

**CITY OF TWIN OAKS
BOARD OF ALDERMEN MEETING
VIRTUAL MEETING
WEDNESDAY, FEBRUARY 17, 2021, 7:00 p.m.**

To balance both the need for continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Board of Aldermen will not be open to public attendance *in person* but shall be accessible by the public by telephone (audio only) or by using their tablet/laptop/pc (audio/video) at:

Telephone: (312) 626-6799

Computer: <https://us02web.zoom.us/j/5197276201?pwd=SHZXODU1cGtKOWJNSTFUUFRSQnY5Zz09>

Webinar ID: 519-727-6201

Passcode: 9YgwmB

In addition, the meeting will also be livestreamed on Facebook so that the public may watch and listen to the meeting virtually. The livestream of the meeting will be accessible by tablet/laptop/PC or mobile device at www.facebook.com/twinoaksmo.

The Board apologizes for any inconvenience these requirements may pose but it is extremely important all measures in compliance with the orders issued by public health authorities be taken to protect employees, residents, and elected officials during these extraordinary times.

Residents and others who wish to comment may also email their comments to City Clerk Frank Johnson, fjohnson@cityoftwinoaks.com, by 6 p.m. on February 17, 2021, and their comments will be shared with the Board at the appropriate time. There is also an ability to comment during the videoconference meeting by opening the participants tab and clicking “raise hand” during the meeting when the Board reaches the “Citizen Comment” agenda items. The Agenda Packet for this meeting is available for viewing and download on the City’s Website – www.cityoftwinoaks.com.

Tentative Agenda

- 1) REGULAR MEETING CALLED TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF AGENDA
- 5) APPROVAL OF CONSENT AGENDA
 - a) Board of Aldermen Regular Session Minutes from February 3, 2021
 - b) Board of Aldermen Work Session Minutes from February 3, 2021
 - c) Bills List from January 31 to February 12, 2021
 - d) Credit List from December 1 to December 31, 2020
- 6) REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS
 - a) Park Committee — Cindy Slama

b) Financial Statements — Jeff Blume

7) PUBLIC HEARING

a) Public comment on and consideration of the recommendation of the Planning & Zoning Commission concerning a preliminary development plan for 1100 Meramec Station Road.

8) NEW BUSINESS

a) Resolution No. 21-4: A RESOLUTION OF THE TWIN OAKS BOARD OF ALDERMEN APPROVING AN AGREEMENT WITH OREO AND BOTTA CONCRETE COMPANY, LLC, FOR REMOVING AND REPLACING BENCH PADS IN TWIN OAKS PARK.

b) Resolution No. 21-5: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PORTION OF THE TWIN OAKS CENTER SUBMITTED BY ALDI, INC.

c) Proclamation: Supermarket Employee Day

9) DISCUSSION ITEMS

10) ATTORNEY'S REPORT

11) CITY CLERK'S REPORT

12) MAYOR AND ALDERMEN COMMENTS

13) FINAL CITIZEN COMMENTS

(Remarks shall be limited to three (3) minutes on any one subject unless time is extended by the Board)

14) CLOSED SESSION

Upon a motion duly made and approved, the Board of Aldermen intends go into closed session pursuant to Chapter 610 RSMo for the purpose of dealing with matters relating to the following: individually identifiable personnel records, performance ratings or records pertaining to employees (610.021(13) RSMo.) and legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys (610.021(1) RSMo.).

15) ADJOURNMENT

Frank Johnson
City Clerk

POSTED: Feb. 16, 2021, 3 p.m.

Please note: Any person requiring physical or verbal accommodations should contact the city office 12 hours prior to meeting at 636-225-7873. Copies of public records for this agenda are available for public inspection before and at the time of the meeting.

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ALDERMEN OF TWIN OAKS,
VIRTURAL MEETING
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, FEBRUARY 3, 2021**

The meeting of the Twin Oaks Board of Aldermen was called to order at 7:00 pm. Roll Call was taken:

Mayor: Russ Fortune – yea

Aldermen: April Milne – yea Lisa Eisenhauer – yea
Dennis Whitmore – yea Tim Stoeckl – yea

Also Present: Frank Johnson, City Clerk
Paul Rost, City Attorney

Permanent records are kept of all minutes and ordinances. Each ordinance is read a minimum of two times by title, unless otherwise noted.

APPROVAL OF THE AGENDA

Mayor Fortune asked if there were any changes to the agenda. Hearing none, Alderman Whitmore motioned to approve the Agenda, seconded by Alderman Stoeckl. The motion passed by a voice vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune asked if there were any changes to the Consent Agenda consisting of the January 20, 2021 Regular Session Minutes, the January 15, 2021 Work Session Minutes and the Bills List from January 16, 2021 to January 30, 2021. Alderman Eisenhauer motioned to approve the Consent Agenda seconded by Alderman Milne. The motion passed by voice vote of four yes, zero no.

REPORTS OF COMMITTEES/COMMISSIONS/CONTRACTORS

Police Report: Officer John Wehner reviewed the January Police Report as well as the hours he logged on the bike for January. Alderman Whitmore inquired if the repairs to the bike Officer Wehner reviewed at a previous meeting have been made. Officer Wehner stated that the parts were on back order. They should be coming in within the next few weeks.

Park Cameras: Brian Mehl, of The Brain Mill, explained to the Board the status of the cameras at the Park and City Hall. The video cannot be accessed through the App being used at this time. The cameras are still recording, however to view the recordings you need to go use a specific software program. The program was recently updated and unexpectedly is no longer compatible with the City's digital video recorders (DVRs). Mr. Mehl suggested replacing the DVRs with new hardware that is compatible with new software system. He feels this will be a good fix to the situation and should not have the same compatibility issue within the near future. The cost for this repair is approximately \$600.00. Mr. Mehl stated the physical cameras are not being replaced at this time. Discussion ensued.

Alderman Whitmore motioned to approve the cost to update the camera system at the Park and City Hall, seconded by Alderman Stoeckl and the motion passed by a voice vote of four yes and zero no.

PUBLIC HEARING

The Public Hearing for public comment and consideration of the recommendation of the Planning & Zoning Commission concerning amendments to the City's Zoning Regulations, Chapter 400 of the City of Twin Oaks Municipal Code, Section 400.490 and 400.500 pertaining to occupancy permit fees and related text, and Section 400.130 pertaining to accessory structures and related text was called to order by Mayor Fortune at 7:24 p.m. City Clerk Johnson stated at this time the fee charged for Occupancy Inspections for a home is \$150.00. The change which is being proposed is stating that the fee charged by the City will reflect cost charged by St. Louis County.

The word "structures" was added to accessory buildings section to read "accessory building, structures."

There being no further questions or discussion, Mayor Fortune closed the Public Hearing at 7:24 p.m.

NEW BUSINESS

Resolution 21-2-A Resolution Of The Twin Oaks Board Of Aldermen Approving An Agreement With The City Of Ballwin, Missouri Regarding Twin Oaks Residents Membership Rates And Access At City Of Ballwin Park Facilities: City Clerk Johnson gave a brief review of the agreement. Mayor Fortune asked for any questions concerning Resolution 21-2. Alderman Whitmore asked if there was any limitation on the number of memberships the City will allow. City Clerk Johnson stated he will monitor memberships for the first year and a decision can be made at that time. Mayor Fortune asked for a motion to approve Resolution 21-2. Alderman Stoeckl motioned to approve Resolution 21-2, seconded by Alderman Eisenhauer. The motion passed by voice vote of four yes and zero no.

Resolution 21-3-A Resolution Of The Twin Oaks Board Of Aldermen Approving An Agreement For Curb Restoration Services: City Clerk Johnson reviewed the three bids the City received. He stated John Williams, Maintenance Supervisor, felt that any of the companies would be acceptable. The bids were as follows:

\$8,550.00 Crowder Construction

\$7,995.00 Oreo & Botta

\$9,780.00 Lamke

Alderman Eisenhower felt that since all companies are acceptable the City should go with the lowest best bid.

Mayor Fortune asked for any further questions concerning Resolution 21-3. Mayor Fortune asked for a motion to approve Resolution 21-3 approving Oreo & Botta for curb restoration services. Alderman Whitmore motioned to approve Resolution 21-3, seconded by Alderman Eisenhower. The motion passed by voice vote of three yes, one abstention and zero no.

Bill No. 21-3-An Ordinance Approving Text Amendments To The Zoning Code Of The City Of Twin Oaks: First reading of Bill No. 21-3 was read. Mayor Fortune ask if there were any questions concerning Bill No. 21-3. The second reading of Bill No. 21-3 was read. Alderman Milne motioned to approve Bill No. 21-3, seconded by Alderman Eisenhower and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 21-3 being duly passed becomes Ordinance No. 21-3.

DISCUSSION ITEMS

There were no Discussion Items at this time.

ATTORNEY'S REPORT

Attorney Rost is working on the ordinance for the Preliminary Development Plan for Aldi. He is also keeping an eye on the Legislative Session for any issues which may affect the City.

CITY CLERK'S REPORT

General Updates

Reciprocal Agreement with City of Ballwin

- Agreement approved by Ballwin at their Jan. 25 meeting and is on the agenda for your approval at the Feb. 3 meeting.

Aldi's Development

- The Planning and Zoning Commission recommended approval of the preliminary development application with conditions at their meeting on Jan. 27. Plans and application materials were emailed to the board on 1/28.
- Public hearing and Board consideration are scheduled for the Feb. 16th meeting.

Dunkin Donuts Construction

- The City received notification that the developer for the Dunkin Donuts has received sign-off and approval from MSD. This was one of the major items preventing construction from commencing.

Papa Murphy's Ownership

- The Papa Murphy's located at 1393 Big Bend Rd. is under new ownership. The new owner is Tim Garner. He has submitted his application for the business license and is in the process of getting his re-occupancy inspection from St. Louis County.

Dog Bite of City Employee

- On the morning of Tuesday, Jan. 26, John Williams received a minor injury from a dog bite while working in the park. The owner of the dog is a Twin Oaks resident and was walking the dog on leash through the park. John had interacted with the resident and his dog on several occasions previously and approached the dog on his own.
- John immediately received treatment at a Total Access Urgent Care, where the bite was cleaned and bandaged. It did not require any stitches and the doctor cleared him to return to work with no limitations.
- A claim has been filed with the city's insurance provider, Accident Fund, to pay for the cost of the treatment. The bite was also reported to the St. Louis County Department of Health.

Project Updates

Electrical Repairs in the Park

- Staff is continuing to work on the RFP for the electrical repairs and upgrades in the park.

Condo Curb Repairs

- Maintenance staff has received three bids for this work, one for \$8,550 from Crowder, one for \$9,780 from Lamke, one for \$7,995 from Oreo & Botto.

Woodland Oaks Light

- Gerstner Electric is working with Ameren to get an estimate for the cost to create

a new connection to the utility pole on Big Bend Road just east of the Woodland Oaks entrance. Gerstner and John Williams will be meeting Ameren on Monday at the site to verify what's needed to make the connection.

- Gerstner's estimated costs are an additional \$1,600, plus any fees or charges from Ameren.

After reviewing the cost of the project the Board made the decision to postpone this project for a year and re-evaluate at that time.

Crescent Road Sidewalk Project

- BFA finished the preliminary plan and updated cost estimate on Jan. 5, which the Board discussed at a work session on Jan. 15. Staff is working with BFA to prepare an alternate option for routing the sidewalk and curb around the utility poles. We should have these ready for discussion at a work session before the Feb. 16th meeting.
 - Work on this has been delayed to the plan designer previously contracting COVID-19 and quarantining. The employee is now back at work.

Autumn Leaf Runoff

- Twin Oaks Presbyterian Church has engaged a member of the congregation who owns Knibb's Lawn Service as their contractor for this project. At Mr. Knibb's suggestion, the church is considering digging a swale on the church side of the berm. Mr. Knibb has talked with Tiffany Campbell at BFA and she does not have any initial concerns based on what was described, provided that the berm is 12" above the level of the soccer field. Mr. Knibb is also looking into additional drainage for the soccer field.
- Mr. Knibb is working on a revised plan and should have that to the city for our review soon. The maintenance agreement drafted by City Attorney Paul Rost stipulates that the plan must be approved by the City.
- Once the church's plan is approved and we have the easement description, we will work on getting the maintenance agreement signed.
- The church and the contractor are both aware of the need to get this completed by the spring and are working with that goal in mind. However, this project will likely require a permit from St. Louis County and that could potentially delay the work.

Cow Pond in Twin Oaks Park

- BFA advised that, at this point, the City can consider projects such as a council ring, paths or picnic tables for the area. However, given that it will likely continue to settle for some time, they do not recommend more substantial projects or structures, such as a parking lot or a building.
- In addition, there is still an open permit with St. Louis County on the area that needs to be closed before any project could be undertaken. We need them to

sign off that the grass has been successfully established in the area.

MAYOR AND ALDERMAN COMMENTS

Mayor Fortune stated he was contacted by Schnucks. They are wanting to honor their workers for all they have done during the Pandemic. They asked the City to do a Proclamation honoring their food service workers. City Clerk Johnson stated that he is working on this. This will be done sometime in February.

Alderman Whitmore had a few questions concerning the colors of the materials being used for the proposed Aldi. Mayor Fortune stated that the Planning & Zoning Commission felt that the colors being used are more appealing than the existing colors of the former Shop n' Save.

Alderman Stoeckl asked who will be responsible for the retaining wall behind the former Shop n' Save. City Clerk Johnson stated that Aldi does not own the building. The responsibility for the wall lies with the owners of the building.

FINAL CITIZEN COMMENTS

There were no final citizen comments.

ADJOURNMENT

There being no further business, Alderman Whitmore motioned to adjourn the regular meeting at 7:59 p.m., seconded by Alderman Milne and the motion passed with the unanimous consent of the Board of those present.

