distinct, investment-backed expectations is unreasonable. The private detriment to me and my wife far exceeds the benefit the general public would enjoy in making the change. It is an attempt at spot zoning, which clearly makes me question the motivation behind such a proposal. It is my desire that the zoning remain as it is, as it was committed and has been upheld for the last 26 years, such that my wife and I can develop it as planned. However, if it is still the City’s intent to rezone this property, then I will expect further discussions regarding compensation to be paid to compensate for the severe economic impact the proposed rezoning will have on the value of this property.

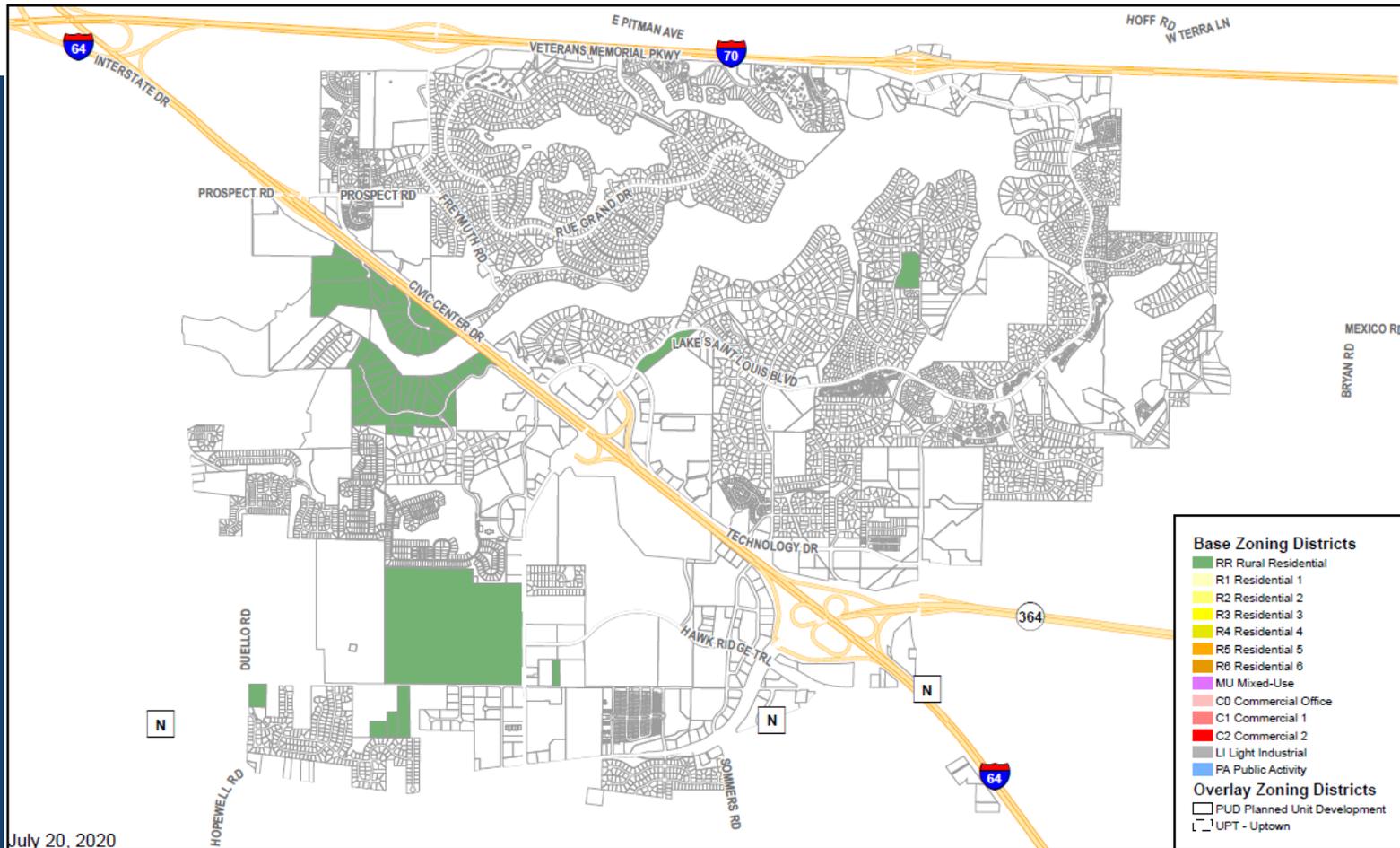
Respectfully submitted,



Richard Hill, Architect, NCARB

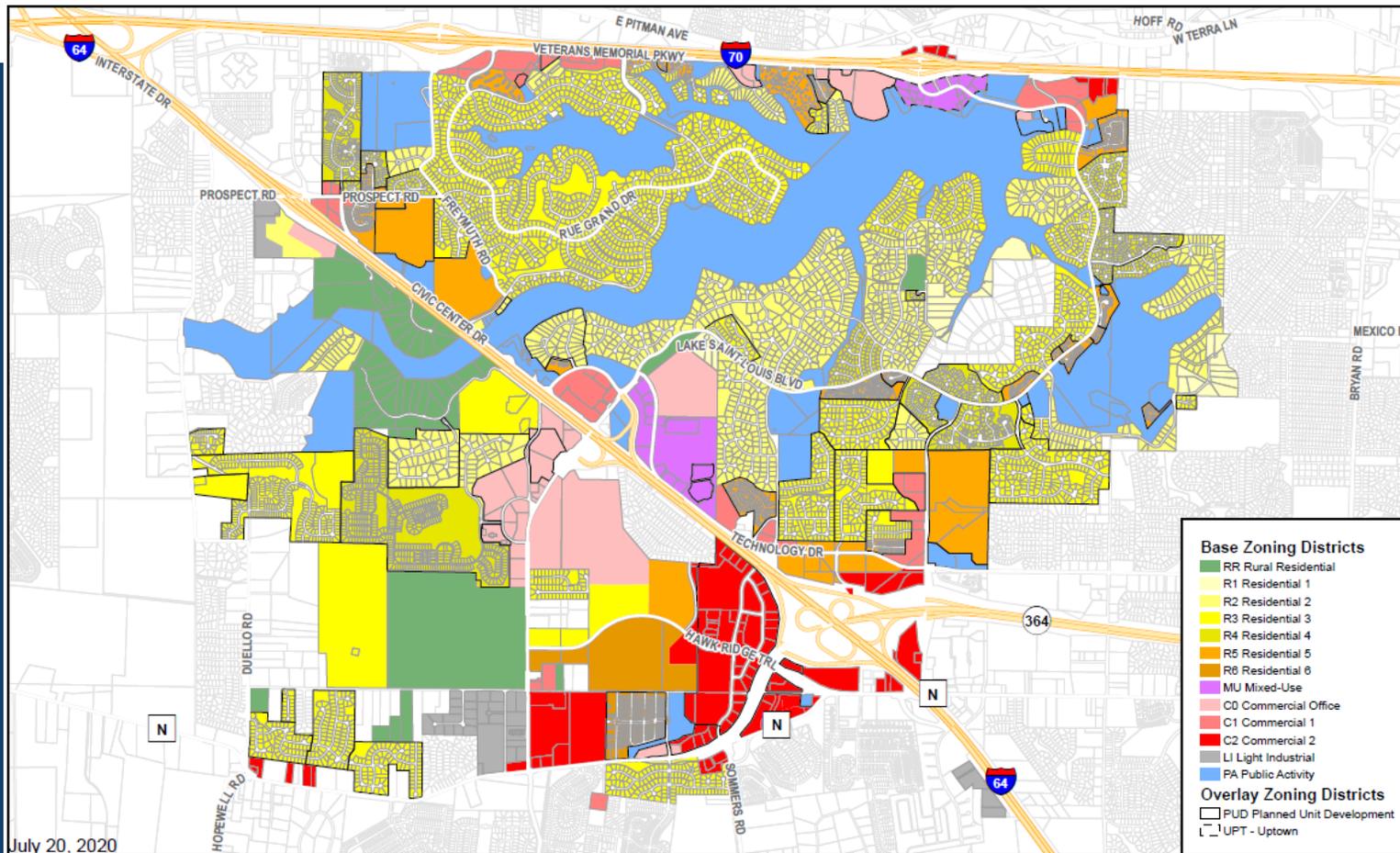
cc: Paul Markworth, City Administrator

RR – RURAL RESIDENTIAL FORMERLY "NU – NON URBAN"



July 20, 2020

PROPOSED ZONING MAP





**DOSTER ULLOM
& BOYLE, LLC**
ATTORNEYS AT LAW

St. Louis
16150 Main Circle Drive
Suite 250
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dubllc.com

September 3, 2020

VIA REGULAR MAIL AND EMAIL

Mr. Louis Clayton
Director of Community Development
City of Lake St. Louis
200 Civic Center Drive
Lake St. Louis, MO 63367

Re: Your letter of August 7, 2020
1253 N. Henke Road (the "Property")

Dear Mr. Clayton:

We are counsel to Midge and Dell Watts ("our clients"), and they have engaged us to represent their interests with respect to the Property and the subject matter of your letter. Please be advised that our clients object to a change of zoning of the Property from SR1 to RR. Enclosed is a copy of a letter from our clients that more fully expresses their objection. We are in the process of gathering and reviewing additional information and may have more information to provide to you at a later date, but we wanted to go on record before the comment period expires.

In the meantime, if you have any questions, please contact the undersigned. Thank you.

Very truly yours,

Michael J. Doster

MJD/ad
Enclosure

cc Midge and Dell Watts

August 15, 2020

Attention Louis Clayton

Director of Community Development

Re: 1253 North Henke Road

August 15, 2020

Since receiving your letter on August 12, 2020 notifying us of the intent of the City of Lake Saint Louis to change our property zoning classification, our expectation of financial security has been drastically reduced. We acquired our property almost thirty- one years ago and for all thirty-one years have enjoyed the comfort of knowing that our investment in our property was secure due to its location in the City. We have watched the City grow have seen construction all around us be approved for 10,000 square foot lots and possibly smaller. A few years ago we were told that our property , unlike the neighbors, would support 15,000 square foot lots. This was not great news for us, but neither was it devastating.

Our goal has been to keep the Stable operational as long as possible, but we also believed that we had the option of selling the property for development if our age or health dictated that we could no longer manage the property. Being forced by the City to sell this land for two lots with three acre zoning would end any hope of the future that we have planned. Your proposed zoning change can and will leave us with little financial security. We have been proud to have made what we thought were good decisions investing our money, our work and thirty-one years of our lives believing that no one could take away the value of our ground. We believed that we had made responsible decisions and would never have to ask our children to be financially liable for our care.

If this proposal is adopted, it will punish us in every avenue of our lives for being residents of Lake Saint Louis for thirty-one years.

Sincerely

Dell & Midge Watts



+1 (636) 293-5512 >

1320 N. Henke Road the proposal for rezoning we oppose that property we are we oppose that rezoning and the property was purchased with the distinct reason to subdivide it and put a home down the hill closer to the lake that would cause us a financial problem because we could not now appreciate the sale of that I believe that property is grandfathered because it was not the original Lake St. Louis property it was originally St Charles County I been told by some real estate people that it has some kind of distinction



Text Message

15





Brad Goss
(314) 719-3702 (Direct Line)
(314) 719-3703 (Direct Facsimile)
bgoss@salawus.com

September 14, 2020

VIA EMAIL: lclayton@lakesaintlouis.com

Louis Clayton, AICP
Director of Community Development
City of Lake Saint Louis
200 Civic Center Dr.
Lake Saint Louis, MO 63367

Re: *Hawk Ridge Crossing LLC*
Parcel ID: *4-0060-7247-00-0003.2200000*
Address: *Lake St. Louis Blvd.*
Existing Zoning: *HC – Highway Commercial*
Proposed Zoning: *CO – Commercial Office*

Dear Mr. Clayton:

This firm and I represent Hawk Ridge Crossing, LLC (“Hawk Ridge”), the owner of Parcel No. 4-0060-7247-00-0003.2200000 (the “Parcel”) that the City is proposing to rezone as part of a zoning map revision process. For the reasons set forth below Hawk Ridge strenuously objects to the proposed rezoning and requests that the property remain zoned HC-Highway Commercial (“HC District”). I understand the changes to the Zoning Code as contemplated in the draft Development Code will change the HC District designation to C2-Commercial 2 (“C2 District”). As the C2 District classification does not exist, I will also refer to HC District in this letter. If the C2 District classification is adopted, Hawk Ridge respectfully requests that the Parcel be so zoned as the C2 District classification is intended as the successor to the HC District classification and, as set out below, this is an appropriate zoning classification for the Parcel.

At present, there is no CO-Commercial-Office (“CO District”) classification in the City Zoning Code. I understand the intent is to apply this zoning classification as described in the Development Code (which is only in draft form and not adopted) to the Parcel. I also understand the CO District classification is designed as the successor classification to the BP Business Park classification (“BP District”). However, given the Development Code is not adopted, Hawk Ridge respectfully objects to the application of this zoning classification because it does not know what restrictions will be in the final version of the Code and reserves its rights to further comment as changes are made to the Development Code.

Hawk Ridge has been in discussions with the City of Lake Saint Louis (the “City”) during 2019 regarding this parcel of property, parcels of property with Parcel ID Nos. 4-0060-7247-00-0003.2000000 and 4-0060-0825-00-0014.1000000 (the “Neighboring Parcels”) and a relocation of Freymuth Road. I understand the relocation of Freymuth Road is called for in the City’s thoroughfare plan and long-term capital improvements plan. Based upon these discussions, Hawk Ridge took certain actions, including dedicating right of way to the City to facilitate improvements desired by the City on Lake Saint Louis Boulevard. The contemplated rezoning action is contrary to the discussions with the City which Hawk Ridge was relying on in proceeding with its development of the Parcel along with the Neighboring Parcels.

Even if Hawk Ridge had not engaged in these discussions, Hawk Ridge would still oppose this proposed rezoning which effectively deprives the Parcel of any economic value. The notice to Hawk Ridge states that in making this recommendation to change the Parcel zoning from the HC District to CO District, the City took into consideration the Existing Zoning Map, the Future Land Use Map, Lot and Development Characteristics, and Development Potential. For the reasons set out below, these factors do not support this rezoning.

Existing Zoning Map

The existing zoning map for the Parcel identifies the zoning for the Parcel as being zoned HC District. The Statements of Intent for the HC District classification and C2 District under the City Code and the Development Code are as follows:

Zoning Code: “The "HC" (Highway Commercial) District is intended to provide for a variety of retail, service, office, recreation and entertainment facilities that are intended to serve local residents, highway travelers, and metro residents outside the City. It's (sic) designation on land within the City shall be limited to areas along state and interstate highways, and those areas easily served by those highways.”

Development Code: “The C2 District provides a wide range of retail, service and office uses along commercial corridors and major arterials that draw patrons from the City, surrounding communities and the broader region.”

The Parcel fits the description of HC District and C2 District under either Code as it is immediately adjacent to the exit and entrance of Interstate 64 and thus easily served by that highway. A service station adjacent to Interstate 64 and located on Lake Saint Louis Blvd., the City’s major arterial, is appropriately situated to draw patrons from the City, highway travelers and metro residents.

Consistent with this zoning classification, Hawk Ridge has been in the process of developing the Parcel for a gas service station/convenience mart with a national retailer. Gas service station and a convenience store are both permitted uses in the HC District classification and C2 District classification but both uses are prohibited in the CO District classification. The

Parcel is ideal for the gasoline service station use given its proximity to I-64 but also because of its small size, which will work for a gasoline service station under the HC District classification in contrast to the CO District classification.

In contrast to the statements of intent for the HC District/C2 District that permit and call for uses consistent with the small size and location of the Parcel, the statements of intent for the BP District and CO District do not fit the Parcel. The Zoning Code and Development Code contain substantially identical statements of the general intent of the CO District/BP District which are as follows:

Current Zoning Code: “The purpose and intent of the Business Park District is to provide an area in the community within which office, commercial and industrial firms can locate with an assurance of a high permanent level of design quality, extensive site amenities, open space and environmental protection. The restrictions and conditions applied to this zone shall be designed to promote the development of a park like atmosphere which will be conducive to the construction of buildings and parking lots which are pleasing in appearance and which harmonize with the surrounding built and natural environments.”

Development Code: “The CO District provides service and office uses in a campus setting, where larger institutional and office complexes are arranged around internal streets and open spaces, along with other similar and supporting use and businesses.”

The Parcel is tiny. It does not support more than one building, much less a campus setting with larger institutional and office complexes arranged around internal streets and open spaces. The permitted uses in the BP District and CO District are intended for parcels with size and scope that can afford the addition of “extensive site amenities and open space and environmental protection” which cannot be said of the Parcel given its extremely small footprint.

The setbacks are similarly challenging under the proposed CO District. While the setbacks of the HC District and C2 District will work with the area contained in the Parcel, the setbacks in the BP District and CO District are significantly greater: (i) the front yard setback is 19% greater, (ii) the side yard setback is 67% greater, and (iii) the rear yard setback is 50% greater. In other words, the requirements of the CO District significantly reduce the developable area of the Parcel and given the small size of the Parcel make it unbuildable.

Future Land Use Map

The Future Land Use Map broadly labels an enormous area south of Interstate 64 as CO Commercial which is presently zoned HC District. The development of a large part of this area east of Lake Saint Louis Boulevard as commercial office is dependent upon the development and installation of an extension of Hawk Ridge Trail to northwestwardly to Lake Saint Louis Boulevard. The Map does not provide any details with respect to particular parcels of property but as an advisory guide shows large land mass areas. When one applies the criteria of the CO District to the Parcel, it is clear that the Parcel cannot meet the other requirements set out in the

Comprehensive Plan for CO District property. The Parcel is too small for development under the CO District Classification. Other parts of the Comprehensive Plan set out the concepts desired in a CO District development, including “buildings grouped in campus-like layouts” with “plazas and open space” with buildings set in a “natural setting with extensive landscaping.” This vision simply is not achievable on the Parcel and thus the Comprehensive Plan, being a guide, must yield to the fact that the Parcel simply is not developable under the CO District classification nor the BP District classification which under the current Zoning Code also contemplates this campus development.

Lot and Development Characteristics

The BP District and CO District contain Development Standards that are intended to create the large business campus look set out in their Statements of Intent. Thus, in Section 410.690 of the Zoning Code governing the BP District, the building siting and design requires “open, landscaped front yards” and large setbacks. In contrast, Section 410.600 of the Zoning Code governing the HC District no such requirements are present and the setbacks are much less. The CO District requires that 40% of the site be retained for open space, requires extensive landscaping, internal drives, and encourages shared parking. Given the small land area contained in the Parcel, it clearly cannot be developed with the requirements set out in the BP District or CO District. Applying these criteria to this Parcel makes it undevelopable.

Development Potential

The development potential of the Parcel is as a gas station and convenience store. The Parcel is located immediately off the I-64 interchange for Lake Saint Louis Blvd. Virtually all gas stations in the City are located in HC Districts, which is logical because they are serving the traveling public who are on main thoroughfares of the City. The location will provide a convenient source of fuel for customers in the nearby neighborhoods, office parks and citizens located south of the I-64 interchange.

The Parcel has no development potential as an office location, much less the office campus contemplated by the BP District and CO District. The configuration of the Parcel, the setback requirements and the area of the Parcel will not allow development of an office on the Parcel. Assuming an office building could be fit on the Parcel in the narrow area permitted, its size would be so small as to be uneconomical for a single user to own and maintain it as an island separated from other offices in the neighborhood. The office campuses being developed and already existing will be much more desirable, providing shared maintenance costs, common areas and density that will attract office users and their clients. In short, zoning the Parcel as CO District will deprive the Parcel of any economic value.

Thank you for allowing us to comment on the contemplated rezoning of the Parcel. For the reasons set out above, we respectfully request that the City not rezone the Parcel to a BP District or CO-Commercial-Office classification but either retain the HC District zoning classification or, if the new Zoning Code is adopted, zone the Parcel for the only use that allows

Louis Clayton, AICP
September 14, 2020
Page 5

development of the Parcel, namely C2-Commercial 2 classification. If the City intends to proceed with the rezoning of the Parcel, representatives of Hawk Ridge Crossing, LLC respectfully request that the City officials meet with them to discuss this further. Thank you again for your attention to this matter.

Sincerely,

SmithAmundsen LLC

By: 

Brad Goss

cc: Michael T. Steiniger
Kevin Keenoy

Louis Clayton

From: Mike Daniel <mikedaniel2003@yahoo.com>
Sent: Monday, August 31, 2020 9:32 AM
To: Louis Clayton
Subject: Future zoning
Attachments: 6.26 acre Hwy 64, LSL EXHIBIT A for Zoning.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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We are writing this letter to view our concerns on the proposed zoning change on a parcel of property we purchased for investment back in 2012. The parcel ID is 4-0032-S003-00-00011.0000000. At the time of purchase the property was zoned Hwy Commercial. We purchased this property to be able to develop or sell the property as commercial property.

We do not understand the need to rezone this property at this time. After 8 years of having this property listed for sale, we finally got a contract from a local home builder to put their offices and showroom on this property because of the Highway visibility. Then, the Covid virus hit in February and they withdrew the contract. According to the proposed rezoning, this same home builder that wanted to purchase this parcel could not have put their offices and showroom on this property. Rezoning this property R5 really limits the potential development of this piece of ground.

This parcel is different from all the other parcels listed in the proposed rezoning. It is the only one that has clear Highway visibility. It is directly across from a C1 commercial property. It is bordered by the overpass (Ronald Reagan Blvd) on the west, Hwy 40-61 on the south and a vacant lot on the east from what we understand can only be used for parking as it has power lines running across the middle of it. We have been told no permanent structure can be put under these power lines.

We are requesting that our property be exempt from this rezoning. If exemption is not available we request that this parcel be listed as C2 commercial. This allows more uses for this parcel and does not decrease the value of the property that rezoning it R5 would have.

We have been a residents of Lake St. Louis for over 25 years and would appreciate your consideration of our request.

Please see Exhibit A attachment with this email.

We can be reached by email at

mikedaniel2003@yahoo.com

caradaniel2003@yahoo.com

Mike Cell # 314-749-4111

Cara Cell # 636-385-4569

Address: 715 High Point Drive, Lake Saint Louis Missouri 63367

Sincerely,

Michael and Cara Daniel



192 N. Lincoln Drive
Troy, MO 63379

T: 1-636-462-5555
F: 1-636-528-2855
www.meyerlistings.com

September 3, 2020

City of Lake Saint Louis
Louis Clayton, AICP
Director of Community Development
200 Civic Center Drive
Lake Saint Louis, MO 63367

Dear Mr. Clayton,

I am writing you on behalf of Mike & Cara Daniel regarding the proposed rezoning of their property in Lake Saint Louis. I am with Meyer & Company Real Estate and I have their Commercial Property listed. Their 6.2+/- Acres is located with great visibility to I-64 (see attached map). The property is currently zoned as highway commercial, and we have been marketing the property as commercial. The property was under contract in February for corporate offices and showroom for a large homebuilder. They were planning a 20,000+ Sq. ft facility. This buyer dropped the contract in April due to the uncertainty of COVID.

