

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, DECEMBER 8, 2015
7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing to hear citizen's comments on a request by Brian Pelletier of Larder and Cupboard located at 7310 Manchester Ave. for a packaged and Sunday packaged liquor license along with an original package tasting license.
7. Public hearing to hear citizen's comments on a request for a Conditional Use Permit to operate a restaurant (Great Harvest) at 7360 Manchester Rd.
8. Public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend Sec. VI. 2 of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley Road to the west.
9. Public Forum
10. Announcements
11. Approval of the November 24, 2015 City Council meeting minutes
12. Motion to approve a request by Brian Pelletier of Larder and Cupboard located at 7310 Manchester Ave. for a packaged and Sunday packaged liquor license along with an original package tasting license.
13. A Resolution of the City Council of the City of Maplewood, Missouri, authorizing the City Manager to purchase a 2015 heavy duty ¾ ton Chevrolet Silverado extended cab compressed natural gas truck for \$37,814, a 2015 heavy duty ¾ ton Chevrolet Silverado crew cab diesel truck for \$39,884, and a 2016 Ford Escape with 1.6L eco-boost engine in the amount of \$22,994.
14. An Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 3.2, Paragraph 3C dealing with election and terms for City Council members shall be amended.
15. An Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 4.1, Election, term, qualifications, dealing with terms for the Mayor shall be amended.

16. An Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 6.1, Administrative organization shall be amended by eliminating the position of city treasurer.
17. An Ordinance of the City Council of the City of Maplewood, Missouri, authorizing submission to the voters in the City of Maplewood at the April 5, 2016 election the question of whether Section 11.4 Procedure after filing, Paragraph (a) shall be amended.
18. An Ordinance of the City Council of the City of Maplewood, Missouri amending Ordinance 5573, as amended, Chapter 6, Advertising, Section 6-49, Regulations, Paragraph B(6), Subparagraph B.
19. An Ordinance of the City Council of the City of Maplewood, Missouri, approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment.
20. Bill 5997 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Steve Jawor of Great Harvest Bread Company to operate a restaurant facility at 7360 Manchester Rd.
21. Bill 5998 an Ordinance amending Planned Unit Development Ordinance 5572, Section VI. 2. to modify the building material requirements for Lot D.
22. Bill 5999 an Ordinance determining that certain additional parcels are a blighted area as defined in Chapter 353, Revised Statutes of Missouri and are to be included in the Sunnen Station Redevelopment area; approving the Sunnen Station Phase II Urban Development Plan for the area; authorizing a Redevelopment Agreement by and between the City of Maplewood and Sunco, LLC; and authorizing tax abatement for the area.
23. Council Communication
24. Mayor's Report
25. City Attorney's Report
26. City Manager's Report
27. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.
28. Adjournment

**PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, DECEMBER 8, 2015
7:30 P.M.**

The following is a brief description of the Agenda items for Tuesday, December 8, 2015:

ITEM NO. 6, is a public hearing to hear citizen's comments on a request by Brian Pelletier of Larder and Cupboard for a packaged and Sunday packaged liquor license for his business at 7310 Manchester Avenue.

ITEM NO. 7, is a public hearing to hear citizen's comments on a request for a Conditional Use Permit to operate Great Harvest restaurant at 7360 Manchester Ave. Great Harvest presently operates a bakery at this location and wants to add food such as sandwiches and soups.

ITEM NO. 8, is a public hearing to hear citizen's comments on a request by Cozad Commercial Real Estate to amend PUD Ordinance #5772 to allow building material other than brick to be used for a proposed business.

ITEM NO. 12, is a motion to approve a liquor license for Brian Pelletier, owner of Larder and Cupboard, for a packaged and Sunday packaged liquor license at 7310 Manchester Ave. Staff recommends approval.

ITEM NO. 13, is a resolution authorizing the City Manager to purchase three vehicles for the Public Works Department: a 2015 heavy duty ¾ ton Chevrolet Silverado extended cab that runs on compressed natural gas for \$37,814; a 2015 heavy duty ¾ ton Chevrolet Silverado crew cab diesel truck for \$39,884 (both of these vehicles are being bought off a state Missouri Department of Transportation bid. The third vehicle is a 2016 Ford Escape with a 1.6L eco-boost engine to be used by the Public Works Director at a cost of \$22,994. This vehicle is being purchased through the National Auto Fleet Group.

ITEM NO. 14, is an ordinance that amends the City Charter for city council members other than the mayor to be elected to serve staggered three year terms with a maximum of three full consecutive terms (9 years).

ITEM NO. 15, is an ordinance amending the City Charter so that the mayor's term is three years with a three-term term limit (maximum 9 years). In order to transition from a four-year mayor term to a three-year term, a one-year mayor term will be established April 2017, expiring April 2018. Thereafter, the three-year mayor term will be established. The incumbent mayor may run for the one-year transition term, but would not be eligible to run for a full term until 2022.

ITEM NO. 16, is a Charter amendment that eliminates the position of city treasurer which has been vacant for many years.