Drafted By: _____
Theresa Gonzales,
Administrative Assistant

Date of Approval: _____

ATTEST:

Frank Johnson
City Clerk

Russ Fortune,
Mayor, Board of Aldermen

**MINUTES OF THE WORK SESSION
VIRTURAL MEETING
CITY OF TWIN OAKS BOARD OF ALDERMEN
WEDNESDAY, FEBRUARY 3, 2021**

The Work Session was called to order by Mayor Fortune at 6:16 p.m. pursuant to public notice and agenda. Roll Call was taken:

Mayor Russ Fortune-yea

Aldermen Lisa Eisenhauer –yea
Tim Stoeckl-yea
April Milne – yea
Dennis Whitmore – yea

Also Present: Frank Johnson, City Clerk
Erin Seele, Attorney from Cunningham, Vogel & Rost

PERSONNEL POLICY MANUAL UPDATES AND REVISIONS

City Clerk Johnson stated him along with Paul Rost, City Attorney have been working to update and revise the Personnel Policy of the City. The goal was to bring the policy up to date and streamline for ease of use.

Employment Categories: The employment categories have been reduced from four to three. The categories are now full-time, part-time and temporary/seasonal. This will hopefully provide more clarity concerning benefits for each category. Discussion ensued. The Board did not have any additions or corrections to this section.

Discrimination and Grievance Policy: This section was cleaned up and streamlined. The majority of the section did not change. One change made was the term “harassment” was changed to “discrimination.” Attorney Rost explained the reasoning behind this change.

Another change was in how a grievance by an employee who believes they are the victim of discriminating or harassing behavior is handled. Previously an employee could go to an Alderman with a grievance. City Attorney Rost stated that it is generally not a good policy for an elected official to become involved in this type of situation. The revisions provide a clearer, more formal process for resolving grievances and allows the Mayor to step in if the incident involves the City Clerk acting as the HR Director.

Discussion ensued. The Board did not have any additions or corrections to these changes.

Compensatory Time: The City, before this time, did not have a written compensatory time policy outlining how it is acquired and used. City Clerk Johnson stated that he has worked with the payroll company and this is now included in the payroll software so it is now recorded and tracked.

The change to this section states that an employee who works in excess of 40 hours a week will acquire compensatory time-off at a rate of 1 hour of overtime will equal 1.5 hours of compensatory time. The maximum an employee could acquire is 80 hours within a calendar year. Hours which are not used by December 31st will be paid out. The Board may waive the limit in special circumstances.

The Board discussed certain situations and events which arise in the City which require staff to work overtime. Discussion ensued with how to handle these situations — should limits be set, guidelines imposed and who has the authority to ask an employee to work overtime and the amount of overtime worked, etc.

Discussion ensued. The Board decided to discuss this policy in a Closed Session due to the number of employees Twin Oaks has and not wanting to discuss specific situations in a public forum.

Due to the time limitation, the Board decided to continue the review of the remainder of the changes to the personnel policy at the next Board Workshop.

ADJOURNMENT

Alderman Stoeckl motioned to adjourn the Work Session Meeting at 6:59 p.m., seconded by Alderman Eisenhower and motion passed with the unanimous consent of the Board of those present.

Drafted By: _____
Theresa Gonzales,
Administrative Assistant

Date of Approval: _____

ATTEST:

Frank Johnson,
City Clerk

Russ Fortune,
Mayor, Board of Aldermen

City of Twin Oaks							
Bills and Applied Payments							
January 31, 2021-February 12, 2021							
Check No.	Invoice Date	Memo/Description	Invoice No.	Bill Amt	Check Amt	Payment Date	
11805	2/8/2021	Salting on 2/6/2021	5126	\$1,470.00	\$1,470.00	2/17/2021	
11806	2/5/2021	Debt service payment-interest and principle	1720980	\$71,393.18	\$71,393.18	2/17/2021	
11807	1/28/2021	Snow event 1/27/2021 AM salting; PM plowing and salting	5104	\$3,285.00	\$3,285.00	2/17/2021	
11808	1/31/2021	Research re two hour minimum for OT review policy re call-back time; review vector control agreement and ordinance; proposed revisions to same; review and revise resolutions for Board meeting; draft ordinance approving zoning text amendments; draft contract re curb replacement bid; draft resolution authorizing same; draft resolution authorizing agreement with Ballwin re park memberships and fees; revise and edit same	65328	\$1,072.50			
	1/31/2021	Review Board agenda packet; correspondence with F. Johnson re AT&T antenna replacement; teleconference with F. Johnson re call-back time computation; correspondence with F. Johnson re street light contract issues and re occupancy permits for duplexes; prepare for and attend Board of Aldermen meeting ; review preliminary development plan and application for ALDI; review sidewalk plans; teleconference with F. Johnson re: request for a concrete patio with roof, etc; correspondence re Vector control contract and revise ordinance per County clarification; review AT&T application for zoning approval; correspondence with f. Johnson re same; prepare for and attend work session of Board of Aldermen; correspondence and teleconference with f. Johnson; review law re withdrawal of candidacy; teleconference with F. Johnson re sign permits and fibrous brick facades; correspondence with F. Johnson re Personal Financial Disclosures correspondence re covered patio application; review and revise employment manual memo to Board; prepare for P&Z meeting; review Ballwin agreement and discuss with F. Johnson; attend P&Z meeting; teleconference and correspondence with f. Johnson re agenda items	65329	\$1,643.00	\$2,715.50	2/17/2021	
11809	2/1/2021	Cleaning of Park restrooms and playground-January	94642	\$1,560.00	\$1,560.00	2/17/2021	
11810	1/22/2021	Copies cost for 12/25/2020 to 1/24/2021	INV8373955	\$22.49	\$22.49	2/17/2021	
11811	1/28/2021	Publication of Public Hearing Notice-February 16,2021	744949711	\$44.08	\$44.08	2/17/2021	
11812	2/5/2021	Spring 2020 mulching of trees and beds within Park	1881	\$950.00	\$950.00	2/17/2021	
11813	1/31/2021	(5) apartment inspections @ \$75 and (1) home inspection @ \$95.50		\$470.00	\$470.00	2/17/2021	
11812	1/27/2021	Publication of Treasurer's Report	6419-R	\$660.00	\$660.00	2/17/2021	
AutoPay	1/15/2021	Monthly charge for email and phone; onsite to look into and replace faulty battery backup for server and internet	5617	\$1,083.09	\$1,083.09	2/4/2021	
AutoPay	1/25/2021	Monthly charge for City Hall		\$91.91	\$91.91	2/4/2021	
AutoPay	1/25/2021	Monthly charge for 50 Crescent Ave		\$127.24	\$127.24	2/9/2021	
AutoPay	1/26/2021	Monthly charge for City Hall		\$1,323.29	\$1,323.29	2/10/2021	
AutoPay	1/26/2021	Monthly charge for 141 & Big Bend		\$76.17	\$76.17	2/10/2021	
AutoPay	1/26/2021	Monthly charge for 1 Twin Oaks Ct.		\$536.09	\$536.09	2/10/2021	
AutoPay	1/26/2021	Monthly charge for 50 Crescent Ave-Waterpump		\$10.49	\$10.49	2/10/2021	
AutoPay	1/26/2021	Monthly charge for 50 Crescent Ave		\$29.46	\$29.46	2/10/2021	
AutoPay	1/21/2021	Monthly charge for 50 Crescent Ave		\$31.40	\$31.40	2/10/2021	
AutoPay	1/21/2021	Monthly charge for 1240 Derbyshire Dr. Irrigation		\$41.05	\$41.05	2/12/2021	
AutoPay	1/21/2021	Monthly charge for Town Hall Irrigation		\$29.20	\$29.20	2/12/2021	
AutoPay	1/21/2021	Monthly charge for Town Hall		\$45.20	\$45.20	2/12/2021	
AutoPay	1/25/2021	Monthly charge for 50 Crescent Ave		\$40.73	\$40.73	2/16/2021	
AutoPay	1/27/2021	Monthly charge for 1312 Big Bend Rd. Irrigation		\$43.18	\$43.18	2/18/2021	
AutoPay	2/5/2021	Monthly charge for street lights		\$596.70	\$596.70	2/22/2021	
AutoPay	2/2/2021	Monthly charge for 1 Twin Oaks Firepark		\$25.20	\$25.20	2/24/2021	
AutoPay	1/8/2021	Monthly lease for office copier	5013429021	\$206.00	\$206.00	2/25/2021	
AutoPay	1/28/2021	Monthly charge for trash collection-February		\$3,783.39	\$3,783.39	2/26/2021	
		Alderman					
		Alderman					

Credit Card List
December 1 - December 31, 2020

Date	Name	Memo/Description	Amount
12/1/2020	Enterprise Credit	Rebate Credit	-4.73
12/1/2020	Petromart	Fuel for truck	41.00
12/3/2020	Bass Pro	Roof for gator	75.66
12/3/2020	Amazon	Windshield for gator	44.00
12/3/3030	84 Lumber	Wood and hardware for bridge in Crescent Rd. Triangle	748.33
12/4/2020	Office Depot	Office supplies	229.60
12/4/2020	Post Office	Postage for mailing	2.40
12/4/2020	Bass Pro	Credit for roof for gator	-75.66
12/6/2020	Academy		99.99
12/7/2020	Home Depot	Gloves	19.76
12/9/2020	Petromart	Fuel for truck	41.00
12/10/2020	Schnucks	Baskets for staff, committee and commission members	600.00
12/11/2020	St. Louis Powersport	Roof for gator	179.99
12/13/2020	Kinkos	Calendars	1,334.94
12/13/2020	Sams	Office supplies	215.56
12/15/2020	Nicolettis	Gift cards for staff, committee and commission members	1,000.00
12/16/2020	Amazon	Battery for difibrillator	170.00
12/16/2020	Valley Park Elevator	Road repair	167.79
12/16/2020	Valley Park Elevator	Duck tape and tarp	22.27
12/22/2020	Petromart	Fuel for truck	44.25
12/23/2020	Adobe	Monthly charge	14.99
12/23/2020	Stonegate Auto Parts	Light bulb for truck	3.29
			4,974.43



PUBLIC HEARING

THE CITY OF TWIN OAKS

CITY OF TWIN OAKS, MISSOURI NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Aldermen of the City of Twin Oaks will hold a public hearing on **Wednesday, February 16, 2021**, at 7:00 p.m., or as soon thereafter as the matter may be heard, for public comment on and consideration of the recommendation of the Planning & Zoning Commission concerning a **preliminary development plan for 1100 Meramec Station Road**. In response to the coronavirus pandemic, this meeting will be held online via Zoom video conference and can be accessed from a PC, Mac, iPad, iPhone or Android device at <https://us02web.zoom.us/j/5197276201?pwd=SHZXODU1cGtKOWJNSTFUUFRSQnY5Zz09> or by phone at 312-626-6799 using the Meeting ID 519 727 6201 and the password 9YgwmB. The hearing is open to the public and any person may attend and be heard. The proposed amendments are available by appointment for public inspection at Twin Oaks City Hall, 1381 Big Bend Road, Twin Oaks, Missouri 63021, during normal business hours. Persons needing special assistance or wishing to schedule an appointment may contact Frank Johnson, City Clerk at (636) 225-7873 prior to the date of the hearing.

Frank Johnson
City Clerk
City of Twin Oaks, Missouri

RESOLUTION NO. 21-04

**A RESOLUTION OF THE TWIN OAKS BOARD OF ALDERMEN APPROVING
AN AGREEMENT WITH OREO AND BOTTA CONCRETE COMPANY, LLC,
FOR REMOVING AND REPLACING BENCH PADS IN TWIN OAKS PARK.**

**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS,
MISSOURI, AS FOLLOWS:**

Section 1. The Board of Aldermen hereby approves, and the Mayor is hereby authorized to execute, a contract substantially in the form of "Exhibit 1" attached hereto and incorporated herein, on behalf of Twin Oaks with Oreo and Botta Concrete Company, LLC, for services relating to removing and replacing six (6) bench pads in Twin Oaks Park to be provided under the terms set forth in Exhibit 1.

Section 2. This Resolution is adopted and shall be in full force and effect on and after its passage and approval.

THIS RESOLUTION WAS PASSED AND APPROVED THE 17th DAY OF FEBRUARY 2021, BY
THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI.

Russ Fortune, Mayor

Attest:

Frank Johnson, City Clerk

Twin Oaks, Missouri
CONTRACTOR SERVICES CONTRACT

THIS AGREEMENT, made and effective as of _____, by and between the **City of Twin Oaks, Missouri**, a municipal corporation hereinafter referred to as the “City,” and Oreo and Botta Concrete Company, LLC, a Missouri corporation, hereinafter referred to as “Contractor,” with a business mailing address of 8526 Delport Drive, St. Louis, Missouri 63114.

WHEREAS, the Contractor provided the City with the proposal, attached hereto as **Exhibit A** and incorporated herein by reference, for removing and replacing bench pads in Twin Oaks Park, as described on Exhibit A (the “Proposal”), and the City wishes to engage the Contractor as provider of those services to the City, in accordance with the terms of this Agreement;

WITNESSETH: That the parties hereto for the considerations hereinafter set forth agree as follows:

I. SCOPE OF SERVICES

Contractor’s services are necessary for the following Project of City: *Twin Oaks Park — Removal and Replacement of Six (6) Concrete Bench Pads.*

Except as expressly specified herein, Contractor hereby agrees to provide the expertise, supplies, supervision, labor, skill, materials, equipment, and apparatus to perform all the services and do all the things necessary for the proper completion of the scope of services for the Project listed above and as more particularly described in the attached **Exhibit A**.

The above-referenced services (hereinafter referred to as the “Work”) shall be provided by the Contractor in accordance with all the provisions of the Proposal and the attached **Twin Oaks General Conditions** which are incorporated herein by reference, and the terms of the General Conditions shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, including the Proposal. If there is any conflict between the City’s General Conditions (attached hereto and incorporated herein by reference) and the Proposal, this Agreement and its General Conditions shall prevail.

