

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, OCTOBER 11, 2016
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 an amendment to Sec. 56-206 CB District Permitted Uses and Sec. 56-207 CB District Conditional Uses to allow craft beer stores meeting requirements as a conditional use in the CB District.
7. Public Forum
8. Announcements
9. Approval of the September 27, 2016 City Council meeting minutes and Closed Session minutes.
10. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to purchase three (3) police patrol vehicles through the statewide contract under the State of Missouri's Division of Purchasing and Materials Management Cooperative Procurement Services in the amount of sixty thousand eight hundred ninety-four dollars (\$60,894.00).
11. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Ron Gaus of Christ Church to allow a commissary for food trucks at 2200 Bellevue Avenue.
12. Bill 6027 an Ordinance of the City Council of the City of Maplewood, Missouri, amending Ordinance 5573, as amended, Chapter 56, Zoning, Section 56-206 Conditional Uses and Sec. 56-207 Prohibited Uses to allow Craft Beer Stores that meet various requirements within the CB Community Business District as a Conditional Use.
13. Bill 6038 an Ordinance of the City Council of the City of Maplewood, Missouri, authorizing the City Manager to execute an Intergovernmental Cooperation Agreement between the cities of Brentwood, Clayton and Maplewood providing for the sharing of a joint training officer for the fire departments.
14. Council Communication

15. Mayor's Report

16. City Attorney's Report

17. City Manager's Report

18. 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.

19. Adjournment

PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, OCTOBER 11, 2016
7:30 P.M.

The following is a brief description of the agenda items for Tuesday, October 11, 2016:

ITEM NO. 6, is a public hearing to hear citizen's comments on an amendment to Section 56-206 Community Business District Permitted Uses and Section 56-207 Community Business District Conditional Uses to allow craft beer stores meeting requirements as a conditional use in the Community Business District.

ITEM NO. 10, is a resolution authorizing the City Manager to purchase two 2016 Ford Taurus police interceptor sedans and one 2016 Ford Explorer police interceptor utility vehicle from the statewide bid contract. The dealership providing the vehicles is Lou Fusz Ford in Chesterfield at a total cost to the City of Maplewood of \$60,894.00 which includes a trade-in allowance for one 2014 Ford Taurus, one 2013 Ford Taurus and one 2013 Ford Explorer in the amount of \$19,500.

ITEM NO. 11, is an ordinance granting a Conditional Use Permit to Ron Gaus of Christ Church located at 2200 Bellevue Ave to allow their kitchen to be used as a commissary for food trucks. The commissary hours shall be from 8:00 a.m. to 8:00 p.m. Food trucks or any other related delivery trucks are not permitted on-site from 8:00 p.m. to 8:00 a.m. Initially, a maximum of 4 food trucks shall be allowed to operate at the church. The Plan & Zoning Commission can increase this number to 7 food trucks if after operating for 6 months there are no negative impacts on adjacent or surrounding neighborhoods. The Plan & Zoning Commission voted to approve this conditional use permit by a vote of 5 ayes, 0 nays, 2 absent.

ITEM NO. 12, Bill 6027 is an ordinance that would allow craft beer stores as a conditional use in the Community Business District. The Plan & Zoning Commission recommended approval of this zoning use change. The bill has been read two times and tabled, a public hearing has been held and the bill is now ready for final Council action.

ITEM NO. 13, Bill 6038 is an ordinance authorizing the City Manager to execute an Intergovernmental Cooperation Agreement between the cities of Brentwood, Clayton and Maplewood providing for the sharing of a joint training officer for the fire departments. This 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

Maplewood City Council will hold a public hearing on 10/11/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on an amendment to Sec. 56-206 CB District Permitted Uses and Sec. 56-207 CB District Conditional Uses to allow craft beer stores meeting requirements as a conditional use in the CB District.

Ad as appearing in the September 23, 2016 **St. Louis Post-Dispatch**.

September 27, 2016

The September 27, 2016 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

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

MOTION TO EXCUSE COUNCILPERSON: No need.

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

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT (LITTLE CAESARS) AT 7325 MANCHESTER: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A GAS STATION AND CONVENIENCE STORE AT 3033 S. HANLEY ALONG WITH A FULL/SUNDAY PACKAGE LIQUOR LICENSE: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT (THE BLUE DUCK) AT 7401 MANCHESTER AVE. ALONG WITH A FULL/SUNDAY LIQUOR LICENSE: Harley Frankel, property owner of 7423 Manchester, spoke in favor of this use saying it will help increase foot traffic past Sutton on Manchester.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A DAYCARE FACILITY AT 3732 CAMBRIDGE: No one spoke.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON THE PROPOSED 2016 PROPERTY AND PERSONAL PROPERTY TAX RATES: No one spoke.

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: None.

APPROVAL OF THE SEPTEMBER 13, 2016 CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the majority approval, by voice vote, of the Council.

MOTION TO APPROVE A REQUEST BY RACHEL WALLIS ANDREASSON OF WALLIS PETROLEUM TO BE LOCATED AT 3033 S. HANLEY RD. FOR A PACKAGE AND SUNDAY PACKAGE LIQUOR LICENSE (LIMITED TO SALE OF BEER & WINE NOT IN EXCESS OF 14%): Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

MOTION TO APPROVE A REQUEST BY CHRIS RAYBURN OF THE BLUE DUCK TO BE LOCATED AT 7401 MANCHESTER AVE. FOR A FULL AND SUNDAY LIQUOR LICENSE WITH THE RESTRICTION THAT AT LEAST 50% OF SALES MUST BE FOR FOOD SOLD AT RETAIL AT 7401 MANCHESTER AVE.: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

BILL 6038, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITIES OF BRENTWOOD, CLAYTON AND MAPLEWOOD PROVIDING FOR THE SHARING OF A JOINT TRAINING OFFICER FOR THE FIRE DEPARTMENTS was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6038 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. 6038 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 6027, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-206 CONDITIONAL USES AND SEC. 56-207 PROHIBITED USES TO ALLOW CRAFT BEER STORES THAT MEET VARIOUS REQUIREMENTS WITHIN THE CB COMMUNITY BUSINESS DISTRICT AS A CONDITIONAL USE: Councilmember Wood motioned to table, duly seconded by Councilmember Cerven, which motion received the approval, by voice vote, of the Council.

BILL 6031, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JOSEPH DANIEL OF LITTLE CAESARS PIZZA TO OPERATE A RESTAURANT FACILITY AT 7325 MANCHESTER ROAD was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6031 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a restaurant at 7325 Manchester Road:

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

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6031 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6031 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6031 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5826.**

BILL 6032, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO WALLIS PETROLEUM TO OPERATE A CONVENIENCE STORE WITH GAS PUMPS AT 3033 S. HANLEY ROAD was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6032 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a service station with convenience store at 3033 S. Hanley Road:

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

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6032 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6032 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6032 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5827.**

BILL 6033, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO CHRIS RAYBURN OF THE BLUE DUCK TO OPERATE A RESTAURANT FACILITY AT 7401 MANCHESTER ROAD (FORMERLY MONARCH RESTAURANT) was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6033 be tabled for the reading of the findings of fact, duly seconded by

Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a restaurant at 7401 Manchester Road:

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

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6033 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6033 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6033 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5828**.