ITEM NO. 17, is an amendment to the Charter dealing with the filing of petitions. This provision eliminates the legal question of whether additional signatures can be added to a petition after it is found insufficient and the time to file a petition has expired.

ITEM NO. 18, is an ordinance that amends the Maplewood Code of Ordinances, Chapter 6, Advertising (sign ordinance) by allowing projecting signs in the Special Business District. Presently, there is a small portion of the Special Business District that cannot have projecting signs which was an oversight when this ordinance was originally created.

ITEM NO. 19, is an ordinance approving a revised preliminary plat and a record plat for the Sunnen Station Redevelopment. This plat is required as part of the PUD process.

ITEM NO. 20, Bill 5997 is an ordinance granting a Conditional Use Permit to Steve Jawor of Great Harvest Bread Company to operate a restaurant facility at 7360 Manchester Rd. The operation presently sells bakery goods and now wishes to expand to include a light variety of sandwiches and soups, thus, a Conditional Use Permit is required. The Plan and Zoning Commission voted unanimously to approve this request. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 21, Bill 5998 is an ordinance to amend the Planned Unit Development ordinance for the Sunnen PUD by allowing building materials other than brick for the proposed Porsche auto dealership on Lot D. Additionally, the attached Preliminary Development Plan will slightly revise Lot D from 3.44 acres to 3.02 acres which in turn increases the size of Lot E. This proposed amendment was unanimously approved by the Plan and Zoning Commission. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

ITEM NO. 22, Bill 5999 is a blighting ordinance for Phase 2 of the Sunnen Station Development. This ordinance will blight under Chapter 353 various parcels of land that will be added to the initial boundaries of the Sunnen Station redevelopment area. A public hearing has been held and the bill has been read two times and tabled and is now ready for final Council action.

▼
*City
of Maplewood*



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PUBLIC HEARING NOTICE

The Maplewood City Council will hold a public hearing on 12/8/15 at 7:30 p.m. in the City Council Chambers, 7601 Manchester, Maplewood, MO 63143, to hear citizen's comments on a request by Brian Pelletier of Larder and Cupboard located at 7310 Manchester Ave. for a packaged and Sunday packaged liquor license along with an original package tasting license.

Ad as appearing in the November 20, 2015 **St. Louis Post-Dispatch**.

▼
City
of Maplewood



▼
Office
of the
City Manager

PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 12/8/15 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request for a Conditional Use Permit to operate a restaurant (Great Harvest) at 7360 Manchester Rd.

Ad as appearing in the November 20, 2015 **St. Louis Post-Dispatch**.

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*City
of Maplewood*



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PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 12/8/15 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear comments on a request by Cozad Commercial Real Estate to amend Sec. VI. 2. of PUD Ordinance #5772 for the Sunnen Station Development bound roughly on the north by Sunnen Products, Sunnen Dr. to the south, MetroLink to the east and Hanley Road to the west.

Ad as appearing in the November 20, 2015 **St. Louis Post-Dispatch**.

November 24, 2015

The November 24, 2015 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

ON ROLL CALL, the following members were present: Councilmember Cerven, Councilmember Faulkingham, Councilmember Greenberg, Mayor White, Councilmember Wolf and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Wood motioned to excuse Councilmember Dunn, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

PUBLIC HEARING FOR THE SUNNEN STATION REDEVELOPMENT AREA PHASE II URBAN DEVELOPMENT PLAN: Matt Kreider, CEO of Sunnen Products, spoke in favor of the development. He stated that Sunnen has been in Maplewood 90 years and is grateful for the city's cooperation and good working relationship.

G.T. Cozad, president of Cozad Commercial Group, gave an overview of the proposed development which includes a Porsche dealership and Maserati dealership along with a 174-unit apartment complex. Tenants for the other two parcels in the development are yet to be determined.

Jim Mello, discussed Phase 2 of the proposed development in detail.

PUBLIC FORUM: John Patterson, 7410 Richmond, spoke on behalf of the Route 66 Association of Missouri and asked that the Council consider joining the Association.

ANNOUNCEMENTS: None.

APPROVAL OF THE OCTOBER 27, 2015 CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

R15-54, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING JAMES JEWELL TO THE BOARD OF ADJUSTMENT AND HOUSING BOARD OF APPEALS AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2019 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL 5997, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO STEVE JAWOR OF GREAT HARVEST BREAD COMPANY TO OPERATE A RESTAURANT FACILITY AT 7360 MANCHESTER RD. was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 5997 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5997 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 5998, AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE 5572, SECTION VI. 2. TO MODIFY THE BUILDING MATERIAL REQUIREMENTS FOR LOT D was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 5998 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5998 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 5999, AN ORDINANCE DETERMINING THAT CERTAIN ADDITIONAL PARCELS ARE A BLIGHTED AREA AS DEFINED IN CHAPTER 353, REVISED STATUTES OF MISSOURI AND ARE TO BE INCLUDED IN THE SUNNEN STATION REDEVELOPMENT AREA; APPROVING THE SUNNEN STATION PHASE II URBAN DEVELOPMENT PLAN FOR THE AREA; AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MAPLEWOOD AND SUNCO, LLC; AND AUTHORIZING TAX ABATEMENT FOR THE AREA was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 5999 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5999 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 5996, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH LAW ENFORCEMENT PERSONNEL PER THE ATTACHED DOCUMENT was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 5996 be approved, which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 5996 was approved by the City Council on this 24th day of November, 2015 as **Ordinance number 5792**.

COUNCIL COMMUNICATION: Councilmember Greenberg expressed his gratitude to the city for participating in the recent walk audit that was done by the Walkable and Livable Communities Institute.

MAYOR'S REPORT: Mayor White announced the Small Business Saturday event on November 28th and the Christmas Tree Walk event on December 4, 2015.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran wished everyone a Happy Thanksgiving.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO.: No need.

There being no further business before the Council, the meeting adjourned at 8:08 p.m.

PETITION FOR LIQUOR LICENSE
CITY OF MAPLEWOOD
7601 Manchester Road
Maplewood, MO 63143
(314) 645-3600

P A U
NOV 6 2015
By *YK* CC: 7160

SECTION 1

DATE: 10-6-2015

1. NAME OF ESTABLISHMENT: Maplewood Specialty Provisions, DBA Larder and Cupboard

2. ADDRESS OF ESTABLISHMENT: 7310 Manchester Road
Maplewood MO 63143 314.300.8995
(CITY) (STATE) (ZIP) (PHONE)

3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):
Corporation, Brian Pelletier (sole owner), 4252A Juniata, St. Louis, MO 63116

4. NAME OF OWNER OR MANAGING OFFICER: Brian Pelletier

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

Indicate Type of License Applied For:

	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> <u>For beer depot or store room, handling, selling or storing non-intoxicating beer.</u>	\$75.00
B. <u>FULL LIQUOR LICENSE</u> <u>To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold.</u>	\$450.00
C. <u>PACKAGED INTOXICATING LIQUOR</u> <u>X To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.</u>	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u>	

not for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail in the original package) on Sundays between the hours of 9:00 a.m. and 12:00 midnight.

\$300.00

E. MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT

_____ To sell malt liquor containing alcohol over 3.2% but not more than 5% by weight at retail by the drink for consumption on the premises, where sold (includes light wines.

\$52.50

F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)

_____ To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold.

\$ 22.50

G. SUNDAY LIQUOR BY THE DRINK

_____ To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with.

\$300.00

H. MANUFACTURER SOLICITOR=S LICENSE

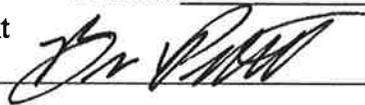
_____ To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold.

\$250.00

X To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit.

\$ 25.00

Applicant hereby agrees that if a license is granted upon this petition, that applicant or any officer, agent, employee, or servant of applicant will not violate any provision of said Ordinance No. 4121 or of any amendments hereafter made to said ordinance, or any law of the State of Missouri or other ordinance of the City of Maplewood while in and upon the premises of the applicant herein described or knowingly allow any other person so to do.

Printed Name of Applicant Brian Pelletier
Signature 
Date 10-6-2015

RECORD OF ARREST

A. Have you ever been arrested or indicted for the violation of any Federal, State, or City Laws? NO

If so, give details: _____

B. Have you ever been convicted for the violation of any city ordinance, State or Federal Laws relating to liquor, gambling, immorality, peace disturbance? NO

If so, give details: _____

I, Brian Pelletier, hereby authorize the City of Maplewood Police Department to perform a police check on the information I have submitted. And I am willing to submit to fingerprinting and photographing, if requested.

Date: 10-6-15 Signature of Applicant: 

Results of Police Check:

NO RECORD

Signature: Chief of Police 
11-10-15

MAPLEWOOD POLICE DEPARTMENT
7601 MANCHESTER
MAPLEWOOD, MO 63143

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony J. Traxler, Assistant City Manager/Director of Public Works
Date: December 4, 2015
Subject: Two (2) ¾ -Ton Heavy Duty Pick-Up Trucks - (One (1) CNG and One (1) Diesel)
One (1) Ford Escape (1.6L Eco-Boost Engine)

The Department of Public Works needs to purchase two (2) replacement pick-up trucks and one (1) replacement staff vehicle. The first truck will replace a truck we towed approximately two years ago because it was a derelict and/or abandoned vehicle. We utilized the truck for approximately two years but the truck currently has more than 270,000 miles and requires maintenance work. The attached information in Appendix A is a State of Missouri bid price (represents reasonable reduced rate for municipalities in the State of Missouri) for a heavy duty, ¾ ton, four wheel drive, 2015 Chevrolet Silverado extended cab truck (\$37,814). This truck will be the city's first compressed natural gas (CNG) vehicle. Fueling for this vehicle will take place at the Laclede Gas fueling station in Shrewsbury.

The second truck will replace the current park maintenance truck. The park maintenance truck is a 1993 Ford Ranger that is on its last leg and requires significant monies and upkeep just to keep it running. The attached Appendix B is a State of Missouri bid for a heavy duty, ¾ ton, four wheel drive, 2015 Chevrolet Silverado crew cab diesel truck (\$39,884).