II. COMPENSATION

Upon completion of the Work to the satisfaction of the City, and within thirty days (30) days of final written invoice by the Contractor, the City hereby agrees to pay the Contractor an amount not to exceed \$2,875.00 for the Work as set forth in the Proposal as full compensation for the complete and satisfactory performance of the Work.

III. TIME AND MANNER OF PAYMENTS

All invoices complete with necessary support documentation shall be submitted to the City and payment shall be made by City within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates, or schedule of values set forth below.

IV. CONTRACT SCHEDULE

Time is of the essence. The Work shall be commenced on _____, 2021, and shall be completed in a reasonable manner no later than _____, 2021. Failure to complete the Work by the completion date shall result in a reduction in the amount due to the Contractor under this Contract in the amount of \$25.00 per day as liquated damages, herein acknowledged to be reasonable compensation for

such delay, in addition to any other remedy that the City may have hereunder.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

Oreo and Botta Concrete Company, LLC

CITY OF TWIN OAKS

By _____

By _____

Title _____

Title _____

DATED: _____

DATED: _____

ATTEST: _____

City Clerk

GENERAL CONDITIONS
CITY OF TWIN OAKS, MISSOURI
CONTRACTOR SERVICES AGREEMENT

Independent Contractor. The Contractor shall be and operate as an independent contractor in the performance of this Contract. The Contractor shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Contractor shall be employees of said Contractor and not employees of the City in any respect.

Compliance with Laws. The Contractor shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Contract. Specifically, Contractor shall comply with the following state law requirements:

- *Proof of Lawful Presence.* Section 208.009 RSMo., requires that all applicants *at the time of application* for any contract provided by a local government provide "affirmative proof that the applicant is a citizen or a permanent resident of the United States or is lawfully present in the United States." Contractor's affirmative proof must be established through (i) a Missouri driver's license, (ii) any "documentary evidence recognized by the department of revenue when processing an application for a driver's license," or (iii) "any document issued by the federal government that confirms an alien's lawful presence in the United States." §208.009.3.

Subcontracts. The Contractor shall not subcontract any of the Work to be performed by it hereunder without the express written consent of the City. In addition, this Contract shall not be assigned by the Contractor.

Indemnification. To the fullest extent permitted by law, the Contractor agrees to defend with counsel selected by the City, and indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, arising from Contractor's breach of the Contract or out of services and operations performed hereunder by the Contractor, including the City's reliance on or use of the services or products provided by the Contractor under the terms of this agreement. The Contractor shall not be liable for any loss or damage attributable solely to the negligence of the City. To the extent required by law to enforce this provision, Contractor agrees that this indemnification requires Contractor to obtain insurance in amounts specified herein and that Contractor has had the opportunity to recover the costs of such insurance in the Compensation set forth in this Agreement.

Insurance. Contractor shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on **Exhibit B**, but unless otherwise provided shall be no less than the maximum amounts of liability set forth in Chapter 537.610 RSMo., applicable to political subdivisions. The policies of insurance shall be in such form and shall be issued by such company or companies as may be satisfactory to the City. The City, and such additional persons and entities as may be deemed to have an exposure to liability as a result of the performance of the Contractor's work, as determined by the City, shall be named as additional insured and the applicable insurer shall owe the City a duty of defense on all insurance policies required hereunder. The Contractor shall provide an Additional Insured Endorsement to the City that shall be approved by the City prior to commencement of any Work.

In addition to the foregoing, the Contractor shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached **Exhibit B**, if any, but in no event less than the maximum amounts of liability set forth in Chapter 537.610 RSMo. applicable to political subdivisions. The City and Contractor waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance; provided that nothing herein shall be deemed a waiver of the City's sovereign immunity relative to any claim against the City.

Nondisclosure. The Contractor agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Contract. Nothing herein shall preclude disclosure of information by the City.

Changes. No change in this Contract shall be made except in writing prior to the change in the Work or terms being performed. The Contractor shall make any and all changes in the Work without invalidating this Contract when specifically ordered to do so in writing by the City. The Contractor, prior to the commencement of such changed or revised Work, shall submit promptly to the City, a written cost or credit proposal for such revised Work. If the City and Contractor shall not be able to agree as to the amount, either in consideration of time or money to be allowed or deducted, it shall nevertheless be the duty of Contractor, upon written notice from the City, to immediately proceed with such alteration or change, and Contractor shall be compensated the reasonable value of such Work. **No Work or change shall be undertaken or compensated for without prior written authorization from the City.**

Termination. The City shall have the right to terminate the Contract at any time for any reason by giving the Contractor written notice to such effect. The City shall pay to the Contractor in full satisfaction and discharge of all amounts owing to the Contractor under the Contract an amount equal to the cost of all Work performed by the Contractor up to such termination date, less all amounts previously paid to the Contractor on account of the

Contract Price. The Contractor shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Contractor for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in the attached Contract as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Nonappropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly. The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

Accounting. During the period of this Contract, the Contractor shall maintain books of accounts of its expenses and charges in connection with this Contract in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Contractor.

Correction Period. Contractor hereby expressly guarantees the aforesaid Work as to workmanship and quality of materials used in connection herewith for a term of one (1) year, commencing on the date of final acceptance by the City, and binds itself, its successors or assigns, to make all repairs or replacements which may become necessary within said period due to construction defects and nonconformity with the City specifications or contract. The Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract. The Contractor's general warranty and any additional or special warranties are not limited by the Contractor's obligations to specifically correct defective or nonconforming Work as set forth herein, nor are they limited by any other remedies provided in the Contract.

Request for Proposals. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Contractor in response thereto are incorporated herein by reference and made a part of this Contract. In case of any conflicts between the request for proposals and the executed Contractor Services Contract or proposal of the Contractor, the requirements of the City's Request for Proposal and this executed Contract shall control and supersede unless a change thereto is specifically stated in this Contract (including **Exhibit A**, "Scope of Work").

Project Records and Work Product. The Contractor shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and originals of all deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and Work Product of the Contractor created in performance of or relating to this Contract. Contractor agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the Work Product.

Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Contractor for the purpose of performing studies, tests and evaluations in connection with the Work.

Personnel. The Work shall be performed exclusively by the personnel of the Contractor identified in the Contractor's proposal and no other personnel of the Contractor shall perform any of the Work without the express written approval of the City.

Representations. Contractor agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Contract. The parties agree the Contract represents the entire agreement between the parties.

Governing/Choice of Law. This Agreement shall be governed by and construed and interpreted in accordance with the internal laws of the State of Missouri, without regard to its principles of conflict of laws.

Other Special Provisions. There are no additional special provisions set forth in the Contractor Services Agreement.

**EXHIBIT A
Proposal**



Page No 1 of 1 Pages

**Proposal
Orco & Botta Concrete Co.**

8526 DELPORT
ST. LOUIS, MO 63114
(314) 427-3800 FAX (314) 427-4106

ATTN: **Frank Johnson**

PROPOSAL SUBMITTED TO City of Twin Oaks	PHONE [REDACTED]	DATE February 9, 2021
STREET 1381 Big Bend Road	JOB NAME Park Bench Pads	
CITY, STATE AND ZIP CODE Twin Oaks, MO.	JOB LOCATION Twin Oaks Park	
ARCHITECT [REDACTED]	DATE OF PLANS [REDACTED]	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Base Bid:

A) To remove and replace (6)' 4' x 8' bench pads that have settled at the park. We include all removals as required, dump truck, dump fees, rock (leveling fill), concrete (colored), labor, finish, and misc. materials.

* This Bid Proposal is based on using AIA #401 SubContract.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: **Two Thousand Eight Hundred Seventy Five & 00/100----- Dollars (\$2,875)**

Payment to be Made as follows

As work is completed, upon receipt of statement!

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

**Note: This proposal may be
Withdrawn by us if not accepted within 30 days.**

Signature

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Date of Acceptance

Signature

**Exhibit B
Insurance**

Unless otherwise instructed in writing by the City, the Contractor shall obtain and maintain during the term of the Project and the Contractor Services Contract the insurance coverages at least equal to the coverages below, and as further provided in the General Conditions, but no event less than the individual and combined sovereign immunity limits established by Section 537.610 R.S.Mo. Insurance policies providing required coverages shall be with companies licensed to do business in the State of Missouri and rated no less than AA by Best or equivalent. All costs of obtaining and maintaining insurance coverages are included in the proposal and no additional payment will be made therefor by the City.

Comprehensive General Liability Insurance (including coverage for Bodily Injury and Property Damage)	\$435,849 per occurrence \$2,905,664 aggregate
Comprehensive Automobile Liability Insurance (including coverage for Bodily Injury and Property Damage)	\$435,849 per occurrence \$2,905,664 aggregate

In addition, the Contractor and all subcontractors shall provide Worker's Compensation Insurance in at least statutory amounts for all workers employed at the Project site. Unless instructed otherwise, the Contractor shall also provide a policy of Builder's Risk Insurance in the amount of 100% of the complete insurable value of the Project, which policy shall protect the Contractor and the City, as their respective interests shall appear. Before commencing any work, the Contractor shall provide to the City certificates of insurance evidencing the issuance and maintenance in force of the coverages required by this Exhibit D. Each such certificate shall show the City, and such other governmental agencies as may be required by the City to be insured by underlying grant or contract relating to the Project, as an additional insured, and shall bear an endorsement precluding cancellation of or change in coverage without at least thirty (30) days written notice to the City. Any self-insurance or deductible above \$50,000.00 is not permitted.

The City may waive any insurance coverages or amounts required by this Exhibit when the City deems such waiver may be in the interest of the public health, safety, and general welfare.

**A RESOLUTION OF THE BOARD OF ALDERMEN OF
THE CITY OF TWIN OAKS APPROVING A
PRELIMINARY DEVELOPMENT PLAN FOR A
PORTION OF THE TWIN OAKS CENTER SUBMITTED
BY ALDI, INC.**

WHEREAS, the Zoning Code of the City of Twin Oaks (the “Zoning Code”) provides for approval of applications for Preliminary Development Plan Approval by the Board of Aldermen of the City of Twin Oaks (the “Board”), following review, study, report and recommendation by the Planning and Zoning Commission (the “Commission”); and

WHEREAS, the City of Twin Oaks has received an application from Vern Wunnenberg, Director of Real Estate for ALDI, Inc., on behalf of property owner Grocery and Pharmacy Portfolio DST, a Delaware Statutory Trust (collectively, the “Applicants”) seeking approval of a Preliminary Development Plan for a 5.79 acre parcel known and numbered as 1100 S. Meramec Station Road, Locator No. 24Q320573 (the “Property”) to allow ALDI to remodel and occupy 22,808 square feet of the existing 52,980 square foot structure (the “Building”) for use as a grocery store and with the balance to future use(s) in accordance with City’s Zoning Code and via amendment to this Plan; and

WHEREAS, the Property is currently zoned Planned Commercial Development (PD-C) pursuant to a Final Development Plan that encompassed the Property and one other lot to its south (the “Development”), which zoning and Final Development Plan was approved on February 15, 2006, by Ordinance No. 206 as amended by Ordinance No. 215 (the “2006 Plan”); and

WHEREAS, the ALDI proposal requires an amendment to the 2006 Plan previously approved by the Board in the form of a new Development Plan for the Property; and

WHEREAS, in accordance with the Zoning Code, Applicants have submitted an application for a Preliminary Development Plan for the Property and accompanying plans seeking a proposed amendment to the 2006 Plan; and

WHEREAS, the Commission has recommended to the Board that the application for Preliminary Development Plan as most recently revised by the Developer and as detailed in the Recommending Resolution, be approved, subject to the following conditions: (a) if any restriping of the parking lot is done, the entire parking lot shall be striped and not just the portion adjacent to the ALDI portion of the building (milling and overlay can be limited to the proposed area), and (b) the remaining Shop n' Save façade is painted to match the new ALDI façade; and

WHEREAS, the Board, upon due consideration of the recommendations of the Commission, has concluded that approving the Preliminary Development Plan and associated approval of the application which, upon final development plan approval, will amend the 2006 Plan as it applies to the Property, would be in the interests of the health, safety and welfare of the citizens of the City and wishes to grant Preliminary Development Plan Approval, subject to certain conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:

Section 1. The application of the Developer for Preliminary Development Plan for the Property, as more specifically detailed in and attached as Exhibit A hereto and incorporated herein, and all of which make up the Preliminary Development Plan is hereby approved by the Board of Aldermen subject to the following conditions related to the Property:

1. The southern 22,808 square feet of the Building shown on the Preliminary Development Plan as the shall be used as a Grocery Store and maintained in compliance with the approved Development Plan, including all notes thereon.
2. Any future uses of the remainder of the Building, if listed in Section 400.280.A of the Zoning Code, may be approved via municipal zoning approval without further review by the Planning & Zoning Commission or Board approval. However, any proposed future uses of the remainder of the Building that are listed as Planned Uses in Section 400.280.B of the Zoning Code shall require an amendment to any final development plan which shall receive review and recommendation from the Planning & Zoning Commission and Board approval by amending ordinance.
3. Any restriping of the parking lot on the Property shall encompass the entire parking lot for the Property and not just the portion adjacent to the ALDI portion of the building (milling and overlay may be limited to specific areas of need).
4. The single pylon sign on the Property shall continue to serve the entire Development and users or tenants therein as depicted on the approved Master Common Signage Plan for the Development (revision date December 7, 2005 consisting of six sheets) but the insertion of the ALDI logo into the pylon sign as proposed is approved.
5. The grocery store may be operated on a 24-hour basis, but no deliveries of goods or services other than of newspapers, to any facility approved in the Application shall take place between the hours of 12:00 AM and 6:00 AM. During such deliveries, trucks and commercial vehicles shall not be permitted to idle their engines. No exterior compactors or similar equipment shall be operated between the hours of 12:00 AM and 6:00 AM.
6. All loading areas shall be screened from view from adjoining streets and adjacent properties.
7. All facilities for storage and removal of refuse shall be located within sight-proof enclosures. The Final Development Plan shall show a screen for the dumpster on the rear (east) of the Property and include a detail of the enclosure.
8. For the renovated building on the Property, the building materials, color schemes and facades shall be as shown on the elevations included in the Preliminary Development Plan. The ALDI façade shall match the Preliminary Development Plan elevations and the remaining (former) Shop n' Save brick façade shall be painted to match the color scheme of the ALDI façade.
9. The Property owner and occupant(s) shall be responsible for the maintenance of all elements of any approved Final Development Plan, including all landscaping, and all conditions of plan approval. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the Final Development Plan, including all landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Code. Failure to maintain the landscaping as set forth on the Final Development Plan is a violation of the City Zoning Code, the Final Development Plan, and the approving ordinance.