BILL 6034, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO DAWN MEDINA OF NEW DESTINY CHILDCARE TO OPERATE A DAYCARE FACILITY IN THE AB ARTERIAL BUSINESS DISTRICT AT 3732 CAMBRIDGE AVENUE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 6034 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a daycare facility at 3732 Cambridge Avenue:

- The proposed use complies with all applicable provisions of the Zoning Code.
- The proposed use will contribute to and promote the community welfare and convenience.
- The proposed use will not cause substantial injury to the value of neighboring property.
- The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of Zoning Code.
- The proposed use will not substantially increase traffic hazards.
- The proposed use will not substantially increase fire hazards.

- The proposed use will not overtax public utilities.
- The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 6034 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6034 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6034 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5829**.

BILL 6035, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE NO. 5573, THE MAPLEWOOD CODE OF ORDINANCES, AS AMENDED, BY AMENDING CHAPTER 12, BUILDINGS AND BUILDING REGULATIONS, SECTION 12-92, ADOPTION OF BUILDING CODE, SECTION 12-93, ADOPTION OF RESIDENTIAL CODE AND SECTION 12-94, ADOPTION OF EXISTING BUILDING CODE, BY DELETING THE TEXT OF SAID SECTIONS AND INSERTING TEXT TO ADOPT THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE IN ITS STEAD was given its third and final reading. A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6035 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6035 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5830**.

BILL 6036, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITIES OF CLAYTON AND MAPLEWOOD, MISSOURI PROVIDING FOR THE SHARING OF A FIRE RESCUE PUMP TRUCK TO BE UTILIZED IN A RESERVE ROLE WHEN EITHER CITY'S FRONT LINE FIRE TRUCKS ARE UNAVAILABLE was given its third and final reading. A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6036 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6036 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5831**.

BILL 6037, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING THE TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT ON ALL REAL, PERSONAL, TANGIBLE AND

INTANGIBLE PROPERTY WITHIN THE CITY OF MAPLEWOOD, MISSOURI FOR 2016 was given its third and final reading. A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 6037 be approved which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL NO. 6037 was approved by the City Council on this 27th day of September, 2016 as **Ordinance number 5832**.

COUNCIL COMMUNICATION: Councilmember Greenberg invited his fellow councilmembers to an open house at Artists First at 7190 Manchester on October 4, 2016 from 1:00 to 2:00 p.m.

MAYOR'S REPORT: None.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

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: Councilmember Wood motioned to hold a Closed Session to discuss aareal estate matter, duly seconded by Councilmember Cerven, which motion received the following roll call vote: Ayes, members Cerven, Dunn, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

The Council reconvened at 7:59 p.m. and the Mayor stated no votes were taken.

There being no further business before the Council, the meeting adjourned at 8:00 p.m.

INTEROFFICE MEMORANDUM

TO: Martin J. Corcoran, City Manager

FROM: Chief Stephen M. Kruse

DATE: September 23, 2016

RE: Notice of Intent to Purchase Police Vehicles – Statewide Contract

Sir:

Upon Maplewood City Council approval, the 2016/17 police department budget allocates \$94,000.00 in funds for the purchase of three (3) new police patrol vehicles, related equipment, graphics, and associated equipment removal and installation costs. The vehicles shall include equipment and specifications standard to the police vehicle package, and will contain available manufacturer options as requested by the department.

Additional options requested by the department consist of all vehicles being keyed alike, chrome center wheel caps, rear power window delete, rubber floors and a reverse sensing system to prevent backing accidents.

Missouri statutes authorize the State of Missouri's Division of Purchasing and Materials Management to provide cooperative procurement services by means of a joint purchasing program available to political subdivisions through the *Statewide Contract*. The current contract period for police vehicles commenced May 17, 2016, through the end of the current 2016 model year. The use of this contract is mandatory for all state agencies.

Accordingly, the Maplewood Police Department sought a request for proposal from the State of Missouri's Prime Contract Vendor for Ford Motor Company Police Interceptor Sedans and Utility patrol vehicles: Lou Fusz Ford, #2 Caprice Dr., Chesterfield, Missouri 63005, per *Contract #C160105005* and *Vendor #43154579301*.
Contact: Tom Biehle at 636-532-9955.

Lou Fusz Ford submitted a bid proposal for the following three (3) police vehicles on September 22, 2016.

2016 Ford Taurus Police Interceptor Sedan 3.5L Eco-Boost V6 AWD W/Police Package = **\$26,471.00**
2016 Ford Taurus Police Interceptor Sedan 3.5L Eco-Boost V6 AWD W/Police Package = **\$26,471.00**
2016 Ford Explorer Police Interceptor Utility 3.7L V6 AWD W/Police Package = **\$27,452.00**
Total Cost = \$80,394.00

Less Trade-in Allowance for one (1) 2014 Ford Taurus Police Interceptor Sedan = **\$6,500.00**
Less Trade-in Allowance for one (1) 2013 Ford Taurus Police Interceptor Sedan = **\$5,000.00**
Less Trade-in Allowance for one (1) 2013 Ford Explorer Police Interceptor Utility = **\$8,000.00**
Total Trade-in Allowance = \$19,500.00

Total Cash Cost = \$60,894.00

**Page 2 – Notice of Intent to Purchase Police Vehicles – Statewide Contract
September 23, 2016**

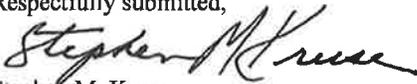
Dealer preparation costs for police vehicles purchased through the Statewide Cooperative Procurement are permissible and included in the contract.

Missouri Statewide Contract #C160105005 contains a roll-over extension and remains effective through December 31, 2016.

I recommend purchasing the three (3) new police vehicles from Lou Fusz Ford through the *Missouri Statewide Contract* at a total cash cost of **\$60,894.00**

The bid proposal will be maintained on file with the Maplewood City Clerk's Office.

Respectfully submitted,



Stephen M. Kruse
Chief of Police

Attachments: Notification of Missouri Statewide Contract – Patrol Vehicles – Current Model Year
Bid Proposal – Lou Fusz Ford



STATE OF MISSOURI
OFFICE OF ADMINISTRATION
DIVISION OF PURCHASING

NOTIFICATION OF STATEWIDE CONTRACT

Date: July 26, 2016

CONTRACT TITLE: PATROL VEHICLES – MODEL YEAR 2016

CURRENT CONTRACT PERIOD:	September 24, 2015 through December 31, 2016 (Tahoes) December 7, 2015 through December 31, 2016 (other models)	
RENEWAL INFORMATION:	Original Contract Period:	September 24, 2015 through End of 2016 Model Year
	Renewal Options Available:	NONE
	Potential Final Expiration:	December 31, 2016
BUYER INFORMATION:	Teri Schulte (573) 522-3296 Teri.schulte@oa.mo.gov	

ALL PURCHASES MADE UNDER THIS CONTRACT MUST BE FOR **PUBLIC USE ONLY**.
PURCHASES FOR PERSONAL USE BY PUBLIC EMPLOYEES OR OFFICIALS ARE PROHIBITED.