The proposed rezoning of this parcel to R5 will limit the potential uses and lower the value of the property for the Daniels. We would ask that the zoning for this parcel be C2. The property has good visibility for commercial and is separated from any residential properties. It is located with frontage on I-64 and Technology Drive. Directly across the street is a day care with commercial zoning. On one side of the property is the overpass for Ronald Reagan Blvd. and the other side is a parcel with high voltage transmission lines that cannot be developed.

We ask that this property not be rezoned to R-5 at this time and continue to be marketed for development of commercial. This will be the highest and best use and value for Mr. & Mrs. Daniel and the city. Please contact me with any questions.

Sincerely,

Rick Meyer
Meyer & Company Real Estate

EXHIBIT A



- Subject Property is currently Zoned Highway Commercial
- Highly visible Highway frontage on I-64
- ABC Daycare across the street from the property has C1 Zoning
- Residential Zoning is separated from the subject property by Streets and High Transmission Power Lines



2885 Technology Drive
Lake St. Louis, MO 63367

PHONE (636) 614-3510

FAX (636) 614-3511

September 1, 2020

Mr. Louis Clayton
Director of Community Development
City of Lake St. Louis
200 Civic Center Drive
Lake St. Louis, MO 63367

Re: Objection to Proposed Zoning Change

Mr. Clayton:

As part of the ownership and management of the Cottages of Lake St. Louis skilled nursing community and Lot A, across Technology Drive from Cottages, we object to the proposed zoning change of our two properties.

We believe that we have been a responsible business and property owner and have enjoyed an exceptionally good working relationship with City staff and management. We want to continue that great relationship.

Please advise us of the schedule for public hearings on this proposed zoning change. If you would like to discuss this matter, please call.

Very truly yours,

A handwritten signature in black ink that reads "Al Beamer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Al Beamer
CEO
Cottages of Lake St. Louis
Cell: 314-422-5956



Louis Clayton

From: Rosanne Twellman <rostwe@gmail.com>
Sent: Friday, August 28, 2020 3:15 PM
To: Louis Clayton
Cc: Debbie Haley; Daryl Merz
Subject: Merz Property Zoning

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Louis Clayton
Director of Community Development
Lake St. Louis, Missouri
Mr. Clayton,

We are responding to the notice sent to us on August 7, 2020 about the rezoning of our property.

4-0059-0053-00-0005.3000000 Technology Drive
4-0059-0053-00-0005.0000000 at 1849 Henke Road
4-0033-S002-00-0005.1000000 on Technology Drive

The current zoning is HC. The city is proposing a rezoning to R5. We have the property listed for sale, and have had some interest in the properties. We have been told by our realtor that the proposed zoning could deter some of those interested in bidding for the property. By leaving the parcels at HC would allow interested parties the flexibility that we believe we need to promote the property. I understand from our realtor that leaving the property at HC also allows the city flexibility in any rezoning needs that may arise with potential buyers.

We would therefore request that the parcels above to stay zoned as HC.

Thank you for your consideration in this matter.

Rosanne Twellman

Daryl Merz

Trustees of Dolores Merz Rev. Trust

Louis Clayton

From: Thomas Longeway <irish1963thomas@aol.com>
Sent: Tuesday, September 22, 2020 1:32 PM
To: Louis Clayton
Subject: Fwd: Introduction

Follow Up Flag: Follow up
Flag Status: Completed

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Louis

2nd sending as I mistyped the address in the 1st sending, sorry

Tom

-----Original Message-----

From: Thomas Longeway
To: Lclayton@lakesaitlouis.com
Sent: Tue, Sep 22, 2020 12:52 pm
Subject: Introduction

Louis,

Thank you for taking my call this morning. I am Tom Longeway, Managing Member for the Chateau at Lake Saint Louis senior housing project which has been approved for Lot #7 of the Hawk Ridge Business Park. Back in 1998 my associates and I offered to buy lot #7 from the City subject to a couple of conditions. 1) that senior housing be listed as an approved use in the PUD 2) that we would be granted a 70' height availability for our building and 3) that we be granted a .60 FAR for building size. These were agreed upon by the City on December 21, 1998. Subsequently we bought the lot with these approvals. Over the course of the next few years we worked with the City staff and our architects and local residents to design a building that would conform to these approvals and on January 20, 2006 the City approved the building plans and site location for the Chateau at Lake Saint Louis.

We recognize that this plan approval has expired because we did not begin construction of the building within the two year grace period and anticipate that to begin again we would have to restart the process over again. The issue that is the cornerstone of the restart is the underlying approvals that were agreed upon when we bought the property.

It has always been our policy to "play nice" and work with the City staff to design a building that met the requirements that both we and the City agreed to at the time we bought the land and it is our intent to do so when we restart the project. I understand that the City has put a moratorium on apartment housing in the District to sort out issues at hand and it would be our intent to cooperate in these discussions for our mutual benefit. While we concur with the expiration of our plans approved in 2006 we do not feel that our underlying approvals granted at the time we purchased the land should now be denied as we have expended almost \$6,000,000 to bring the project forward and the loss of those building rights would result in the loss of those funds.

I do not know what steps to take next but in the spirit of cooperation will call upon you as the Director of Community Development to help us and the City deal with this issue.

Please feel free to call upon me for any help you may need .

Please confirm receipt of this email

Thomas F Longeway
Managing Member
Lake Saint louis Senior Housing LLC
21324 W Long Grove Rd
Kildeer, Illinois 60047
irish1963thomas@aol.com
cell phone 847-471-8265

Louis Clayton

From: Louis Clayton
Sent: Thursday, September 03, 2020 2:14 PM
To: 'cms400@aol.com'
Subject: RE: Public comment on updates

Carol,

Thank you for submitting comments.

The building “step-down” requirements would only apply to the construction of new homes or large additions. It is not mandatory, but rather one of four options that a builder can choose from to provide a transition in height from a two-story to a one-story home.

The City has to be cautious in the way it regulates billboards and other signage. The Supreme Court has ruled in the past that regulations that are overly restrictive can infringe upon peoples’ first amendment (free speech) rights. That is why we are proposing to change the current spacing requirement from 5 miles to 2,000 feet. I don’t anticipate that this will allow any additional billboards in the City since they would still have to comply with other locational requirements which significantly limits the number of possible locations.

Once the public comment period is over, we will discuss the comments with the Board of Aldermen, and make any applicable revisions prior to starting the public hearing and adoption process. Please visit <http://www.lakesaintlouis.com/landuse> for project updates and additional opportunities to provide feedback. If you have any questions let me know.

Louis Clayton, AICP

Director of Community Development
City of Lake Saint Louis
200 Civic Center Dr.
Lake Saint Louis, MO 63367
Office: 636-625-7935
lclayton@lakesaintlouis.com

From: cms400@aol.com [mailto:cms400@aol.com]
Sent: Thursday, September 03, 2020 11:58 AM
To: Louis Clayton
Subject: Public comment on updates

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Just trying to make sense of all the updating done on the Development code and Zoning map update.

Two areas seemed like poor choices:

The height variances of homes to have to make it look like it “steps down”.. Seems like an over-the-top regulation.

Also, the changes in billboard spacing. I have lived in states where billboards are not allowed at all and you wouldn’t believe the difference in the overall appeal in not having them. And to change the spacing to so small will just “junk up” the look of a community that always acts like it wants to be very particular in how it looks and is perceived. We are definitely against that change if we are understanding the proposal correctly.

Thank you

Carol Sproat
Lake St Louis



September 29, 2020

M*E*M*O*R*A*N*D*U*M

TO: Kathy Schweikert, Mayor
Jason Law, Alderman
John Pellerito, Alderman
Mike Potter, Alderman
Gary Torlina, Alderman
Gary Turner, Alderman
Karen Vennard, Alderman

FROM: Paul Markworth, City Administrator

A handwritten signature in blue ink, appearing to be "P. Markworth", is written over the "FROM:" line.

SUBJECT: Use Tax Programming

A campaign informing voters how use tax funds will be spent could soon be underway if you decide to place it on the April 2021 ballot. Before we talk about that though I believe we need to decide if the funded projects should be solely from use tax revenue or what we receive from an internet sales tax? This is an important distinction because the use tax is expected by MML to generate \$400,000 while an internet sales tax should produce quite a bit more money. Cities must pass a use tax in order to collect internet sales tax. Staff suggests that this discussion be about money generated from the use tax – an estimated \$400,000.

Alderman Law mentioned his concern that use tax revenue might supplant General Fund money. There are two thoughts how we can make this transparent so it doesn't happen. One is for use tax funds to pay for new programs and the other is to enhance existing programs that currently don't receive much funding.

New Programming

Traffic Unit

Chief DiGiuseppi says the department needs additional officers to patrol the streets. He proposes funds from the use tax hire four officers. They would form a traffic unit. He recognizes that we may not hire all four at once as we don't know how much money the use tax will generate. At this time one officer is assigned to run traffic and lately that officer has been taken off traffic to help out in other areas due to the staffing shortage.

First year salaries, benefits, uniforms, phones, training and ammunition costs for the four officers will amount to \$322,000. Two cars would be added to the patrol fleet at a cost of \$70,000. Fuel and tires



add \$5,000 to the budget. The total annual first year cost is \$397,000. Cost would be less the second and third year since the patrol cars are paid in cash.

Enhance Existing Programs

Storm Water Projects

We tried once to get voter approval for a storm water sales tax and it wasn't successful. These projects are expensive and we have three of them that are not programmed in the CIP. The capital fund budget through the fiscal year 2023/24 includes seven projects totaling \$755,000. Three other projects are put off to the future and they amount to \$487,000.

Facility Maintenance

We own two buildings that are costing more to operate each year. Our facility general maintenance budget is \$25,000 and as the buildings age this cost will substantially increase. HVAC, utility services, and general upkeep could use more money.

Beautification

The City constructed one highway monument sign along I-64. Another has been put on hold. The City could get this program back on track with funding. We could also put entrance signs up throughout the city where streets enter our jurisdiction.

A decision to program funds from a use tax and not internet sales tax will limit what we do with the money. Attempting to program funds from an internet sales tax is strongly discouraged as we don't have any idea how much that could eventually generate. There will as time goes on be less brick and mortar sales and this tax accounts for 46% of our general fund revenue. This money pays for a lot of the services we offer. Restricting internet sales from general operations could cause future budget problems.



September 29, 2020

M*E*M*O*R*A*N*D*U*M

TO: Kathy Schweikert, Mayor
Jason Law, Alderman
John Pellerito, Alderman
Mike Potter, Alderman
Gary Torlina, Alderman
Gary Turner, Alderman
Karen Vennard, Alderman

FROM: Paul Markworth, City Administrator

A handwritten signature in blue ink, appearing to be "P. Markworth", is written over the "FROM:" line.

SUBJECT: Stonecrest Subdivision Perimeter Fence

Alderman Turner and Alderman Torlina added an agenda item to discuss a perimeter fence around the Stonecrest subdivision. Subdivision residents say non-residents are walking through their subdivision at night from Founders Park. Residents say people also enter their subdivision on foot walking from a condominium project north of the subdivision that is located in Wentzville. They don't feel safe with people walking through their subdivision late at night.

The aldermen propose that the Stonecrest HOA pay for the fence. The fence should be a wrought iron type of fence. No enclosed backyard fencing would be permitted.

The proposed code which could be adopted later this year or early next year allows the following fence:

Corporate Fence Limit

Rear and side property lines abutting the City's corporate limits may have a six foot privacy fence (similar to what Sommers Landing has). The height, design and material shall be consistent throughout the same subdivision.

Perimeter Fences

A decorative fence constructed to a maximum height of six feet may be erected along an arterial, collector or local road as an integrated feature of an overall residential subdivision or development design. Said fence may enclose the entire perimeter of the subdivision.

The fence Stonecrest residents want is permitted along the corporate limits. Staff doesn't think the fence along the park would qualify as a perimeter fence as perimeter fencing was meant to be located along a street. If the Board wants to allow the fence along the park, we may need to add some additional language and create standards for these types of fences. Standards for fencing adjacent to parks should consider some of the following scenarios.



We are not sure where the property line between the park and backyards is located. Staff is pretty confident it is a few feet into the woods. If the plan is to install the fence in the woods, we would want them to make efforts to protect our trees. There could be some trees that would need to be removed at the time the fence is constructed or later if the roots are damaged and a tree dies. The HOA should be responsible for the cost to remove trees that were killed by the fence construction.

The City will likely be liable when tree branches from trees located on City property fall onto the fence and damaging the fence. We will be held responsible for repairing the fence. Should the City be indemnified when this occurs?

Another consideration when approving the fence may be some residents don't want the HOA to build a fence between them and the park. Are we going to allow a perimeter fence with gaps?

Paul Markworth

From: Gary Turner
Sent: Friday, September 25, 2020 11:01 AM
To: Paul Markworth; Louis Clayton; Donna Daniel; Kathy Schweikert
Cc: Gary Torlina
Subject: Suidivision Fence @ Stonecrest Subdivision

To All:

Gary Torlina and myself met with several residents from the subject community yesterday afternoon. Their concern deals with individuals walking thru their subdivision at night from Founders Park and an adjacent condominium development that is in the City of Wentzville. They are concerned with the safety of their families, in particular their children. Such walk thru traffic and trash that is discarded in their yards is most likely not coming from organized park activities, except possibly people walking their dogs from the park.

After some discussion, what they would like to do is construct a fence along the perimeter of their community between the park and the condos. What we recommended they do is:

1. Have the HOA governing body and residents support such a project and the funding for the same.
2. Select a fence such as the black wrought iron fence constructed between HHR and Wynstone, approximately 4 foot in height.
- 3, Such action would not allow fencing of yards as our current code prohibits.

Gary & I would like this subject to be added to the next Board work session for discussion. Hopefully, after such discussion we can inform the residents what they should present to the Board in writing, namely the 3 items mentioned above and any other action that is deemed appropriate. Approving such a project may require a special use permit, but that action is what our staff should advise us.

Respectfully,

Gary Turner, Ward 1

“Due to the outbreak of COVID-19, public attendance at the October 5, 2020 7p.m. Lake Saint Louis Board of Alderman meeting will be through virtual presence only. Use the following information to participate and/or access the virtual “Zoom” meeting:

To join by computer or

Mobile application: <https://us02web.zoom.us/j/89486785456?pwd=TndsRXU2eldWMWVFUEdKd0JiTHRTZz09>

To join by telephone

(Audio only): (312) 626-6799

Meeting ID: 894 8678 5456

Password: 47108563

The meeting will be available live on the City’s YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>

The Board will accept comments by e-mail at Board@lakesaintlouis.com or in writing until 4 p.m., Monday, October 5, 2020; comments received in a timely fashion will be read or summarized during the 7 p.m. business meeting. To review the agenda, visit <http://www.lakesaintlouis.com/AgendaCenter/Board-of-Alderman-2> “

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
MONDAY, OCTOBER 5, 2020
7:00 P.M. REGULAR MEETING
AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

	PRESENT	ABSENT
III. ROLL CALL:		
Mayor Kathy Schweikert	_____	_____
Gary Turner, Alderman Ward I	_____	_____
Gary Torlina, Alderman Ward I	_____	_____
John Pellerito, Alderman Ward III	_____	_____
Mike Potter, Alderman Ward II	_____	_____
Karen Vennard, Alderman Ward II	_____	_____
Jason Law, Alderman Ward III	_____	_____

Paul Markworth, City Administrator
Donna F. Daniel, City Clerk
Matthew Reh, City Attorney
George Ertle, Assistant City Administrator
Derek Koestel, Public Works Director

Next Ord. 4155

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
OCTOBER 5, 2020
AGENDA

Renee Camp, Finance Director
Louis Clayton, Community Development Director
Chris DiGiuseppi, Chief of Police

IV. INVOCATION: Pastor Mark Dumas, Wentzville United Methodist Church

V. ANNOUNCEMENTS:

VI. COMMITTEE REPORTS:

1. Community or Home Owners Association Representative
2. Planning and Zoning Commission
3. Park Board
4. Tree Board
5. Administrative/Finance/Public Works Committee
6. Development Review Board
7. City Image Advisory Committee
8. Other Reports

VII. PUBLIC HEARINGS:

VIII. CALENDAR: October 2020 and November 2020

IX. MINUTES FROM: September 21, 2020 Special Meeting
September 21, 2020 Regular Meeting

X. CONSENT AGENDA:

1. Warrant dated October 5, 2020 in the amount of \$550,504.70

XI. APPOINTMENTS:

XII. PUBLIC COMMENT:

XIII. TABLED:

XIV. OLD BUSINESS:

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
OCTOBER 5, 2020
AGENDA

XV. NEW BUSINESS:

1. Bill No. 4368 – An ordinance to authorize the Mayor, City Administrator, City Clerk and City staff to perform all acts necessary to acquire the easements for the Ronald Reagan and Hawk Ridge Trail Improvement Project.
2. Bill No. 4369 – An ordinance to authorize the purchase and delivery of salt from Compass Minerals under the St. Charles County Cooperative Purchasing Agreement for the City of Lake Saint Louis, Missouri.
3. Bill No. 4370 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2020 and ending June 30, 2021.
4. Resolution No. 10-05-20 (1) – A resolution authorizing the Mayor to sign a grant application requesting funds from Firehouse Subs Public Safety Foundation on behalf of the City of Lake Saint Louis.

XVI. BOARD COMMENTS:

XVII. STAFF COMMENTS:

XVIII. EXECUTIVE SESSION: Legal RSMO 610.021.1 and Real Estate RSMO 610.021.2 exemptions.

XIX. GENERAL DISCUSSION

XX. ADJOURNMENT:

***** PLEASE NOTE: All bills may be read twice and approved in one meeting. *****

October 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	01 <u>Planning & Zoning Commission</u>	02	03
04	05 <u>5:00 PM A/F Work Session - Virtual</u> <u>7:00 PM Board of Aldermen Meeting - Virtual</u>	06 <u>8:30 A.M. ARB Meeting - Virtual</u>	07	08	09	10
11	12 <u>City Image Advisory Committee</u>	13 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>MUNICIPAL COURT</u>	14	15 <u>Board of Adjustment</u>	16	17
18	19 <u>5:30 PM A/F Work Session</u> <u>7:00 PM Board of Aldermen Meeting</u>	20 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>Park Board Meeting</u> <u>Tree Board Meeting</u>	21	22	23 <u>CANCELED- Halloween Party in the Park</u>	24
25	26	27 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>MUNICIPAL COURT</u>	28	29	30	31

October 2020

Su	M	Tu	W	Th	F	Sa
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Architecture Review Board

8:30 A.M. ARB Meeting - Virtual

October 6, 2020, 8:30 AM - 9:30 AM

[More Details](#)

8:30 A.M. ARB Meeting - Virtual

October 13, 2020, 8:30 AM - 9:30 AM

[More Details](#)

8:30 A.M. ARB Meeting - Virtual

October 20, 2020, 8:30 AM - 9:30 AM

[More Details](#)

8:30 A.M. ARB Meeting - Virtual

October 27, 2020, 8:30 AM - 9:30 AM

[More Details](#)

Board of Adjustment

Board of Adjustment

October 15, 2020, 7:00 PM @ Council Chambers

[More Details](#)

Board of Aldermen

5:00 PM A/F Work Session - Virtual

October 5, 2020, 5:00 PM - 7:00 PM @ To join/participate in the meeting click on the link listed below. To join by telephone (audio only): (312) 626-6799 Meeting ID: 894 8678 5456 Password: 47108563

"Due to the outbreak of COVID-19, public attendance at the October 5, 2020 5:00 p.m. Lake Saint Louis A/F Work Session will be through virtual presence only. The meeting can be viewed on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLuT9VLg>

[More Details](#)

7:00 PM Board of Aldermen Meeting - Virtual

October 5, 2020, 7:00 PM @ To join/participate in the meeting click on the link listed below. To join by telephone (audio only): (312) 626-6799 Meeting ID: 894 8678 5456 Password: 47108563

"Due to the outbreak of COVID-19, public attendance at the October 5, 2020 7p.m. Lake Saint Louis Board of Alderman meeting will be through virtual presence only. The meeting can be viewed on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLuT9VLg>

[More Details](#)

5:30 PM A/F Work Session

October 19, 2020, 5:30 PM - 7:00 PM @ Council Chambers

[More Details](#)

7:00 PM Board of Aldermen Meeting

October 19, 2020, 7:00 PM @ Council Chambers

[More Details](#)

City Image Advisory Committee

City Image Advisory Committee

October 12, 2020, 8:00 AM - 10:00 AM @ Administrative Conference Room

[More Details](#)

Community Events

CANCELED-Halloween Party in the Park

October 23, 2020, 6:00 PM @ Founders Park Sports Complex

The 2020 Halloween Party in the Park has been canceled.

[More Details](#)

Municipal Court

MUNICIPAL COURT

October 13, 2020, 5:15 PM

[More Details](#)

MUNICIPAL COURT

October 27, 2020, 5:15 PM

[More Details](#)

Park Board

Park Board Meeting

October 20, 2020, 7:00 PM @ Conference Room

The Park Board typically meets on the 3rd Tuesday of every month.

[More Details](#)

Planning & Zoning

Planning & Zoning Commission

October 1, 2020, 7:00 PM @ Council Chambers

[More Details](#)

Tree Board

Tree Board Meeting

October 20, 2020, 5:30 PM @ Conference Room

The Tree Board generally meets on the 3rd Tuesday of every month at 5:30 PM.