10. The Applicants shall continue to be responsible for maintenance and upkeep of the Buffer Strip having a 30-foot width on the north and northeast perimeter and a 47-foot width on the east perimeter of the Development. Failure to maintain the Buffer Strip and retaining wall as set forth on the Final Development Plan shall be a violation of the City Zoning Code, the Final Development Plan, and the approving ordinance.
11. The surrounding roads and drives shall be kept clean and free of debris caused by the redevelopment of the Property.

Section 2. Except as modified for the Property in a Final Development Plan approved by future ordinance, the remainder of the Development shall continue to be governed by the 2006 Plan (Ordinance No. 206 as amended by Ordinance No. 215) including the Master Common Signage Plan, revised December 7, 2005 consisting of six sheets.

Section 3. This Resolution is adopted and shall be in full force and effect on and after its passage and approval.

THIS RESOLUTION WAS PASSED AND APPROVED THE 17th DAY OF FEBRUARY 2021 BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI.

Russ Fortune, Mayor

Attest:

Frank Johnson, City Clerk

EXHIBIT A
PRELIMINARY DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

FOR ALDI

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

LEGEND

EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
SWALE	
BACK OF CURB	
FACE OF CURB	
WATER MAIN	
GAS MAIN	
UNDERGROUND TELEPHONE	
OVERHEAD WIRE	
UNDERGROUND ELECTRIC	
SILTATION CONTROL	
FIRE HYDRANT	
POWER POLE	
WATER VALVE	
LIGHT STANDARD	

SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
	BRUSH & SHRUB LINE
	SIGN
	ELECTRIC YARD LIGHT
	MAIL BOX
	ELECTRIC BOX
PP	POWER POLE
PP	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
SAVE	SAVE
(S)	TO BE REMOVED
(T.B.R.)	TO BE REMOVED AND REPLACED
(T.B.R.&R.)	TO BE REMOVED AND RELOCATED
(T.B.R.&RELOC.)	TO BE REMOVED AND RELOCATED
(TYP)	TYPICAL
(A.T.G.)	ADJUST TO GRADE



LOCATION MAP
NOT TO SCALE

PROPERTY DATA

CURRENT OWNER	= Grocery & Pharmacy Portfolio Dst
ADDRESS	= C/O-Shop N Save & Cell Tower, Mo
LOCATOR NUMBER	= 1100 MERAMEC STATION ROAD
EXISTING ZONING	= 24Q320573
AREA	= MUNICIPAL
FIRE DISTRICT	= 5.79 ACRES
SCHOOL DISTRICT	= WEST COUNTY EMS AND FIRE PARKWAY

SHEET INDEX

C1	TITLE SHEET
C2	SITE DEVELOPMENT PLAN

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON MSD BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TWIN OAKS, ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, PUBLIC WORKS & M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY CITY OF TWIN OAKS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUB-CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF TWIN OAKS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING & DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF TWIN OAKS & METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TWIN OAKS.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" H MUST BE DESIGNED AS A RAMP. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG AND THE INFORMATION ON THE PLANS, THE ADAAG SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- A PERMIT IS REQUIRED BY THE CITY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS, ROOF DRAINS AND PRIVATE STORM SEWERS.
- BY GRAPHIC BY GRAPHIC PLOTTING ONLY. THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 291800303 K AND COMMUNITY NUMBER 280906 (CITY OF TWIN OAKS) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
- NO GRADE SHALL EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPE AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF WORK IN AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF TWIN OAKS STANDARDS.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ALL SIGN LOCATIONS AND SIZES TO BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

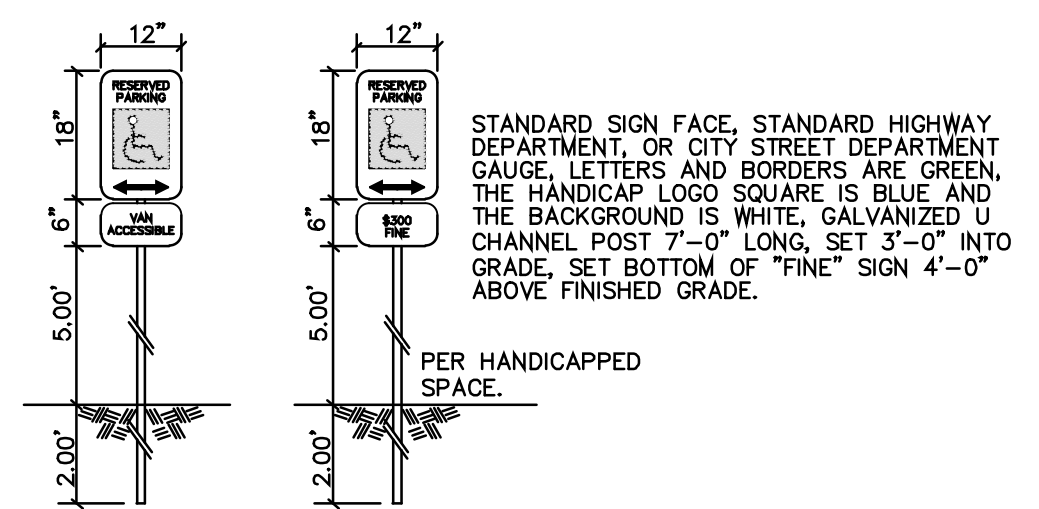
Proposed for:



475 Pearl Street
O'Fallon, Missouri 63366
PH: (636) 278-4700
Fax: (636) 278-6277

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

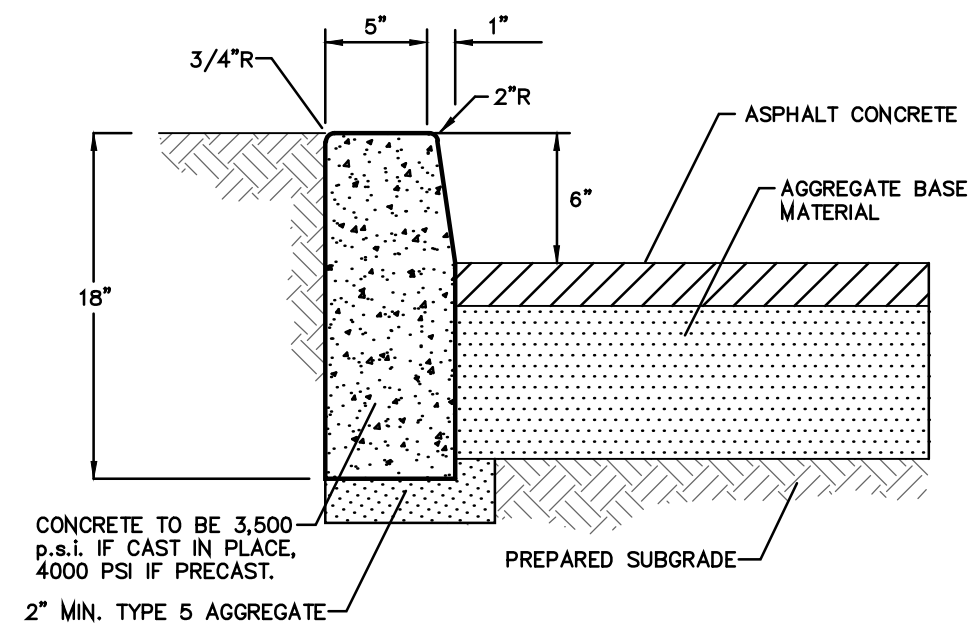
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net



HANDICAP PARKING SIGN



HANDICAP SIGN



CONCRETE VERTICAL CURB
(NOT FOR USE IN ST. LOUIS COUNTY RIGHT-OF-WAY)

- NOTES:**
- REFER TO SITE PLAN FOR AREAS OF PAVEMENT TYPE AND THICKNESS.
 - EXPANSION MATERIAL SHALL BE INSTALLED EVERY 20' IN CURB. EXPANSION MATERIAL SHALL BE OF A TYPE EQUAL TO THE ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO ASTM C 175 FOR EXTERIOR WORK. EXPANSION MATERIAL SHALL EXTEND FULL DEPTH OF CURB AND GUTTER, LESS 1/4" AT TOP OF CONCRETE.
 - CURBS TO BE PROVIDED WITH SAW CUT OR TOOLED JOINT AT 10' INTERVALS.
 - JOINTS AND SAW CUTS TO BE SEALED WITH LIMESTONE COLORED SEALANT.
 - TYPE 5 AGGREGATE REFERS TO ST. LOUIS COUNTY SPECIFICATION

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.



10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

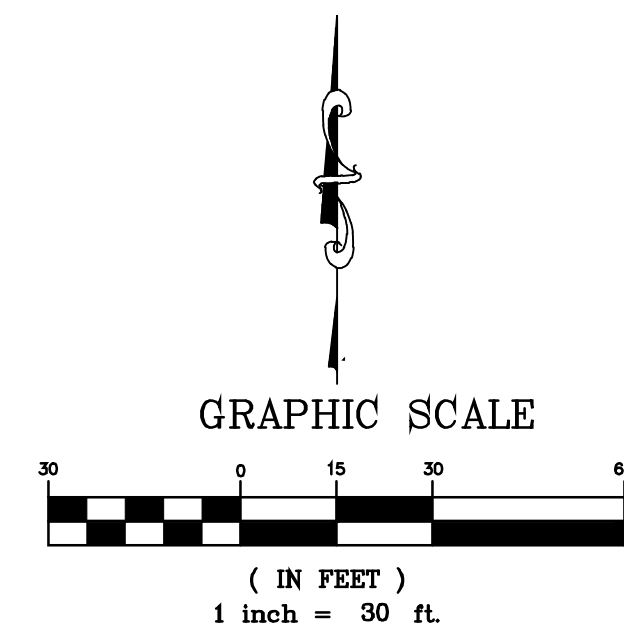
Site Development Plan for
ALDI, INC.
1100 MERAMEC STATION ROAD
TWIN OAKS, MISSOURI 63021

Proj. #	2061
No. Description	Date
To City	11-30-2020
Per City Comments	01-04-2020
Per City Comments	02-04-2020

TITLE SHEET

DRAWING NO.

C1

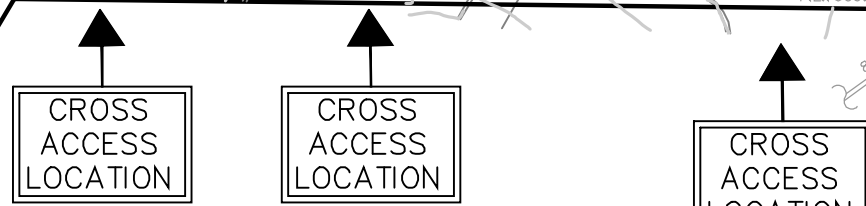
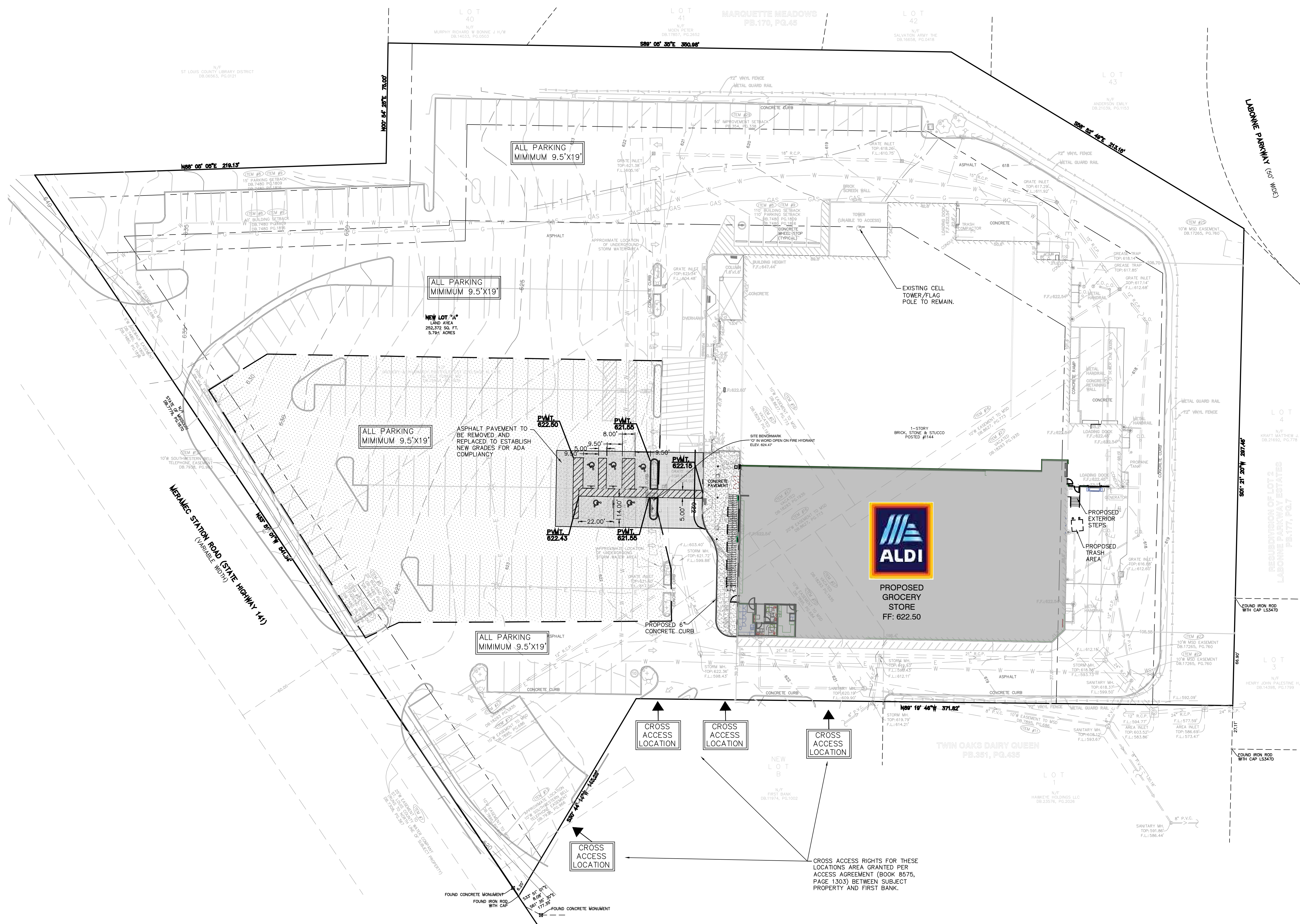