THE USE OF THIS CONTRACT IS **MANDATORY** FOR ALL STATE AGENCIES.

Local Purchase Authority shall not be used to purchase supplies/services included
in this contract unless specifically allowed by the contract terms.

The entire contract document may be viewed and printed from the Division of Purchasing's **Awarded Bid & Contract Document Search** located on the Internet at

<http://oa.mo.gov/purchasing>.

~ Instructions for use of the contract, specifications, requirements, and pricing are attached ~.

CONTRACT NUMBER	VENDOR NUMBER	VENDOR INFORMATION	MBE/WBE	COOP PROCUREMENT
C116026001 CC160105002	4313370020 1	Don Brown Chevrolet Inc. 2244 South Kingshighway St. Louis, MO 63110 Phone: (314) 772-1400 Fax: (314) 772-1022 Contact: David Helterbrand dave@donbrownchevrolet.com	No	Yes

CONTRACT NUMBER	VENDOR NUMBER	VENDOR INFORMATION	MBE/WBE	COOP PROCUREMENT
CC160105001	4306209090 5	<p>Lou Fusz Chevrolet 5120 N. Service Road St. Peters, MO 63376</p> <p>Phone: (314) 565-9315 Fax: (636) 875-5397</p> <p>Contact: Bryan Fox bryanfox@fusz.com</p>	No	Yes
CC160105003	4312062830 4	<p>Lou Fusz Chrysler Jeep Dodge 3480 Highway K O'Fallon, MO 63368-8138</p> <p>Phone: (636) 442-8129 Fax: (636) 442-8152</p> <p>Contact: Mike Benz mbenz@fusz.com</p>	No	Yes
CC160105004	4316465700 0	<p>Landmark Dodge 1900 S. Noland Independence, MO 64055</p> <p>Phone: (816) 651-6767 Fax: (816) 833-0008</p> <p>Contact: Larry Wilson Landmarkdodge1@yahoo.com</p>	No	Yes
CC160105005	4315457930 1	<p>Lou Fusz Ford #2 Caprice Dr. Chesterfield, MO 63005</p> <p>Phone: (636) 532-9955 Fax: (636) 519-2587</p> <p>Contact: Andy Eldridge andyeldridge@fusz.com</p>	No	Yes

STATEWIDE CONTRACT HISTORY

The following summarizes actions related to this Notification of Statewide Contract since its initial issuance. Any and all revisions have been incorporated into the attached document.

Contract Period	Issue Date	Summary of Changes
December 7, 2015 through December 31, 2016	07/26/16	Roll over extension on contract CC160105004 through December 31, 2016.
December 7, 2015 through December 31, 2016	07/25/16	Roll-over extension on contract CC160105003 through December 31, 2016.
December 7, 2015 through December 31, 2016	06/22/16	Order cut-off date added for Ford Police Interceptor Sedan.
December 7, 2015 through December 31, 2016	05/17/16	Roll-Over Extension on Contract C116026001 and CC160105005.
December 7, 2015 through End of 2016 Model Year	02/24/16	Order cut-off date added for Ford Police Interceptor Utility.
December 7, 2015 through End of 2016 Model Year	02/16/16	Order cut-off dates added for Dodge models.
December 7, 2015 through End of 2016 Model Year	12/07/15	Issuance of additional statewide contracts.
September 24, 2015 through End of 2016 Model Year	09/24/15	Initial issuance of new statewide contract NOTE: <u>The initial contract is for the Chevrolet Tahoe models only.</u> All other models can still be purchased from the Model Year 2015 contracts. Once the other models are awarded, this statewide notice will be updated.

PATROL VEHICLES –MODEL YEAR 2016
(Statewide)

GENERAL INFORMATION

Contract C116026001 has been established for the purchase of Model Year 2016 police package Chevrolet Tahoes. Contracts CC160105001, CC160105002, CC160105003, CC160105004 and CC160105005 have been established for the purchase of miscellaneous current model year police package vehicles. These are law enforcement vehicles and their purchase must be intended for law enforcement use. Specific information on warranty, ordering and delivery terms follows. Vehicle specifications and prices, including options, are included herein.

BRAND AND MODEL

Contract Number	Brand	Model	Contractor
C116026001	Chevrolet	Tahoe 2WD 9C1 Pursuit Utility Vehicle	Don Brown Chevrolet
	Chevrolet	Tahoe 4WD 5W4 Special Services Utility Vehicle	
CC160105001	Chevrolet	Caprice PPV Police Package Sedan	Lou Fusz Chevrolet
CC160105002	Chevrolet	Impala Limited Police Package 4-Door Sedan	Don Brown Chevrolet
CC160105003	Dodge	Charger Pursuit All-Wheel Drive Sedan	Lou Fusz Chrysler Jeep Dodge
	Dodge	Durango Special Service Package All-Wheel Drive SUV	
CC160105004	Dodge	Charger Pursuit All-Wheel Drive Sedan (with 12.1" Integrated Screen)	Landmark Dodge
CC160105005	Ford	Police Interceptor Sedan	Lou Fusz Ford
	Ford	Police Interceptor Utility	

WARRANTY

The Standard Factory Warranty shall apply to all vehicles. A properly executed warranty must be delivered with the vehicle. The warranty shall not become effective until the unit is placed in service. If special forms must be filed with the contractor, the State of Missouri will comply with this request.

The warranty shall commence upon delivery and acceptance of the equipment/supplies by the State of Missouri.

ORDERING

NOTE TO STATE AGENCIES: Prior to making a vehicle purchase, the state agency must complete a vehicle pre-approval form and submit it to Cindy Dixon, State Fleet Manager. The pre-approval form can be found at the following website address: <http://oa.mo.gov/general-services/state-fleet-management/vehicle-preapproval-process-and-vehicle-credits>.

Once the state agency receives approval from the State Fleet Manager, the agency shall issue its own PGQ (Quick Price Agreement) order on an as needed basis. The contractor must not ship until they are in receipt of a hard copy PGQ order.