[More Details](#)

November 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
01	02 <u>5:30 PM A/F Work Session</u> <u>7:00 PM Board of Aldermen Meeting</u>	03 <u>8:30 A.M. ARB Meeting - Virtual</u>	04	05 <u>Planning & Zoning Commission</u>	06	07
08	09 <u>City Image Advisory Committee</u>	10 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>MUNICIPAL COURT</u>	11 <u>City Hall Closed - Holiday</u>	12	13	14
15	16 <u>5:30 PM A/F Work Session</u> <u>7:00 PM Board of Aldermen Meeting</u>	17 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>Park Board Meeting</u> <u>Tree Board Meeting</u>	18	19 <u>Board of Adjustment</u>	20 <u>Mayor's Annual Tree Lighting Ceremony</u>	21
22	23	24 <u>8:30 A.M. ARB Meeting - Virtual</u> <u>MUNICIPAL COURT</u>	25	26 <u>City Hall Closed - Holiday</u>	27 <u>City Hall Closed - Holiday</u>	28
29	30	01	02	03	04	05

November 2020

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

Architecture Review Board

8:30 A.M. ARB Meeting - Virtual
November 3, 2020, 8:30 AM - 9:30 AM
[More Details](#)

8:30 A.M. ARB Meeting - Virtual
November 10, 2020, 8:30 AM - 9:30 AM
[More Details](#)

8:30 A.M. ARB Meeting - Virtual
November 17, 2020, 8:30 AM - 9:30 AM
[More Details](#)

8:30 A.M. ARB Meeting - Virtual
November 24, 2020, 8:30 AM - 9:30 AM
[More Details](#)

Board of Adjustment

Board of Adjustment
November 19, 2020, 7:00 PM @ Council Chambers
[More Details](#)

Board of Aldermen

5:30 PM A/F Work Session
November 2, 2020, 5:30 PM - 7:00 PM @ Council Chambers
[More Details](#)

7:00 PM Board of Aldermen Meeting
November 2, 2020, 7:00 PM @ Council Chambers
[More Details](#)

5:30 PM A/F Work Session
November 16, 2020, 5:30 PM - 7:00 PM @ Council Chambers
[More Details](#)

7:00 PM Board of Aldermen Meeting
November 16, 2020, 7:00 PM @ Council Chambers
[More Details](#)

City Hall Holiday Closures

City Hall Closed - Holiday
November 11, 2020, All Day
[More Details](#)

City Hall Closed - Holiday
November 26, 2020, All Day

[More Details](#)

City Hall Closed - Holiday
November 27, 2020, All Day

[More Details](#)

City Image Advisory Committee

City Image Advisory Committee

November 9, 2020, 8:00 AM - 10:00 AM @ Administrative Conference Room

[More Details](#)

Community Events

Mayor's Annual Tree Lighting Ceremony

November 20, 2020, 6:00 PM @ The Meadows Clocktower

[More Details](#)

Municipal Court

MUNICIPAL COURT

November 10, 2020, 5:15 PM

[More Details](#)

MUNICIPAL COURT

November 24, 2020, 5:15 PM

[More Details](#)

Park Board

Park Board Meeting

November 17, 2020, 7:00 PM @ Conference Room

The Park Board typically meets on the 3rd Tuesday of every month.

[More Details](#)

Planning & Zoning

Planning & Zoning Commission

November 5, 2020, 7:00 PM @ Council Chambers

[More Details](#)

Tree Board

Tree Board Meeting

November 17, 2020, 5:30 PM @ Conference Room

The Tree Board generally meets on the 3rd Tuesday of every month at 5:30 PM.

[More Details](#)

BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in Special Session via teleconference on Monday, September 21, 2020, at 5:00 p.m.

Due to the outbreak of COVID-19, public attendance was through virtual presence. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>.

ROLL CALL:

Mayor Kathy Schweikert presided over the meeting. Aldermen present were John Pellerito, Ward III; Mike Potter, Ward II; Jason Law, Ward III; Gary Torlina, Ward I; Gary Turner, Ward I; and Karen Vennard, Ward II. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Derek Koestel, Public Works Director; Louis Clayton, Community Development Director; Chris DiGiuseppi, Police Chief; Adam Cole, IT Administrator; Renee Camp, Finance Director; and George Ertle, Assistant City Administrator.

PURPOSE OF MEETING:

Mayor Schweikert announced the purpose of the meeting was to allow the developer to present information about the Hawk Ridge Senior Living development, an adult retirement community; and to consider a vote to close part of the meeting pursuant to the legal 610.021.1 exemption in the 610.021 RSMo.

PRESENTATION:

Hawk Ridge Senior Living Site Plan

Brad Goss, Smith Amundsen, LLC, representing the developer, identified members of the development team: Dan Bernard, applicant and developer, Jeff Moon with Bax Engineering Company and the project architect, Chuck Reitzel with Ebersoldt & Associates, LLC. The development team gave a presentation and offered to answer questions about the Hawk Ridge Senior Living development.

Brad Goss presented information about the project. Comments included:

- 8.37 acre existing undeveloped lot is proposed for adult senior housing
- Proposed development is a permitted use in the BP Zoning District
- Location is well suited for access to interstate
- Lot has been undeveloped and actively marketed for 20 years

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

- There has been no interest for an office building on this lot
- Senior housing development was approved in the past

Jeff Moon presented information and offered comments about the site plan. Comments included,

- The 8.37 acre site is zoned BP (Business Park)
- Proposed development is for a senior retirement community, age restricted for seniors who are 60 years of age or older
- Senior retirement community is an approved use in the BP Zoning District
- Parking spaces and open space in the proposed development exceeds City's requirements
- Interior parking is provided to hide same from adjacent properties
- Two entrances with a loop driveway to provide access to all of the buildings
- Five 3-story buildings plus a clubhouse
- Detention basin on site for water detention and water quality
- Tree buffers, property setbacks, landscaping and/or screening at the proposed development meet or exceed City requirements

Dan Bernard presented information and offered comments about their intentions for this project as well as their experience with senior living communities, including the following:

- We have built 7 age restricted senior living communities
- Plans include an 8th facility that will be under construction later this year and a 9th next year, Hawk Ridge site will be the 10th development
- Funded under a federal program "low income housing credits", an unfortunate name that brings out the worst "unfounded" fears
- We compete for tax credits and have been successful, receiving the awards the last 7 out of 10 times
- After receiving the awards we sell them to investors who use the credits to reduce their income tax over the next ten years
- We are required to operate the rent restricted development for 15 years
- I am personally responsible for the good operation of this development
- Independent living development is age restricted for seniors 62 years of age and older

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

- These developments are an asset to the community and serve a real need
- Elevations have been “tweaked” based on public input

Brad Goss provided information on the parking variance request and the parking study that was required by the City and ultimately performed by George Butler and Associates. Mr. Goss also provided information about the traffic study (not required by the City) performed by the same firm, George Butler and Associates. Comments included:

- Traffic study shows the parking generated from this facility will not be not be significant
- If an office was built on this the site it would be expected to generate significantly more traffic

Chuck Reitzal presented information about the proposed development’s revised elevations. Mr. Reitzal noted the revised elevations were based on feedback from the City’s Planning and Zoning Commission members and public input.

Dan Bernard presented information about his previous real estate experience as well as his experience with the other senior retirement communities they operate (7 locations are open and operating). Mr. Bernard also noted the reasons the Lake Saint Louis location was chosen for their next senior retirement community.

Brad Goss presented information about similar projects and discussed their impact on adjacent neighborhoods. Mr. Goss said the senior retirement communities he studied lead him to conclude that they created no adverse impact for their adjacent neighbors. This is not a rezoning request. The project complies or exceeds the City Code requirements. It is compatible with the surrounding area.

Alderman Pellerito asked the following questions:

- Will construction of the projects sewer lines have any impact on adjacent homes? Brad Goss, replied, “No”.
- Was part of the “buffer” separating the development from the neighboring subdivisions removed by someone, maybe the utility company? Brad Goss was not aware of anyone removing part of the “buffer”. He noted the pictures depicted in his presentation were taken within the last 30-days.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

- Will you have a leasing manager on duty every day? Dan Bernard said, "Yes". We will have a leasing manager onsite every day during normal business operating hours. We will also have a designated maintenance person.

Alderman Law asked how the age restriction is enforced and what happens to the development after 15 years. Brad Goss said the leasing manager will require appropriate documentation, noting there are significant financial penalties for the developer if the federal requirements are not followed. Dan Bernard discussed the requirements and state oversight that will occur after the first 15 years.

Alderman Turner asked about if the age restriction was for 60 years of age or older or 62 years of age or older. Brad Goss noted the City Code states 60 years of age or older but federal law is 62 years of age or older. The project will follow federal law.

Alderman Turner asked if a 5-story building for a senior retirement community was previously approved for the Hawk Ridge Business Park. Paul Markworth, City Administrator, replied, "Yes". The Site Plan was approved but it has since expired.

Alderman Turner asked Mr. Bernard to provide information about his development experience prior to his work with senior retirement communities. Mr. Bernard provided his prior work experience including his tenure as President of Greater Missouri Builders.

Alderman Torlina asked if the developer was expecting a lot of overnight guests since they were offering two-bedroom units and ninety percent of the tenants are widows. Dan Bernard said the second bedroom is used for occasional visitors and/or storage.

Alderman Torlina asked how long visitors can stay. Dan Bernard said they have to follow house rules. His observation is generally grandkids visit for a few hours but it could be overnight up to a couple of weeks.

Alderman Law asked about their plan to fund repairs or capital improvement projects/expenses. Dan Bernard explained their business plan for operating income and reserve funds.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

EXECUTIVE SESSION:

MOTION TO RECESS SPECIAL SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Turner made a motion to recess Special Session to convene an Executive Session, pursuant to the legal 610.021.1 exemption in the RSMo 610.021. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Special Session recessed, Executive Session convened at approximately 6:01 p.m.

Having no further legal matters to come before the Board in Executive Session, Alderman Turner made a motion to adjourn Executive Session and reconvene Special Session. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

SPECIAL SESSION RECONVENED:

Executive Session adjourned, Special Session reconvened at approximately 6:25 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

There being no further business to come before the Board in Special Session, the meeting was on motion duly made, seconded and unanimously voted on, adjourned at approximately 6:26 p.m.

Donna F. Daniel, City Clerk

BOARD OF ALDERMEN
REGULAR MEETING
MONDAY, SEPTEMBER 21, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session via teleconference on Monday, September 21, 2020 at 7:00 p.m.

Due to the outbreak of COVID-19, public attendance was through virtual presence. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>.

ROLL CALL:

Mayor Kathy Schweikert was present and presided over the meeting. Aldermen present were: Mike Potter, Ward II; Gary Torlina, Ward I; Jason Law, Ward III; John Pellerito, Ward III; Gary Turner, Ward I; and Karen Vennard, Ward II. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Louis Clayton, Community Development Director; Derek Koestel, Public Works Director; Renee Camp, Finance Director; Adam Cole, IT Administrator; and George Ertle, Assistant City Administrator.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Park Board – Alderman Law gave a report on the Park Board meeting.

Administrative/Finance/Public Works Committee – Alderman Law gave a report on the September 21, 2020 meeting.

Board of Adjustment – Alderman Potter gave a report on the Board of Adjustment meeting.

Mayor Schweikert announced that she, City staff and representatives from the Tree Board, will be attending the Tree City Awards Ceremony at Rockwoods Reservation. The City of Lake Saint Louis will have the distinction of being designated as a "Tree City" for the 18th consecutive year.

(JOURNAL AND MINUTES)

PUBLIC HEARINGS:

Freymuth Lane – Hawk Ridge Senior Living Site Plan Review: Consideration of a request by LSL Land Company, LLC, applicant on behalf of Balam Properties, LLC, owner, for construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Brad Goss, Smith Amundsen, LLC, introduced himself, noting he was representing the developer, LSL Land Company, Dan Bernard is the Principal. Mr. Goss also introduced Jeff Moon with Bax Engineering Company and the project architect, Chuck Reitzel with Ebersoldt & Associates, LLC. The development team gave a presentation and offered to answer questions about the Hawk Ridge Senior Living development.

Brad Goss presented information about the project. Comments included,

- Location and characteristics of the site
- 8.37 acre existing undeveloped lot is proposed for adult senior housing
- Proposed development is a permitted use in the BP Zoning District
- Location is well suited for access to interstate
- Senior housing development was approved in the past

Jeff Moon presented information and offered comments about the site plan, including the following,

- The 8.37 acre site is zoned BP (Business Park)
- Proposed development is for a senior retirement community, age restricted for seniors who are 62 years of age or older
- Senior retirement community is an approved use in the BP Zoning District
- Parking spaces and open space in the proposed development exceeds City's requirements
- Interior parking and lighting is provided to hide or contain parking and light spillage from adjacent property
- Two entrances with a loop driveway to provide access to all of the buildings

CITY OF LAKE SAINT LOUIS
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REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

- Five 3-story buildings plus a clubhouse
- Retention area for storm water control and detention for storage
- Tree buffer cross sections, property setbacks, landscaping and/or screening at the proposed development meet or exceed City requirements

Dan Bernard presented information and offered comments about their intentions for this project as well as their experience with senior living communities, including the following:

- Development is age restricted senior living community
- 120 units in five buildings and a clubhouse
- Independent living facility, no special services or care is provided
- Nice people, good neighbors who want to enjoy their golden years and enjoy their privacy
- Nice looking buildings using good materials
- Three quarters of the units are two bedrooms
- 25 percent of the units are one bedrooms

Chuck Reitzal presented information about the proposed development's revised elevations. Mr. Reitzal noted the revised elevations were based on feedback from the City's Planning and Zoning Commission members and public input.

Brad Goss provided information on the parking variance request and the parking study that was required by the City and ultimately performed by George Butler and Associates. Mr. Goss also provided information about the traffic study (not required by the City) performed by the same firm, George Butler and Associates. Comments included,

- Traffic study shows the parking generated from this facility will not be not be significant
- If an office was built on this the site it would be expected to generate significantly more traffic

Dan Bernard presented information about his previous real estate experience as well as his experience with the other senior retirement communities they operate (7 locations are open and operating). Mr. Bernard also noted the reasons the Lake Saint Louis location was chosen for their next senior retirement community.

CITY OF LAKE SAINT LOUIS
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SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Comments included,

- 23 years working in real estate in St. Charles County
- We have developed 7 senior living communities over the last ten years
- Plans include an 8th facility that will be under construction later this year and a 9th next year, Hawk Ridge site will be the 10th development
- These developments are an asset to the community and serve a real need
- Site was chosen because it is an outstanding location close to amenities and because it is a permitted use and a senior living development was previously approved on an adjacent lot
- It's a good fit for the neighborhood and the City

Brad Goss presented information about a similar project that was approved by the City, Lake Ridge Senior Living. Mr. Goss said they found no relationship between the senior retirement community and surrounding property values. Lake Ridge Senior Living did not have an adverse impact for their adjacent neighbor's property values. This is not a rezoning request. The project complies or exceeds the City Code requirements. It is compatible with the surrounding area.

Alderman Turner asked what happens after 15 years. Dan Bernard said the property can be sold after 15 years but the age restriction goes into perpetuity. Mr. Bernard discussed the requirements and state oversight that will occur after the first 15 years.

Deborah Rine, 411 Barn Swallow Drive, stated her opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings.

Comments included,

- Too many cars coming and going
- Afraid they won't respect our gated community
- This development will increase shortage of police officers
- Is there a tax abatement for this project

Brad Goss said there are no tax abatements or subsidies of any nature from the City or St. Charles County. Tax Credits are sold to investors who use the tax

CITY OF LAKE SAINT LOUIS
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REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

credits to lower their income tax. The funds received from the sale of the tax credits are used to build a quality project.

Becky Willenbrink, 2 Point Oak Court, stated her opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings. Comments included,

- Still an apartment complex
- Hard time believing that our property values, \$600,000 to \$1 million homes, will not be negatively affected
- In the fall the tree line “buffer” will be gone
- Traffic study completed during COVID is not true representation of normal traffic and the traffic that will be added from the new developments
- Better location would be The Meadows or the vacant landscape property

D. Jerry Leigh, 16 Oak Bluff Drive, stated his opposition to the request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings. Comments included,

- Disagree with developer's comparison of this project to Lake Ridge Senior Living development, they have 2 buffers before residential
- Concerned that property maintenance is on-call
- Concerned about failures that occur at night
- Landscaping and other standards lowered, not a Class A project
- Development will be a detriment

Dan Bernard disagreed, this is a Class A development. Lake Ridge was mentioned to illustrate that senior affordable housing does not cause a problem for the neighbors or the City. We have onsite management on the weekdays during normal business hours and on call for emergencies. I live two blocks away from the development. I am not concerned about the development or the landscaping.

Justine Hanel, 1024 Hawks Landing Drive, stated his opposition to request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult

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retirement community consisting of 120 dwelling units in five buildings.
Comments included,

- Traffic study is not relevant because it was performed during COVID
- Fit is wrong
- Opposed to 3-story buildings
- Ask Board to vote no

Brad Goss explained that COVID is irrelevant in regards to the traffic study. The study uses information from nationally recognized standards to calculate and/or evaluate the trip generators based on a specific use in a specific area. The traffic impact for the Hawk Ridge Senior Living development is very low when compared to the traffic that could be generated by an office building.

Dominique Stoddard, 8 Wingspan Court, stated her opposition to request for approval of the Hawk Ridge Senior Living Site Plan for construction of an adult retirement community consisting of 120 dwelling units in five buildings.
Comments included,

- Opposed to the density and scale of the buildings
- People may not be commenting because it is exhausting trying to fight City over this

Brad Goss noted this development is substantially less in both the scale of the buildings and the density of the project than that which is allowed by the City's Code and Comprehensive Plan.

Alderman Turner, reading from a prepared statement, stated his opposition to the proposed development, see copy attached hereto and made a part hereof.

Brad Goss said Alderman Turner's comments are based on zoning and use. The request is not for a zoning change or a change to the permitted use in the BP Zoning District. He asked the Board to approve the project.

Hearing no further comment, Mayor Schweikert stated the Public Hearing will be closed.

CITY OF LAKE SAINT LOUIS
 BOARD OF ALDERMEN
 REGULAR MEETING
 SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

- **Text Amendment – Business Associations Text amendments to Municipal Code Title IV:** Land Use, regarding business associations.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Louis Clayton, Community Development Director, said this text amendment will codify minimal standards for the City's business associations.

Hearing no further comment, Mayor Schweikert stated the Public Hearing will be closed.

- **Citizens may be heard on the proposed property tax rates**, which are projected to be required from the property tax, to produce revenues for the budget year beginning July 1, 2020 and ending June 30, 2021. Property taxes are determined by multiplying the current tax rate by the assessed valuation. The result is divided by \$100.00 so the tax rate will be assessed at 49.86 cents (\$.4986) per one hundred dollars (\$100.00) for the General Fund and 47.00 cents (\$.4700) per one hundred dollars (\$100.00) valuation for the General Obligation Debt Service fund.

	Current Year 2020	Prior Year 2019
Assessed Valuation:		
Real Estate	\$420,420,622	\$418,493,376
	Estimated Tax	
	Rate – 2020	Rate - 2019
Revenue by Fund:		
General Fund	\$2,096,217 \$.4986	\$.4986
General Obligation Fund	\$1,975,977 \$.4700	\$.4700

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

CITY OF LAKE SAINT LOUIS
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REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

CALENDAR:

Paul Markworth, City Administrator, identified dates of interest on the City calendar including:

- Police Department's Blood Drive – September 24, 2020
- Concert on the Lake – September 26, 2020
- Planning and Zoning Commission – October 1, 2020
- Next Regular Board of Aldermen Work Session – October 5, 2020
- Next Regular Board of Aldermen Meeting – October 5, 2020

Mayor Schweikert announced that the October Planning and Zoning Commission meeting and the October Board of Aldermen meeting will be virtual "Zoom" meetings.

MINUTES: September 8, 2020 Special Meeting
September 8, 2020 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 8, 2020 SPECIAL BOA MEETING AND THE SEPTEMBER 8, 2020 REGULAR BOA MEETING.

Alderman Turner made a motion to waive the reading of the minutes from the September 8, 2020 Special BOA Meeting and the September 8, 2020 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

THE MINUTES FROM THE SEPTEMBER 8, 2020 SPECIAL BOA MEETING AND THE SEPTEMBER 8, 2020 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE THE CONSENT AGENDA:

CITY OF LAKE SAINT LOUIS
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SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Alderman Vennard made a motion to approve the Consent Agenda. The motion was seconded by Alderman Pellerito and passed unanimously. The following item was approved:

Warrant dated September 21, 2020 in the amount of \$622,562.31

APPOINTMENTS:

Mayor Schweikert recommended the following appointment:

Planning and Zoning Commission

Ken Spoden

Un-expired term ending 12/31/21

MOTION TO APPROVE:

Alderman Turner made a motion to approve the Mayor's appointment of Ken Spoden to Planning and Zoning Commission for the un-expired term ending December 31, 2021. The motion was seconded by Alderman Vennard and passed unanimously. The appointment was approved.

PUBLIC COMMENT:

TABLED:

Resolution No. 08-17-20 (1) – A resolution approving a Site Plan associated with the construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements located on Lot 8 of the Hawk Ridge Business Park and Golf Course.

MOTION TO REMOVE RESOLUTION NO. 08-17-20 (1) FROM THE TABLE:

Alderman Vennard made a motion to remove Resolution No. 08-17-20 (1) from the table. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

DISCUSSION:

CITY OF LAKE SAINT LOUIS
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SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Alderman Potter asked for clarification about the difference between Resolution No. 08-17-20 (1) and Resolution No. 09-21-20 (1).

City staff replied, Resolution No. 08-17-20 (1) Exhibit "A" is the original plan (revision date of July 29, 2020). Resolution No. 09-21-20 (1) Exhibit "A" is the original plan (revision date of July 29, 2020) and the revised building elevations (revision date of September 8, 2020.)

MOTION TO APPROVE RESOLUTION NO. 08-17-20 (1):

Alderman Potter made a motion to approve Resolution No. 08-17-20 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter and Vennard. Nays, Law, Turner and Torlina. Mayor Schweikert cast the tie-breaking vote, "nay". The motion failed.

OLD BUSINESS:

NEW BUSINESS:

Resolution No. 09-21-20 (1) - A resolution approving a Site Plan associated with the construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements located on Lot 8 of the Hawk Ridge Business Park and Golf Course.

Mayor Schweikert read Resolution No. 09-21-20 (1).

MOTION TO APPROVE RESOLUTION NO. 09-21-20 (1):

Alderman Pellerito made a motion to approve Resolution No. 09-21-20 (1). The motion was seconded by Alderman Potter; the poll of the Board being ayes: Pellerito, Potter and Vennard. Nays, Law, Turner and Torlina. Mayor Schweikert cast the tie-breaking vote, "aye". The motion passed.

Bill No. 4363 – An ordinance establishing the annual tax rate and special tax levy for the year 2020 on all property in the City of Lake Saint Louis, St. Charles County, Missouri, and establishing a new ordinance on the same matter.

CITY OF LAKE SAINT LOUIS
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REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 4363. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4363 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 4363. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4363 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4363 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4150.