LEGEND

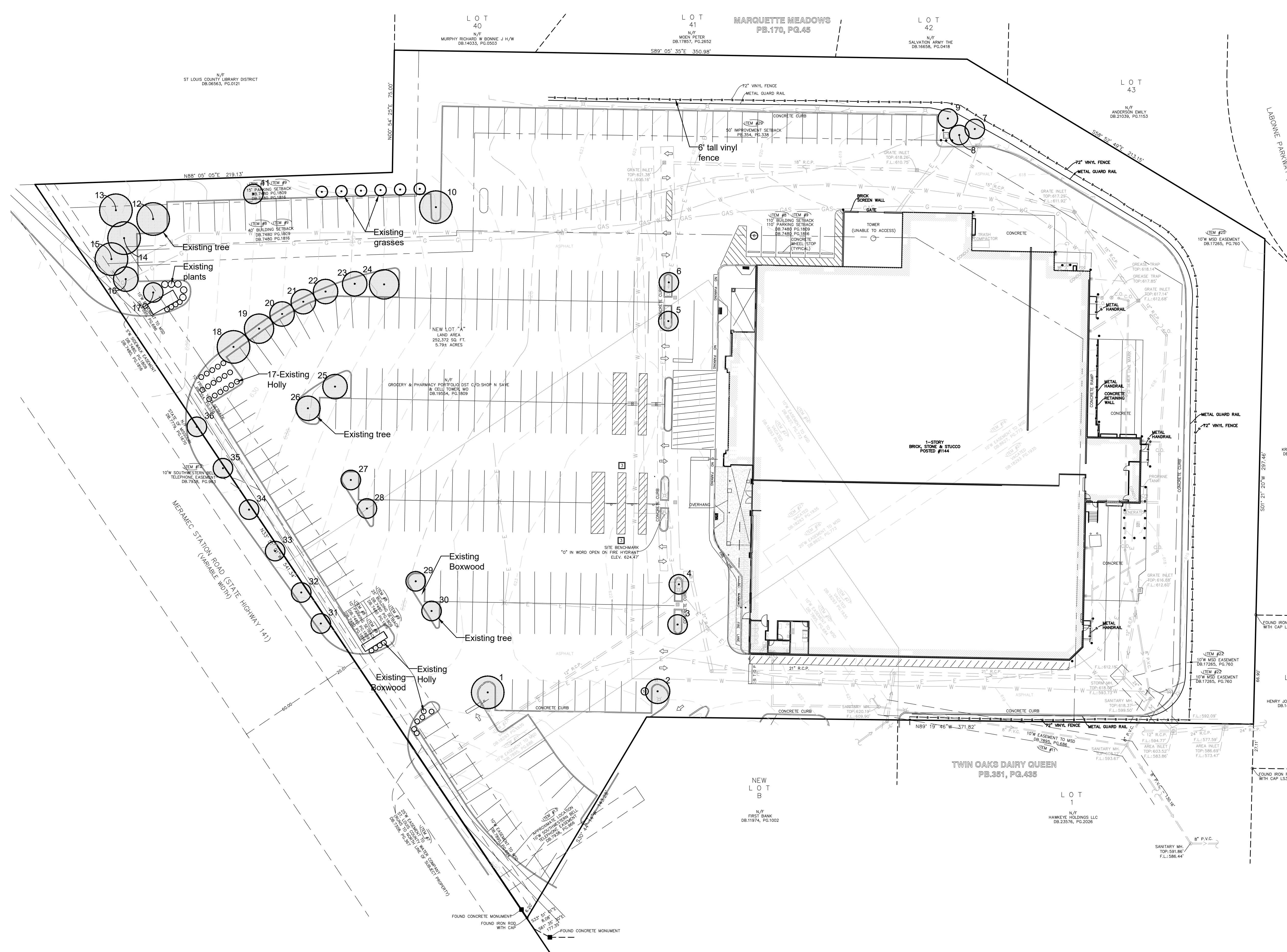


NOTE: THE PROTECTED PARKING AREA DEPICTED ON THIS PLAN IS TO RECEIVE MILL AND OVERLAY TREATMENT.

RESTRIPING OF THE ENTIRE PARKING LOT MUST BE DONE IN CONJUNCTION WITH RESTRIPING THE PROTECTED PARKING AREA. MINIMUM PARKING SPACE DIMENSIONS ARE 9'-6" BY 19'.



CROSS ACCESS RIGHTS FOR THESE LOCATIONS AREA GRANTED PER ACCESS AGREEMENT (BOOK 8575, PAGE 1303) BETWEEN SUBJECT PROPERTY AND FIRST BANK.



Tree Inventory				
ID	Tree Name	DBH	Canopy Diam.	Comment
1	Maple	6	20	
2	Maple	6	15	
3	Ash	4	12	
4	Ash	5	12	
5	Zelkova	6	12	
6	Spruce	6	12	
7	Spruce	8	12	24' h
8	Spruce	8	12	26' h
9	Spruce	8	12	22' h
10	Maple	7	20	
11	Spruce	6	12	15' h
12	Maple	5	20	
13	River Birch	8	20	
14	Maple	6	20	
15	River Birch	8	20	
16	Maple	6	15	
17	Maple	6	12	
18	Maple	8	20	
19	Maple	5	18	
20	Maple	5	15	
21	Maple	5	15	
22	Maple	5	15	
23	Maple	6	15	
24	Maple	6	18	
25	Ash	6	15	
26	Ash	6	15	
27	Ash	5	12	
28	Ash	5	12	
29	Ash	6	12	
30	Ash	5	12	Topped
31	Crabapple	4	12	
32	Crabapple	4	12	
33	Crabapple	5	12	
34	Crabapple	4	12	
35	Crabapple	5	12	
36	Crabapple	4	12	

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

ALDI
Twin Oaks, Missouri

Revisions:

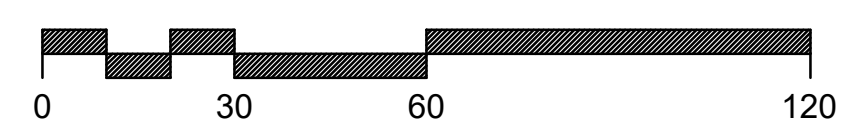
Date	Description	No.

Drawn: KP
Checked: RS



Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000191

Tree Survey
SCALE 1"=30'



Sheet Title:	Tree Survey
Sheet No.:	TS
Date:	11/25/20
Job #:	584.034

A	Concept Plan	02/24/20
B		
C		
D		
E		

1	Owner Comments	02/27/20	01/19/21
2	Owner Comments	03/05/20	02/02/21
3	Owner Comments	07/27/20	
4	Owner Comments	08/19/20	
5	Owner Comments	08/27/20	
6	Owner Comments	09/03/20	
7	Owner Comments	12/23/20	
8	Owner Comments	12/29/20	
9	P&Z Comments	01/06/21	

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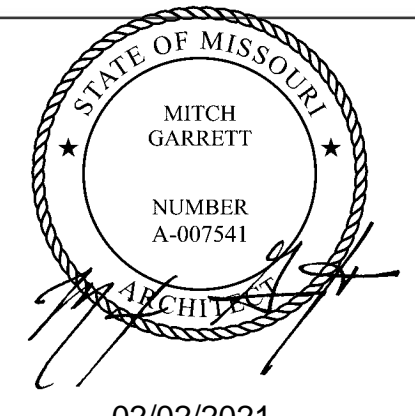
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 Certificate of Authority #A-2008031944
 Architecture

DRAWN BY:

REVIEWED BY:

Seal



MITCHEL RAY GARRETT - ARCHITECT
 MO# A-007541

ALDI Inc.
 475 Pearl Street
 O'Fallon, MO 63366
 (636) 278-4309
 (636) 278-5277 fax

ALDI Inc. Store #: 69
 Twin Oaks, MO
 1144 Meramec Station Rd
 Twin Oaks, MO 63021
 West County
 Project Name & Location:

Concept
 Exterior Elevations
 Drawing Name:

Date:	02/24/20	Project No.	2013310
Type:	X.IN 107 x 190		
			CEE-1
Scale:	As Noted	Drawing No.	

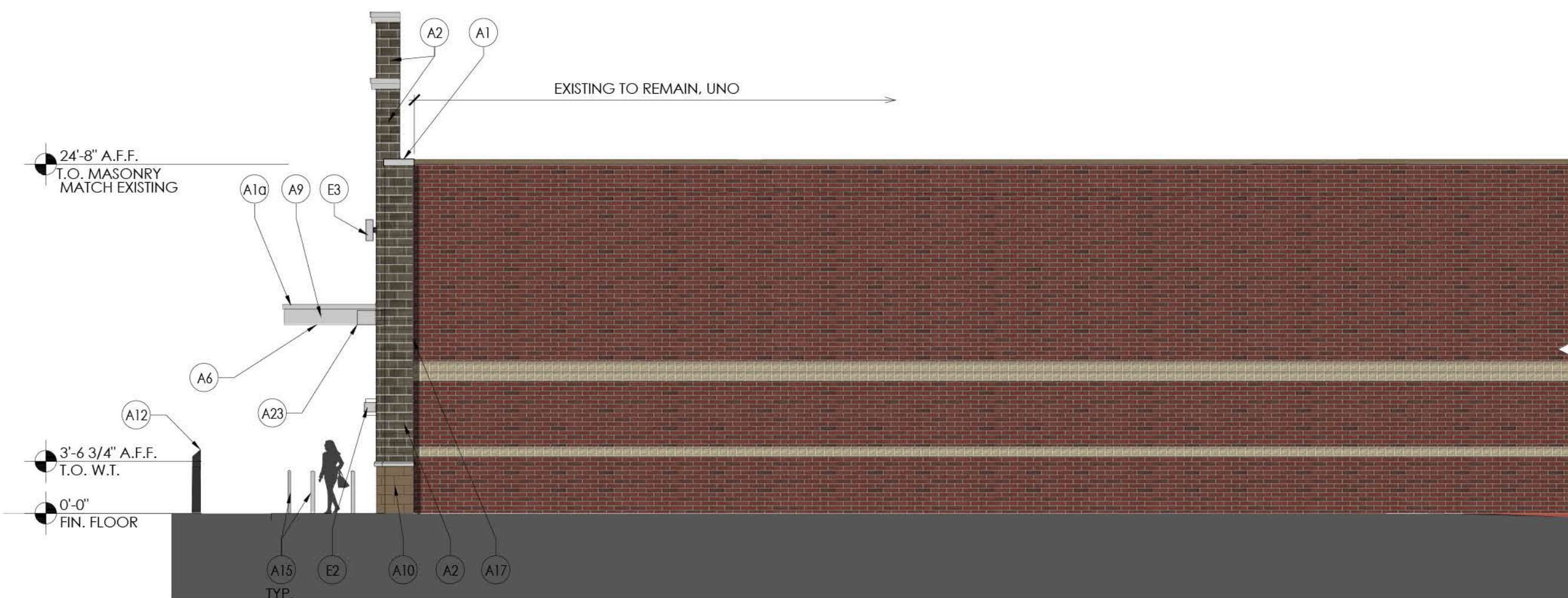
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1 - SLATE GRAY A1a - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'. MATERIAL TO BE COPPER, STEEL, OR ALUMINUM
A2	SPEC-BRICK CONCRETE MASONRY VENEER	[A2] 4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	CONCRETE MASONRY 4TH ACCENT BAND	SMOOTH FACE 4" BAND TO MATCH COLOR A-22	
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC: SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT	PT-19 / CL-5	RE: DWG. A603
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A9a	FIBER CEMENT WALL PANELS	VINTAGEWOOD "CEDAR" PANELS	PROVIDE PANEL JOINTS AS SHOWN
A10	OLDCASTLE/ECHOLON MASONRY CONCRETE MASONRY VENEER	"DARK BUFF" (JARED TAN) "DANDELION" MORTAR MORTAR ALT: SOLOMON 10X LIGHT BUFF	CONTACT ECHOLON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4	CG-8106 BK CHROMA HSE PE	RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED	RE: DWG A3/A503
A14	GUARD RAIL TYPE "B"	GALVANIZED	RE: DWG A3/A503
A15	BLRD-3 & CART RAIL	GALVANIZED	RE: DWG A603

A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	VIF EXISTING OPENING AND LEVELER
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A19	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF F.C.P. & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEAL AROUND PENETRATION	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO INSTALLATION
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	CAST STONE SILL	SEE SPEC	WATER TABLE TRIM
A23	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY FenWall; RE: DWGS A306, A505; ALIGN OUTRIGGERS w/ WINDOW MULLIONS BELOW
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A25	AUTO DOOR & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	CYLINDER WALL SCONCE	FACTORY FINISH	MOUNT HEIGHT SEE DIMENSION
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 42" A.F.F. - RE. SEE ELEC DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG A602

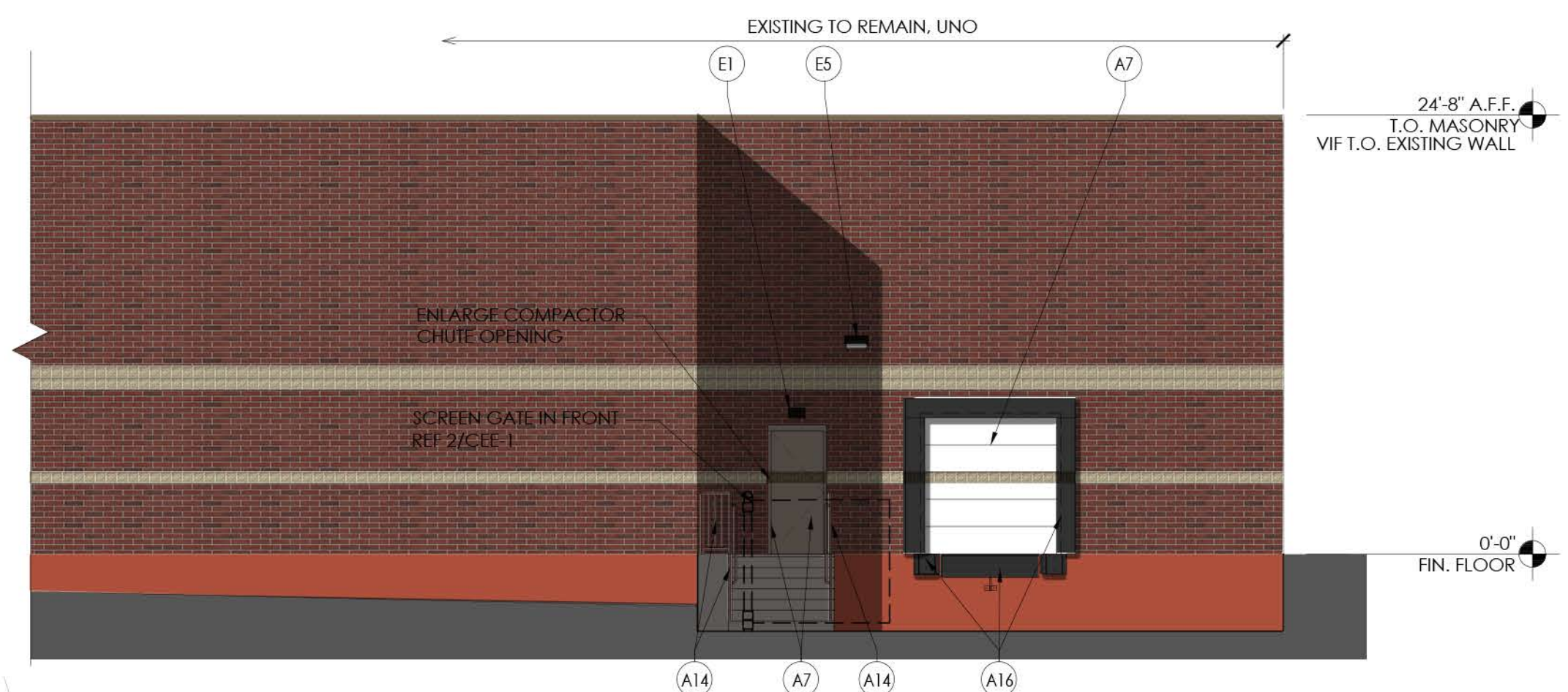
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	1	120.3	120.3
TOTAL SIGNAGE			120.3

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

NO CHANGES PROPOSED TO THE REAR ELEVATION



2 Concept Side Elevation
 SCALE: 1/8" = 1'-0"



3 Screen Gate
 SCALE: 1/8" = 1'-0"



1 Concept Front Elevation
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Issued:		Date:
A	Concept Plan	02/24/20
B		
C		
D		
E		

Revisions:		Date:
1	P&Z Comments	12/23/20
2		
3		
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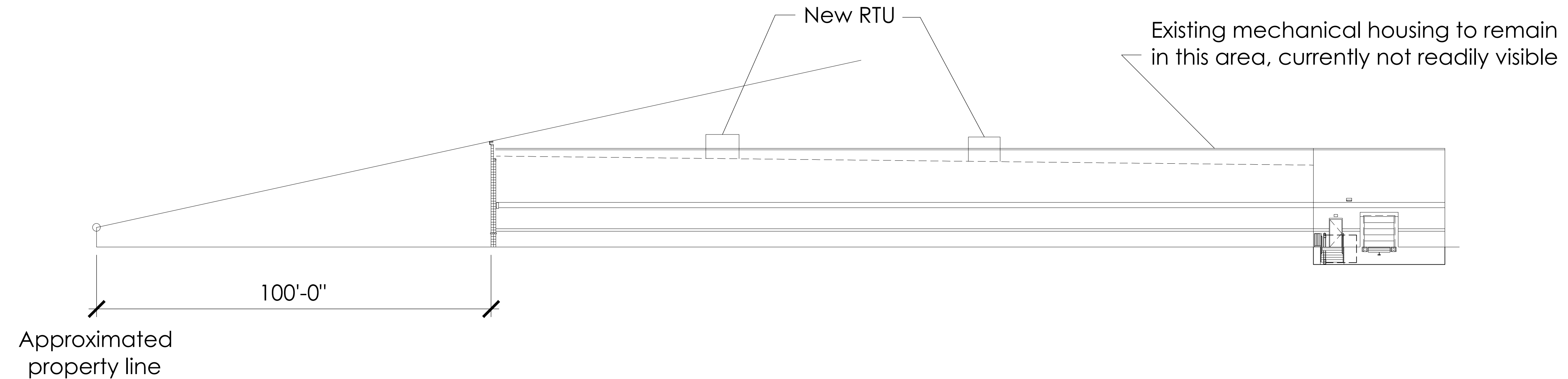
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 www.sgadesigngroup.com
 Certificate of Authority #A-2008031944
 Architecture



2 Sightline at Side
 SCALE: 1/16" = 1'-0"



1 Sightline at Front
 SCALE: 1/16" = 1'-0"

DRAWN BY:

REVIEWED BY:

Seal

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ALDI Inc.
 475 Pearl Street
 O'Fallon, MO 63366
 (636) 278-4700
 (636) 278-8277 fax

ALDI Inc. Store #: XX
 Twin Oaks, MO
 1144 Meramec Station Rd
 Twin Oaks, MO 63021
 West County
 Project Name & Location:

Concept Sightline

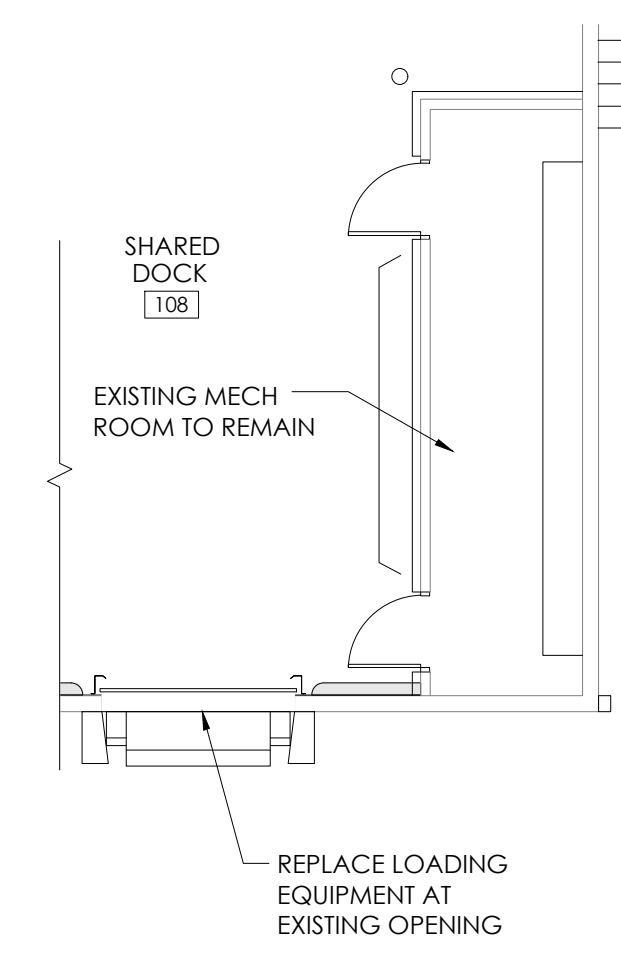
Drawing Name:	Project No.
Date: 02/24/20	2013310
Type: X.1N 107 x 190	
	Sightline
Scale: As Noted	Drawing No.

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AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE	V7.0 ER PROTOTYPE
MERCANTILE	SALES / VESTIBULE	12,945	12,541
	OFFICE	202	190
	UNISEX 1	80	76
	UNISEX 2	93	84
	HALL	69	137
SUBTOTAL (MERCANTILE)		13,389	13,028
STORAGE / STOCK	BACK ROOM	5,306	3,807
	SHARED DOCK	770	
	COOLER	1,182	1,313
	FREEZER	648	648
	eCOMMERCE	191	175
	BREAK ROOM	452	305
SUBTOTAL (STORAGE / STOCK)		7,906	6,248
SUBTOTAL (OCCUPANCIES)		21,295	19,276
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,513	1,278
BUILDING SQUARE FOOTAGE		22,808	21,720

OPERATIONS DATA		
ITEM	VX.IN	V7.0 ER PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	824'-7"	826'-7"
ASSUMED PALLET STORAGE	74	74
BUILDING DIMENSIONS	107'-0" x 204'-9 1/2"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	75'-9 1/2" x 156'-0"	74'-6" x 151'-1"
LENGTH OF MULTI-DECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	10	10
CART STORAGE	(102) MODEL 563W	(144) MODEL 563W

- NOTES:
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).
 - CONCEPT IS BASED ON PROTOTYPICAL FOOTPRINT.



Issued:	Date:
A Concept Plan	02/24/20
B	
C	
D	
E	

Revisions:	Date:
1 Owner Comments	02/27/20 09/15/20
2 Owner Comments	03/02/20 10/07/20
3 Owner Comments	03/05/20 10/08/20
4 Owner Comments	07/27/20 10/12/20
5 Owner Comments	08/19/20 10/14/20
6 Owner Comments	08/25/20 12/23/20
7 Owner Comments	08/31/20
8 Owner Comments	09/02/20
9 Post Scope/OC	09/11/20

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DRAWN BY:
REVIEWED BY:

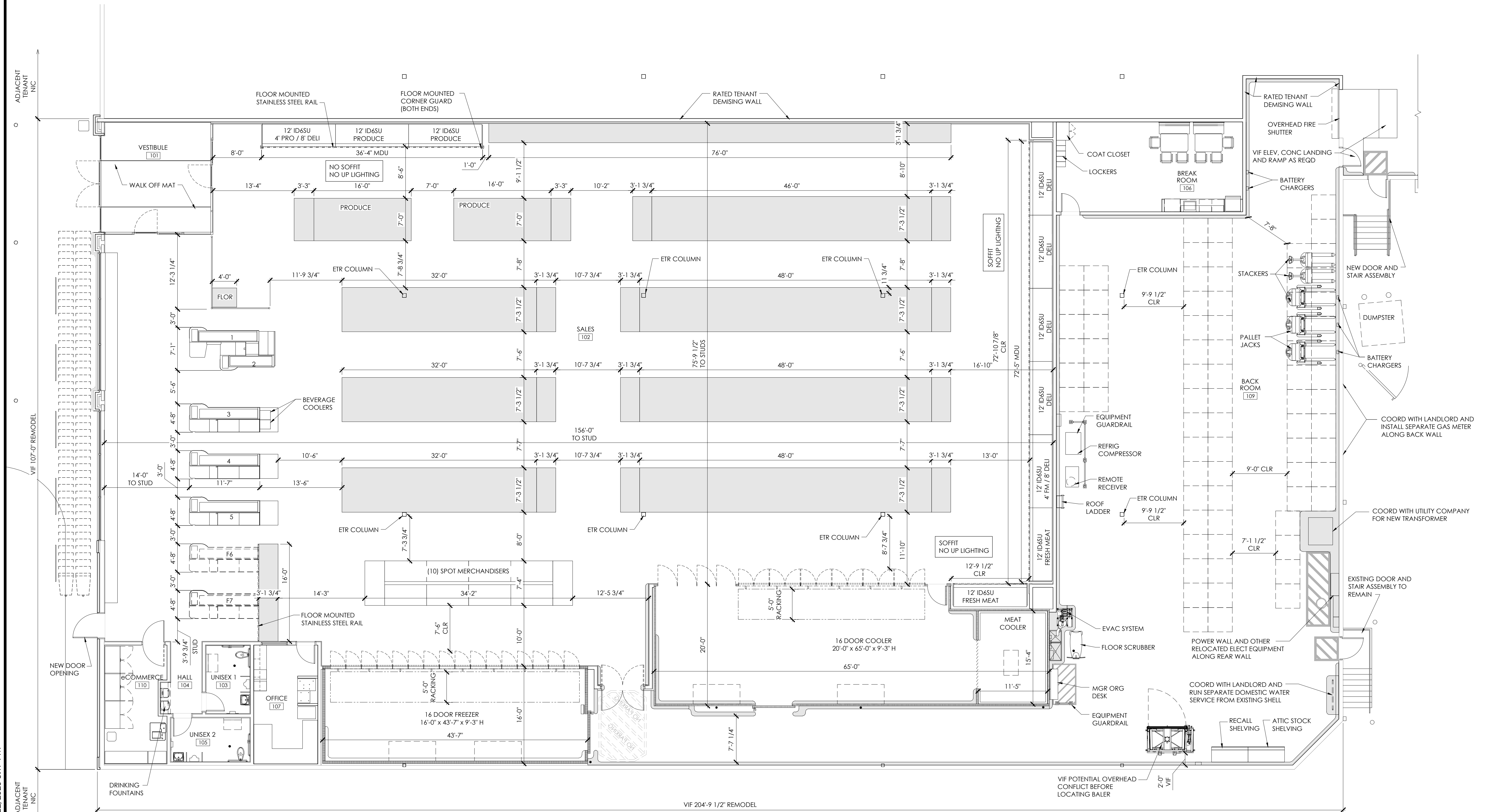
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(636) 278-4700
(636) 278-8277 fax

ALDI Inc. Store #: XX
Twin Oaks, MO
1144 Meramec Station Rd
Twin Oaks, MO 63021
West County
Project Name & Location:

Concept Floor Plan	
Drawing Name:	Project No.
Date: 02/24/20	2013310
X.IN 107 x 190	
Type:	CFP-1
Scale: As Noted	Drawing No.



1 Concept Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

PLOTTED: 12/22/2020 5:17 PM

February 12, 2021

City of Twin Oaks
1381 Big Bend Road
Twin Oaks, MO 63021
Attn: Frank Johnson, City Clerk

RE: 3rd Code Review for ALDI Retail Facility
1100 Meramec Station Rd - BFA 3497-0

Mr. Johnson,

I obtained from you, on February 5, 2021, the (15-1) Book 8575 Page 1303 (13 pages), 2021-02-04 ALDI Twin Oaks Site Development Plan (2 pages), 2021-0120 Response (4 pages), 2021-0202 Twin Oaks MO 69 - CEE-1 (1 page), and Paint for adjacent front façade (1 page). The information received pertains the proposed development at 1100 Meramec Station Road in commercial district "C". The information was reviewed to evaluate compliance with the Code of Ordinance for Twin Oaks; comments on the updated design are indicated by "3rd Review".

The following comments list the conflicts with the proposed plans when evaluated for compliance:

1. Exterior Finish Schedule A1: Ensure and confirm the "Prefinished metal coping" is copper, steel, or aluminum per Appendix A A.5.
2nd Review: Please note on applicable plan sheet(s) "Prefinished metal coping" shall be copper, steel, or aluminum.
3rd Review: This comment is addressed. Plan sheet CEE-1 notes "Prefinish metal coping" to be "copper, steel, or aluminum".
2. Exterior Finish Schedule A2: Please reevaluate the design to utilize a material chosen from the Allowable material list in Appendix A A.5; "Spec-Brick Concrete Masonry Veneer" is not allowed, because concrete block or masonry unit is not allowed per Appendix A A.6.
2nd Review: This comment remains. Exterior Finish Schedule A2 (masonry veneer) needs city approval.
3rd Review: This item is awaiting city approval.
3. Exterior Finish Schedule A3: Please reevaluate the design to utilize a material chosen from the Allowable material list in Appendix A A.5; "Concrete Masonry 4" H Accent Band" is not allowed, because concrete block or masonry unit is not allowed per Appendix A A.6.
2nd Review: This comment remains. Exterior Finish Schedule A3, Exterior Finish Schedule A3 (concrete masonry) needs city approval.
3rd Review: This item is awaiting city approval
4. Exterior Finish Schedule A4, A9: Metal siding are not on the approved material list per Appendix A A.5.
2nd Review: This comment is addressed. Per Appendix A A.5., metals of aluminum are an acceptable material for decorative applications.
3rd Review: Per discussion at the P&Z meeting due to the panel size, this comment remains and needs city approval.
5. Exterior Finish Schedule A10: Please reevaluate the design to utilize a material chosen from the Allowable material list in Appendix A A.5; "Oldcastle/Echelon Masonry Concrete Masonry Veneer" is not allowed, because concrete block or masonry unit is not allowed per Appendix A A.6.
2nd Review: This comment remains. Exterior Finish Schedule A10 (split face CMU) needs city approval.
3rd Review: This item is awaiting city approval.
6. The current design does not provide screening to the proposed trash container. Please reevaluate the design and screen trash container with evergreen hedges, walls, screens planted with evergreen vines per Appendix A F.4.
2nd Review: This comment is addressed. A screen gate is proposed, as displayed on CEE-1.

The following comments list items that will need city approval:

1. Board of Alderman shall determine if building materials and facades are uniform and compatible in type, color, and texture with the existing City environment per Section 400.330 A2.
2. Board of Alderman shall determine if the building structure is designed to ensure a strong physical and spatial relationship with Meramec Station Road frontages are created per Appendix A A.2.
3. Board of Alderman shall determine if colors ensure a harmonious range of colors as provided per Appendix A A.6.
4. Board of Alderman shall determine if the corner of the building has significant articulations through fenestration, building materials, and detailing per Appendix A B.4.a.

2nd Review: We recommend providing samples for the Board Members.

3rd Review: Samples were provided to the Board Members; the comment above is addressed.

The following comments list additional items that will be needed for review:

1. Please dimension the proposed parking spaces; current plans do not dimension the proposed parking spaces. Please ensure the proposed parking spaces are a minimum of 180 square feet, per Section 400.080.
2nd Review: This comment is addressed.
2. Please provide a plan that displays the proposed rooftop equipment. Ensure proposed rooftop equipment is adequately screened per Section 400.330 A.6.
2nd Review: This comment is addressed.
3. Exterior Finish Schedule A5, A11, A13, A14, A23, A24: With provided information; location was not determined.
2nd Review: It is addressed that Exterior Finish Schedule A5, A11, A13, A14, A23, A24 are not applicable to this drawing, therefore this comment is addressed.
4. Exterior Finish Schedule A6: With provided information; location was not determined. Please note: metal siding is not on the approved materials list per Appendix A A.5.
2nd Review: This comment is addressed. Its location is clarified as the soffit of the canopy.
5. Exterior Finish Schedule A20: Please provide additional information to ensure the sign is per Section 410.050.
2nd Review: This is addressed in terms of size, height, and location. The colors need a variance from the city. After variance process, all proposed signage shall be submitted in a separate signage review process; separate signage review process shall be subject to additional comments.
3rd Review: No additional information provided.
6. Exterior Finish Schedule E5: Please provide a photometric plan to ensure the proposed light follows light cast regulations per Section 400.330.
2nd Review: This comment is addressed.
7. The proposed ADA parking area does not display grading. Grading is necessary to determine whether the space is compliant with ADA requirements. Please provide a grading plan to ensure ADA parking is compliant with the ADA requirements per Appendix A C.2.
2nd Review: This comment is addressed. More detailed plans are needed for County Review.

2nd Review: Additional Comments

1. Please provide a view of Concept Exterior Elevations disclosing the architectural components of the Rear/East Elevation. If there are no changes, please provide a note on the plan.
3rd Review: This comment is addressed. "NO CHANGES PROPOSED TO THE REAR ELEVATION" is noted on CEE-1.
2. Please disclose whether or not there are any changes to the pylon sign. A sign permit will be needed for any changes.
3rd Review: To occupy the vacant slot on the existing monument sign facing the street, a sign permit is needed.

Planning & Zoning Conditions from Meeting on January 27, 2021

1. Please note on applicable plan sheets entire parking lot shall be restriped.
2. Existing Shop & Save façade shall match the new Aldi's façade. Planning & Zoning shall review the provided paint samples to determine sufficiency.
3. Please provide updated site plan displaying all areas to be milled & overlay; mill & overlay can be limited to the proposed data.

Comments from City Attorney:

1. Call out "Cross Access Easements" on plan sheets where applicable; provide a copy of the corresponding "Cross Access Easement" document.
This comment has been addressed.
2. There is a tower located at the rear of the property. On applicable plan sheets please disclose tower owner; disclose whether or not the owner rents the tower site.
3. On the first sheet under "Property Data" please add the following data: Total building area in square feet, Aldi space area in square feet.
4. Please update all applicable plan sheets and documents disclosing the existing zoning as "Planned Commercial Development (PD-C)".
5. Revise dates to be 2021 on the title block (1-4-2020 & 2-4-2020).

Comments from City Clerk:

1. The previous development plan for the property prohibits deliveries between the hours of 12 a.m. and 6 a.m. Removal of this restriction will need city approval.

St. Louis County and MSD have jurisdiction; therefore, County and MSD permits and approval will need to be obtained. Please let me know if you need further explanation on any of these items or if you have additional items that you would like to have reviewed in more detail.

Best regards,



Tiffany Campbell
BFA, Inc.



Splitface CMU veneer: Oldcastle "Dark Buff"
(not actual color / for sample reference only)



Storefront: Clear Anodized Aluminum



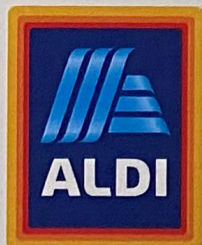
Composite Panel: "Bright Silver"



Spec-Brik: "Chesapeake Blend"



Nichiha Vintagewood Panel: "Cedar"



Twin Oaks, MO

January 20, 2021

SGA Design Group, P.C.

Mitchel Ray Garrett - Architect
Missouri license: MO# A-007541



E56

Intellectual Gray
SW 7045

7045

FN160

High Tea
SW 6159

6159

 **Spec-Brik Jumbo®**

 **CONCRETE
PRODUCTS
GROUP**
INNOVATIVE CONCRETE
MASONRY SYSTEMS

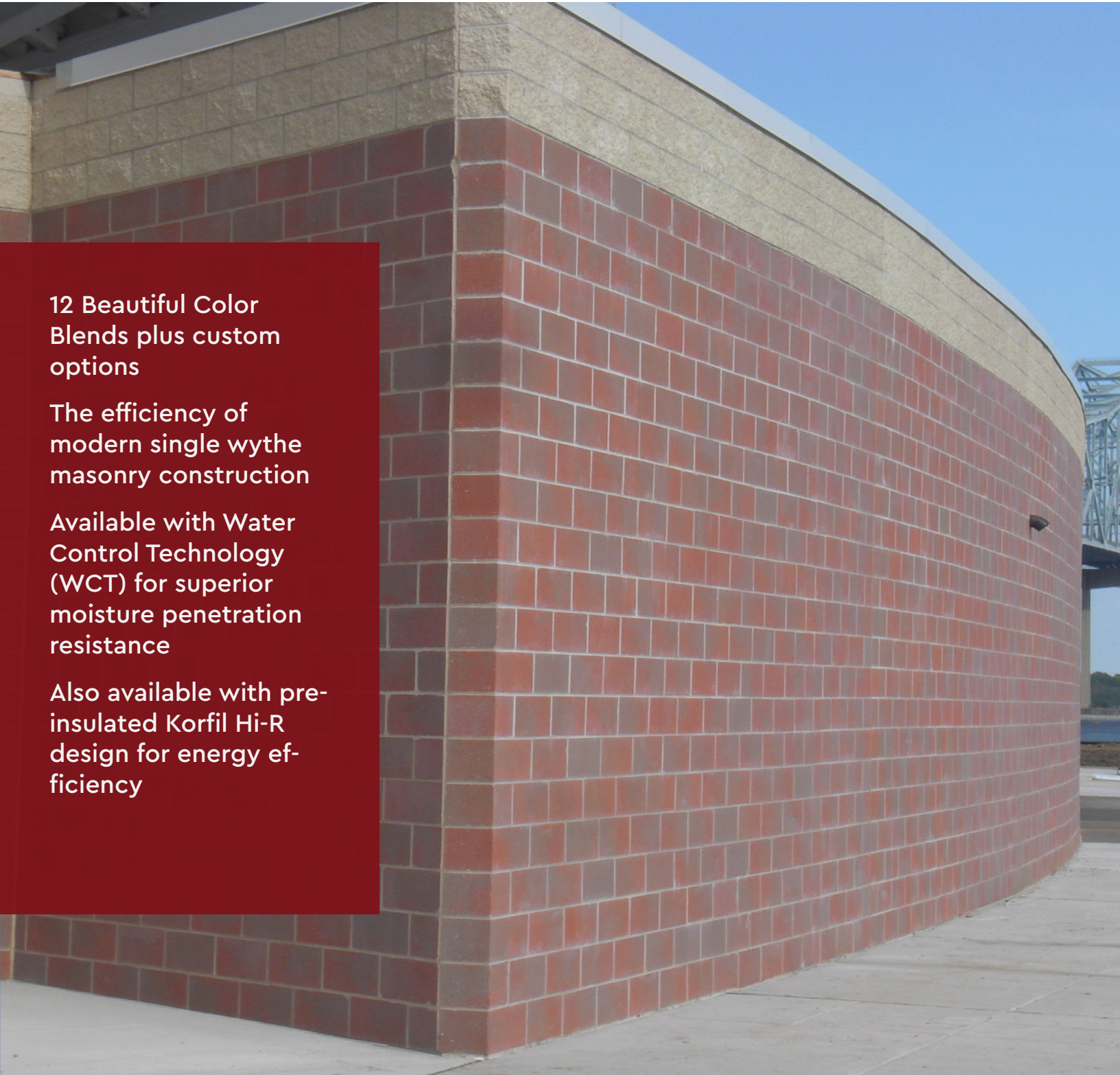
Beautiful Blended Colors
Outstanding Value

12 Beautiful Color
Blends plus custom
options

The efficiency of
modern single wythe
masonry construction

Available with Water
Control Technology
(WCT) for superior
moisture penetration
resistance

Also available with pre-
insulated Korfil Hi-R
design for energy ef-
ficiency



Spec-Brik® Jumbo

Spec-Brik Jumbo is a full high (8"x16" nominal face dimension) **concrete masonry unit with brick color blends** that is perfect for partially or fully grouted single wythe walls or veneers. Spec-Brik Jumbo is often specified as an economical complement to 4" high Spec-Brik for walls on the back side of a building.



Applications

- Single wythe load bearing walls with brick aesthetics.
- **Concrete masonry veneers with brick aesthetics** (4" unit width) in all Climate Zones.
- Double exposed masonry single wythe walls with insulation inserts or foamed in place insulation in Climate Zones 1-2.
- Consider Spec-Brik HI-R-H pre-insulated masonry for use in all climate zones.
- Exterior exposed masonry single wythe walls with interior insulation, furring and wall-board in all Climate Zones.

Features

- ASTM C90 – Load Bearing Masonry
- Double exposed masonry with brick aesthetics for durable architectural finishes inside and out.
- Suitable for either full or partial grout construction.
- May be constructed as a fully grouted wall to increase fire resistance up to in excess of four hour rating.
- Made with integral water repellent and optional **Water Control Technology** web design for superior moisture penetration resistance.

Construction Efficiency

- Much more efficient and cost-effective than constructing clay brick walls with frame, masonry or other back-up walls
- Utilities (plumbing and electrical) readily fit in unit cores and horizontal voids.
- Offered in 4", 6", 8", 10" and 12" widths and a variety of fittings.

Aesthetics

- Scale: 8"x16" face dimension
- Colors: Available in 12 standard brick blend colors; consistent nationwide.

Spec-Brik® Jumbo Colors

Spec-Brik is available in 12 Standard Colors (custom colors are also available)

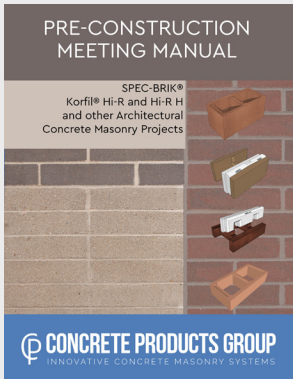
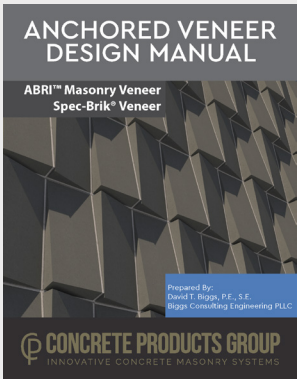


The colors above are digital renderings of blended Spec-Brik colors. Due to the limitations of the printing process and the importance of viewing masonry materials under realistic site lighting conditions, we strongly recommend viewing a sample board before making color selections and using a job site sample panel as the basis for acceptance of the final work.

Resources for Designers

Samples: please contact us at info@concreteproductsgroup.com to arrange delivery of Spec-Brik samples.

Design Tools: we offer a variety of design and construction resources for designers, including these manuals:



Other Resources:

- A full set of construction videos showing how to build single wythe walls with Spec-Brik.
- Guide specifications.
- Construction Details in .pdf, .dwg and .rvt formats
- Construction and design note series.
- Detailing Manuals available in interactive pdf formats.
- Color Rendering software, Masonry Designer, with Revit plug-in.

Please visit our on-line design resource center at <https://resources.concreteproductsgroup.com>





CITY OF TWIN OAKS

1381 Big Bend Road • Twin Oaks, MO 63021
(636) 225-7873 • fax (636) 225-6547 • www.cityoftwinoaks.com

“C” COMMERCIAL DISTRICT APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN

The preliminary development plan application constitutes a petition to allow a more flexible but detailed plan. **Eighteen (18) copies** of the preliminary development plan shall be submitted, and shall be accompanied by all general application requirements, including an initial application fee. See Fee and Deposit Schedule Section 400.460 of the City Code. The City may require the applicant to deposit additional funds for expenses incurred, but not limited to, costs of title research, surveys, legal and engineering review, cost of traffic and planning or other consultants employed by the City, publication expenses, expenses of notifications to adjoining property owners, expenses of hearings, court reporting, if requested by either the City or the applicant. The City office must receive the additional application fees within seven (7) days of notification. **(Please type or print in ink below.)**

INFORMATION CONCERNING APPLICANT:

Applicant hereby submits the following information concerning the use proposed for the business/site:

Business/Site Name: ALDI

Location/Address: 1100 MERAMEC STATION ROAD

Applicant Name: Vern Wunnenberg

Title of Officer for above Applicant (if a corporation or other legal entity): Director of Real Estate

Officer Full Address: PO Box 8800

Phone #: 636-278-4700

O Fallon, MO 63368

Fax #: 636-278-4773

Name of Property Owner: Grocery and Pharmacy Portfolio, DST (Inland Commercial Real Estate Services, LLC - Managing Agent)

Owner Full Address: 2901 Butterfield Road

Phone #: 630-586-6551

Oak Brook, IL 60523

Fax #: 630-320-9855

Name of Developer: ALDI

Developer Full Address: PO Box 8800

Phone #: 636-278-4700

O Fallon, MO 63368

Fax #: 636-278-4773

Name of Architect and/or Engineer: CIVIL ENGINEERING DESIGN CONSULTANTS, INC.

What are the business hours of operation (existing or proposed)? 9 am a.m./p.m. to 9 pm a.m./p.m.

Will product be sold which is subject to retail sales tax? YES NO

Date business will begin (if new business) in the Village of Twin Oaks: Q4 2021

Type of Business(es) and detailed description of nature of business(es), organization(s) or trade(s) (existing or proposed):

Grocery retail.

PRELIMINARY DEVELOPMENT PLAN SUBMISSION REQUIREMENTS:

One (1) map (1-2 pages) shall be submitted as the preliminary development plan, which includes the following:

- Proposed location of buildings, other structures and lot arrangements.
- Location of existing buildings, other structures and lot arrangements.
- Any existing easements and dedications.
- Adjacent uses and property ownership to a distance of 100 feet from site boundaries.
- Any land areas within the 100-year floodplain.
- Existing and proposed grading and areas of cut and fill.
- Proposed retaining walls or similar slope stabilization structures or methods; height and materials to be used.
- Location, massing and pattern of existing vegetation and trees.
- Existing streams, creeks and other bodies of water.
- Measures taken to minimize development impacts.
- Location, massing and pattern of proposed landscaping and planting.
- Screening and buffer strip areas, open space and other amenities.
- Traffic and parking plan depicting public streets, identifying arterials, collectors and local streets; service and loading areas; points of access to public right-of-way.
- Parking areas, drives and walks.
- Traffic studies of vehicle turning movements, peak and off-peak traffic impacts, existing and proposed levels of service as required by the Board of Aldermen.
- Existing and proposed water, sewer, and storm utility systems, including drainage structures and inlets.
- Provisions for on-site storm water retention and for minimizing impact on existing drainage patterns and facilities.

Also submitted with this application are: (check ✓ all that have been included)

- Exterior building sketches** depicting the general style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. Such sketches shall include elevation drawings, but detailed drawings and perspectives are not required.
- All signs** to be attached to building exteriors including the size, location, color and materials.
- Schedules** indicating floor area, site area, coverage, parking spaces, proposed plant materials by type, size and quantity, land use intensity and other qualities specified in the "C" Planned Shopping Center District Regulations.
- Phases of development** If the development will occur in phases, the applicant shall submit a development plan that also displays the entire development at the completion of all phases. The phased development shall have the phases clearly outlined with expected dates for beginning of construction and date of completion of construction. No building permit shall be issued for any phase of development until a final development plan for that phase is approved, in accordance with the provisions of the City Zoning Code.
- Request for Common Master Signage Plan Approval** (See "Request for Master Common Signage Plan" form.)

REPRESENTATIONS CONCERNING AUTHORITY & COMPLIANCE WITH LAWS.

I am authorized by the applicant to sign on his/her/its behalf and have read this application in its entirety. The information contained herein is true, and correct and complete to the best of my knowledge, information and belief. I hereby represent on behalf of applicant that the business(es) conducted by applicant and/or which are the subject of this application do not and will not violate any ordinance of the City of Twin Oaks and now comply and/or will continue to comply fully with the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of relevant approvals or permits.

Wunnenberg, Vern Digitally signed by Wunnenberg, Vern
Date: 2020.12.01 21:24:09 -08'00'

12/1/20

Signature of Principal/Officer
Vern Wunnenberg

Date
Director of Real Estate

Print Name

Title

VERIFICATION BY OWNER AND TENANT(S).

If the application is on behalf of a tenant for property owned by a person or entity other than the tenant, the owner must verify that the owner has read the application and consents to its review and possible approval by the Village. If the application is submitted by the owner only, tenants need not sign the application.

The undersigned hereby acknowledges that she or he has read the application, understands that the application seeks approval of a preliminary development plan for the property, and consents to its submission to the City for review and possible approval.



January 12, 2021

Signature of Owner

Date

Daniel Kwiatkowski (As Agent for Owner)

Senior Operations Manager

Print Name

Title

Signature of Tenant

Date

Print Name

Title

If more than one tenant is applying, please attach all tenants' signatures on a separate sheet.

*** * * * * FOR OFFICE USE ONLY * * * * ***

Date of Board of Aldermen Decision: _____ Approved Disapproved

Amount Paid: \$ _____ Cash/Check #: _____ Date Rec'd: _____

PROCLAMATION

SUPERMARKET EMPLOYEE DAY

WHEREAS, there are nearly six million supermarket employees in the United States; and

WHEREAS, in the Twin Oaks area, there are 595 food retail jobs that generate approximately \$68.1 million in economic activity; and

WHEREAS, supermarket employees provide all Americans with access to safe, healthy, and affordable food; and

WHEREAS, supermarket employees work to enhance the health and well-being of each customer; and

WHEREAS, supermarket employees contribute and volunteer countless hours in their communities; and

WHEREAS, supermarket employees face unprecedented challenges keeping grocery shelves stocked during the COVID-19 Pandemic; and

WHEREAS, supermarket employees have and continue to meet and exceed these challenges, while displaying courage, compassion, dedication, and leadership, as well as exemplifying customer service and community outreach; and

WHEREAS, the need for supermarket employees is greater than ever because of current and growing consumer demands as well as their reputation for excellence; and

WHEREAS, the Board of Aldermen wish to recognize all supermarket employees for their dedication and service to the City of Twin Oaks, Missouri by proclaiming February 22, 2021 as Supermarket Employee Day and ask all citizens to join in honoring our Supermarket Heroes.

NOW, THEREFORE I, Russ Fortune, by virtue and authority of the City of Twin Oaks, Missouri, have caused this Proclamation to be issued and signed by its Mayor and countersigned by its City Clerk and sealed with its corporate seal this 17th day of February 2021.

Russ Fortune, Mayor

Frank Johnson, City Clerk

City Clerk's Report

City of Twin Oaks, Board of Alderman

February 12, 2021

General Updates

Aldi's Development

- The Planning and Zoning Commission recommended approval of the preliminary development application with conditions at their meeting on Jan. 27. Plans and application materials were emailed to the board on 1/28. Conditions:
 - (1) the entire parking lot must be restriped instead of a portion and
 - (2) the remaining Shop n' Save façade be painted to match the color scheme of the Aldi façade.
- Public hearing and Board consideration are scheduled for the Feb. 16th meeting.

Dunkin Donuts Development

- Building permits were issued for the Dunkin Donuts last week, and the developer is now proceeding to construction.

Recreation Agreements

- Staff posted information on the City website on the new recreation agreement with Ballwin as well as the two existing ones with Fenton and Des Peres. Announcement was also shared by email and social media.

Occupancy Fees

- The occupancy application forms and City website have been updated to reflect the new fee.

Debt Service Payment

- Invoice has been received from US Bank for the bi-annual debt service payment. Check will be mailed at the beginning of March.

Project Updates

Electrical Repairs in the Park

- Staff has finished the first draft of the RFP and it has been sent to City Attorney Paul Rost for review.

Condo Curb Repairs

- Oreo & Botta estimates the work will take two days to complete and is looking at scheduling it for April.

Picnic Table Pads

- Staff is also recommending having Oreo & Botta remove and replace six concrete bench pads in the park at a total cost of \$2,875. The pads have settled and are creating trip hazards.

Woodland Oaks Light

- City staff has informed Gerstner Electric that the project is being put on hold for that moment. Because we already had a signed contract with them, however, they had proceeded to purchase the fixture for the light. If Gerstner is unable to use the fixture in another project or does not need to keep it on hand for inventory, then the City will likely be liable to pay for it.
- In that case, the City can either keep it ourselves as a spare replacement in case there's an issue with an existing light, or hold on to it until such time as the City decides to move forward with installing the Woodland Oaks light.

Crescent Road Sidewalk Project

- BFA has completed work on two alternate plans for the sidewalk, based on the discussions at the Jan. 15 work session. This gives the board a total of three possible routes for the sidewalk:
 - Option A: The first option presented to the Board, it is the most expensive due to the relocation of all utility poles in the project area but requires the least amount of ROW acquisition.
 - Option B: This option does not require any utility poles to be moved, but requires the most ROW.
 - Option C: This hybrid option moves a single utility pole in order to reduce ROW needs while still achieving some cost savings.

Autumn Leaf Runoff

- Staff and City Attorney Paul Rost met virtually with our counterparts at Twin Oaks Presbyterian Church on Feb. 5 and discussed several revisions to the maintenance agreement. The city also received the berm/swale plan from the church's contractor. A revised agreement and berm/swale plan were sent to the church for their review on Feb. 10.