The commodity service codes to use in SAM II are as follows:

<u>07048</u> –	2WD Tahoe	<u>07006</u> -	Caprice PPV
	4WD Tahoe		Impala Limited
	Interceptor Utility		Interceptor Sedan
	Durango		Chargers

PATROL VEHICLES – MODEL YEAR 2016
(Statewide)

Contract Number: CC160105005

Contractor: Lou Fusz Ford

Line Item 030

Commodity Service Code: 07006

MAKE/MODEL: 2016 Ford Police Interceptor Sedan

PRICE: \$25,142.00

EQUIPMENT INCLUDED IN PRICE

- V-6 type, 3.5 liter turbo-charged (EcoBoost) gasoline engine with heavy-duty cooling system and engine oil cooler
- 148 mph top speed calibration
- All wheel drive
- Six speed automatic heavy-duty police calibration, column mounted gear selector and auxiliary oil cooler
- Heavy-duty electric power assist steering
- Tilt steering wheel
- Heavy-duty fade resistant four wheel anti-lock disc brakes with power booster
- Independent front and rear suspension. Front and rear stabilizer bars
- Five (5) tires, 245/55R18 BSW, "W" speed rated (includes spare)
- Five (5) 18" x 8" heavy-duty steel wheels (includes spare)
- 18" Full Wheel Covers
- 220 ampere heavy duty alternator
- 750 c.c.a. minimum battery
- Police type speedometer certified for accuracy
- Speed Control
- Air conditioning system with integral heater and defroster
- Electric rear window defroster
- AM/FM Stereo
- Power adjustable brake and accelerator pedals
- Radio noise suppression bonding straps
- Rear inside door locks and handles fully operable
- Automatic Deck Lid Release, ignition controlled
- Deck lid and driver door key lock cylinder
- Single key locking system
- Heavy-duty front bucket seats without center console, designed for police usage and covered with heavy-duty cloth fabric. 6-way power adjusting driver seat
- Heavy-duty cloth bench rear seat
- Driver and front passenger air bags, driver and passenger side curtain air bags, and driver and front passenger seat mounted thorax air bags
- Full carpeting both front and rear
- Carpeted floor mats
- Front license bracket
- Factory spotlight provision, left hand with 6" halogen spotlight
- Police power pigtail harness
- Pre-wiring for LED, siren, and speaker
- Courtesy lamps disabled when any door is opened
- Front row overhead red/white auxiliary dome lamp
- Standard Production Solid Color Exterior and Standard Interior Trim
- L.H and R.H power heated power adjusting outside rearview mirrors
- Remote Keyless entry with a minimum of two (2) FOBs
- Head lamp housing prep package. Does not include LED installed lights
- Power windows and door locks, rear power windows operable from rear seat and driver's seat, rear window lockout switch controllable from driver's position

AVAILABLE OPTIONS
(for line item 030)

Line Item 031 – 3.7 liter V6 gasoline engine with all wheel drive (normally aspirated)	<u>\$1,061.00</u> (credit)
Line Item 032 – 3.5 liter V6 gasoline engine with front wheel drive (normally aspirated)	<u>\$2,439.00</u> (credit)
Line Item 033 – Ford SYNC	<u>\$590.00</u>
Line Item 034 – Standard chrome center caps	<u>\$36.00</u> (credit)

DELIVERY: 90-120 days ARO

WARRANTY: 3 years or 36,000 miles (bumper to bumper)
5 years or 100,000 miles (power train)

**PREPARATION & DELIVERY COST FOR COOP MEMBERS & OTHER STATE AGENCIES
(fee pertains to line item 030)**

Line Item 035 – Preparation Cost **\$995.00 per vehicle**

Other State agencies and Cooperative Procurement members may purchase vehicles off this contract. The total vehicle preparation cost stated for the vehicles processed through the contractors dealership is charged per vehicle.

Line Item 044 – Delivery Cost **\$1.50 per mile**

Total round trip per mile cost for contractor to deliver cooperative procurement member and other state agency vehicles if requested.

MISCELLANEOUS OPTIONS/FEATURES

Line Item 045 – Miscellaneous Options/Features

****for the purchase of options/features not specifically identified herein**

PATROL VEHICLES – MODEL YEAR 2016
(Statewide)

Contract Number: CC160105005

Contractor: Lou Fusz Ford

Line Item 036

Commodity Service Code: 07048

MAKE/MODEL: 2016 Ford Police Interceptor Utility AWD

PRICE: \$26,241.00

EQUIPMENT INCLUDED IN PRICE

- V-6 type, 3.7 liter normally aspirated gasoline engine with heavy-duty cooling system and engine oil cooler
- All wheel drive
- Six speed automatic heavy-duty police calibration, column mounted gear selector and auxiliary oil cooler
- Heavy-duty fade resistant four wheel anti-lock disc brakes with power booster
- Heavy-duty electric power assist steering
- Tilt steering wheel
- Independent front and rear suspension. Front and rear stabilizer bars
- Five (5) tires, 245/55R18 BSW, "W" speed rated (includes spare)
- Five (5) 18" x 8" heavy-duty steel wheels (includes spare)
- 18" Full Wheel Covers
- 220 ampere heavy-duty alternator
- 750 c.c.a. minimum battery
- Police type speedometer certified for accuracy
- Speed Control
- Air conditioning system with integral heater and defroster
- Electric rear window defroster
- AM/FM Stereo
- Power adjustable brake and accelerator pedals
- Radio noise suppression bonding straps
- Power windows and door locks, rear power window operable from rear seat and driver's seat, rear window lockout switch controllable from driver's position
- Rear inside door locks and handles fully operable
- Lift gate key lock cylinder and driver door key lock cylinder
- Single key locking system
- Heavy-duty front bucket seats without center console, designed for police usage and covered with heavy-duty cloth fabric. 6-way power adjusting driver seat
- Privacy glass for second and third row
- Heavy-duty cloth bench rear seat
- Driver and front passenger air bags, driver and passenger side curtain air bags and driver and front passenger seat mounted thorax air bags
- Full carpeting first and second row
- Carpeted floor mats
- Front license bracket
- Factory spotlight provision, left hand with 6" halogen spotlight
- Police power pigtail harness
- Pre-wiring for LED lamp, siren and speaker
- Courtesy lamps disabled when any door is opened
- First row red/white auxiliary dome lamp

- Red/White overhead dome lamp in cargo area.
- Headlamp housing prep package. Does not include LED installed lights.
- Standard production solid color exterior and standard interior trim
- Left hand and right hand power adjusting outside rearview mirrors
- Remote keyless entry with a minimum of two (2) fobs

**AVAILABLE OPTIONS
(for line item 036)**

Line Item 037 – 3.5 liter V6 Turbo-charged (EcoBoost) gasoline engine	<u>\$1,795.00</u>
Line Item 038 – Black vinyl floor covering (Deletes carpet and carpeted floor mats)	<u>\$98.00</u> (credit)
Line Item 039 – Auxiliary air conditioning	<u>\$610.00</u>
Line Item 040 – Ford SYNC	<u>\$295.00</u>
Line Item 041 – Reverse sensing system	<u>\$275.00</u>
Line Item 042 – Standard chrome center caps	<u>\$36.00</u> (credit)
Line Item 045 – Miscellaneous Options/Features **for the purchase of options/features not specifically identified herein	

DELIVERY: 90-120 days ARO

WARRANTY: 3 years or 36,000 miles (bumper to bumper)
5 years or 100,000 miles (drive train)

**PREPARATION & DELIVERY COST FOR COOP MEMBERS & OTHER STATE AGENCIES
(fee pertains to line item 036)**

Line Item 043 – Preparation Cost

\$995.00 per vehicle

Other State agencies and Cooperative Procurement members may purchase vehicles off this contract. The total vehicle preparation cost stated for the vehicles processed through the contractors dealership is charged per vehicle.

Line Item 044 – Delivery Cost

\$1.50 per mile

Total round trip per mile cost for contractor to deliver cooperative procurement member and other state agency vehicles if requested.