Alderman Vennard made a motion to approve the second reading of Bill No. 4363 and pass same by assigning Ordinance No. 4150. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4364 – An ordinance to authorize the Mayor and/or City Administrator to enter into a License Agreement with Lake Forest Country Club to install and maintain landscaping irrigation and a monument sign in the island located in the Yard Drive cul-de-sac.

FIRST READING:

Alderman Potter made a motion to authorize the first reading of Bill No. 4364. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4364 was read.

SECOND READING:

Alderman Potter made a motion to authorize the second reading of Bill No. 4364. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4364 was read.

CITY OF LAKE SAINT LOUIS
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(JOURNAL AND MINUTES)

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4364 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4151.

Alderman Potter made a motion to approve the second reading of Bill No. 4364 and pass same by assigning Ordinance No. 4151. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4365 – An ordinance to award a contract to Aspire Construction Services, LLC for work related to the construction of a new restroom facility to serve Deer Ridge Park for the City of Lake Saint Louis, Missouri, and authorize the Mayor and/ or City Administrator to execute said contract on behalf of the City.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 4365. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4365 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 4365. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4365 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4365 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4152.

Alderman Torlina made a motion to approve the second reading of Bill No. 4365 and pass same by assigning Ordinance No. 4152. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4366 – An ordinance amending certain provisions of Municipal Code Title IV: Land Use, related to business associations.

FIRST READING:

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Alderman Law made a motion to authorize the first reading of Bill No. 4366. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4366 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 4366. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4366 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4366 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4153.

Alderman Law made a motion to approve the second reading of Bill No. 4366 and pass same by assigning Ordinance No. 4153. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4367 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2020 and ending June 30, 2021.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 4367. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4367 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 4367. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 4367 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4367 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4154.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Alderman Turner made a motion to approve the second reading of Bill No. 4367 and pass same by assigning Ordinance No. 4154. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

BOARD COMMENTS:

Alderman Law noted his vote on the Hawk Ridge Senior Living Site Plan was hard. He noted his concern about the resources to maintenance the development after 15 years.

Alderman Potter said the Business Park existed before the property owners built their homes. The property owner(s) in the Business Park have the right to develop their property.

Alderman Torlina recommended changing the permitted uses in the BP Zoning District.

Mayor Schweikert said this was a tough decision but while she was not thrilled with the original plan, the revised elevations were better. She noted when she made her decision she considered that the use was and has been permitted the BP Zoning District for the last 20 years. Mayor Schweikert suggested the Board consider amending the permitted building heights in the BP Zoning District.

STAFF:

EXECUTIVE SESSION:

MOTION TO RECESS REGULAR SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Vennard made a motion to recess Regular Session to convene an Executive Session, pursuant to the legal 610.021.1 exemption in the RSMo 610.021. The motion was seconded by Alderman Potter; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 21, 2020

(JOURNAL AND MINUTES)

Regular Session recessed, Executive Session convened at approximately 8:37 p.m.

Having no further legal matters to come before the Board in Executive Session, Alderman Potter made a motion to adjourn Executive Session and reconvene Regular Session. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

RECONVENE:

The regular meeting reconvened at approximately 8:51 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

There being no further business to come before the Board in regular session, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned.

Donna F. Daniel, City Clerk

COMMENTS ON SENIOR APARTMENTS IN HAWK RIDGE BUSINESS PARK

APPROXIMATELY 2 YEARS AGO OUR CITY DEVELOPED ITS FIRST COMPREHENSIVE MASTERPLAN IN WHICH, WITH CITIZEN INPUT, WE DEVELOPED A REVISED PROPERTY USE PLAN (ZONING). CURRENTLY WE ARE ABOUT TO CONSIDER AN ORDINANCE TO FORMALLY CHANGE EXISTING ZONING CLASSIFICATIONS TO WHAT WAS RECOMMENDED IN THIS MASTER PLAN. WHAT APPEARS NOT TO HAVE BEEN REVIEWED IN DEPTH IS PERMITTED USES WITHIN A ZONING CLASSIFICATION.

APPROXIMATELY 20 YEARS AGO THE CITY SOLD TO A DEVELOPER THE EXISTING CITY GOLF COURSE. AS THE OWNERSHIP CHANGED HANDS FOR SEVERAL OF THOSE PARCELS WITHIN THE GOLF COURSE, A BUSINESS PARK ZONING WAS ESTABLISHED AS WELL AS THE SUBDIVISIONS OF HERITAGE OF HAWK RIDGE AND THE ESTATES OF HAWK RIDGE.

OVER THE LAST 20 YEARS BOTH SUBDIVISIONS HAVE BEEN BUILT OUT AND BUSINESSES HAVE BEEN ATTRACTED TO THE BUSINESS PARK PORTION OF THE DEVELOPMENT. IN PARTICULAR I SITE MTM WITH TWO BUILDINGS, ~~HC~~ WHOSE BUILDING WAS COMPLETED LAST YEAR, AS WELL AS THREE OTHER EXISTING BUSINESS OFFICES IN THE PARK AND THE ADJACENT HAWK RIDGE CROSSING JUST UNDER WAY ON LAKE SAINT LOUIS BLVD . THIS IS THE ONLY BUSINESS PARK ZONING IN THE CITY AND HAS BECOME A SOUGHT AFTER LOCATION FOR NON-RETAIL BUSINESSES.

FOR SOME REASON WHEN THE BUSINESS PARK ZONING WAS ESTABLISHED, CERTAIN PERMITTED USES WERE ALLOWED. OVER THESE LAST 20 YEARS, SUCH PERMITTED USES NOW MAKE NO COMMON SENSE. SUCH ITEMS AS CEMETERIES AND APARTMENTS ARE INCLUDED IN THESE PERMITTED USES. BESIDES THE LEGIMATE CONCERNS OF 4 EXISTING ADJACENT RESIDENTIAL COMMUNITIES AND A NEW ONE (WINDSOR PARK) AS TO TRAFFIC CONGESTION AND PROPERTY VALUE, EXISTNG BUSINESS OWNERS AND OWNERS OF YET TO BE DEVELOPED PARCELS WITHIN THE BUSINESS PARK HAVE EXPRESSED CONCERNS FOR THEIR VALUE AND ABILITY TO DEVELOP SIMILAR BUILDINGS AND BUSINESSES THAT CURRENTLY EXIST, IF THESE APARTMENTS ARE ALLOWED TO PROCEED.

I DO NOT OPPOSE SUCH SENIOR APARTMENT HOUSING WITHIN LSL, BUT CERTAINLY NOT IN THIS LOCATION. THESE PROPOSED APARTMENTS ARE NOT AND NEVER WERE IN KEEPING WITH A TRUE BUSINESS PARK DEVELOPMENT CONCEPT. DURING THIS CURRENT PERIOD OF COVID 19 DISRUPTION, I ASK FOR THE EXERCISE OF COMMON SENSE. THEREFORE I ASK MY FELLOW ALDERPERSONS, REGARDLESS OF LEGAL CONSIDERATIONS, TO SHOW RESPECT FOR OUR RESIDENTS, EXISTING BUSINESS OWNERS, AND OWNERS OF YET TO BE DEVELOPED PROPERTY IN THIS BUSINESS PARK, AND REJECT THIS PROPOSED DEVELOPMENT. WE NEED TO DO WHAT IS IN KEEPING WITH GOOD PLANNING PRINCIPLES AND WHAT IS RIGHT.

GARY TURNER, ALDERMAN, WARD ONE

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
ADMINISTRATIVE/FINANCE/
PUBLIC WORKS
JOINT WORK SESSION

SEPTEMBER 21, 2020

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session via teleconference on Monday, September 21, 2020 at 6:26 p.m.

Due to the outbreak of COVID-19, public attendance was through virtual presence. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLuT9VLg>.

ROLL CALL:

Mayor Kathy Schweikert was present and presided over the meeting. Aldermen present were: Mike Potter, Ward II; Gary Torlina, Ward I; Gary Turner, Ward I; John Pellerito, Ward III; Jason Law, Ward III; and Karen Vennard, Ward II. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Louis Clayton, Community Development Director; Chris DiGiuseppi, Police Chief; Derek Koestel, Public Works Director; Adam Cole, IT Administrator; Renee Camp, Finance Director; and George Ertle, Assistant City Administrator.

Use Tax

Chris DiGiuseppi, Police Chief, and Use Tax Committee members, Ken McDonald and Mike Force, suggested the City should consider placing the Use Tax issue on the April 2021 ballot.

The Board held a general discussion about an April 2021 Use Tax ballot issue. Alderman Law expressed his concern that Use Tax revenue might supplant General Fund money. The Board agreed to discuss the Use Tax and Alderman Law's concern at a future work session.

General Discussion

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
ADMINISTRATIVE/FINANCE/
PUBLIC WORKS
JOINT WORK SESSION
SEPTEMBER 21, 2020

ADJOURNMENT:

There being no further business to come before the Board in the Administrative/Finance/Public Works Joint Work Session, the meeting adjourned at approximately 6:52 p.m.

Donna F. Daniel, City Clerk

DRAFT

BILL NO. 4368

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE MAYOR, CITY ADMINISTRATOR, CITY CLERK AND CITY STAFF TO PERFORM ALL ACTS NECESSARY TO ACQUIRE THE EASEMENTS FOR THE RONALD REAGAN AND HAWK RIDGE TRAIL IMPROVEMENT PROJECT.

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri as follows:

SECTION 1. The acquisition by purchase, gift or the power of eminent domain of easements for the Ronald Reagan and Hawk Ridge Trail Improvement Project is declared to be necessary for municipal purposes, and the acquisition of said easements is hereby authorized.

SECTION 2. The Mayor, City Administrator, City Clerk and City Staff are hereby authorized and directed to perform all acts necessary to acquire the easements described above.

SECTION 3. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such steps as they deem necessary and advisable in order to perform and carry out the purpose of this ordinance.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2020.

Kathy Schweikert, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk

APPROVED AS TO FORM: _____
Matthew Reh, City Attorney

BILL NO. 4369

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE PURCHASE AND DELIVERY OF SALT FROM COMPASS MINERALS UNDER THE ST. CHARLES COUNTY COOPERATIVE PURCHASING AGREEMENT FOR THE CITY OF LAKE SAINT LOUIS, MISSOURI.

WHEREAS, the City of Lake Saint Louis did enter into a St. Charles County Cooperative Purchasing Agreement, authorized by Ordinance No. 2836.

NOW, THEREFORE, be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri as follows:

SECTION 1. The Board of Aldermen for the City of Lake Saint Louis approves and authorizes the purchase and delivery of 550 tons of salt from Compass Minerals under the St. Charles County Cooperative Purchasing Agreement for a total price of \$31,322.50.

SECTION 2. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and execute such documents, certificates and instruments as may be necessary to carry out and comply with the intent of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2020.

Kathy Schweikert, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk

APPROVED AS TO FORM: _____
Matthew Reh, City Attorney



Compass Minerals
9900 West 109th Street
Suite 100
Overland Park, KS 66210
www.compassminerals.com

T (800) 323-1641

July 23, 2021

Dear Tony,

Compass Minerals (CMP) appreciates the opportunity to extend pricing to the City of O'Fallon and other participants for the 2020-2021 winter season. Please see the proposed volumes and pricing by destination below for your review and approval.

Destination	Tons	Price per Ton	Pickup Price
City of O'fallon - Feise Rd.	1,280	\$56.70	\$52.50
City of Lake St. Louis	690	\$56.95	\$52.50
City of Elsberry	75	\$57.67	\$52.50
Elsberry Special Road Dist	200	\$57.67	\$52.50
City of Bowling Green	100	\$55.98	\$52.50
City Saint Charles	5,000	\$56.70	\$52.50
Ft Zumwalt School District	500	\$56.70	\$52.50
Lincoln County Hwy	500	\$57.67	\$52.50
City of O'fallon Public Works Dr.	1,280	\$56.70	\$52.50

Should you have any questions please do not hesitate to call me on my direct line at 913-912-2045.

Sincerely,

Austin Welch
Sales Manager – Highway Sales

BILL NO. 4370

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT A BUDGET REVISION FOR THE CITY OF LAKE SAINT LOUIS' BUDGETS FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021.

WHEREAS, the Administrative Finance Committee, for the Board of Aldermen, along with the City Administrator and Finance Director, have studied and prepared budget revisions for the City of Lake Saint Louis' Budgets for the fiscal year July 1, 2020 to June 30, 2021; and

WHEREAS, the Board of Aldermen for the City of Lake Saint Louis has determined it is reasonable and necessary to operate the routine functions of the City government and provide municipal services to the residents; and

WHEREAS, the Board of Aldermen has reviewed the proposed budget revision for the budgets for the fiscal year July 1, 2020 to June 30, 2021 as prepared by Staff and the Administrative Committee.

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri as follows:

SECTION 1. The Board of Aldermen hereby authorizes that the budget revisions for the fiscal year July 1, 2020 to June 30, 2021, a copy of which is marked Exhibit "A", attached hereto and made a part hereof, are hereby adopted in their entirety.

SECTION 2. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and execute such documents, certificates and instruments as may be necessary to carry out and comply with the intent of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 5th DAY OF October, 2020.

Kathy Schweikert, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk

APPROVED AS TO FORM: _____
Matthew Reh, City Attorney

City of Lake Saint Louis
 Budget Transfers & Adjustments
 Fiscal Year 2020/2021

Note: Adjustment for current meeting approval are highlighted

udget A	Ord	Date	Fund 101	Fund 201	Fund 401	Fund 501	Fund 601	Account Number	Account Description	Net \$ Impact	Reason	Rebudget PY	Rebudget PY
No	No	Requested	Amount	Amount	Amount	Amount	Amount			On GF Fund Balance		General Fund	Other Funds
6/30/20 General Fund Balance										(not including deduction for prepaid balance or expenses carried forward to 19/20)			
FY 20/21 original net budgeted revenue										\$	(676,773)		
1E	4128	7/6/2020	10,108.00					101-020-6050	Land Use Code Update	(10,108.00)		\$ 10,108.00	
2E	4128	7/6/2020	16,059.96					101-011-6048	Tyler Property Tax Online Software	(16,059.96)		\$ 16,059.96	
3E	4128	7/6/2020	11,000.00					101-010-6050	Code Book Update - Land Use Code	(11,000.00)		\$ 11,000.00	
4E	4128	7/6/2020	46,717.63					101-030-9100	PD Radio Tower	(46,717.63)		\$ 46,717.63	
5E	4128	7/6/2020					40,000.00	601-060-9239	Founders Parking Lot				\$ 40,000.00
6E	4128	7/6/2020	105,000.00					101-030-9000	Capital - Vehicles	(105,000.00)	Purchase PD vehicles from 19/20 budget	\$ 105,000.00	
7E	4128	7/6/2020	2,400.00					101-060-6050	Other Contracted Services	(2,400.00)	Great Rivers Greenway St. Charles County Master Plan	\$ 2,400.00	
8	4128	7/6/2020	(16,841.50)					101-000-3480	Youth Baseball Revenue	16,841.50			
			7,250.00					101-060-6306	Youth Baseball Expense	(7,250.00)			
			600.00					101-060-5020	Ballfield Lights	(600.00)			
9	4128	7/6/2020	875.00					101-060-6050	Other Contracted Services	(875.00)			
			6,800.00					101-060-5050	Utilities - Water	(6,800.00)			
10	4128	7/6/2020	5,612.30					101-060-6305	Concerts	(5,612.30)	BOA approved offering 2 concerts and 1 movie for the		
			990.00					101-060-6309	Special Events (Movie)	(990.00)	remainder of 2020.		
11E	4132	8/3/2020					40,000.00	601-050-9102	N Henke Utilities				\$ 40,000.00
							99,989.80	601-050-9112	LSL Blvd RAB ROW & Design				\$ 99,989.80
							8,450.00	601-050-9125	N Henke Exhibits and Acquisition				\$ 8,450.00
							95,322.84	601-050-9207	Asphalt Overlay				\$ 95,322.84
							49,790.70	601-050-9228	Dauphine guardrail				\$ 49,790.70
12	4132	8/3/2020	(4,500.00)					101-000-3490	Field Rental/Tournament	4,500.00	No revenue budgeted due to Covid, St Pats requested to		
			900.00					101-060-5050	Water	(900.00)	rent fields for soccer.		
			500.00					101-060-6050	Other contracted	(500.00)			
			800.00					101-060-5160	Supplies	(800.00)			
13	N/A	8/17/2020	575.80					101-030-4170	Salaries-OT	(575.80)			
			(575.80)					101-000-3415	Police OT grants	575.80	OT grants on 7/23 & 7/24		
14	4139	8/17/2020	2,820.00					101-000-3955	Telecom Leases	(2,820.00)	After review of 19/20 account activity		
15	4139	8/17/2020	3,038.00					101-010-4220	Unemployment - PT Receptionists	(3,038.00)	Cover unemployment 7/1-YTD for 2 admin PT receptionists and		
			1,225.00					101-060-4220	Unemployment - PT Receptionist	(1,225.00)	1 parks PT receptionist.		
16	4139	8/17/2020	3,708.00					101-060-4120	Part Time Salaries	(3,708.00)	To cover expenses for 20 weeks of PT park reception duties at		
			284.00					101-060-4240	FICA	(284.00)	reduced hours.		
17	4139	8/17/2020	8,998.00					101-010-4120	Part Time Salaries	(8,998.00)	To cover expenses for 20 weeks of PT reception duties at		
			689.00					101-010-4240	FICA	(689.00)	reduced hours schedule.		
18	4139	8/17/2020	(5,629.00)					101-000-3482	Recreation Programs - Youth	5,629.00	Revenues and expenses for youth soccer that were not included		
			2,800.00					101-060-6302	Youth Soccer Expenses	(2,800.00)	in the original budget		
19	4139	8/17/2020	(13,800.00)					101-000-3480	Youth Baseball Registrations	13,800.00	Revenue and expenses for fall youth baseball program that were		
			7,600.00					101-060-6306	Youth Baseball	(7,600.00)	not included in original budget		
20	4139	8/17/2020	1,400.00					101-060-5160	Ballfield Supplies	(1,400.00)	Increase to three maintenance accounts to operate fall sports		

City of Lake Saint Louis
 Budget Transfers & Adjustments
 Fiscal Year 2020/2021

Note: Adjustment for current meeting approval are highlighted

udget A	Ord	Date	Fund 101	Fund 201	Fund 401	Fund 501	Fund 601	Account Number	Account Description	Net \$ Impact	Reason	Rebudget PY	Rebudget PY
No	No	Requested	Amount	Amount	Amount	Amount	Amount			On GF Fund Balance		General Fund	Other Funds
			1,000.00					101-060-7000	Equipment Repair	(1,000.00)	leagues not originally budgeted		
			1,000.00					101-060-5020	Lights	(1,000.00)			
21	4139	8/17/2020	(21,000.00)					101-000-3416	PD K9 Donation	21,000.00	Budget purchase of K9 vehicle and recognition of related		
			21,000.00					101-030-8501	K9 Program	(21,000.00)	donation from A/C 101-000-1918		
22	4149	9/8/2020	1,092.38					101-030-4170	Salaries-OT	(1,092.38)			
			(1,092.38)					101-000-3415	Police OT grants	1,092.38	OT grants on 7/23 & 7/24		
23	N/A	9/8/2020	3,000.00					101-020-4120	PT Salaries	(3,000.00)	Help with CD inspections		
			229.50					101-020-4240	FICA	(229.50)			
24	4149	9/8/2020	4,717.44					101-011-9600	Computer Replacement	-	Covid reimbursement funds - laptops originally budgeted		
			(4,717.44)					101-000-3419	Other grants		purchased instead for remote workers.		
25	4149	9/8/2020	5,000.00					101-030-4170	Salaries-OT	-	Contract with St Charles County Community College for dispatching		
			(5,000.00)					101-000-3502	Dispatching Services		Funds to be used for PD overtime.		
26E	4149	9/8/2020	36,778.00					101-060-9000	Vehicles	(36,778.00)	Park vehicle purchase not completed in 19/20	36,778.00	
27	4149	9/8/2020	2,568.00					101-030-7800	Maintenance Jail	-	From acct 101-000-1925 for wall in booking required for		
			(2,568.00)					101-000-3801	Prisoner Housing Recoupment		accreditation compliance.		
28	4149	9/8/2020	4,057.74					101-030-7100	Vehicle Maintenance	-	From acct 101-000-1922 DWI Escrow for the purchase of cradle		
			(4,057.74)					101-000-3803	DWI Recoupment Revenue		points for new vehicles.		
29E	4149	9/8/2020					(2,752.19)	601-000-3410	Old N Ph 2&3 O'Fallon Contribution				(2,752.19)
							(26,944.00)	601-000-3440	LSL Blvd N Ph 3 County Grant				(26,944.00)
							(25,000.00)	601-000-3450	LSL Blvd N Ph 2 County Grant				(25,000.00)
							(42,748.00)	601-000-3452	Shoppes Overlay & SW Federal Grant				(42,748.00)
							(966,922.02)	601-000-3460	Old N Ph 1 County Grant				(966,922.02)
							(13,776.00)	601-000-3461	Old N Ph 2&3 County Grant				(13,776.00)
							(51,323.46)	601-000-3464	LSL Blvd RAB County Grant				(51,323.46)
							(192,000.00)	601-000-3470	Old N Ph 2&3 State Grant (Cost Share)				(192,000.00)
							(74,066.00)	601-000-3473	LSL Blvd RAB Federal Grant				(74,066.00)
							(617,404.00)	601-000-3476	Old N Ph 1 TDD Contribution				(617,404.00)
30	4154	9/21/2020					2,752.19	601-000-3410			Correct Public Works previous budget adjustments		
							23,312.00	601-000-3450					
							(5,000.00)	601-000-3468					
31	4154	9/21/2020	410.00					101-030-8501	Salaries - Overtime	-	Repairs to K9 vehicle paid from escrow 101-000-1918		
			(410.00)					101-000-3416	Police OT Grant				
32	4154	9/21/2020	2,091.33					101-030-7100	Maintain Vehicles	-	Pay for docking stations for new vehicles from 101-000-1922		
			(2,091.33)					101-000-3803	Alcohol/Drug Cost Reimbursement				
33	4154	9/21/2020	9,600.00					101-011-9100	Equipment	(9,600.00)	911/Radio Recorder		
34	4154	9/21/2020	11,500.00					101-060-6203	Holiday Lights	(11,500.00)	Lighting trees/dam along LSL Blvd winter 2020		
			500.00					101-060-6050	Other Contracted Services	(500.00)			
35	4154	9/21/2020	856.74					101-050-5295	Rock and Dirt Program	(856.74)	HR on the Green basin rock, creek bank stabilization program'		
36	4154	9/21/2020	530.00					101-040-5110	Office Supplies	(530.00)	Three monitors and dual monitor standing desk required by Show Me Courts		
37	10/5/2020		21,100.00					101-030-9100	Vehicles				
			(21,100.00)					101-000-3416	K9 Donation		Purchase K9 vehicle from acct 101-000-1918		
38	10/5/2020		3,057.79					101-020-6050	Other Contracted Services	(3,057.79)	Purchase of aerial imagery		
39	10/5/2020		23,783.50					101-050-6120	Signal Maintenance Repair	(23,783.50)			

City of Lake Saint Louis
 Budget Transfers & Adjustments
 Fiscal Year 2020/2021

Note: Adjustment for current meeting approval are highlighted

udget A No	Ord No	Date Requested	Fund 101 Amount	Fund 201 Amount	Fund 401 Amount	Fund 501 Amount	Fund 601 Amount	Account Number	Account Description	Net \$ Impact On GF Fund Balance	Reason	Rebudget PY General Fund	Rebudget PY Other Funds
	40	10/5/2020	1,926.90 (1,926.90)					101-030-4185 101-000-3415	Salaries - OT grants Police OT grant revenue	-	Traffic Safety Grants - 7/23-9/9		
	41	10/5/2020	3,161.84 (3,161.84)					101-030-7100 101-000-3803	Maintain Vehicles Alcohol/Drug Cost Reimbursement	-	Use DWI Escrow 101-000-1922 to pay for computers for new vehicles		
(926,184.40) CUMULATIVE BUDGETED ADJUSTMENT IMPACT TO DATE											\$	228,063.59	\$ (1,679,382.33)

Mid Year transfer to capital fund - is from transportation sales tax, road & bridge rebate, Missouri gas and vehicle rebates which are restricted for road construction and maintenance purposes.