The vehicle to be replaced is the Director of Public's Works staff vehicle, a 2007 Ford 500 that currently has various maintenance issues (AC unit, instrument panel, driver's seat). The attached Appendix C is a National Joint Powers Alliance bid (represents reasonable reduced rate for municipalities nationwide) for a 2016 Ford Escape with 1.6 L Eco-Boost Engine (\$22,994).

Funds for these purchases will come from the half-cent capital improvements sales tax fund. Please see the attached resolution requesting City Council approval to purchase two (2) pick-up trucks and one (1) staff vehicle. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

RESOLUTION

R15-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO PURCHASE A 2015 HEAVY DUTY ¾ TON CHEVROLET SILVERADO EXTENDED CAB COMPRESSED NATURAL GAS TRUCK FOR \$37,814, A 2015 HEAVY DUTY ¾ TON CHEVROLET SILVERADO CREW CAB DIESEL TRUCK FOR \$39,884, AND A 2016 FORD ESCAPE WITH 1.6L ECO-BOOST ENGINE IN THE AMOUNT OF \$22,994.

WHEREAS, the State of Missouri bid price for a heavy duty, ¾ ton 2015 Chevrolet Silverado, 4WD extended cab compressed natural gas truck is \$37,814; and

WHEREAS, the State of Missouri bid price for a heavy duty, ¾ ton 2015 Chevrolet Silverado, 4WD crew cab diesel truck is \$39,884; and

WHEREAS, the National Auto Fleet Group bid price for a 2016 Ford Escape SE FWD with 1.6L eco-boost engine is \$22,994; and

WHEREAS, the city desires to purchase these replacement trucks and vehicle as per the specifications of the State of Missouri and the National Auto Fleet Group bids;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Manager is hereby authorized to purchase one heavy duty, ¾ ton, 2015 Chevrolet Silverado 4WD extended cab compressed natural gas truck for \$37,814, one heavy duty, ¾ ton, 2015 Chevrolet Silverado 4WD crew cab diesel truck for \$39,884, and one 2016 Ford Escape SE FWD with 1.6L eco-boost engine for \$22,994.

Passed this 8th day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this 8th day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 3.2, PARAGRAPH 3C DEALING WITH ELECTION AND TERMS FOR CITY COUNCIL MEMBERS SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood whether Section 3.2 Composition; eligibility; election and terms, Paragraph C, Election and terms, be amended to read as follows: Council members, other than the mayor, shall be elected to serve staggered three year terms. No person shall serve more than three full consecutive terms. A Council member’s three-year term of office shall commence at the first regular meeting of the council following his/her election and shall end when his/her successor shall have been duly elected and qualified.

Section II. The ballot question shall read as follows: Shall the City of Maplewood be authorized to amend its City Charter, Section 3.2 Composition; eligibility; election and terms, Paragraph C, to read as follows: City Council members, other than the mayor, shall be elected to serve staggered three year terms. No person shall serve more than three full consecutive terms. A Council member’s three-year term of office shall commence at the first regular meeting of the council following his/her election and shall end when his/her successor shall have been duly elected and qualified.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 4.1, ELECTION, TERM, QUALIFICATIONS, DEALING WITH TERMS FOR THE MAYOR SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood whether Section 4.1 Election; term; qualifications be amended to read as follows: A mayor shall be elected at large by the qualified voters of the city at the regular election for a term of three years, commencing with the municipal election of April 2018. No person shall serve more than three full consecutive terms. In order to provide for a three year term rotation a one year transition term shall be established beginning April 2017 and expiring April 2018. The incumbent mayor shall be eligible to serve a one year transition term but shall not be eligible to run for a full term until 2022.

Section II. The ballot question shall read as follows: Shall the City of Maplewood be authorized to amend its City Charter, Section 4.1 Election; term; qualifications to read as follows: The mayor shall be elected at large by the qualified voters of the city at the regular election for a term of three years commencing with the municipal election of 2018. In order to transition to three year terms, a one year mayor term will be established April 2017 expiring April 2018; thereafter, the three year mayor terms will be established. The incumbent mayor may run for the one year transition term but would not be eligible to run for a full term until 2022.

Section III. This ordinance shall be in full force and effect fifteen (15) days after it's passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 6.1, ADMINISTRATIVE ORGANIZATION SHALL BE AMENDED BY ELIMINATING THE POSITION OF CITY TREASURER.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood whether Section 6.1, Administrative organization be amended by eliminating the position of city treasurer.

Section II. The ballot question shall read as follows: Shall the City of Maplewood be authorized to amend its City Charter, Section 6.1, Administrative organization be amended by eliminating the position of city treasurer.

Section III. This ordinance shall be in full force and effect fifteen (15) days after it's passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING SUBMISSION TO THE VOTERS IN THE CITY OF MAPLEWOOD AT THE APRIL 5, 2016 ELECTION THE QUESTION OF WHETHER SECTION 11.4 PROCEDURE AFTER FILING PARAGRAPH (A) SHALL BE AMENDED.

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

Section I. The City Council hereby directs that the following question be submitted to the voters of the City of Maplewood whether Section 11.4 Procedure after filing be amended to read as follows: Within 20 days after the petition is filed, the city clerk shall complete a certificate as to its sufficiency, specifying, if it is insufficient, the particulars where in it is defective and shall promptly send a copy of the certificate to the petitioners' committee by registered mail. This provision eliminates the legal question of whether additional signatures can be added to a petition after it is found insufficient and the time to file a petition has expired.

Section II. The ballot question shall read as follows: Shall the City of Maplewood be authorized to amend its City Charter, Section 11.4 Procedure after filing to read as follows: Within 20 days after the petition is filed, the city clerk shall complete a certificate as to its sufficiency, specifying if its insufficient, the particulars where in it is defective and shall promptly send a copy of the certificate to the petitioners' committee by registered mail. This provision eliminates the legal question of whether additional signatures can be added to a petition after it is found insufficient and the time to file a petition has expired.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: December 4, 2015

RE: Charter Amendments

Attached are four ordinances that if approved, would amend the Maplewood City Charter as follows:

- Would change council terms from four-year staggered terms with no term limits to three-year staggered terms with a three term limit (9 years). If this amendment passes, the councilmembers up for election in April of 2017 would be elected to three year terms expiring 2020. They would be eligible to serve a maximum of 9 years and then would have to sit out a full term before being eligible to run for office of council person again.
- The next amendment changes the mayor's term from a four year term with a two term limit to a three year term with a three term limit (maximum 9 years). It creates a transition term of one year from April 2017 to April 2018 and then the individual elected in 2018 would have a three year term. The incumbent mayor, if this amendment is approved, is eligible to run for the one year transition term but could not run for a full term until 2022. The reason for this transition is the three year mayor's term would then become due every third year when no council person is up for election; thus, each city elected official would have an equal opportunity to run for mayor without being forced to give up their position as is presently the case in the Charter.
- The third amendment amends Section 6.1 of the Charter, administrative organization, by eliminating the city treasurer which the city has not filled for years.
- The fourth amendment to Section 11.4, filing of petitions, eliminates the ambiguity of when and how petitions can have signatures added to them when the petition that is turned in is insufficient. Under the amendment, if the deadline for submitting a petition is June 15, 2015 and on June 10 the petitioners were notified that the petition has insufficient signatures, then additional signatures must be submitted no later than June 15. If the petition is still found insufficient after June 15, there is no additional opportunity to add signatures.

These ordinances amending the Charter have been created by me and sent to City Attorney Biesterfeld today for review. If the issue is to be on the April 5, 2016 ballot, these four amendments must be read two times and tabled at the December 8, 2015 Council meeting and approved at the January 12, 2016 Council meeting. The deadline for putting an issue on the April 2016 ballot is 5:00 p.m. Tuesday, January 26, 2016. The other option is to wait and put this on the August 2016 primary election ballot; thus, if the Charter amendments are approved, they would go into effect with the October/November filing period.

If you have any questions, please contact me.



Martin J. Corcoran
City Manager

Enclosures

Charter Amendments.docx

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: December 4, 2015

RE: Amendment to the Sign Code – Projecting Signs

The attached ordinance amends the area where projecting signs are allowed. When projecting signs were originally approved by the City Council, it was for the purposes of allowing projecting signs in the Special Business District. It has been determined that a portion of the Special Business District is left out in the present description of where projected signs are allowed. This was brought to our attention by a business on Margarete that wanted to install a projecting sign and could not due to the fact their address was not listed as eligible for a projecting sign.

If you have any questions, please contact me.


Martin J. Corcoran
City Manager

Enclosure

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 6, ADVERTISING, SECTION 6-49, REGULATIONS, PARAGRAPH B(6), SUBPARAGRAPH B.

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

Section I. Section 6-49, Regulations, Paragraph (6) Projecting signs, Subparagraph B is hereby amended by deleting location on the 7100-7400 blocks of Manchester Avenue and the 2700-3100 blocks of Sutton Boulevard and adding located in the Special Business District.

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

INTEROFFICE MEMORANDUM



To: Plan Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: December 3, 2015
Subject: Petition Number #2015-23 – Revised Preliminary Plat and Record Plat – Sunnen Station Redevelopment

Attached is a copy of the **revised preliminary plat** and **record plat** for the Sunnen Station Redevelopment. The Plan Commission and City Council approved the original preliminary plat for the Sunnen Station Redevelopment in May. The attached revised preliminary plat and attached record plat were slightly revised from the original preliminary plat approved in May by modifying Lot D from 3.44 acres to 3.002 acres which in turn increased the size of Lot E.