TWO (2) 2016 FORD POLICE INTERCEPTOR SEDANS
3.5L ECO-BOOST V6 ALL WHEEL DRIVE W/ POLICE PACKAGE

The undersigned hereby submits this bid to furnish TWO (2) 2016 FORD POLICE INTERCEPTOR SEDANS with police package in accordance with these specifications and the bidding documents dated: **September 12, 2016**. The City reserves right to purchase additional vehicles at stated bid price when order is placed.

Receipt is hereby acknowledged of Addendum No.

Bidder shall complete every space in the BIDDER'S PROPOSAL column by indicating "A/S" (AS SPECIFIED) or inserting any exception/deviation from the specifications.

ITEM PROPOSAL	SPECIFICATION	BIDDER'S
General	Vehicle being bid must be have ALL Standard Equipment listed by manufacturer for the 2016 Ford Police Interceptor Sedan 3.5L Eco-Boost V6 All Wheel Drive	
Advertisement	Decals and all other forms of dealer advertisements are to be left off of vehicles delivered to the City.	
Keys	All vehicles to be keyed alike w/1284X code.	
Interior Seats	Cloth Bucket Seats/Vinyl Rear	
Colors	Oxford White –Ext./Charcoal Dark Interior	
Flooring	Heavy duty rubber front/rear	
Front Doors	Protective Door Guards	
Lighting	5" Dome light center mount. Additionally, we want the dark car feature – courtesy lamp disable.	
Wheels	18 inch 5- spoke painted black steel wheels w/center caps	

Spotlight	Driver side Spotlight.	
Windows	Rear Power Delete	
Reverse sensing system	Reverse sensing system	
Electrical (OPTIONAL)	Police Power Pigtail	
Electrical (OPTIONAL)	Horn, Siren Wiring Prep Package	
Suppression System (OPTIONAL)	Radio Suppression Package	
Warranty	Standard factory warranty shall apply to the vehicle(s). A properly executed warranty must be delivered with the <u>vehicle(s)</u> .	
Literature	Copies of manufacturer's descriptive literature are to be submitted <u>with bid</u> for each type of vehicle being bid.	

TRADE-INS

2014 FORD TAURUS --WHITE IN COLOR- VIN#1FAHP2MT6EG141462 MILEAGE 42,835
\$6500

2013 FORD TAURUS --WHITE IN COLOR- VIN#1FAHP2MT4DG115136 MILEAGE 60, 870
\$5000

2013 FORD EXPLORER --WHITE IN COLOR-VIN#1FM5K8ARXDGA34032
MILEAGE 87, 532**\$8000**

BID PROPOSAL

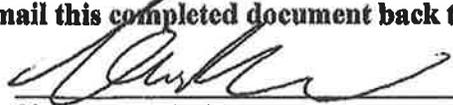
1. VEHICLE BID: \$ \$26,471 x 2 = \$52,942
2. APPROXIMATE DELIVERY TIME: 90 DAYS
3. CITY RESERVES RIGHT TO PURCHASE ADDITIONAL VEHICLES AT STATED BID PRICE WHEN ORDER IS PLACED.

In submitting this bid, I understand that the City of Maplewood, Missouri reserves the right to waive irregularities, reject any or all bids, or to hold all bids for up to thirty (30) days, and to award the bid in the best interest of the City. The City is exempt from all sales tax, etc.

Bidders are advised that the City of Maplewood may also consider bids available from the State of Missouri Division of Purchasing: Cooperative Procurement Programs.

I understand that this bid MUST BE SUBMITTED ON OR BEFORE OCTOBER 3, 2016. Since you currently have the state bid, please e-mail this completed document back to me.

Bid submitted by:


Signature and Title

Lou Fuzza Ford
Firm Name

#2 Caprice Dr. 63005
Address with Zip Code

636-532-9955
Telephone Number

SEAL
(if bid is by a Corporation)

**CITY OF MAPLEWOOD
SPECIFICATIONS AND BID PROPOSAL
for
ONE (1) 2016 FORD POLICE UTILITY
3.7L V6 ALL WHEEL DRIVE W/ POLICE PACKAGE**

The undersigned hereby submits this bid to furnish ONE (1) 2016 FORD POLICE UTILITY 3.7L V6 ALL WHEEL DRIVE WITH POLICE PACKAGE in accordance with these specifications and the bidding documents dated: **September 12, 2016**. The City reserves right to purchase additional vehicles at stated bid price when order is placed.

Receipt is hereby acknowledged of Addendum No.

Bidder shall complete every space in the BIDDER'S PROPOSAL column by indicating "A/S" (AS SPECIFIED) or inserting any exception/deviation from the specifications.

ITEM PROPOSAL	SPECIFICATION	BIDDER'S
General	Vehicle being bid must be have ALL Standard Equipment listed by manufacturer for the 2016 Ford Police Utility 3.7L V6 AWD	
Advertisement	Decals and all other forms of dealer advertisements are to be left off of vehicles delivered to the City.	
Keys	All vehicles to be keyed alike w/1284X code.	
Interior Seats	Cloth Bucket Seats/Vinyl Rear	
Colors	Oxford White –Ext./Charcoal Dark Interior	
Flooring	Heavy duty rubber front/rear	
Front Doors	Protective Door Guards	
Lighting	5" Dome light center mount. Additionally, we want the dark car feature – courtesy lamp disable.	
Wheels	18 inch 5- spoke painted black steel wheels w/center caps	

September 12, 2016

Spotlight	Driver side Spotlight.	
Windows	Rear Power Delete	
Reverse sensing system	Reverse sensing system	
Electrical (OPTIONAL)	Police Power Pigtail	
Electrical (OPTIONAL)	Horn, Siren Wiring Prep Package	
Suppression System (OPTIONAL)	Radio Suppression Package	
Warranty	Standard factory warranty shall apply to the vehicle(s). A properly executed warranty must be delivered with the <u>vehicle(s)</u> .	
Literature	Copies of manufacturer's descriptive literature are to be submitted <u>with bid for each type of vehicle being bid.</u>	

Trade-In:

See attached Police Vehicle Bid Spec Sheet for the Police Interceptors

September 12, 2016

BID PROPOSAL

- 1. VEHICLE BID: \$ \$27,452
- 2. APPROXIMATE DELIVERY TIME: 90 DAYS
- 3. CITY RESERVES RIGHT TO PURCHASE ADDITIONAL VEHICLES AT STATED BID PRICE WHEN ORDER IS PLACED.

In submitting this bid, I understand that the City of Maplewood, Missouri reserves the right to waive irregularities, reject any or all bids, or to hold all bids for up to thirty (30) days, and to award the bid in the best interest of the City. The City is exempt from all sales tax, etc.

Bidders are advised that the City of Maplewood may also consider bids available from the State of Missouri Division of Purchasing: Cooperative Procurement Programs.

I understand that this bid MUST BE SUBMITTED ON OR BEFORE OCTOBER 3, 2016. Since you currently have the state bid, please e-mail this completed document back to me.