RESOLUTION NO. 10-05-20 (1)

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A GRANT APPLICATION REQUESTING FUNDS FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION ON BEHALF OF THE CITY OF LAKE SAINT LOUIS.

WHEREAS, Firehouse Subs Public Safety Foundation provides funding to First Responders and Public Safety Organizations with lifesaving equipment and funding resources; and

WHEREAS, this equipment funding does not require any matching expenditure by the City of Lake Saint Louis; and

WHEREAS, the Lake Saint Louis Police Department has requested authorization to submit an application for an All-Terrain Vehicle (ATV); and

WHEREAS, the Mayor and Board of Aldermen determine that it is necessary, desirable and in the best interest of the City to make application for the aforementioned grant.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN, that the Mayor or Chief of Police is hereby authorized to execute the grant application.

PASSED AND APPROVED THIS _____ DAY OF _____, 2020.

Kathy Schweikert, Mayor

ATTEST: _____
Donna F. Daniel, City Clerk



GRANT APPLICATION

Welcome to Firehouse Subs Public Safety Foundation's digital grant application site.
Thank you for your interest in applying for a grant.

Important Dates:

Portal reopens for 2020 Quarter 4 Grant Applications: July 1, 2020

Portal closes: Wednesday, August 19, 2020, at 5:00 PM ET

Portal reopens for 2021 Quarter 1 Grant Applications: October 1, 2020

Portal closes: Wednesday, November 11, 2020, at 5:00 PM ET

Portal reopens January 1, 2021

Notes:

U.S. applicants, please note, the application process is entirely digital. Please pay close attention to the FAQs and notes as you complete your online grant application.

Canadian applicants, the Firehouse Subs Public Safety Foundation of Canada operates as a separate entity from the U.S. organization, Firehouse Subs Public Safety Foundation, Inc. with a different application process. To learn more and/or request a grant application, email CanadaFoundation@firehousesubs.com.

[Legal \(/Home/LegalStatement\)](#)

[Privacy Policy \(/Home/PrivacyPolicy\)](#)

[FAQ \(/Home/FAQ\)](#)

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[Grant Applicant FAQs \(/Home/FAQ\)](#)

SPECIFICATIONS

2020 MULE PRO-FXT™ RANCH EDITION

EXAMPLE



POWER

Engine	4-stroke, 3-cylinder, DOHC, liquid-cooled, gas
Displacement	812cc
Bore x Stroke	2.83x2.62 in
Compression Ratio	9.5:1
Maximum Torque	48.0 lb-ft @ 3500 rpm
Fuel System	DFI® with 34mm throttle body
Transmission	Continuously Variable Transmission (CVT) with (H,L,N,R)
Final Drive	Selectable 2WD/4WD, shaft. Dual mode rear differential with differential lock
Engine Braking	Yes
Alternator Output (max)	75 amp

CAPABILITY

Front Suspension / Wheel Travel	Double wishbone/8.7 in
Rear Suspension / Wheel Travel	Double wishbone/8.5 (L) /8.7 (R) in
Front Tires	26x9.00-12, radial
Rear Tires	26x11.00-12, radial
Park Brake Type	Independent, Mechanical Disc
Steering	Electric Power Steering (EPS), Tilt steering
Front Brakes	Dual Disc, 2 piston caliper
Rear Brakes	Dual Disc, 1 piston caliper
Ground Clearance	10.0 in
Fuel Capacity	7.9 gal
Turning Radius	16.0 ft
Cargo Bed Dimensions (LxWxH)	42.7 x 53.7 x 11.0 in (3-person) 22.0 x 53.7 x 11.0 in (6-person)
Cargo Bed Capacity	1000 lb (3-person) 350 lb (6-person) (600 lb for California models)
Load Capacity	1567.8 lb
Seating Capacity	3-person (1 row), 6 person (2 row)
Towing Capacity	2000 lb
Lighting	(2) Halogen headlights, (2) Auxiliary LED headlights, (2) Halogen tail/brake lights

DETAILS

Overall Length	136.6 in
Overall Width	64.0 in
Overall Height	79.5 in
Curb Weight	1971.3 lb**
Wheelbase	92.3 in
Instruments	Multi-function display includes digital speedometer, fuel gauge, odometer, hour meter, clock, dual trip meters, 2WD/4WD indicator, water temperature warning indicator, oil pressure warning indicator, fuel injection warning indicator, CVT and EPS warning indicators, neutral, reverse and parking indicators, seatbelt reminder lamps
Wheel Type	Alloy
Color Choices	Metallio Phantom Silver: \$17,199 Metallic Rustic Bronze: \$16,999
Warranty	Kawasaki Strong 3-Year Limited Warranty
Kawasaki Protection Plus™ (optional)	12, 24 or 36 months

**Curb weight includes all necessary materials and fluids to operate correctly, full tank of fuel (more than 90 percent capacity) and tool kit (if supplied).

KAWASAKI.COM

Kawasaki



GRANT APPLICATION

REQUIRED DOCUMENTS

Attachments must be in the form of Word document, PDF, JPEG or Excel file (.doc, .pdf, .jpeg or .xlsx)

Background/History

Brief history of your department or organization, and how this grant will benefit your community. If there are multiple documents, they must be combined into one PDF document. Please note, file size cannot exceed 20 MB.

UPLOAD FILE

This file is required.

Vendor Equipment Quote/Bid

Online quotes will not be accepted.

NOTE: Our organization accepts one vendor quote per application, multiple quotes will not be accepted. You must provide an official vendor quote with the following information for your grant request to be considered. Submitted quotes **MUST** meet the requirements below, please read carefully

- Vendor sales representative first and last name must be included on quote
- Vendor email address must be included on quote
- The name & *physical* address of your organization must be included
- The first and last name of a contact person from your organization must be included
- Only one vendor quote can be submitted. Your application will be marked incomplete if more than one quote is submitted.
- Online quotes will not be accepted
- Must be dated within six months of the application deadline
- Must contain *only* the item(s) pertaining to your grant request
- The total dollar amount and equipment quantities in the vendor quote **MUST MATCH** the total that your department is requesting
- Sales tax and freight charges are included, if applicable
- The cost of maintenance plans and extended warranties are not permissible
- Firehouse Subs Public Safety Foundation will not be responsible for restocking fees or costs related to errors within your quote
- Firehouse Subs Public Safety Foundation will not be responsible for additional shipping costs or tax not included in the submitted quote

NOTE: When requesting a quote from a vendor, we highly recommend sharing our quote requirements with the sales representative and making them aware the quote is for a Firehouse Subs Public Safety Foundation grant application.

UPLOAD FILE

This file is required.

Most recent financial information

If there are multiple documents, they must be combined into one PDF document. Please note, file size cannot exceed 20 MB.

Financials must show revenue and expenses and must include the name of your organization, city or county. One of the following options must be submitted:

- A recent - within one month - Balance Sheet which consists of Assets and Liabilities
- A recent - within one month - Profit & Loss Statement also called an Income Statement
- A current year annual budget showing projected income and expenses
- A previous year audit or 990

UPLOAD FILE

This file is required.

Equipment Inventory

If there are multiple documents, they must be combined into one PDF document. Please note, file size cannot exceed 20 MB.

Please include a list of apparatus, vehicles and other specialized equipment. Submitted equipment inventory documentation must include the name of your organization. The lists we receive vary in length depending on the size and type of organization. (For example, include items such as vehicles, extrication equipment, breathing devices, and personal protective equipment/PPE)

UPLOAD FILE

This file is required.

SAVE « BACK » NEXT

[Legal \(/Home/LegalStatement\)](#)

[Privacy Policy \(/Home/PrivacyPolicy\)](#)

[FAQ \(/Home/FAQ\)](#)

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October 5, 2020

SUPPLEMENTAL PACKET

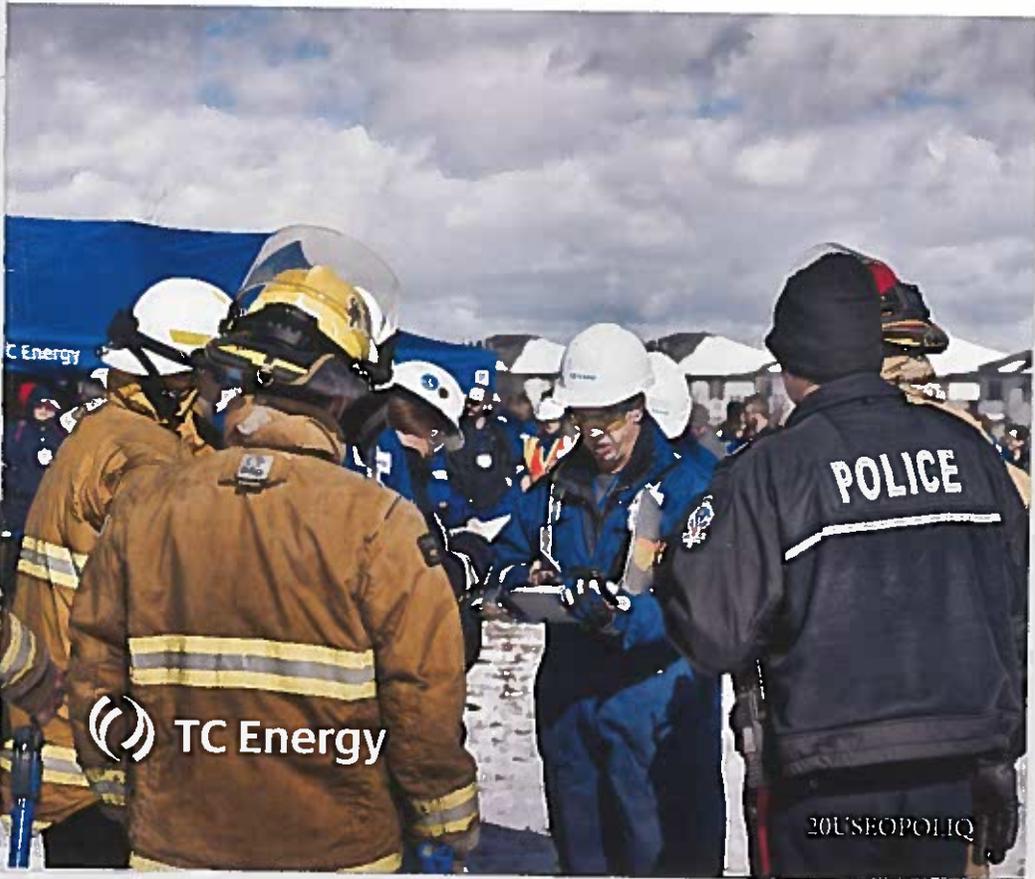
The following items are submitted for your review and information:

1. Brochure – Pipeline Emergency Response Information
2. Brochure – Virtual Pipeline Emergency Response Training

Pipeline emergency response information.

For emergency responders and public officials - Crude oil

Please keep this brochure for future reference in case of an emergency.



Why are you receiving this brochure?

This brochure has been designed to provide basic pipeline safety information including:

- Recognizing the signs of a pipeline leak
- How to respond to a pipeline leak or incident
- How to contact TC Energy in an emergency or for more information
- How to determine the approximate location of pipelines
- Information about pipelines and crude oil
- How TC Energy works to ensure the safety of pipelines

To help you understand the role you play in contributing to pipeline safety, we ask that you review the information provided. If you would like more information or have questions, please contact us at public_awareness@tcenergy.com or call 1-855-458-6715.

In the case of a pipeline emergency, please call 911, and then use the TC Energy emergency number on the nearest pipeline marker, or from the map on the back of this brochure.

TC Energy respects your privacy. To find out more about TC Energy's commitment to privacy and protecting your personal information, please see www.TCenergy.com/privacy

TC Energy's response to a pipeline incident

A pipeline incident could involve an uncontrolled or unplanned release of natural gas or oil from the pipeline system. TC Energy's state-of-the-art leak detection systems, elevated safety features and specially trained staff ensure that leaks will be quickly identified and addressed.

In the unlikely event an incident should occur, TC Energy's top priorities are to ensure the safety of the public and emergency responders, and to minimize effects on the environment and surrounding properties. TC Energy will immediately respond by:

- Shutting down the affected pipeline if necessary
- Isolating the impacted section of the pipeline through either automatic valve shutoff or manual valve operation.
- Dispatching emergency personnel to the location of the incident

Trained crews that are dispatched to the site will coordinate a response with local emergency services. TC Energy will not restart the pipeline until the issue has been addressed and it is safe to do so, with the approval of industry regulators. TC Energy's policies and practices for emergency response planning go above and beyond the standard regulatory requirements for emergency response.

Role of emergency responders and public officials

We view the communities we operate in as emergency response partners. We will work collaboratively with emergency responders, extending invitations to participate in exercises and training.

TC Energy uses the Incident Command System structure to manage any emergency response. In the event of an emergency, we hope to work with emergency response officials in a Unified Command approach to ensure everyone is familiar with local operations and related safety issues. TC Energy does not expect volunteer or dedicated emergency services to have the equipment or specific experience needed to respond to a leak or rupture along our pipeline system. As established leaders in their community, local emergency responders are expected to protect the public by conducting evacuations and emergency rescue operations if necessary.

TC Energy's operations extend across North America with established offices in various communities. Each region is fully staffed with qualified employees trained in pipeline safety and emergency response to ensure the safe and efficient operation of the facilities in the area.



Actions for emergency services

Do

- Protect yourselves and the public.
- Contain and control secondary fires if safe to do so.
- Provide traffic and crowd control.
- Secure the site and establish a safe zone to ensure public safety.
- Evacuate unnecessary personnel.
- Monitor for LEL, H₂S and benzene if possible.
- Eliminate all ignition sources if safe to do so.
- Provide first aid as needed.
- Allow TC Energy employees clear and quick access to the emergency site.

Do not

- Attempt to operate any valves.
- Go near the incident area until a hazard assessment has been conducted by TC Energy.
- Attempt to contain the spill or leaked product.

If someone suspects or reports a leak

If there is evidence of any of the typical signs of a leak listed in this brochure, or any other unusual sights, sounds or smells near a pipeline location, it is important that these steps are followed:

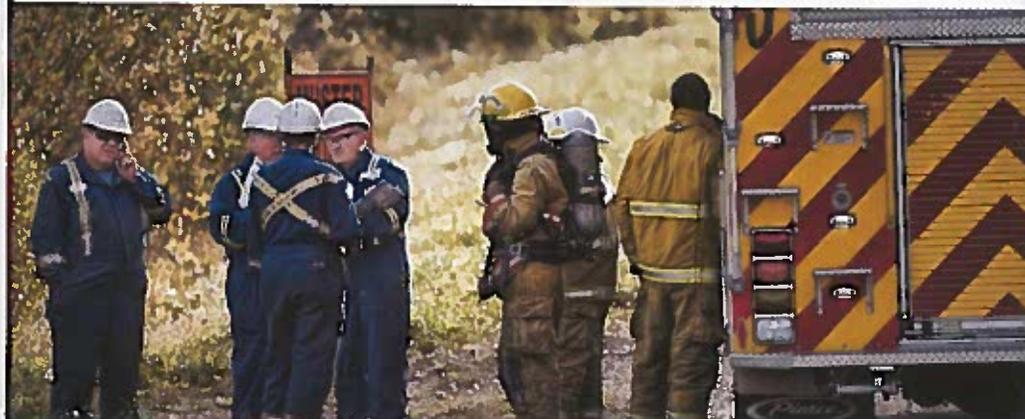
Leave the area on foot immediately.

Move to a safe location and call '911'.

Call TC Energy's emergency number which is found on all pipeline markers, facility gates, and at the back of this brochure.

Stay upwind to avoid vapors or contact with leaking product.

Warn others to stay away.



Recognizing a crude oil pipeline leak

Although a pipeline leak is rare, it is important to know how to recognize the signs. Use your senses of smell, sight and hearing to detect a potential pipeline leak.



Smell

Crude oil can have a 'rotten egg', gasoline, tar or "skunk-like" odor.



Sight

Crude oil is an amber/black liquid which can display as a black patch or pool on the ground, or a rainbow sheen or black liquid on top of water. A leak can also cause discolored vegetation on or near a pipeline in an area that is usually green, or stained or melted snow/ice over the pipeline area.



Sound

A leak can result in a hissing noise or a loud roar, depending on the size of the release.

Possible hazards of a crude oil leak or rupture

- Crude oil may be flammable and explosive under certain conditions
- Dizziness or suffocation can occur if the vapors displace oxygen in an enclosed area or occur in conditions that allow high concentration

Emergency response plans and emergency management manual

Emergency Response Plans include procedures to ensure required notifications and response actions are carried out as efficiently and safely as possible. Visit <https://www.tcenergy.com/emergency-preparedness> under "Request a Plan" to access the Emergency Response Plan for your area. You can also find the Emergency Management Corporate Program Manual in the same location.

Education and training

When possible, TC Energy offers in-person sessions to share information about our collaborative emergency response plans to Emergency Responders and Public Officials. To request one of these sessions, contact public_awareness@tcenergy.com. Access on-line training for pipeline emergency response through the National Association of State Fire Marshals' emergency responders portal. Visit www.nasfm-training.org/pipeline for more information.

Community investment

Our Build Strong program supports local first responder organizations by helping to provide or fund the tools and resources communities need to go home safely, every day. To learn more about our Community Investment program, or to apply for funding, visit www.tcenergy.com/buildstrong.



Prevent an incident, before it happens



CALL 811—it's free

The best safety practices stop accidents before they happen. Just like you won't drill into a wall without knowing where the studs are, it makes sense to find out where the underground utilities are located. Unfortunately, digging without a locate is the leading cause of pipeline incidents.

Before conducting any excavation, either by hand or with machinery, contact your local One-Call center at least 2 days in advance by calling '811' – America's national toll-free number for requesting underground utility location.

The One-Call Center will notify the facility owners in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you to avoid damaging them. Even with a locate, any excavation on a TC Energy right-of-way requires a TC Energy representative present.

A notification to the One-Call Center is required by law in the United States. The service is free and could prevent accidents, injuries or deaths.

Learn more about the One-Call requirements in your state by visiting www.call811.com

Know what utility markings mean

When you request a locate, colored flags and/or paint are used to mark the location and type of underground utility.

Proposed excavation

Temporary survey markings

Electric power lines, cables, conduit and lighting cables

Gas, oil, steam, petroleum or gaseous materials

Communication, alarm or signal lines, cables or conduit

Potable water

Reclaimed water, irrigation and slurry lines

Sewers and drain lines

Recognizing a pipeline in your area

The general location of pipelines can be determined by two characteristics: a pipeline right-of-way (ROW) and pipeline markers.

Right-of-way

- A ROW can usually be recognized as a cleared strip of land in a linear or fairly straight line, cleared of structures and trees.
- The ROW contains the pipeline and a buffer area that usually extends 25 feet or more on either side of the pipeline where certain activities are restricted to ensure the continued safety and integrity of the pipeline.
- The ROW must be kept clear of fences, buildings, trees or any other type of structure. The impact of a fence post, weight of a shed or the roots of a tree can cause either immediate or long-term damage to the pipeline.
- These could also impede access to the area for any required maintenance or emergency situations, resulting in safety risks and possible costly impacts to structures on the ROW.

Pipeline markers

- Found within line-of-sight on a ROW and at locations where the pipeline crosses streets, highways, waterways and railways.
- Markers only show the approximate location of the pipeline, and the depth of the line may vary. **You CANNOT use pipeline markers as a determination of where or where not to dig.**
- Pipeline markers display the pipeline operator, emergency number and the product transported in the pipeline.
- It is against the law to willfully deface, damage, remove or destroy any pipeline sign.
- Only a TC Energy representative can determine the location and depth of the pipeline. Pipelines may not follow a straight course between marker signs.



Warning sign



Line marker



Vent marker



Aerial marker

What does TC Energy do to ensure pipeline safety?

TC Energy conducts a rigorous pipeline maintenance program to ensure the integrity and safety of our systems. This includes but is not limited to:

- 24/7 monitoring of our facilities
- In-line inspections of pipelines that can identify the smallest of issues or defects for repair
- Regular patrols of the right-of-way
- Multiple shut-down valves to isolate and limit potential releases
- Cathodic protection to prevent corrosion
- Hydrostatic testing
- Investigative digs
- Ground surveys

In addition to this, TC Energy invests millions every year in R&D to improve and enhance the safety of our pipelines, from smart drone patrolling, fiber optic monitoring, GHG reduction and environmental sustainability. TC Energy's employees are trained to meet all mandated federal requirements for Pipeline Operator Qualifications in the U.S.

In accordance with federal regulations, some segments along TC Energy's pipelines have been designated as High Consequence Areas (HCAs) where extra precautions are taken, known as Integrity Management Programs (IMPS). For information regarding these measures, contact TC Energy at public_awareness@tcenergy.com.