Please review the proposed street plats. Feel free to contact me at 646-3635 if you have any questions, comments or concerns regarding this matter.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A REVISED PRELIMINARY PLAT AND A RECORD PLAT FOR THE SUNNEN STATION REDEVELOPMENT

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015 which approved a preliminary plat/preliminary development plan dated 4/21/15, prepared by Stock and Associates; and

WHEREAS, this ordinance revises the preliminary plat dated 4/21/15 prepared by Stock and Associates; and

WHEREAS, this ordinance approves a record plat for the Sunnen Station Redevelopment dated 7/1/15 prepared by Stock and Associates; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their December 7, 2015 meeting by a vote of ayes, nays; and

WHEREAS, the City Council held a public hearing on the amendment at their January 12, 2016 Council meeting.

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

Section I. A revised preliminary plat and a record plat for the Sunnen Station Redevelopment is hereby approved.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this _____, 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Passed this _____, 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

BILL NO. 5997

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO STEVE JAWOR OF GREAT HARVEST BREAD COMPANY TO OPERATE A RESTAURANT FACILITY AT 7360 MANCHESTER ROAD

WHEREAS, Steve Jawor applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to operate a restaurant facility at 7360 Manchester Road.; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 2, 2015 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their December 8, 2015 Council meeting.

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

Section I. Steve Jawor is hereby granted a Conditional Use Permit to operate a restaurant facility at 7360 Manchester Road.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
 - 1) All permitted land uses in the CB1 Community Business 1 District.
 - 2) A restaurant facility.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a restaurant facility at 7360 Manchester Avenue.:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION VI. 2. TO MODIFY THE BUILDING MATERIAL REQUIREMENTS FOR LOT D

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015; and

WHEREAS, Porsche national building standards do not include brick on four sides of structures; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their November 2, 2015 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their December 8, 2015 Council meeting.

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

Section I. Planned Unit Development Ordinance No. 5772, is hereby amended by amending Section VI., Building Materials, 2. by deleting the existing text and inserting the following text in its stead:

- 2. Building materials must be of brick construction on all four sides for Lots A, B, C, E and F of the Sunnen Station Redevelopment Preliminary Development Plat prepared by George Stock dated 4/21/15. Building materials for Lot D of the aforementioned plat shall be subject to the review and approval of the Design and Review Board.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this _____, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Passed this _____, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

AN ORDINANCE DETERMINING THAT CERTAIN ADDITIONAL PARCELS ARE A BLIGHTED AREA AS DEFINED IN CHAPTER 353, REVISED STATUTES OF MISSOURI AND ARE TO BE INCLUDED IN THE SUNNEN STATION REDEVELOPMENT AREA; APPROVING THE SUNNEN STATION PHASE II URBAN DEVELOPMENT PLAN FOR THE AREA; AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MAPLEWOOD AND SUNCO, LLC; AND AUTHORIZING TAX ABATEMENT FOR THE AREA.

WHEREAS, on December 13, 2011 by Ordinance No. 5646 (the “**Initial Ordinance**”) the City Council (the “**City Council**”) of the City of Maplewood, Missouri (the “**City**”) found and determined that the Sunnen Station Redevelopment Area (the “**Initial Area**”) met the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri; and

WHEREAS, in the Initial Ordinance the City Council of the City approved The Sunnen Station Urban Development Plan (the “**Initial Plan**”) including Sunco, LLC as Developer (the “**Developer**”); and

WHEREAS, Developer desires to amend the boundaries of the Initial Area by adding additional property to the area (the “**Additional Parcels**”) as further described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, PGAV has prepared an Analysis for Designation as a Blighted Area Under the Provisions of Chapter 353 an Area to be Amended to the Sunnen Station Redevelopment Area dated July 3, 2015 (“**Blight Analysis**”) regarding the Additional Parcels, which Blight Analysis concludes that the Additional Parcels meet the requirements of a “blighted area” as defined in The Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri (“**Chapter 353**”); and

WHEREAS, the Blight Analysis individually considers each Additional Parcel with regard to whether the property meets the statutory definition of “blighted area,” as required by Section 523.274.1 of the Revised Statutes of Missouri; and

WHEREAS, a public hearing was duly held on November 24, 2015, as required by Section 353.060 of the Revised Statutes of Missouri, for the stimulation of comment by those to be affected by the granting of any rights or powers to Developer under Chapter 353 prior to a determination of whether the Additional Parcels were blighted; and

WHEREAS, by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, the City has determined that the Additional Parcels have become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes, (the Initial Area and the Additional Parcels together herein the “**Area**”); and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private

enterprise without the aids provided in the Urban Redevelopment Corporation Law, set forth in Chapter 353; and

WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City; and

WHEREAS, pursuant to the Initial Ordinance, in order for any tax abatement or the exercise of eminent domain authority by the City to be granted with respect to any property located in the Area, a development proposal and development agreement with respect to a specific project must be submitted to and approved by ordinance of the City Council in its sole discretion in the same manner as the Initial Plan was first approved and in accordance with the requirements of Chapter 353, including compliance with the notice, hearing and ad valorem tax impact analysis requirements stated therein;

WHEREAS, Developer submitted a proposed development plan and redevelopment agreement to the City proposing that certain tax abatement be granted with respect to the Area.

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

Section One. The City Council of the City hereby finds and determines that the Additional Parcels meet the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri.

Section Two. Redevelopment of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City.

Section Three. The Sunnen Station Phase II Urban Redevelopment Plan (the “**Phase II Plan**”) in the form attached hereto as Exhibit B, having been duly reviewed and considered by the City Council, is hereby approved.

Section Four. The proposed Redevelopment Agreement (the “**Redevelopment Agreement**”) by and between the City and the Developer in the form attached hereto as Exhibit C is hereby approved by the City Council, with such amendments, revisions and alterations thereto as shall be approved by the City Manager in order to accomplish the purposes of this Ordinance, the City Manager’s signature thereon being satisfactory evidence of his approval. The City Manager is hereby authorized to enter into and perform on behalf of the City the Redevelopment Agreement. The City Clerk is hereby authorized to attest, and affix the seal of the City to, said Redevelopment Agreement. The execution and delivery of such agreement in recordable form by the owner of all property within the Area as a first priority encumbrance on all property located within the Area shall be a condition precedent to the effectiveness of this Ordinance. All officers, agents and employees of the City are hereby authorized to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to implement and carry out the terms of this Ordinance.

Section Five. As provided in and subject to all of the limitations and qualifications stated in the Phase II Plan and in the Redevelopment Agreement, tax abatement of 100% for the

first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the Area to be redeveloped, having been duly considered by the City Council, is hereby approved.

Section Six. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance shall remain valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative interest.

Section Seven. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

EXHIBIT A

DESCRIPTION OF AREA

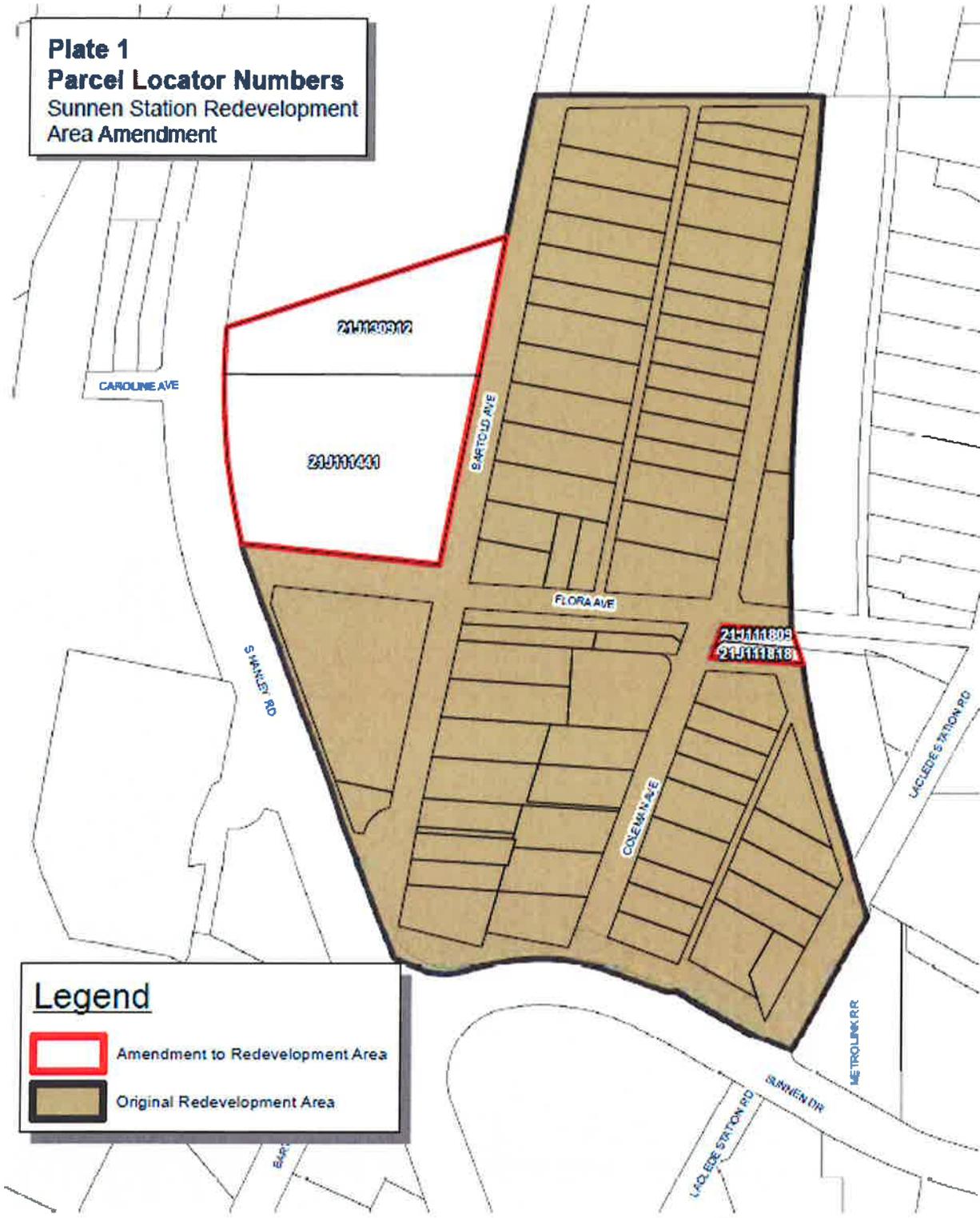
The following are the Additional Parcels. They appear outlined on the following two plates.

Additional Parcels

County ID	Property Address		Owner	Owner Address			
21J111441	7915 FLORA AVE	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J130912	2750 S. HANLEY RD	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J111809	7800 FLORA AVE	63143	City of Maplewood	7601 Manchester Rd.	St. Louis	MO	63143
*21J111818	3011 LACLEDE STATION RD	63143	Sunquad LP	7910 Manchester Rd.	St. Louis	MO	63143

***Only includes those portions of these parcels depicted on the attached plates as being included in the 353 Area**

Plate 1
Parcel Locator Numbers
 Sunnen Station Redevelopment
 Area Amendment



Legend

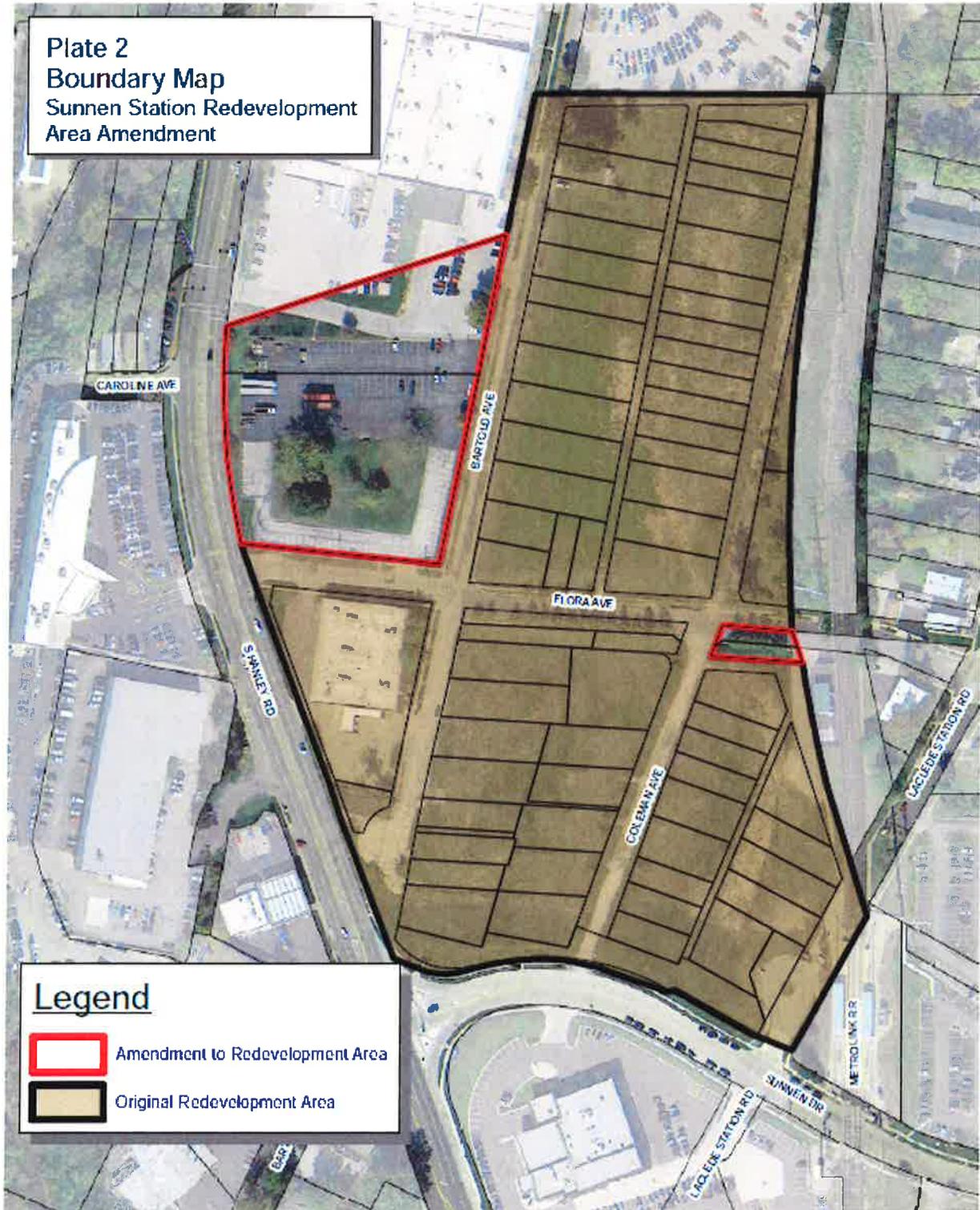
- Amendment to Redevelopment Area
- Original Redevelopment Area



April 2015



Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment



Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015

EXHIBIT B

PHASE II PLAN

EXHIBIT C

REDEVELOPMENT AGREEMENT