Bid submitted by:

[Signature] Fleet Manager
Signature and Title

Low Fuse Ford
Firm Name

#2 Caprice Dr. 63005
Address with Zip Code

636-532-9955
Telephone Number

SEAL
(if bid is by a Corporation)

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO PURCHASE THREE (3) POLICE PATROL VEHICLES THROUGH THE STATEWIDE CONTRACT AVAILABLE UNDER THE STATE OF MISSOURI'S DIVISION OF PURCHASING AND MATERIALS MANAGEMENT COOPERATIVE PROCUREMENT SERVICES IN THE AMOUNT OF SIXTY THOUSAND EIGHT HUNDRED NINETY-FOUR DOLLARS (\$60,894.00).

WHEREAS, the City Of Maplewood wishes to purchase two (2) 2016 Ford Police Interceptor Sedan patrol vehicles, and one (1) 2016 Ford Explorer Police Interceptor Utility patrol vehicle, which includes equipment and specifications standard to the police vehicle package; and

WHEREAS, Lou Fusz Ford is the low bidder for all three (3) police vehicles through the state cooperative purchasing agreement; and

WHEREAS, a trade-in allowance of nineteen thousand five hundred dollars (\$19,500.00) is being provided for one (1) 2014 Police Interceptor Sedan; one (1) 2013 Police Interceptor Sedan; and one (1) 2013 Ford Explorer Police Interceptor Utility vehicle.

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 two (2) 2016 Ford Police Interceptor Sedan patrol vehicles at the cost of \$26,471.00 per vehicle, and one (1) 2016 Ford Police Explorer Police Interceptor Utility patrol vehicle at the cost of \$27,452.00. All vehicles will include the standard police vehicle package and requested options less a trade-in allowance of nineteen thousand five hundred dollars (\$19,500.00) for; one (1) 2014 Ford Police Interceptor Sedan; one (1) 2013 Ford Police Interceptor Sedan; and one (1) 2013 Ford Explorer Police Interceptor Utility vehicle resulting in a total cash cost to the City of Maplewood of sixty thousand eight hundred ninety-four dollars (\$60,894.00).

Passed this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Planning Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: September 30, 2016
Subject: Petition Number #2016-26- Request for a Conditional Use Permit in the PA Public Activity District – Christ Church Food Truck Commissary – 2200 Bellevue

BACKGROUND

The subject property, 2200 Bellevue Avenue is located at the corner of Bruno and Bellevue Avenue. The site is fully developed supporting Christ Church's facilities. Christ Church has a commercial grade kitchen facility on-site. Christ Church owns numerous surrounding properties adjacent to 2200 Bellevue Avenue (see attached map).

ZONING REQUEST

The petitioner, Ron Gaus of Christ Church, is requesting a Conditional Use Permit on the subject property to allow a commissary to prepare food at 2200 Bellevue Avenue for food trucks. This request does not allow food to be sold on-site, only the preparation of food.

Approval of this request, if granted by the Plan and Zoning Commission and the City Council, would bring this property into conformance with the Zoning Code of the City of Maplewood.

PLANNING AND ZONING ISSUES

- Proposed Use:** The property is zoned PA Public Activity District which allows food truck commissaries with a conditional use permit. The petitioner has included (attached) a detailed proposal. Note, many of the requests for the petitioner were not included by staff in the attached draft ordinance.
- Parking:** The site is has sufficient off-street parking to support food trucks. Note the attached conditional use ordinance requires trucks park on-site and only allows trucks on-site from 8 a.m. to 8 p.m. (no overnight parking allowed).
- Impact to Adjacent Properties:** The proposed use should not significantly impact adjacent and surrounding properties. The conditional use ordinance contains numerous restrictions and

limits the number of food trucks permitted on-site to four (4) total for the first six months of operation. At that time, the Plan Commission can expand the total number of trucks to seven (7) if no complaints are made against the food trucks. The conditional use ordinance requires screening of the trash and compost enclosures from adjacent and surrounding properties. Also, the petitioner owns the vast majority of surrounding property which should further mitigate the impact of the food truck operations on-site.

CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional use meets the "Standards for Approval" criteria set forth in Section 56-877, Procedures for a Conditional Use Permit, of the Zoning Code (copy attached).

FINDING:

Staff recommends approval, subject to the conditions contained in the attached draft ordinance, based on the following findings of fact:

- 1) The scale and intensity for the proposed use at this location should be compatible with adjacent and surrounding properties. The petitioner owns the majority of property surrounding the site in question.
- 2) Ample off-street screened parking is available to support the proposed use.
- 3) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing a commercial grade kitchen facility for food trucks.

**City of Maplewood, Missouri
Application for Zoning Ordinance Amendment**

Applicant Information:

Name: **Christ Church, United Church of Christ (UCC)**

Address/Phone of Applicant: **2200 Bellevue Avenue, Maplewood, MO. 63143 / 314-644-3033**

Contact Phone: **Ron Gaus, Building & Grounds Volunteer 314-583-9935**

Property Information:

Current Zoning: **Public Activity**

Zoning of Adjacent Properties: **Residential**

Request and intended use of property or reason for request:

In an effort to support our continued ministry to the Maplewood community, Christ Church, UCC, is requesting that a conditional use business activity be added to the Zoning classification of Public Activity.

If this conditional use were added to the Public Activity Zoning category, it would be possible for a church like ours to apply for that conditional use and become a much needed commissary for food trucks, as well as a potential location for caterers to use (again, for food preparation only). No business between food trucks or caterers, and their customers, would ever take place on our property. Only food preparation, not sale, would be the purpose of this conditional use request. We would be a "shared use" facility, as most commissaries are, in order to keep the costs for each individual food truck to an affordable price. Exclusive use by only one truck would be too costly based upon the investment cost of a commercial kitchen.

Christ Church, UCC, has spent the past three years upgrading its kitchen into a St. Louis County Health Department approved Commercial Kitchen. We have an A rating. It was the hope of this effort to supplement our income by allowing food trucks and caterers to rent space in our kitchen for their food preparation. This facility would be used for food storage and preparation only. No food sales or sale transactions would take place at our site.

Food trucks do not do enough business to justify owning a building with their own kitchen. St. Louis and St. Louis County Health Departments restrict the use of food trucks (a fast growing business category across the US) in their food preparation. They are not allowed to prepare food in their homes and must work with someone who serves as an approved kitchen, or commissary, to provide their food prep area. The type of entity who can provide this service is very limited. Most businesses that have commercial kitchens are in the business of preparing their own food for their own customers. They have neither the space, nor the available time, to allow others to "rent" their kitchen. As a result, churches have become a common source as commissaries around the country,

and in St. Louis. Immaculate Heart of Mary on Blow Street serves as a commissary now and Epiphany UCC on McNair is currently talking to two different food trucks about their commercial kitchen use as a commissary. There are more, but that is all we could confirm at time of application.