"Pipeline Inspection Gauges, or 'PIGs' travel through the pipeline to collect information that can then be analyzed to spot imperfections, corrosion, dents or other signs that maintenance may be needed."

Consequences of unsafe digging

Please familiarize yourself with the potential consequences of unsafe excavation, including the significant financial costs and fines that may apply in your state. In some cases, expenses or fines may be levied even if no damage occurred.



Interrupted services such as electricity, gas and water.

Underground utilities are damaged every two minutes in the United States due to unsafe excavation work*. Some utilities are buried as little as 12 inches below the surface, so even a simple shovel can cause serious damage.



Fines and repair costs to fix the underground utility line(s).

Enforcement guidelines are state-specific, but you can learn more about the rules in your state at www.811.com. Fines can run into the thousands of dollars, and repairs would likely cost much more than your original project.



Risk of serious injuries and death.

Since 2008, the Pipeline and Hazardous Materials Safety Administration (PHMSA) has reported 715 injured workers and 79 fatalities due to damages done to underground infrastructures during excavation work**.

*2017, Common Ground Alliance, DIRT Report

**2018, <https://hlp.phmsa.dot.gov/analyticsSOAP/saw.dll?Portalpages>

Purpose of pipelines and pipeline facilities

Pipelines are the safest and most efficient method to transport the energy that we need and use every day. Our pipelines and pipeline facilities are built using industry best practices, which include using the highest quality materials during construction and implementing a rigorous pipeline maintenance program. This includes the facilities required to safely operate the pipeline, like pump stations and tank terminals.

Pump stations are necessary to maintain controlled and appropriate pressure and flow along the length of the pipeline to ensure continuous and safe operation.

Tank terminal is an industry term for a storage facility. They consist of a number of interconnected storage tanks where oil is measured and collected until it is ready to be transported through the pipeline.

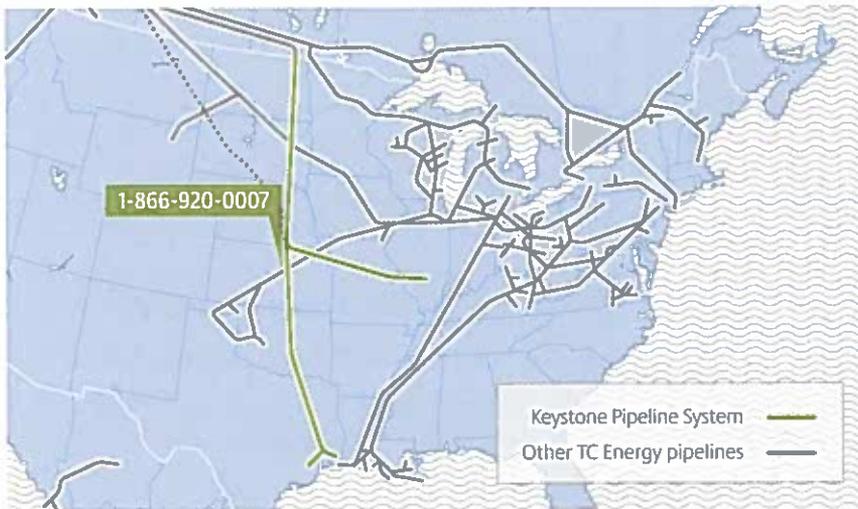
Important information about crude oil

Crude oil is a liquid mixture of naturally occurring petroleum hydrocarbons. Crude oil is amber to black in colour depending on the source. It can possess a rotten egg, gasoline, tar or skunk-like odour.

Crude oil vapours are volatile, and can be flammable and explosive. Vapours are heavier than air and can travel along the ground in low-lying areas. Oil vapours can be ignited by many sources including cellular phones, radios and vehicles. Crude oil can contain varying levels of hydrogen sulfide (H₂S), an extremely poisonous gas. H₂S vapors can cause eye, skin and respiratory tract irritation, and can be lethal.

Since the oil batched in an oil pipeline changes regularly, the specific Safety Data Sheet for the product in question will be provided in the event of an emergency.





US One Call Center 811
 Online requests. www.call811.com

General inquiries

Public Awareness 1-855-458-6715
 Landowner inquiries 1-877-287-1782
 Crossing requests. 1-800-562-8931
 Crossing email us_crossings@tcenergy.com

Emergency numbers

Use the map above to find the emergency number for pipelines in your area. If you are unsure of which number to use in your area, calling any one of them will still ensure your call is directed to the appropriate operations center.

Keystone Pipeline System 1-866-920-0007

TC Energy is regulated by US Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) in the United States.

Further information regarding pipelines located in your community can be accessed through the National Pipeline Mapping System at www.npms.phmsa.dot.gov.



VIRTUAL PIPELINE EMERGENCY RESPONSE TRAINING See Schedule Inside

1 Register your company at rsvp.pdigm.com

- All employees can attend

2 At the **Virtual** Pipeline Safety Training you will receive:

- Up to date pipeline materials with contact information
- Communication with your local pipeline operators



More pipeline operators and first responders attend these programs than any other pipeline safety program in the nation.

ADDITIONAL PIPELINE INFORMATION



HOW WOULD YOU KNOW WHERE A PIPELINE IS?

Most pipelines are underground. Pipeline rights-of-way are clearly identified by pipeline markers along pipeline routes.

Pipeline Markers

- Identify the approximate—NOT EXACT—location of the pipeline.
- Every marker contains information identifying the company that operates the pipeline, the product transported, and a phone number that should be called in the event of an emergency.
- Markers do not indicate pipeline burial depth, which will vary.
- Markers are typically seen where a pipeline intersects a street, highway or railway.
- It is a federal crime for any person to willfully deface, damage, remove, or destroy any pipeline marker.



RECOGNIZING A PIPELINE LEAK

Sight:

- Liquid pools
- Continuous bubbling in wet or flooded areas
- Oily sheen on water surfaces
- Vaporous fogs or blowing dirt around a pipeline area
- Dead or discolored plants
- Frozen ground in warm weather
- Natural gas:
 - Colorless
 - Vapor and "ground frosting" may be visible at high pressures.
- Natural gas leaks:
 - Indicated by dust blowing from a hole in the ground
 - Flames if the leak is ignited.

Sound:

- Quiet hissing to a loud roar depending on the size of the leak and pipeline system.

Smell:

- An unusual smell, petroleum or gaseous odor.
- Natural Gas and Highly Volatile Liquids (HVL) Colorless, tasteless and odorless unless odorants, such as Mercaptan, is added.

Most HVLs contain a slight hydrocarbon or pungent odor. Most are non-toxic; however, products such as ammonia are considered a toxic chemical and can burn the senses. If inhaled HVLs may cause dizziness or asphyxiation without warning.



IDENTIFIED SITE REGISTRY

Pipeline operators need your help keeping people and property safe.

Identified Sites - locations where many people occupy an area near a pipeline asset or facility. These are places where people may gather from time to time for a variety of reasons.

Some of these sites are very difficult for companies to obtain without help from those with local knowledge of the area.

Please use the following website to gain secure access, so you can assist in identifying sites where people congregate in your community:

<https://my.spatialobjects.com/admin/register/ISR>

Pipeline operators are required by law to work with public officials who have safety, emergency response, or planning responsibilities that can provide quality information regarding identified sites.



FREQUENTLY ASKED QUESTIONS

Who should attend?

All public officials are welcome to attend and participate in the Coordinated Response Exercise (CoRE).

Why should I attend?

Regulations suggest local government and public officials should help protect, recognize, report, and respond to suspected pipeline emergencies.

Learn:

- Products transported through your communities
- Leak recognition and response
- Emergency preparedness communications

Additionally, officials participating in the CoRE program will network and pre-plan with local responders and operators to learn financial responsibilities and tactics.

How much does it cost to attend?

Training is provided by local pipeline operators at no cost to attendees.

How many people from my company should attend?

All excavators should attend. Please RSVP in advance of the program.

2020 PIPELINE ASSOCIATION OF MISSOURI EMERGENCY RESPONSE EXERCISE

TACTICAL PIPELINE RESPONSE TRAINING

NEW DISCUSSION BASED SCENARIO EXERCISES

- Receive updated information and build relationships with your local pipeline operators

Local Government Officials

- Do we have a pipeline emergency?
- Where is the leak or response?
- Whom do we notify?
- Is there an immediate threat to life or property?
- Should emergency responders shut down the pipeline?
- Do we need to start an evacuation or other public protective action?
- Will other resources (local, state, federal, private industry) be required?

ONLINE TRAINING

CoRE	HSEEP/MERC
9:00 am - 11:00 am	9:00 am - 11:30 am
6:00 pm - 8:00 pm	6:00 pm - 8:30 pm

PROGRAM

- Know the Operators.....Know their Products
- Receive up-to-date safety protocols
- Virtual Incident Scenario
- On-Scene Chemistry/Hazmat Basics
- Safe Digging Practices (811)

The University of Missouri Fire and Rescue Training Institute (MU FRTI), as a partner provider, will be registering participants that attend these meetings. In doing so, participants will receive completion certificates and appropriate CEUs that may include: Missouri Division of Fire Safety, Fire Inspector, Fire Investigator, Fire Instructor; or, Missouri POST CLE's as applicable. In addition, MU FRTI maintains student records for lifetime credit and can be retrieved upon request by students through our Transcript service.



REGISTRATION

To register please visit showmepipeline.com/meeting_schedule. Select the meeting you wish to register for. Once completed you will receive a confirmation email with links and instructions on how to join the virtual meeting. For questions or additional information, contact us at (844) 693-7788 or visit our website at showmepipeline.com.

2020 PIPELINE ASSOCIATION OF MISSOURI OPERATORS

BP Pipelines (North America), Inc.
Buckeye Partners, LP
City of Fulton
Empire District Gas Company
Enable Midstream Partners, LP
Enbridge Energy Company, Inc
Enterprise Products Company
Explorer Pipeline Company
Flint Hills Resources Pipelines and Terminals
Liberty Utilities
Magellan Midstream Partners, L.P.
Marathon Pipe Line LLC
MoGas Pipeline LLC
NuStar Pipeline Operating Partnership, L.P.

Omega Pipeline Company
ONEOK North System L.L.C.
Panhandle Eastern Pipe Line Company
Permian Express Partners
Platte Pipe Line Company, LLC
Razorback Pipeline LLC (Transmontaigne)
Sinclair Transportation Company
Spire Missouri Inc - East Division
Spire Missouri Inc - West Division
Summit Natural Gas of Missouri
Tallgrass Energy
TC Energy - ANR Pipeline Company
TC Energy - Keystone Pipeline
Texas Eastern Transmission, LP



Meetings subject to change. Please visit showmepipeline.com for updates and to learn more about your local pipeline operators.

#	City	Date	Time
1	Jackson*	10/06/20	9:00 AM
2	Sikeston	10/06/20	6:00 PM
3	Cuba	10/07/20	9:00 AM
4	Eminence*	10/07/20	6:00 PM
5	Chesterfield	10/08/20	9:00 AM
6	Gerald*	10/08/20	6:00 PM
7	Hannibal*	10/13/20	9:00 AM
8	Mexico	10/13/20	6:00 PM
9	Jefferson City*	10/14/20	9:00 AM
10	Waynesville*	10/14/20	6:00 PM

#	City	Date	Time
11	West Plains	10/15/20	9:00 AM
12	Mountain Grove	10/15/20	6:00 PM
13	Maryville*	10/20/20	6:00 PM
14	Carrollton	10/21/20	6:00 PM
15	Kansas City*	10/22/20	6:00 PM
16	Branson	10/27/20	6:00 PM
17	Buffalo	10/28/20	6:00 PM
18	Joplin*	10/29/20	9:00 AM
19	Nevada	10/29/20	6:00 PM

* HSEEP meeting. Program run time: 150 minutes

Pipeline Association of Missouri (PAM) in conjunction with the Missouri Emergency Response Commission (MERC) and the State of Missouri Emergency Management Agency (SEMA) and the University of Missouri Fire and Rescue Training Institute is bringing thirteen uniquely innovative HSEEP opportunities to discuss and implement emergency planning activities for local emergency responders and pipeline companies in the “show me” state. This approach combines a workshop with a facilitated tabletop exercise lasting for about two hours. This event is intended to increase the overall preparedness of both pipeline companies and local governments, assist in validating their existing emergency plans, and present the opportunity to identify both strengths and opportunities for improvement in their existing emergency response systems.



FINANCIAL SUPPLEMENT TO BOARD OF ALDERMEN PACKET

BOARD OF ALDERMEN

10/05/20

A. Warrant

Renee Camp, Finance Director
9/30/20

BOARD OF ALDERMEN
10-05-2020
WARRANT

FUND	DESCRIPTION	DATE	AMOUNT
AP PAYMENTS	(See Attached)	9-18-2020	2,949.55
		9-25-2020	116,080.70
		10-07-2020	105,401.82
P Card Statement		9-25-2020	50,183.48
ACH TRANSFERS		9-29-2020	117,154.32
PAYROLL		9-24-2020	158,734.83
			<hr/> 550,504.70

MAYOR
CITY CLERK



Lake Saint Louis, MO

Warrant Register Early EFT's 9/18/2020

et: APPKT00503 - Early EFT Payments 9/18/2020

Vendor Name	Description (Item)	Account Number	Payment Number	Payment Date	Amount
Fund: 101 - GENERAL FUND					
Department: 000 - NON DEPARTMENTAL					
Wayne Knaust	Garnishment 9-10-2020	101-000-1410	11888	09/18/2020	119.04
Department 000 - NON DEPARTMENTAL Total:					119.04
Department: 011 - INFO TECHNOLOGY					
LEAF	Aug.2020 CH Copier	101-011-6130	11884	09/18/2020	134.40
Department 011 - INFO TECHNOLOGY Total:					134.40
Department: 015 - FINANCE					
WELLS FARGO FINANCIAL	7/29-8/238/20 Mail Equipm	101-015-6130	11889	09/18/2020	127.73
WELLS FARGO FINANCIAL	8/29-9/28/20 Mail Equip. Ls.	101-015-6130	11889	09/18/2020	127.73
AMAZON/SYNCB	Finance-stapler`	101-015-5110	11883	09/18/2020	6.58
Department 015 - FINANCE Total:					262.04
Department: 020 - COMMUNITY DEVELOPMENT					
VERIZON WIRELESS	7/24-8/23/20 Cell phones	101-020-5005	11887	09/18/2020	340.52
Department 020 - COMMUNITY DEVELOPMENT Total:					340.52
Department: 030 - POLICE					
US BANK EQUIPMENT FINAN	8/20-9/20/20 PD COpier Ls.	101-030-7400	11885	09/18/2020	207.73
VERIZON WIRELESS	7/24-8/23/20 Cell phones	101-030-5005	11887	09/18/2020	1,228.81
Department 030 - POLICE Total:					1,436.54
Department: 050 - PUBLIC WORKS					
US BANK EQUIPMENT FINAN	8/20-9/20/20 PW Copier lea	101-050-6130	11886	09/18/2020	249.45
VERIZON WIRELESS	7/24-8/23/20 Cell phones	101-050-5005	11887	09/18/2020	344.11
Department 050 - PUBLIC WORKS Total:					593.56
Department: 060 - PARK & RECREATION					
VERIZON WIRELESS	7/24-8/23/20 Cell phones	101-060-5005	11887	09/18/2020	63.45
Department 060 - PARK & RECREATION Total:					63.45
Fund 101 - GENERAL FUND Total:					2,949.55
Grand Total:					2,949.55

Fund Summary

Fund	Expense Amount
101 - GENERAL FUND	2,949.55
Grand Total:	2,949.55

Account Summary

Account Number	Account Name	Expense Amount
101-000-1410	ESCROW-WAGE GARNIS	119.04
101-011-6130	RENT/LEASE EQUIPMEN	134.40
101-015-5110	OFFICE SUPPLIES	6.58
101-015-6130	RENT/LEASE EQUIPMEN	255.46
101-020-5005	MOBILE TELEPHONE	340.52
101-030-5005	MOBILE TELEPHONE	1,228.81
101-030-7400	REPAIR/MAINT-OFFICE E	207.73
101-050-5005	MOBILE PHONE	344.11
101-050-6130	RENT/LEASE EQUIPMEN	249.45
101-060-5005	MOBILE TELEPHONE	63.45
Grand Total:		2,949.55

Project Account Summary

Project Account Key	Expense Amount
None	2,949.55
Grand Total:	2,949.55



Lake Saint Louis, MO

Warrant Register 9-25-20 EFT's

Packet: APPKT00506 - 9/25/2020 EFT payments

Vendor Name	Description (Item)	Account Number	Payment Number	Payment Date	Amount
Fund: 101 - GENERAL FUND					
Department: 000 - NON DEPARTMENTAL					
VISION BENEFITS OF AMERIC	October 2020 Vision (Group	101-000-0302	11896	09/25/2020	673.79
Department 000 - NON DEPARTMENTAL Total:					673.79
Department: 010 - ADMINISTRATION					
ST LOUIS AREA INSURANCE T	October 2020Health Insuran	101-010-4200	11895	09/25/2020	5,436.62
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-010-4200	11893	09/25/2020	348.48
Department 010 - ADMINISTRATION Total:					5,785.10
Department: 011 - INFO TECHNOLOGY					
CHARTER COMMUNICATION	9/19-10/18/20 CH Fiber #83	101-011-5000	11892	09/25/2020	1,956.52
CHARTER COMMUNICATION	9/19-10/18/20 PW Fiber #83	101-011-5000	11891	09/25/2020	612.67
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-011-4200	11895	09/25/2020	1,708.67
LEAF	Oct.2020 CH Copier	101-011-6130	11894	09/25/2020	147.84
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-011-4200	11893	09/25/2020	126.93
Department 011 - INFO TECHNOLOGY Total:					4,552.63
Department: 015 - FINANCE					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-015-4200	11895	09/25/2020	4,193.97
AMAZON/SYNCB	Fin-Postage meter sealer sol	101-015-5110	11890	09/25/2020	24.95
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-015-4200	11893	09/25/2020	274.63
Department 015 - FINANCE Total:					4,493.55
Department: 020 - COMMUNITY DEVELOPMENT					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-020-4200	11895	09/25/2020	8,698.67
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-020-4200	11893	09/25/2020	607.43
Department 020 - COMMUNITY DEVELOPMENT Total:					9,306.10
Department: 030 - POLICE					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-030-4200	11895	09/25/2020	48,930.22
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-030-4200	11893	09/25/2020	3,385.02
Department 030 - POLICE Total:					52,315.24
Department: 040 - COURT					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-040-4200	11895	09/25/2020	2,485.30
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-040-4200	11893	09/25/2020	147.70
Department 040 - COURT Total:					2,633.00
Department: 050 - PUBLIC WORKS					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-050-4200	11895	09/25/2020	20,814.68
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-050-4200	11893	09/25/2020	1,542.57
Department 050 - PUBLIC WORKS Total:					22,357.25
Department: 060 - PARK & RECREATION					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-060-4200	11895	09/25/2020	11,339.37
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-060-4200	11893	09/25/2020	789.07
Department 060 - PARK & RECREATION Total:					12,128.44
Department: 080 - PROPERTY MANAGEMENT					
ST LOUIS AREA INSURANCE T	October 2020 Health Insuran	101-080-4200	11895	09/25/2020	1,708.67
DELTA DENTAL OF MISSOURI	October 2020 Dental #0717-	101-080-4200	11893	09/25/2020	126.93
Department 080 - PROPERTY MANAGEMENT Total:					1,835.60
Fund 101 - GENERAL FUND Total:					116,080.70
Grand Total:					116,080.70

Fund Summary

Fund	Expense Amount
101 - GENERAL FUND	116,080.70
Grand Total:	116,080.70

Account Summary

Account Number	Account Name	Expense Amount
101-000-0302	VOL VISION INSURANCE	673.79
101-010-4200	MEDICAL INSURANCE	5,785.10
101-011-4200	MEDICAL INSURANCE	1,835.60
101-011-5000	TELEPHONE	2,569.19
101-011-6130	RENT/LEASE EQUIPMEN	147.84
101-015-4200	MEDICAL INSURANCE	4,468.60
101-015-5110	OFFICE SUPPLIES	24.95
101-020-4200	MEDICAL INSURANCE	9,306.10
101-030-4200	MEDICAL INSURANCE	52,315.24
101-040-4200	MEDICAL INSURANCE	2,633.00
101-050-4200	MEDICAL INSURANCE	22,357.25
101-060-4200	MEDICAL INSURANCE	12,128.44
101-080-4200	MEDICAL INSURANCE	1,835.60
Grand Total:	116,080.70	

Project Account Summary

Project Account Key	Expense Amount
None	116,080.70
Grand Total:	116,080.70



Lake Saint Louis, MO

Warrant Register 10/7/2020 EFT

et: APPKT00511 - 10/5/20 BOA/10/7/2020 EFT's

Vendor Name	Description (Item)	Account Number	Payment Number	Payment Date	Amount
Fund: 101 - GENERAL FUND					
Department: 000 - NON DEPARTMENTAL					
CONFERENCE TECHNOLOGIE	Serv. agreement 7/1/21-9/3	101-000-0530	11907	10/07/2020	107.58
PMAM CORPORATION	7/1/21-7/31/2021 PD Huma	101-000-0540	11934	10/07/2020	146.13
LEADS ONLINE LLC	7/1/21-10/31/21 PD-Leads o	101-000-0515	11921	10/07/2020	380.00
MISSOURI LAWYERS MEDIA	Proj#PZ-20-10 Site plan-Edis	101-000-1765	11929	10/07/2020	103.60
MISSOURI LAWYERS MEDIA	Proj#PZ-20-8 Site plan-S. Tha	101-000-1765	11928	10/07/2020	110.40
Wayne Knaust	9/24/2020 garnishment	101-000-1410	11954	10/07/2020	122.05
Primo Reporting Service	Proj#BOAD-20-4 Reporter-Bo	101-000-1760	11936	10/07/2020	125.00
Realty Investment Funding	PZ-20-9 Chapa (1005 Bridal S	101-000-1765	11937	10/07/2020	442.20
McKelvey Homes	R20-000109 403 Filipp Ln. Es	101-000-1775	11926	10/07/2020	2,275.00
MCBRIDE DUELLO LLC	McBride Duello R20-000120	101-000-1775	11925	10/07/2020	3,425.00
MCBRIDE DUELLO LLC	McBride Duello R20-000185	101-000-1775	11925	10/07/2020	4,150.50
MCBRIDE DUELLO LLC	R20-000199 508 Golden Leaf	101-000-1775	11925	10/07/2020	3,425.00
Department 000 - NON DEPARTMENTAL Total:					14,812.46
Department: 010 - ADMINISTRATION					
PREFERRED RESOURCE NET	10/1-20-3/31/21 EAP Service	101-010-6050	11935	10/07/2020	976.50
Department 010 - ADMINISTRATION Total:					976.50
Department: 011 - INFO TECHNOLOGY					
CONFERENCE TECHNOLOGIE	Serv.agreement 10/1/20-6/3	101-011-6047	11907	10/07/2020	322.92
DELL MARKETING L.P.	PW GIS Optilex 5070 comput	101-011-9600	11909	10/07/2020	1,020.19
Department 011 - INFO TECHNOLOGY Total:					1,343.11
Department: 015 - FINANCE					
MARXAM LLC	Labels for postage meter	101-015-5110	11924	10/07/2020	39.00
IMAGENET CONSULTING LLC	9/1-9/30/20 lease printers	101-015-6130	11914	10/07/2020	25.00
IMAGENET CONSULTING LLC	9/1-9/30/20 Maint. Fin. Cop	101-015-7400	11914	10/07/2020	190.76
Department 015 - FINANCE Total:					254.76
Department: 020 - COMMUNITY DEVELOPMENT					
PGAV PLANNERS, LLC	Development Code updates	101-020-6050	11933	10/07/2020	10,108.31
TOP TURF, LLC	Mow 1211 Flagstone Ter.	101-020-6160	11952	10/07/2020	42.00
ST CHAR CO FINANCE	2020 Assessment Ortho Ima	101-020-6050	11943	10/07/2020	3,057.79
Department 020 - COMMUNITY DEVELOPMENT Total:					13,208.10
Department: 030 - POLICE					
ST LUKE'S WORKPLACE HEAL	PD-Pre emplyee exam	101-030-6050	11945	10/07/2020	131.00
FIRESTONE COMPLETE AUTO	PD106-standard oil change	101-030-7100	11910	10/07/2020	21.99
FIRESTONE COMPLETE AUTO	PD#103 Oil change,veh.insp.	101-030-7100	11910	10/07/2020	45.99
FIRESTONE COMPLETE AUTO	PD101-standard oil change	101-030-7100	11910	10/07/2020	24.95
PMAM CORPORATION	8/1/20-6/30/2021 PD Huma	101-030-6051	11934	10/07/2020	1,607.37
LEADS ONLINE LLC	11/1/20-6/30/21 PD-Leads o	101-030-6050	11921	10/07/2020	760.00
REJIS COMMISSION	9/2020 PD subscription	101-030-6050	11938	10/07/2020	100.00
MINUTEMAN PRESS	PD-lot 500 business cards	101-030-5120	11927	10/07/2020	38.02
MINUTEMAN PRESS	PD-4 sets of 500 business car	101-030-5120	11927	10/07/2020	102.58
LEON UNIFORM COMPANY I	PD-Police reflective transfers	101-030-4650	11922	10/07/2020	22.00
LEON UNIFORM COMPANY I	PD-Silver lettering	101-030-4650	11922	10/07/2020	29.90
LEON UNIFORM COMPANY I	PD-polos	101-030-4650	11922	10/07/2020	87.00
SHI INTERNATIONAL CORP.	Pd-Acrobat Prof. Volume Lice	101-030-5110	11942	10/07/2020	403.70
Department 030 - POLICE Total:					3,374.50
Department: 035 - PROSECUTOR					
THE LAMPIN LAW FIRM LLC	Sept. 2020 Prosecuting Attor	101-035-6030	11949	10/07/2020	2,625.00
Department 035 - PROSECUTOR Total:					2,625.00

Vendor Name	Description (Item)	Account Number	Payment Number	Payment Date	Amount
Department: 040 - COURT					
THE LAW OFFICE OF DENNIS	9/8 & 9/22/2020 Mun. judge	101-040-6032	11950	10/07/2020	687.49
Department 040 - COURT Total:					687.49
Department: 050 - PUBLIC WORKS					
Schreiter Ready Mix & Mater	9/2 EMPC-Regatta Bay Ct	101-050-5280	11941	10/07/2020	539.00
Schreiter Ready Mix & Mater	9/4 EMPC-58 Moorings	101-050-5280	11941	10/07/2020	539.00
Schreiter Ready Mix & Mater	9/4 EMPC-Regatta Bay Ct	101-050-5280	11941	10/07/2020	1,078.00
Schreiter Ready Mix & Mater	9/9 EMPC-Regatta Bay CT	101-050-5280	11941	10/07/2020	1,029.00
Schreiter Ready Mix & Mater	9/11 EMPC-Regatta Bay Ct	101-050-5280	11941	10/07/2020	490.00
FRED WEBER INC.	MODOT HMA for patching	101-050-5280	11911	10/07/2020	245.70
FRED WEBER INC.	MODOT Bit Base for Patching	101-050-5280	11911	10/07/2020	199.80
FRED WEBER INC.	MODOT HMA-patching	101-050-5280	11911	10/07/2020	49.95
FRED WEBER INC.	Coml HMA-patching	101-050-5280	11911	10/07/2020	134.33
FRED WEBER INC.	Coml HMA-patching	101-050-5280	11911	10/07/2020	198.45
FRED WEBER INC.	Bucket of liquid as[phalt	101-050-5280	11911	10/07/2020	50.00
FRED WEBER INC.	MODOT HMA	101-050-5280	11911	10/07/2020	205.20
FRED WEBER INC.	MODOT Base stone	101-050-5280	11911	10/07/2020	108.54
FRED WEBER INC.	MODOT-HMA for patching	101-050-5280	11911	10/07/2020	157.95
FIRESTONE COMPLETE AUTO	PW-2 hercules tires tk49 40	101-050-7200	11910	10/07/2020	425.98
FIRESTONE COMPLETE AUTO	PW_2 hercules tires installed	101-050-7200	11910	10/07/2020	40.00
FIRESTONE COMPLETE AUTO	PW 2 Hercules tires installed	101-050-7200	11910	10/07/2020	54.02
FIRESTONE COMPLETE AUTO	PW 2 Hercules tires tk48 42,	101-050-7200	11910	10/07/2020	375.98
FIRESTONE COMPLETE AUTO	2 Hercules tires & instal PW	101-050-7200	11910	10/07/2020	390.00
FIRESTONE COMPLETE AUTO	Install 2 hercules tires PW tk	101-050-7200	11910	10/07/2020	40.00
FIRESTONE COMPLETE AUTO	PW-1 Transforce tire tk53 1	101-050-7200	11910	10/07/2020	119.06
FIRESTONE COMPLETE AUTO	PW-1 Transforce tire insta11	101-050-7200	11910	10/07/2020	10.00
FIRESTONE COMPLETE AUTO	PW flat repair & balance	101-050-7100	11910	10/07/2020	19.99
FIRESTONE COMPLETE AUTO	PW tire valve stem	101-050-7100	11910	10/07/2020	12.99
RUSH TRUCK CENTER	PW Tk47-Rotor & repairs	101-050-7100	11939	10/07/2020	510.00
CINTAS CORPORATION #452	PW-carpet runners	101-050-6130	11905	10/07/2020	20.00
WARREN CO. CONCRETE, LLC	St. Mat EMPC-Regatta Bay	101-050-5280	11953	10/07/2020	532.50
Keeven Brothers, Inc.	9/14/20 1 piece sod	101-050-5280	11919	10/07/2020	2.70
Keeven Brothers, Inc.	PW-1 piece sod	101-050-5280	11919	10/07/2020	2.70
K & P PRECAST, INC.	Bal. Due on Delivery of cone	101-050-5280	11918	10/07/2020	100.00
Department 050 - PUBLIC WORKS Total:					7,680.84
Department: 060 - PARK & RECREATION					
MARTIN TROPHY COMPANY	Pk-@nd Place Yth trophies	101-060-6306	11923	10/07/2020	91.00
TNT GOLF CAR & MOTORSP	PK #54 Blade Drive belt	101-060-7000	11951	10/07/2020	67.96
BILL'S SERVICE CENTER INC	Pk-trimmer line	101-060-7000	11899	10/07/2020	52.99
BILL'S SERVICE CENTER INC	PK-Equip. Spiral spring	101-060-7000	11899	10/07/2020	8.89
BILL'S SERVICE CENTER INC	PK-Equip. Redmax covers	101-060-7000	11899	10/07/2020	12.58
AMERICAN BANDS ENTERTAI	9/26/2020 A.D.D. concert @	101-060-6305	11897	10/07/2020	750.00
BSN SPORTS	PK-Yth shorts Black/Small	101-060-6302	11901	10/07/2020	185.00
BSN SPORTS	Return youth shorts Red/sm	101-060-6302	11900	10/07/2020	-70.00
BSN SPORTS	Return youth shorts Purple/s	101-060-6302	11900	10/07/2020	-40.00
BSN SPORTS	Return youth shorts Orange/	101-060-6302	11900	10/07/2020	-40.00
BSN SPORTS	Return youth shorts Graphit	101-060-6302	11900	10/07/2020	-35.00
BSN SPORTS	PK-Youth t shirts Navy small	101-060-6306	11900	10/07/2020	60.00
BSN SPORTS	PK-Youth t shirts Navy Mediu	101-060-6306	11900	10/07/2020	60.00
BSN SPORTS	PK-Youth t shirts PU Small	101-060-6306	11900	10/07/2020	20.00
BSN SPORTS	PK-Youth t shirts PU Large	101-060-6306	11900	10/07/2020	20.00
BSN SPORTS	PK_Youth Hats	101-060-6306	11900	10/07/2020	150.00
BSN SPORTS	PK-Touth T shirts PU Mediu	101-060-6306	11900	10/07/2020	80.00
Christopher Witt	9/15,9/17,9/23,9/24 Yth Um	101-060-6306	11904	10/07/2020	245.00
Chase Dean Lightfoot	9/16/20 Yth umpire	101-060-6306	11903	10/07/2020	90.00
CHARLES C. SCHARK	9/16,9/17,9/21,9/22/20 Yth	101-060-6306	11902	10/07/2020	200.00
Curtis Charles Witt	9/17,9/22,9/24 Yth umpire	101-060-6306	11908	10/07/2020	130.00
HAYDEN A. SCHROEDER	9/15&9/22/20 Yth umpire	101-060-6306	11912	10/07/2020	97.50
Jack Robert Becker	9/21,9/23,9/24 Yth umpire	101-060-6306	11915	10/07/2020	135.00
John Joseph Hecei	9/17&9/23/20220 Umpire in	101-060-6306	11917	10/07/2020	184.00

Vendor Name	Description (Item)	Account Number	Payment Number	Payment Date	Amount
John Joseph Hecei	8/29-9/20 Scheduling & 9/17	101-060-6306	11917	10/07/2020	368.00
JAMES WORLEY	9/19/2020 Soccer ref.	101-060-6302	11916	10/07/2020	37.50
JAMES WORLEY	9/17,21,22,24Yth umpire	101-060-6306	11916	10/07/2020	240.00
Kevin L. Dudley	9/15,9/16,9/17,9/23 Yth um	101-060-6306	11920	10/07/2020	262.50
Nora Pryor	9/14/20 Yth umpire	101-060-6306	11931	10/07/2020	27.50
Odyen Sands	9/16&9/23/20 Yth umpire	101-060-6306	11932	10/07/2020	67.50
Stephen Hughes	9-15.9-24-2020 Yth umpire	101-060-6306	11946	10/07/2020	360.00
STEVEN KRAMER	9/15,9/17,9/21,9/22 Yth Um	101-060-6306	11947	10/07/2020	180.00
WILLIAM J. MEYER	2 games 9/15,21,22,24 Umpi	101-060-6306	11955	10/07/2020	368.00
Department 060 - PARK & RECREATION Total:					4,365.92
Department: 080 - PROPERTY MANAGEMENT					
THE BRESCO CORPORATION	WATER TREATMENT FOR HV	101-080-6050	11948	10/07/2020	255.00
CINTAS CORPORATION #452	9/9 Carpet runners @ CH Fac	101-080-6130	11905	10/07/2020	29.82
AMERICAN BURGLARY & FIR	10/1-12/31/2020 PW alarm	101-080-6050	11898	10/07/2020	104.97
Department 080 - PROPERTY MANAGEMENT Total:					389.79
Fund 101 - GENERAL FUND Total:					49,718.47
Fund: 401 - WATER LINE INSURANCE FUND					
Department: 050 - PUBLIC WORKS					
SC HOSACK PLUMBING & EX	WATER SERV.Rep.905 Amper	401-050-6050	11940	10/07/2020	1,900.00
Department 050 - PUBLIC WORKS Total:					1,900.00
Fund 401 - WATER LINE INSURANCE FUND Total:					1,900.00
Fund: 601 - CAPITAL PROJECTS FUND					
Department: 050 - PUBLIC WORKS					
Horner & Shifrin, Inc.	Work thru 8/1/20 Design-OI	601-050-9712	11913	10/07/2020	1,240.94
Horner & Shifrin, Inc.	8/2-8/29/20 Design Old Hwy	601-050-9712	11913	10/07/2020	19,520.10
St Louis Post Dispatch	9/11 Invitation to bid @ Pica	601-050-9124	11944	10/07/2020	96.50
N B West Contracting Compa	Const.LSL BL PH 2 thru 7/20	601-050-9708	11930	10/07/2020	31,865.20
COCHRAN	8/20 Mat. test LSL BL Ph 1	601-050-9127	11906	10/07/2020	762.61
Department 050 - PUBLIC WORKS Total:					53,485.35
Department: 060 - PARK & RECREATION					
MARTIN TROPHY COMPANY	Pk-Bronze Markers	601-060-9220	11923	10/07/2020	298.00
Department 060 - PARK & RECREATION Total:					298.00
Fund 601 - CAPITAL PROJECTS FUND Total:					53,783.35
Grand Total:					105,401.82

Fund Summary

Fund	Expense Amount
101 - GENERAL FUND	49,718.47
401 - WATER LINE INSURANCE FUND	1,900.00
601 - CAPITAL PROJECTS FUND	53,783.35
Grand Total:	105,401.82

Account Summary

Account Number	Account Name	Expense Amount
101-000-0515	PREPAID MISCELLANEO	380.00
101-000-0530	PREPAID MAINTENANCE	107.58
101-000-0540	PREPAID DUES/SUBSCRI	146.13
101-000-1410	ESCROW-WAGE GARNIS	122.05
101-000-1760	ESCROW-COURT REPOR	125.00
101-000-1765	ZONING APPLICATION ES	656.20
101-000-1775	ESCROW-LANDSCAPING	13,275.50
101-010-6050	OTHER CONTRACTED SE	976.50
101-011-6047	SOFTWARE SUPPORT- IT	322.92
101-011-9600	COMPUTER REPLACEME	1,020.19
101-015-5110	OFFICE SUPPLIES	39.00
101-015-6130	RENT/LEASE EQUIPMEN	25.00
101-015-7400	REPAIR/MAINT-OFFICE E	190.76
101-020-6050	OTHER CONTRACTED SE	13,166.10
101-020-6160	MOWING	42.00
101-030-4650	UNIFORM/CLOTHING	138.90
101-030-5110	OFFICE SUPPLIES	403.70
101-030-5120	PRINTING	140.60
101-030-6050	OTHER CONTRACTED SE	991.00
101-030-6051	PM//AM	1,607.37
101-030-7100	REPAIR/MAINT-VEHICLE	92.93
101-035-6030	LEGAL-COURT	2,625.00
101-040-6032	CONTRACT SVC - JUDGE	687.49
101-050-5280	STREET REPAIR MATERIA	5,662.82
101-050-6130	RENT/LEASE EQUIPMEN	20.00
101-050-7100	REPAIR/MAINT-VEHICLE	542.98
101-050-7200	REPAIR/MAINT-TIRES	1,455.04
101-060-6302	YOUTH RECREATION PR	37.50
101-060-6305	CONCERTS	750.00
101-060-6306	YOUTH BASEBALL	3,436.00
101-060-7000	REPAIR/MAINT-SMALL E	142.42
101-080-6050	OTHER CONTRACTED SE	359.97
101-080-6130	RENT/LEASE EQUIPMEN	29.82
401-050-6050	OTHER CONTRACTED SE	1,900.00
601-050-9124	2 PICARDY CONSTRUCTI	96.50
601-050-9127	LSL BLVD N PH 1 CONST	762.61
601-050-9708	LSL Blvd N Phase 2	31,865.20
601-050-9712	Old Highway N Phase 2	20,761.04
601-060-9220	PARK COMMEMORATIVE	298.00
Grand Total:		105,401.82

Project Account Summary

Project Account Key	Expense Amount
None	105,401.82
Grand Total:	105,401.82

CARD SERVICES
 PO BOX 419734
 KANSAS CITY MO 64141-6734

Account Number Ending In: XXXX XXXX XXXX 0152



Please Detach And Enclose Top Portion With Payment

New Balance	Payment Due Date	Past Due Amount	Minimum Payment	Amount Enclosed	
50,183.48	10/20/20	0.00	50,183.48		\$

Make Check Payable To:
 Card Services

Please check box if making address change as indicated on the back

Card Services
 PO Box 875852
 Kansas City MO 64187-5852

CONTROL ACCOUNT
 CITY OF LAKE ST LOUIS
 200 CIVIC CENTER DR
 CITY LAKE ST LOUIS MO 63367



XXXXXXXXXXXX0152 5018348 5018348

Account Number Ending In: XXXX XXXX XXXX 0152

Summary of Account Activity		
Previous Balance	\$	34,303.64
Payments	-	34,303.64
Other Credits	-	114.48
Purchases/Debits	+	50,297.96
Cash Advances	+	0.00
Finance Charges	+	0.00
New Balance		50,183.48
Credit Limit		250,000.00
Available Credit		199,676.00

Payment Information	
Statement Closing Date	09/25/20
New Balance	50,183.48
Minimum Payment Due	50,183.48
Payment Due Date	10/20/20
Past Due Amount	0.00

An amount followed by a minus (-) is a credit or a credit balance, unless otherwise indicated.

PAYMENT ADDRESS
 CARD SERVICES
 PO BOX 875852
 KANSAS CITY, MO 64187-5852

ACCOUNT INQUIRIES AND
 LOST OR STOLEN CARDS
 888-494-5141

CARD SERVICES
 PO BOX 419734
 KANSAS CITY MO 64141-6734

Telephoning about billing errors will not preserve your rights under federal law. See the Billing Rights Summary on the reverse side.

Transaction Information

Transaction Date	Posting Date	Reference Number	Purchases, Cash Advances, Payments, Credits and Adjustments since last statement	Amount
			TOTAL XXXX XXXX XXXX 0152 \$34,303.64-	
09/21	09/21	F558000LT00CHGDDA	PAYMENT-THANK YOU	34,303.64-
			MATT KUELKER	
			TOTAL XXXX XXXX XXXX 0160 \$50.00	
09/17	09/18	2441295LM0D17F504	AMERICAN PUBLIC WORKS 816-472-6100 MO MCC: 5969 MERCHANT ZIP: 84108	50.00
			MIKE MEATTE	
			TOTAL XXXX XXXX XXXX 0178 \$16.98	
09/23	09/24	2443106LV2DZVVEFW	AMZN MKTP US*M46RZ2S31 AM AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP: 98109	16.98
			GARY KAYSER	
			TOTAL XXXX XXXX XXXX 0186 \$683.21	
08/26	08/28	2425138L00GRXJ4GF	TNT GOLF CAR AND MOTORSP 636-3274748 MO MCC: 5599 MERCHANT ZIP: 63366	19.69
08/27	08/30	2473309L15SLZZB4F	CHARLIES FARM AND HOME WENTZVILLE MO MCC: 5999 MERCHANT ZIP: 63385	24.00
09/01	09/02	2479262L56041FBNE	CORE & MAIN LP 412 6369789800 MO MCC: 5039 MERCHANT ZIP: 63366	73.12
09/02	09/03	2469216L62XWYAFFL	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	23.96
09/03	09/04	2469216L72XP23XN9	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	15.44
09/08	09/09	2469216LQ2Y0DJG5X	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	27.21
09/10	09/11	2413746LF0163ZLN2	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	93.56
09/10	09/11	2469216LE2XQM0XAZ	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	25.08
09/10	09/11	2469216LE2XQM0X7J	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	32.39
09/10	09/11	2469216LF2XMVEX6J	AIRGAS USA, LLC 866-935-3370 GA MCC: 4900 MERCHANT ZIP: 30144	70.81
09/11	09/13	2413746LG5SDXX1YK	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	139.64
09/15	09/16	2469216LK2XP6STTF	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	83.29
09/16	09/18	2432304LM6QALDT2L	BOEHMER BROS. UILITY FORISTELL MO MCC: 5065 MERCHANT ZIP: 63348	17.78
09/17	09/18	2469216LM2X4ADSXS	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	9.28
09/21	09/22	2405523LSBLRMMSF3	WENTZVILLE RURAL KING#45 WENTZVILLE MO MCC: 5999 MERCHANT ZIP: 63385	27.96

Continued on next page

BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill

If you think your bill is wrong or if you need more information about a transaction on your bill, write to us on a separate sheet at the address shown below as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error.

If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are

investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Special Rule for Credit Card Purchases.

If you have a problem with the quality of goods or services that you purchased with a credit card, and you have tried in good faith to correct the problem with the merchant, you may not have to pay the remaining amount due on the goods or services. You have this protection only when the purchase price was more than \$50 and the purchase was made in your home state or within 100 miles of your mailing address. (If we own or operate the merchant, or if we mailed you the advertisement for the property or services, all purchases are covered regardless of amount or location of purchase).

SEND INQUIRIES AND BILLING ERROR NOTICES TO: Card Center, P.O. Box 419734, Kansas City, MO. 64141 (800) 821-5184. In the Kansas City area, call 816-843-2000. Telephoning us will not preserve your Billing Error Rights.

In order to be credited to your account on the date received, your payment must be accompanied by the top portion of your statement and must be received at P.O. Box 219736, Kansas City, Missouri 64121-9736 by 10:00 a.m. Payments received at such location after 10:00 a.m. will be credited on the following business day, and payments received at any other address will be credited promptly but may be delayed up to five (5) days.

Notice regarding electronic collection of your check. When you send us a check drawn on a consumer account as payment on your account, you consent to our converting the check to an electronic (ACH) debit to collect it. See your Cardholder Agreement for further information. If we are unable to collect the debit electronically, you consent to our creation of a paper draft in the amount of your original check, which we will send to your financial institution for collection.

EXPLANATION OF FINANCE CHARGES

1. Finance Charges. During the Billing Period that ends on the "Statement Closing Date" printed on the front of each Monthly Statement, your Account may, subject to stated exceptions and conditions, be assessed a Finance Charge for the applicable Billing Period. The Finance Charge may consist of one or more of the following: a cash advance fee finance charge (which is a fixed amount) and/or a periodic rate finance charge. Any periodic rate finance charge charged to your Account during the Current Billing Period is calculated by multiplying a monthly periodic rate times the "Cash Advance Average Daily Balance", the "Purchase Advance Average Daily Balance" and each "Same-as-Cash Purchase (or Promotional Item) Average Daily Balance" of your Account for the Current Billing Period and, if applicable, times the "Purchase Advance Average Daily Balance" of your Account for the immediately-preceding Billing Period (the "Previous Billing Period").

2. Balance Computation. The Cash Advance Average Daily Balance of your Account for the Current Billing Period is computed by adding together the "Cash Advance Daily Balance" for each day in the Current Billing Period and dividing that sum by the number of days in the Current Billing Period. The "Purchase Advance Average Daily Balance" of your Account for the Current Billing Period is computed by adding together the "Purchase Advance Daily Balance" for each day in the Current Billing Period (exclusive of Same-as-Cash Purchases and other Promotional items) and dividing that sum by the number of days in the Current Billing Period. The "Same-as-Cash Purchase (or Promotional Item) Average Daily Balance" for the Current Billing Period of each Same-as-Cash Purchase or Promotional item on your Account is computed by adding together the Same-as-Cash Purchase (or Promotional Item) Daily Balance for each day in the Current Billing Period.

The "Cash Advance Daily Balance", "Purchase Advance Daily Balance" and "Same-as-Cash Purchase (or Promotional Item) Daily Balance" for each day in the Current Billing Period are calculated as explained below. For purposes of such calculations, each qualifying Purchase made under a "Same-as-Cash Program" is referred to as a "Deferral" for the period of time (the "Deferral Period") during which no periodic rate finance charge is assessed to your account for the Same-as-Cash Purchase pursuant to the terms and conditions of the promotional program. The transaction information section on the front of each Monthly Statement will reflect the amount of each Same-as-Cash Purchase and Promotional item posted to your Account, together with the date on which the Deferral Period for a Same-as-Cash Purchase will expire.

A. If the New Balance (after subtracting all Deferrals) shown on your Previous Monthly Statement was zero or was paid in full within 25 days of the Statement Closing Date shown thereon, then: (i) the Cash Advance Daily Balance for each day in the Current Billing Period is calculated by taking the amount of all of your posted unpaid Cash Advances as of the beginning of that day, adding any new Cash Advances posted to your Account as of that day and subtracting any portion of any payments or credits posted to your Account as of that day that were applied against your posted unpaid Cash Advances, and (ii) the Purchase Advance Daily Balance for each day in the Current Billing Period will be zero, and the Purchase Advance Average Daily Balance will not be computed during the Current Billing Period.

B. If, however, the New Balance (after subtracting all Deferrals) shown on your Previous Monthly Statement was not paid in full on or before the Payment Due Date shown thereon, then (i) the Cash Advance Daily Balance for each day in the Current Billing Period is calculated in the same way as described in subsection 2.A (i) above, and (ii) the Purchase Advance Daily Balance for each day in the Current Billing Period is calculated by taking the amount of all posted unpaid Purchase Advances (exclusive of Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges on your Account as of the beginning of that day, adding any new Purchase Advances (other than Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges posted to your Account as of that day, and subtracting any portion of any payments or credits posted to your Account as of that day that were applied against your posted unpaid Purchase Advances (other than Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges.

C. Each Same-as-Cash Purchase (or Promotional Item) Daily Balance for each day in the Current Billing Period is equal to the difference between the original amount of the Same-as-Cash Purchase or Promotional Item and the sum of all payments or credits posted to your Account prior to and as of that day that were applied against the Same-as-Cash Purchase or Promotional Item. The Purchase Advance Average Daily Balance for the Previous Billing Period (exclusive of Same-as-Cash Purchases and Promotional Items) is calculated by adding together the Purchase Advance Daily Balance for each day in the Previous Billing Period and dividing that sum by the number of days in the Previous Billing Period. The Purchase Advance Daily Balance for each day in the Previous Billing Period is calculated by taking the amount of all Purchase Advances (other than the Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges first posted to your Account during the Previous Billing Period that remain unpaid as of the beginning of that day, adding any new Purchase Advances (other than the Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges posted to your Account as of that day, and subtracting any portion of any payments or credits posted to your Account as of that day that were applied against your unpaid Purchase Advances (other than the Same-as-Cash Purchases and Promotional items) and return check charges and documentation charges. The balances for Same-as-Cash purchases will be included in the Purchase Advance Average Daily Balance when the applicable Deferral Period expires and will no longer appear on your Monthly Statement as a separate Same-as-Cash (or promotional item Daily Balance).

3. Free Ride Period.

A. **Cash Advances.** A periodic rate finance charge applies to all Cash Advances from the date they are posted to your Account until paid in full.

B. **Same-as-Cash Purchases.** Although a periodic rate finance charge will accrue monthly on a Same-as-Cash Purchase from the date it is first posted to your Account, the accrued periodic rate finance charges will not be charged to your Account if the full amount of the Same-as-Cash Purchase is paid by the end of its Deferral Period. At the end of the Deferral Period, however, if the full amount of the Same-as-Cash Purchase has not been paid, the periodic rate finance charges that accrued on the Same-as-Cash Purchase during the prior Billing Periods of its Deferral period, and a periodic rate finance charge on the unpaid balance of the Same-as-Cash Purchase for the Current Billing Period, will be charged to your Account. A periodic rate finance charge on a Same-as-Cash Purchase whose Deferral Period has expired will continue to be charged to your Account during each following Billing Period in which any portion of the Same-as-Cash Purchase remains unpaid. On the front side of each Monthly Statement, the amount of the periodic rate finance charge for each Same-as-Cash Purchase whose Deferral Period has expired (i) appears in the transaction information section, and (ii), on the last page, is included in the "Account Summary" or the "Finance Charge" box, but will not be part of the "Finance Charge Computation" disclosed in the "Finance Charge Information" box. After expiration of the Deferral Period, Same-as-Cash Purchases will no longer be reported on your Monthly Statement.

C. **Other Purchase Advances.** Purchase Advances (including Promotional items, but excluding Same-as-Cash Purchases) and return check charges and documentation charges first posted to your Account during the Current Billing Period incur a periodic rate finance charge from the date they are posted to your Account until paid in full, unless (i) the New Balance (after subtracting all Deferrals) shown on your Previous Monthly Statement was zero or was paid in full on or before the Payment Due Date shown thereon, and (ii) the New Balance (after subtracting all Deferrals) shown on your Current Monthly Statement is paid in full on or before the Payment Due Date shown thereon. If the conditions described in (i) and (ii) above are both satisfied, you will avoid periodic rate finance charges on all Purchase Advances (including on Promotional items that are not Cash Advances, and other than accruals on Deferrals), return check charges and documentation charges first posted during the Current Billing Period. If the condition described in (i) above (relating to the payment of your prior balance) is satisfied, but the condition described in (ii) above (relating to the payment of your current balance) is not satisfied, then, at the beginning of the immediately-following Billing Period, a periodic rate finance charge will be assessed on all Purchase Advances (including Promotional items that are not Cash Advances, but excluding Deferrals) first posted to your Account during the Current Billing Period; the amount of such Finance Charge (exclusive of Finance Charges on Promotional items) will appear on your immediately-following Monthly Statement, and will show the dollar amount of the Current Billing Period Purchase Advance Average Daily Balance on which it was calculated (such Purchase Advance Average Daily Balance will be identified on the front of the last page of such following Monthly Statement as your "Average Daily Balance" for the "Previous Billing Period").

Transaction Information Continued

Transaction Date	Posting Date	Reference Number	Purchases, Cash Advances, Payments, Credits and Adjustments since last statement	Amount
JOE HUBBART				
TOTAL XXXX XXXX XXXX 0194 \$461.12				
08/27	08/30	2413746L15SD6Q3ZE	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	7.54
09/02	09/03	2413746L701618268	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	30.75
09/08	09/09	2413746LD015WGHLK	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	59.46
09/09	09/10	2413746LE015AGWBF	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	2.69
09/09	09/10	2413746LE015AGW8Y	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	20.13
09/11	09/13	2413746LG5SDXX20X	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	54.57
09/11	09/13	2443105LFRQEB2RTO	MILLER AUTO SUPPLY WENTZVILLE MO MCC: 5533 MERCHANT ZIP: 63385	84.38
09/14	09/15	2406720LJQ1PSBR7J	BOBCAT OF ST LOUIS OFALLO O FALLON MO MCC: 5599 MERCHANT ZIP:	108.90
09/14	09/15	2413746LK0159Z32B	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	5.56
09/14	09/15	2443105LJRQEB2RRX	MILLER AUTO SUPPLY WENTZVILLE MO MCC: 5533 MERCHANT ZIP: 63385	65.99
09/14	09/16	7413746LK017S2YJX	AUTOZONE #3898 LAKE ST. LOUI MO CREDIT MCC: 5533 MERCHANT ZIP: 63367	54.57-
09/18	09/20	2413746LP01AM42DV	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	75.72
DAVE HUMPHREY				
TOTAL XXXX XXXX XXXX 0202 \$298.45				
08/26	08/28	2401339L003AS7N85	NU WAY WENTZVILLE WENTZVILLE MO MCC: 7394 MERCHANT ZIP:	182.50
08/27	08/28	2469216L05S8YY4NM	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	4.20
08/31	09/01	2469216L42XG4DM5L	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	24.98
09/01	09/03	2469216L62XNF47Q0	NORTHERN TOOL + EQUIP ST PETERS MO MCC: 5251 MERCHANT ZIP: 63376	42.99
09/03	09/04	2469216L72XP23XLZ	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	11.98
09/21	09/22	2469216LT2XT52WTS	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	31.80
BRENDA CUELLER				
TOTAL XXXX XXXX XXXX 0244 \$79.57				
09/04	09/09	2441295LQ60MWH9AE	RECORDER OF DEEDS 636-949-7511 MO MCC: 9399 MERCHANT ZIP: 63301	20.67
09/04	09/09	2441295LQ60MWH9AN	RECORDER OF DEEDS 636-949-7511 MO MCC: 9399 MERCHANT ZIP: 63301	58.90
AP GHOST ACCOUNT				
TOTAL XXXX XXXX XXXX 0301 \$43,292.26				
09/01	09/02	2449215L60TSB72EY	TLO TRANSUNION 561-988-4200 FL MCC: 7372 MERCHANT ZIP: 33431	165.00
09/10	09/11	2475542LFMA7YFPXD	PWSD 2 OF ST CHARLES COUN636-5613737 MO MCC: 4900 MERCHANT ZIP: 63368	993.91
09/10	09/13	2475542LF4E2HP406	SDC*CUIVRE RIVER ELECTRIC770-4148400 MO MCC: 4900 MERCHANT ZIP: 63379	60.88
09/17	09/17	2469216LM2XNX882Q	CENTURYLINK 800-244-1111 LA MCC: 4899 MERCHANT ZIP: 71203	63.50
09/18	09/18	2469216LN2XDQ64ZK	CENTURYLINK 800-244-1111 LA MCC: 4899 MERCHANT ZIP: 71203	63.50
09/17	09/20	2475542LN4E4KSL2Y	SDC*CUIVRE RIVER ELECTRIC770-4148400 MO MCC: 4900 MERCHANT ZIP: 63379	4,855.00
09/17	09/20	2475542LN4E4KSMVY	SDC*CUIVRE RIVER ELECTRIC770-4148400 MO MCC: 4900 MERCHANT ZIP: 63379	8,281.51
09/17	09/20	2475542LN4E4KSPVA	SDC*CUIVRE RIVER ELECTRIC770-4148400 MO MCC: 4900 MERCHANT ZIP: 63379	9,765.04
09/17	09/20	2475542LN4E4KSPWL	SDC*CUIVRE RIVER ELECTRIC770-4148400 MO MCC: 4900 MERCHANT ZIP: 63379	202.17
09/22	09/23	2443106LV8AH2X24P	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,450.00
09/22	09/23	2443106LV8AH2X248	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,880.00
09/22	09/23	2443106LV8AH2X25H	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,884.00
09/22	09/23	2443106LV8AH2X25T	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,840.00
09/22	09/23	2443106LV8AH2X259	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,401.00
09/22	09/23	2443106LV8AH2X261	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	2,007.83
09/22	09/23	2443106LV8AH2X269	ROTO-ROOTER 10189 SAINT CHARLES MO MCC: 1711 MERCHANT ZIP: 63301	3,378.92
ADAM COLE				
TOTAL XXXX XXXX XXXX 0368 \$625.02				
08/28	08/30	2490641L12YQYD5FK	NEXTIVA*VOIP SERVICE 800-9834289 AZ MCC: 4814 MERCHANT ZIP: 85250	126.01
09/05	09/06	2469216L92XS70TYF	AMZN Mktp US*MU1AN6NP0 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	119.99
09/06	09/07	2449215LAJJ5ML9YG	RING YEARLY PLAN HTTPSRING.COM CA MCC: 5045 MERCHANT ZIP: 90404	60.00
09/24	09/25	2469216LW2XZVW76W	AMZN Mktp US*M47N136P2 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	319.02

Continued on next page

Transaction Information Continued

Transaction Date	Posting Date	Reference Number	Purchases, Cash Advances, Payments, Credits and Adjustments since last statement	Amount
PAT DOERING				
			TOTAL XXXX XXXX XXXX 0400 \$1,511.73	
08/28	08/30	2469216L12XJK89MT	AMZN Mktp US*MM42N7RA2 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	250.09
08/30	08/31	2469216L32XN4QWF3	AMZN Mktp US*MU4ES2C62 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	185.91
08/30	08/31	2469216L32XR55H5P	AMZN Mktp US*MU5G01OY2 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	95.88
09/02	09/03	2449215L6MLWS7HLY	BADGEANDWALLET.COM 914-236-1260 NY MCC: 5947 MERCHANT ZIP: 10504	778.00
09/13	09/14	2469216LH2XFG6RFX	Amazon.com*M45RJ4NO1 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	35.86
09/14	09/15	2454045LK5KPKD4B2	MO DMV 877-3323901 MO MCC: 9399 MERCHANT ZIP: 65102	44.75
09/16	09/17	2490641LL2ZN036SD	HLU*Hulu 1241704304648-U HULU.COM/BILL CA MCC: 4899 MERCHANT ZIP: 90404	54.99
09/22	09/23	2454045LV1FV9TQLJ	MO DMV 877-3323901 MO MCC: 9399 MERCHANT ZIP: 65102	66.25
DEREK KOESTEL				
			TOTAL XXXX XXXX XXXX 0491 \$50.00	
09/17	09/18	2441295LM0D17F4ZL	AMERICAN PUBLIC WORKS 816-472-6100 MO MCC: 5969 MERCHANT ZIP: 84108	50.00
ED HULSEY				
			TOTAL XXXX XXXX XXXX 0517 \$1,561.09	
08/26	08/28	2401339L003AYZ7QV	NU WAY WENTZVILLE 636-3278877 MO MCC: 7394 MERCHANT ZIP: 63385	735.00
09/09	09/10	2469216LD2XP0A4HF	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	7.59
09/14	09/16	2401339LK0207B0N3	NU WAY WENTZVILLE 636-3278877 MO MCC: 7394 MERCHANT ZIP: 63385	180.00
09/15	09/16	2444500LL00NT5D6D	HENDERSON PRODUCTS, INC MANCHESTER IA MCC: 5046 MERCHANT ZIP:	638.50
DENNIS KNAUST				
			TOTAL XXXX XXXX XXXX 0541 \$173.51	
09/14	09/16	2401339LK0201LJWE	NU WAY WENTZVILLE WENTZVILLE MO MCC: 7394 MERCHANT ZIP:	69.00
09/14	09/16	2401339LK0201LJYZ	NU WAY WENTZVILLE WENTZVILLE MO MCC: 7394 MERCHANT ZIP:	69.00
09/17	09/20	2401339LN02DGRE61	NU WAY WENTZVILLE WENTZVILLE MO MCC: 7394 MERCHANT ZIP:	35.51
DARIN JOHNSON				
			TOTAL XXXX XXXX XXXX 0558 \$187.64	
08/28	08/30	2416407L1321B758P	STAPLS7312780353000001 877-8267755 MI MCC: 5111 MERCHANT ZIP: 48375	74.44
09/02	09/03	2475542L7MA5ESJM2	GRAINGER 877-2022594 IL MCC: 5085 MERCHANT ZIP: 60045	17.90
09/17	09/20	2475542LP4PERZ8Q2	GRAINGER 877-2022594 IL MCC: 5085 MERCHANT ZIP: 60045	5.90
09/23	09/24	2422638LWBLH5721D	WAL-MART #5313 LAKE SAINT LO MO MCC: 5411 MERCHANT ZIP: 63367	63.94
09/23	09/24	2469216LV2X5LJQXR	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	25.46
JAMES HESS				
			TOTAL XXXX XXXX XXXX 0582 \$47.14	
09/01	09/02	2469216L52X642SJ4	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	47.14
ANNA ROTHERMICH				
			TOTAL XXXX XXXX XXXX 0616 \$376.85	
09/02	09/03	2480197L761AGRL1F	ACTIVE SCREENING/PROTECT 800-319-5587 FL MCC: 7375 MERCHANT ZIP: 33618	207.90
09/10	09/11	2469216LE2XAG5887	AMZN Mktp US*M43G39CW1 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	56.05
09/17	09/18	2444500LNLBMTMZG8	WM SUPERCENTER #5313 LAKE SAINT LO MO MCC: 5411 MERCHANT ZIP: 63367	29.92
09/18	09/20	2443106LNLQKF7ZPE	ADOBE CREATIVE CLOUD 408-536-6000 CA MCC: 5734 MERCHANT ZIP: 95110	82.98
STEVE WALLER				
			TOTAL XXXX XXXX XXXX 0005 \$372.89	
09/01	09/02	2413746L6015ZNK2B	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	15.72
09/14	09/15	2413746LK0159Z34Y	AUTOZONE #3898 LAKE ST. LOUI MO MCC: 5533 MERCHANT ZIP: 63367	45.59
09/15	09/16	2405523LLBLRXA0VK	WENTZVILLE RURAL KING#45 WENTZVILLE MO MCC: 5999 MERCHANT ZIP: 63385	14.99
09/15	09/16	2469216LK2XP6STT7	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	115.67
09/21	09/22	2480197LTM4Y419WQ	ADVANCED TURF SOLUTIONS, FISHERS IN MCC: 7399 MERCHANT ZIP: 46038	141.90
09/22	09/23	2469216LS2XFWVM7N	LOWES #02311* LAKE SAINT LO MO MCC: 5200 MERCHANT ZIP: 63367	39.02
MELINDA ALSPAUGH				
			TOTAL XXXX XXXX XXXX 0047 \$300.99	
09/01	09/02	2405523L62DJM97Y8	WALMART.COM AW 800-966-6546 AR MCC: 5310 MERCHANT ZIP: 72716	62.65
09/01	09/02	2422638L6BLH2SZZK	SAMSClub #4875 WENTZVILLE MO MCC: 5300 MERCHANT ZIP: 63385	101.85
09/01	09/02	2426979L600S5DQ77	IMOS PIZZA - LAKE ST LOUI WENTZVILLE MO MCC: 5812 MERCHANT ZIP:	68.19
09/03	09/04	2422638L82LR190Z5	WAL-MART #0243 WENTZVILLE MO MCC: 5411 MERCHANT ZIP: 63385	49.73

Transaction Information Continued

Transaction Date	Posting Date	Reference Number	Purchases, Cash Advances, Payments, Credits and Adjustments since last statement	Amount
09/03	09/04	2444500L8BLMZZK5E	SAMS CLUB #4875 WENTZVILLE MO MCC: 5300 MERCHANT ZIP: 63385	19.98
09/03	09/07	7422638LAAFN6YDWA	SAMSCLUB #4875 WENTZVILLE MO CREDIT MCC: 5912 MERCHANT ZIP: 63385	59.91-
09/14	09/16	2438894LKJAW9BTDB	SAFE KIDS WORLDWIDE 202-6620600 DC MCC: 8398 MERCHANT ZIP: 20037	55.00
09/23	09/24	2427539LVS66JMWYV	GEIGER - ECOMMERCE PLP 800-2850318 ME MCC: 5099 MERCHANT ZIP: 04240	3.50
CHAD LAYTON				
TOTAL XXXX XXXX XXXX 0054 \$95.03				
09/08	09/09	2426979LD00TTY9HY	IMOS PIZZA - LAKE ST LOUI WENTZVILLE MO MCC: 5812 MERCHANT ZIP:	90.65
09/08	09/10	2444500LD2X7RYLLL	SCHNUCKS LAKE ST. LOUIS LAKE ST. LOUI MO MCC: 5411 MERCHANT ZIP: 63367	4.38

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account

Current Billing Period Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Interest Charge
Purchases	0.00	0.00	0.00
Cash Advances	0.00	0.00	0.00

Periodic rates and APRs may vary. See your Cardmember Agreement for an explanation. There is a 25-day grace period for Purchases but not for Cash Advances. You can avoid additional finance charges on Purchases if you pay the New Balance within 25 days of the Statement Closing Date (which may not be the same as the Payment Due Date). See reverse side for important information and disclosures and, if an Annual Fee was posted above, regarding renewals.

Additional Account Information

\$50,183.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/20/20.

UMB will begin using text messaging to confirm suspicious transactions for credit cardholders with mobile phone numbers on record. Learn more about how UMB looks out for our customers by visiting UMB.com/fraudalerts.



ACH TRANSFERS: - GENERAL FUND

9/23/2020 ELEC TX TSFR	09/24/2020 PY	50,734.80
9/23/2020 ACH-ICMA	09/24/2020 PY	5,477.82
9/23/2020 TASC	09/24/2020 PY	2,554.70
9/28/2020 Mutual of Omaha/October 2020		3,770.92
9/29/2020 LAGERS September 2020		38,131.91
9/23/2020 CenturyLink 09/10/2020 to 10/09/2020		271.94
9/24/2020 Refund Business License 003053-not working in LSL		100.00
9/21/2020 Spire 08/10/2020 to 09/08/2020		74.17
9/25/2020 TASC-FSA Administration Fees/October-December 2020		648.21
9/25/2020 TASC-ACA Employer Reporting Admin Fees/October 2020		126.35
9/29/2020 MO-941 Employers Withholding Tax/September 2020		15,263.50
TOTAL		<hr/> 117,154.32
PAYROLL	09/24/2020 PY	158,734.83