We anticipate a minimum of three trucks sharing the space, and up to six if their usage would not overlap to the detriment of the entire workability of the group. If too crowded, they would not stay. The use of the kitchen would self-regulate from the amount of equipment and space available. It is in our best interests to provide the best balance of low cost and available space to work. A crowded house is an unhappy, and soon empty, house. We would be open to a trial period to weigh neighborhood impact and feedback, after which we could revise the process if needed, or continue as an entity with little impact on the neighborhood. Food trucks operate with minimum employees and the food prep would average between 1 and 2 people. Three trucks would have between 3 and 6 people operating in our 700 square foot kitchen if all there at the same time. Six trucks could probably not all occupy our space at the same time, but even if they did the 6 to 12 people within that space is close to what we have in doing our annual Sausage Dinners. We have large amounts of stainless layout space as well as 8 dish sinks and 2 hand wash sinks... and soon, a commercial dishwasher.

Food trucks are a low overhead business, and every unnecessary mile driven is money from their profits. As such, we would love to be able to provide overnight parking for them. In allowing this, the cost of mileage to and from their homes is not an ongoing drain to their operation. Our location is geographically buffered from most views. We would anticipate between zero and 6 trucks throughout the day, at any given time, but would put a maximum limit of 6 trucks as part of the conditional use, with a maximum of 12 people within the building for commissary use and a total of 12 vehicles (including trucks) in our parking lot, connected to the commissary. Our parking lot has 30 spots including 3 handicap spots. Our anticipated normal hours of commissary operation would be from 8am to 4pm daily and as needed for Food Truck events on weekends. We will allow access to the building, however, any time they have a need. Regular hours are as stated. Cameras and video recording will be installed in and around the church to ensure safety, security and conformance to our rules. The city would be allowed to view these tapes to ensure the number of trucks did not exceed the agreed upon number.

Christ Church, UCC, is bordered by the streets of Bellevue and Bruno on two of its sides. The building itself blocks public view on the entire Bruno side (north) and half of the Bellevue side (west). Additionally, the church owns the entire property south of the church parking lot, in their old parsonage property at 2312 Bellevue. On the east side of the church, the church owns the property at 7122 Bruno, which covers all but 30 feet of that side. Those 30 feet are owned by 2211 Yale. With this buffering, we feel we are isolated enough for any activity of the food trucks to not be a burden on the neighbors, but we have contacted the neighbors at 2211 Yale to let them know of our intention in advance of any Planning and Zoning Meeting.

Christ Church has served the Maplewood community for over 126 years, since it was founded in 1890 (in the "little white church" on Manchester Road), and has operated in its current location since 1920. Since this time, Christ Church has had a continuous mission of service to the Maplewood community.

Our services to the Maplewood community include hosting GED (HSE) programs in our building for the past 15 years. These two highly successful and vitally important programs, which operate

both during the day and in the evening, serve both teenagers and young adults in programs sponsored by St. Louis County and the Parkway School District. We also provide space for a regular Food Pantry run for Maplewood and surrounding areas, which operates from our Church Fellowship Hall.

In addition to the above, our church building is used for AA meetings as well as for other community self-help groups. We have been home to NAMI groups (National Alliance on Mental Illness) for many years.

Members of Christ Church provide goods and services to the St. Vincent DePaul Food Pantry at Immaculate Conception Catholic Church, the Salvation Army food pantry, and the MRH School District "Weekend on Wheels" program. We have established a Gateway Greening approved Community Garden with five raised beds of vegetables. These vegetables are harvested throughout the summer and provided to both the St. Vincent DePaul Food Pantry and the Salvation Army. In addition, through our efforts, we recently found a resource for the MRH "Weekend on Wheels" Program to receive an ongoing supply of boxes from local printers. Our members also provide support for Joe's Place and other local charities through special donations.

Christ Church, UCC, is very active in the Maplewood community but we have a dwindling membership and declining income. It was our hope that the investment in this Commercial Kitchen renovation would allow us the opportunity to supplement our income and remain a strong and vital force in the Maplewood community. That is our hope through this appeal to the existing zoning for churches.

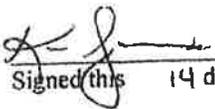
Property Owner's Name: Christ Church, United Church of Christ (UCC)

Property Owner's Address/Phone: 2200 Bellevue Avenue, Maplewood, MO. 63143 / 314-644-3033

I, Ron Gaus, Christ Church contact, applicant for this request, hereby assure that the information given above is true and accurate.


Signed this 14 day of JULY, 2016

I, Kara Sanders, President of Church Council, for Christ Church, UCC, owner of the above-mentioned property, hereby consent to the request stated above.

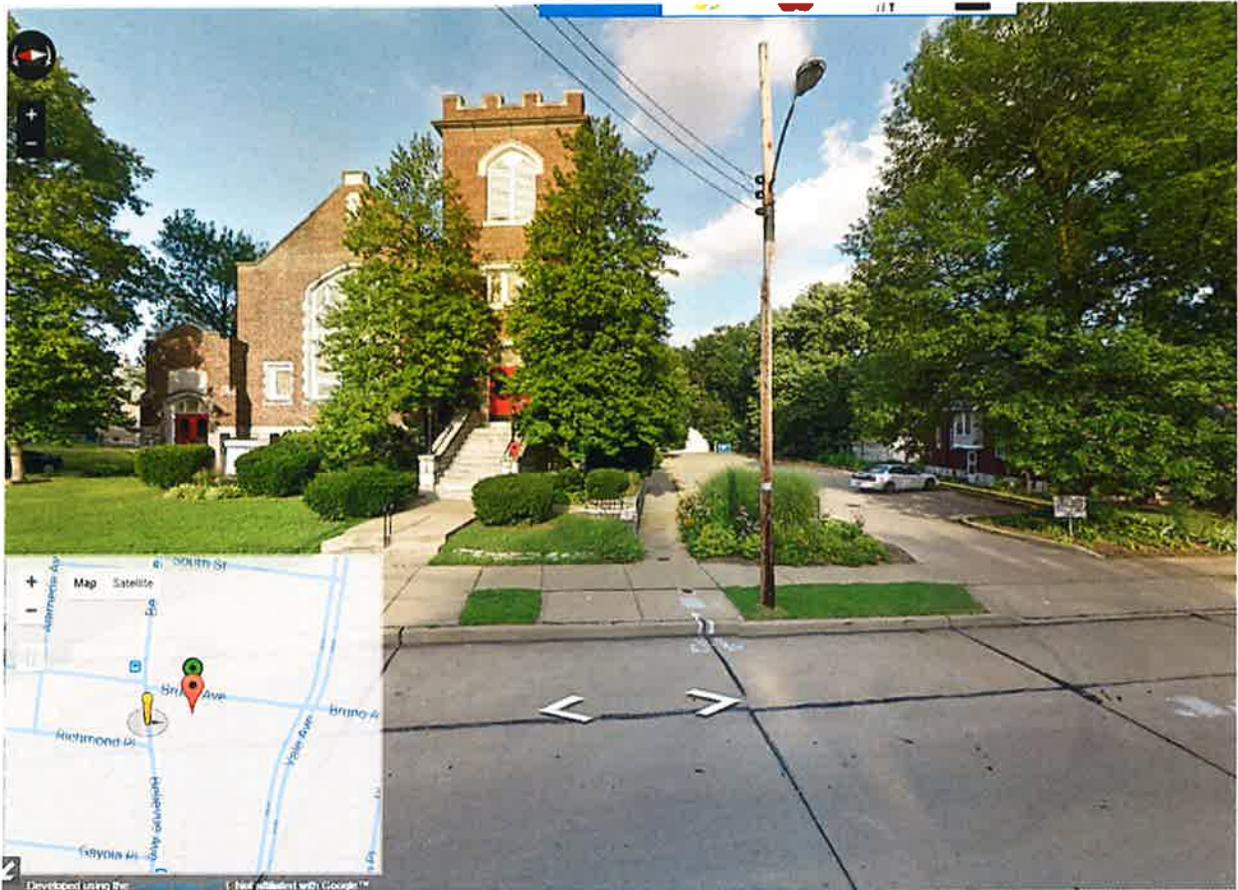

Signed this 14 day of July, 2016

Office Use Only

- () Application fee \$100.00 received.
- () Advertising fee \$330.00 received.

Received this _____ day of _____, 20__.

Maplewood Zoning Administrator



Christ Church 2200 Bellevue Avenue



Christ Church UCC Zoning Map

This map shows a rough sketch of the Christ Church, UCC building in red, flanked by its parking lot and driveways in black, flanked by the yellow properties, which are owned by the church. The only property adjacent to the church parking lot that is not owned by the church is 2211 Yale. We have spoken to those owners in advance of any meetings with Maplewood in order to obtain an agreeable consent from them regarding Food Trucks using our parking lot and using us as their commissary.

The adjacent zoning includes:

Single Family Residential (Orange Tan)

Limited Use Residential (Tan, directly north of Church Building)

Medium Density Residential (Beige, to west and northwest of Church Property)



Satellite View of Christ Church, UCC and Adjacent Properties, Showing Buffering of Parking Lot Area

This color overlay shows the Christ Church Parking Lot in Yellow and Church Owned Properties surrounding the Parking Lot as buffers. The property not numbered on the far right is 2209 Yale. The only adjacent property to Church Parking Lot is 2211 Yale. We are advising the owners of that property of our intent prior to the Maplewood Planning and Zoning Meeting in hopes of their approval and cooperation with our proposed use of our Church Kitchen and Parking Lot.

Sec. 56-877. - Procedures for conditional use permit.

- (a) *Applications.* Applications for a conditional use permit shall include a site plan and necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.
- (b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:
- (1) Complies with all applicable provisions of this chapter;
 - (2) At the specific location will contribute to and promote the community welfare or convenience;
 - (3) Will not cause substantial injury to the value of neighboring property;
 - (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
 - (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
 - (6) Will not substantially increase traffic hazards;
 - (7) Will not substantially increase fire hazards;
 - (8) Will not overtax public utilities; and
 - (9) Will not place an undue burden on municipal services.
- (c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.
- (d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.
- (e) *Authorization.* After such hearing, the city council shall, by majority vote, make a determination as to whether the proposed conditional use satisfies the criteria listed in subsection (b) of this section for the plan and zoning commission report and recommendation. If the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted. If the city council makes a negative determination as to any of the criteria, a conditional use permit shall not be granted.
- (f) *Conditions.* The plan and zoning commission may recommend and the city council may provide such terms, conditions or restrictions upon the construction, location and operation of the conditional use, as the plan and zoning commission or the city council may determine in order to further the general objectives of this division and to minimize the possibility of injury to the value of property in the neighborhood.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO RON GAUS OF CHRIST CHURCH TO ALLOW A COMMISSARY FOR FOOD TRUCKS AT 2200 BELLEVUE AVENUE

WHEREAS, Ron Gaus of Christ Church 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 allow a commissary for food trucks at 2200 Bellevue Avenue; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their October 3, 2016 meeting by a vote of ayes, nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their October 25, 2016 Council meeting.

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

Section I. Christ Church is hereby granted a Conditional Use Permit to allow a commissary for food trucks at 2200 Bellevue Avenue.

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 PA Public Activity District.
 - 2) A commissary to prepare food for food trucks, subject to the requirements in this ordinance.

- (B) Food truck/kitchen requirements:
 - 1) Christ Church must provide to the City Clerk a current list of all food trucks that utilize their kitchen facilities.
 - 2) A maximum of four (4) food trucks shall be allowed to operate in the kitchen/on-site. The Plan Commission can increase this number to seven (7) food trucks if after operating for six (6) months it is demonstrated that there are no negative impacts on adjacent or surrounding properties.
 - 3) Food truck or any related delivery truck hours of operation shall be from 8 a.m. to 8 p.m.
 - 4) Food trucks or any related delivery trucks are not permitted on site from 8 p.m. to 8 a.m.
 - 5) When on-site, food trucks must park on-site in the parking lot.
 - 6) The kitchen must direct exhaust directed away from adjacent residential properties and/or vent the exhaust from the roof-top.

- (C) 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.
- (D) Exterior Storage of Materials: No outside storage of materials will be permitted. The trash enclosure and any composting containers must be screened from view of adjacent and surrounding properties by a six (6) foot sight proof enclosure. The design, location and construction materials of the enclosure shall be subject to the review and approval of the Public Works Director.

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.

Passed this day of 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this day of 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION SEC. 56-206 CONDITIONAL USES AND SEC. 56-207 PROHIBITED USES TO ALLOW CRAFT BEER STORES THAT MEET VARIOUS REQUIREMENTS WITHIN THE CB COMMUNITY BUSINESS DISTRICT AS A CONDITIONAL USE.

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays, 1 absent of the amendments to the CB Community Business District at their July 6, 2016 meeting; and

WHEREAS, the City Council held a public hearing on August 9, 2016 regarding the proposed amendments to the CB Community Business District.

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

Section I. Section 56-206. Conditional Uses of the Community Business District is hereby amended by adding the following text:

(20) Craft Beer Stores that meet the following requirements:

1. Craft Beer Stores that sell only craft beer in bulk and by the drink and specialize in craft beer related items such as craft beer books, barware, bitters, mixers, glassware related to alcoholic beverages, offer classes in craft beer making and offer tastings to customers on-site (in many cases a corkage fee may be associated with this on-site tastings).
2. No hard alcohol can be sold on the premises.
3. No lottery tickets can be sold on the premises.
4. No tobacco products can be sold on the premises.

Section II. Section 56-207. (6) Prohibited Uses of the Community Business District is amended by deleting the existing text and replacing it with the following text in its stead:

(6) Package Liquor stores are prohibited, except for Craft Beer Stores that meet the requirements as stipulated in Section 56-206 (20) above.

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

Passed this day of 2016

James White, Mayor

Attest: _____
Karen Scheidt, Deputy City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITIES OF BRENTWOOD, CLAYTON AND MAPLEWOOD PROVIDING FOR THE SHARING OF A JOINT TRAINING OFFICER FOR THE FIRE DEPARTMENTS.

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

Section I. The City Manager is hereby authorized to execute and Intergovernmental Cooperation Agreement between the cities of Brentwood, Clayton and Maplewood providing for the sharing of a joint training officer for the fire departments.

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

Passed this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk