

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ALDERMEN OF TWIN OAKS,
TWIN OAKS TOWN HALL
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, AUGUST 19, 2020**

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
Dennis Whitmore –yea
Lisa Eisenhauer – yea
Tim Stoeckl – yea

Also Present: Frank Johnson, City Clerk
Paul Rost, City Attorney-attended
Tiffany Campbell, BFA Engineering
Tim Breece, Propper Development
Matt Rossman-Rossman Partners LLC
Ross Brown-Rossman Partners LLC

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 Milne motioned to approve the Agenda, seconded by Alderman Whitmore. 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 August 5 2020 Regular Session Minutes, the Bills List from August 1, 2020 to August 14, 2020 and the Credit Card List from June 16, 2020 to July 16, 2020. Alderman Whitmore motioned to approve the Consent Agenda seconded by Alderman Milne. The motion passed by voice vote.

REPORTS OF COMMITTEES/COMMISSIONS/CONTRACTORS

Park Report: Cindy Slama, Park Chairman, was not in attendance. Mayor Fortune stated that he had spoken with Ms. Slama as well as each Board member on an individual basis and they were in agreement to postpone indefinitely the September 18, 2020 concert with

Vince Martin. The consensus was with the pandemic situation along with the recent St. Louis County mandate regarding crowd size it was not wise to hold the concert that evening.

July Financials: Jeff Blume, Financial Consultant, reviewed the Financial Statements for July 2020 with the Board. Mr. Blume stated that at this time everything is looking good. Sales Tax collections within the City have remained strong. Mr. Blume stated that since the City is not part of the St. Louis County pool and is a point of sale community the taxes which are collected in Twin Oaks stay in Twin Oaks. Mr. Blume did however state that since the additional federal unemployment benefit has ended the City may see a dip in tax collection within the next several months.

Mr. Blume did state that the City has not been spending on Capital projects this year which is a positive.

Mr. Blume stated that the City will need to begin working on the 2021 Budget and thinking about what projects they would like to consider for next year. He did state that the City does have an infrastructure which needs to be maintained. He suggested the Board may want to think about any of these type of items which may need to be included in the Budget for next year. Mayor Fortune stated he would like to begin the budget process at the September 2nd meeting.

Mr. Blume stated that in September the City will begin a monthly contribution to a Sinking Fund which is being established to save for payment of the balloon payment on City Hall which will be due within the next seven years. These payments will be retroactive to the beginning of 2020.

PRELIMINARY CITIZEN COMMENTS

There were no preliminary citizen comment.

NEW BUSINESS

Bill No. 20-10-An Ordinance Approving A Second Amended Final Development Plan Submitted By Rossman Partners, LLC For The Outlot Of The Big Bend Square Mixed-Use Development: First reading of Bill No. 20-10 was read. Mayor Fortune ask if there was any discussion on Bill No. 20-10. Mayor Fortune asked if all of the changes that were requested to be made have been made. Tiffaney Campbell of BFA Engineering stated that some areas of the plans have not had the wording change from “Restaurant” to “Retail/Restaurant”. Ms Campbell also stated that the lighting around the building seemed low.

Mayor Fortune asked if the new brick samples requested were received. Matt Rossman of Rossman Partners stated that they had not sent the samples at this time. He did however

share a drawing with the new samples. He will get the physical samples mailed within the next few days.

Mayor Fortune asked what the status was regarding the use by Dunkin Donuts of the pylon sign. Tim Breece of Propper Development stated that an agreement was worked out to provide space on the pylon sign for Dunkin Donuts.

City Clerk Johnson stated that the markings for the drive-thru have been corrected on the amended plans. Alderman Whitmore stated he still has concerns with the traffic flow through the drive-thru. He is concerned that traffic will become congested in this area. Discussion ensued. Matt Rossman stated that Dunkin Donuts does not have a concern with the traffic flow at this time. Discussion ensued and the consensus of the Board was if Dunkin Donuts is fine with the traffic flow plan they were as well.

Mayor Fortune asked the Board if they were comfortable passing the ordinance tonight without viewing the physical sample of the brick. Attorney Rost stated that the ordinance included the black brick. He stated that the City would not have any recourse with Dunkin Donuts if the incorrect color brick was installed.

Mayor Fortune polled the opinion of the Board. Alderman Milne stated that she did not feel the City should be dictating what color brick a company is installing on the façade of a building. She does not feel that Twin Oaks is a Planned Community which would have very clear restrictions.

Alderman Stoeckl stated that the City required Regions Bank within the past several years to amend their corporate color scheme to blend in with the remainder of the City.

Alderman Eisenhauer stated that Twin Oaks is not a Planned Community, however the City does have guidelines set out which have been followed as recently as during the construction of Regions Bank. Alderman Eisenhauer proposed passing the ordinance without the brick selection so Rossman Partners can get the process moving in acquiring permits and pass a new ordinance at the next Board meeting with the new brick color. The Board was in agreement.

The second reading of Bill No. 20-10 was read. Alderman Eisenhauer motioned to direct the City Clerk to have an ordinance prepared for September 2 meeting to amend Ordinance 20-10 to approve elevations to be submitted by developer calling out specific Nichiha Brick Veneer System of red brick veneer hues (but not Modern Brick Midnight hue.), seconded by Alderman Whitmore and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 20-10 Being duly passed becomes Ordinance No. 20-10.

Resolution 2020-22-A Resolution Approving And Authorizing The Establishment Of A Debt Service Retirement Account And Policy For Funding The Account: Mayor Fortune asked for any questions concerning Resolution 2020-22. Mayor Fortune asked for a motion to approve Resolution 2020-22. Alderman Whitmore motioned to approve Resolution 2020-22, seconded by Alderman Eisenhauer. The motion passed by voice vote.

Resolution 2020-23-A Resolution Of The Twin Oaks Board Of Aldermen Approving the City Clerk's Request To Destroy Certain Records: Mayor Fortune asked for any questions concerning Resolution 2020-23. Mayor Fortune asked for a motion to approve Resolution 2020-23. Alderman Milne motioned to approve Resolution 2020-23, seconded by Alderman Whitmore. The motion passed by voice vote.

Conflict Of Interest Policy For Plan Review: City Clerk Johnson stated that the City has been approached by a company interested in establishing a business within Twin Oaks. BFA Engineering did work on a small portion of the plans, however Ms. Campbell was not the engineer working on this project. City Clerk Johnson wanted to see the Boards feelings if this project becomes a reality, would the City feel comfortable with BFA reviewing the project plans as our engineers or would they want to work with another engineering company for this project.

Alderman Milne stated that the City has used other engineering companies in the past. The City may want to contact these companies to work on a single project basis. These companies would already be familiar with the City.

Attorney Rost stated that BFA is a large enough Company that the City could always use someone else within the Company not involved in the particular project to review the plans. He has confidence that BFA would be very ethical in this type of situation.

Mayor Fortune stated that he has no concern with BFA being ethical in this process. BFA only worked on a small portion of the entire project. The Board was in agreement at this time it would not be a concern to have BFA work on this project on behalf of the City. The Board did feel that it may be beneficial to contact engineering companies to see if there would be any future interest if the need were to ever arise

ATTORNEY'S REPORT

Attorney Rost stated he had nothing further to report.

CITY CLERK'S REPORT

General Updates

Capital Improvement Program

- The City is planning to hold a workshop on the 2020 and 2021 Capital Improvement Program at the next board meeting on Sept. 2 to discuss allocating funds for potential capital projects.

Project Updates

Meramec Station Road Striping

- Following approval by the board at the August 5 meeting, Traffic Control completed the restriping of Meramec Station Road on Friday, August 14.

Dunkin Donuts Development Plan

- The City received the latest revisions to the development plan and the material samples on August 14. The plans were incorporated into an ordinance for final review by the board.

Golden Oak Court Lighting

- Work started on installing the new light in Golden Oak Court but had to be halted after the contractor hit several unmarked wires. The contractor will be working with Ameren and the utility locator this week to address the issue so work can proceed. The hole has also filled with water from recent storms and will need to be pumped out.
- The City is expecting to receive a request for a change order from the contractor to compensate for the 2 to 4 hours of “downtime” that will be incurred when they wait for Ameren to come and test the unmarked wires.

Boly Lane Entrance Lighting

- Approved contract has been sent to the contractor. The pole has been ordered and a start date for the work will be scheduled when it arrives.

Additional Notes

- Review of the building permit for the deck on Autumn Leaf has been completed. A permit is not able to be issued at this time as the proposed work does not meet the city’s requirements for minimum yard sizes. The property owner was notified by email and on August 14. A physical copy of the city’s response to the application will also be mailed.
- City staff has completed an update to the City’s permit applications and the corresponding page for the website. Additional information explaining the permitting process has been added and all applications are now available as form-fillable PDFs.

- Myself, Mayor Fortune and Alderman Stoeckl will be attending the virtual annual conference for the Missouri Municipal League on Sept. 14-16.

MAYOR AND ALDERMAN COMMENTS

Alderman Milne asked if something could be sent out to the residents about the new striping on Meramec Station Road. She was very pleased how the project turned out.

Mayor Fortune stated that with the recent rains the water issue behind the homes on Autumn Leaf and the sewer issue with Mr. Brockman and Mr. Marple have returned. City Clerk Johnson is doing some research on the water runoff and once he has completed this a meeting will be scheduled with Twin Oaks Presbyterian Church. A meeting is being scheduled with MSD regarding the sewer back up issue.

FINAL CITIZEN COMMENTS

Tim Breece of Propper Development stated that the apartment rentals are at 95% and they are very pleased with the progress. However, with the Pandemic they are having trouble filling the retail area below the apartments. He proposed two ideas for the retail space to the Board for their opinions and insight. The first would be additional apartment space. This however would be a permanent solution. The second proposal was shared office space. Since so many people are working at home now and possibly in the future, it would give individuals a working space away from home they would rent. This option could be changed in the future back to a retail space.

Both Alderman Eisenhauer and Alderman Milne feel there is a need for this type of workspace. Especially in this area. Discussion ensued. The Board was in agreement that they would prefer the workspace option since it would provide the opportunity in the future to revert back to a retail establishment.

CLOSED SESSION

Alderman Eisenhauer motioned for the Board of Alderman to go into closed session pursuant to Chapter 610 RSMo for the purpose of dealing with matters relating to the following: Legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney (§610.021(1)), seconded by Alderman Milne. The motion passed by roll call vote as follows: Aldermen Eisenhauer-yea, Milne-yea, Whitmore-yea and Stoeckl-yea.

ADJOURNMENT

The Board returned to regular session at 9:05 p.m. There being no further business, Alderman Eisenhauer motioned to adjourn the regular meeting at 9:05 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

City of Twin Oaks						
Bills and Applied Payments						
August 15, 2020-August 28, 2020						
Check No.		Invoice Date	Memo/Description	Invoice No.	Bill Amt	Check Amt
11692	John Williams		Apartment inspections 10 @ \$75.00		\$750.00	\$750.00
11693	Another Wild Goose Chase	8/3/2020	Property Inspection-8-3-2020 to 9-4-2020	2279	\$800.00	\$800.00
11694	BFA Engineering	8/2/2020	Prepare for July 15th Board Mtg re Crescent Rd. sidewalks; search files for info regarding Meramec Station; Board mtg; Tcon with F. Johnson re Meramec Station; Layout Meramec Station striping; mtg with City and Traffic Control; review Meramec Station striping ; mtg at City hall; prepare materials for mtg.	11893	\$1,801.25	
		8/2/2020	Dunkin Donuts: Plan review; plan review for Dunkin Donuts; review comments-email letter; conf. call with Dunkin Donuts and City; Tcon with F. Johnson; signage review; email F. Johnson, review plans, discuss with CV; signage review; review plan, prepare letter, attend P&Z mtg; ordinance review; review greenspace square footage		\$1,260.00	\$3,061.25
11695	City of Des Peres	8/1//2020	Memberships for T. Reisinger, B. Good, K. Dresner, L. Buechler		\$570.00	\$570.00
11696	Connie Barnski		Reimbursement of Park Reservation-Alcohol Deposit		\$100.00	\$100.00
11697	Davey Tree Expert Company	8/21/2020	Bagworm treatment at City Hall	914967168	\$400.00	\$400.00
11698	Lake Management Services, Inc.	8/12/2020	Treatment of upper and lower lake in Park	17800	\$438.00	\$438.00
11699	Lindsay Lococo		Reimbursement of Park Reservation-Alcohol Deposit		\$100.00	\$100.00
11700	The Brain Mill	8/17/2020	Onsite to install monitor and stand for F. Johnson; troubleshooting microphone in Board room	5405	\$180.00	\$180.00
11701	The Flag Loft	8/24/2020	Extra flags for City Hall flag pole	70856	\$159.00	\$159.00
11702	Traffic Control Company	8/16/2020	Striping of Meramec Station Road	18279	\$6,627.50	\$6,627.50
11703	Vince Martin		Final payment for 2020 Concert		\$400.00	\$400.00
Online	The Brain Mill	8/16/2020	Monthly email and phone service for Sept. and remote connection	5405	\$922.00	\$922.00
Online	St. Louis County Treasurer	8/13/2020	Monthly charge for police service-August	130151	\$11,092.49	\$11,092.49
Online	AT&T	8/7/2020	Monthly statement for 50 Crescent-8-8-2020 to 9-7-2020		\$83.73	\$83.73
Online	AT&T	8/6/2020	Monthly statement for City Hall-8-7-2020 to 9-6-2020		\$118.20	\$118.20
Online	Toshiba Financial	8/10/2020	Monthly statement for copier lease-8-25-2020 to 9-24-2020		\$206.00	\$206.00
Online	Verizon	8/5/2020	Monthly cell phone charge-7-6-2020 to 8-5-2020		\$198.78	\$198.78
Online	MSD	8/6/2020	Monthly charge for City Hall-6-30-2020 to 7-31-2020		\$18.55	\$18.55
			Alderman			
			Alderman			



CITY OF TWIN OAKS POLICE ACTIVITY REPORT August 2020

Radio CFS:	29
Self Initiated Assignments:	93
Police Reports Written:	9
Total Traffic Stops:	10

Arrests:

Felony	1
Misdemeanor	0
Summons (Arrest Notification)	2

Auto Accidents:

Injury	0
Non Injury	3

Locations: 1393 Big Bend Rd, MO Hwy 141 and Big Bend Rd, 815 Meramec Station Rd.

Crimes Reported:	5
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(Larceny from a Vehicle at 1300 Big Bend, [3] Larceny at 1393 Big Bend Rd, Tampering and recovered stolen vehicle at 1393 Big Bend)

Patrol Bicycle Program:	31.32 hours
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CALLS FOR SERVICE LEGEND

Call Abbreviation

Explanation

AANO	Auto Accident "No Injuries"
AARB	Auto Accident "Road Block"
AAINJ	Auto Accident "Injuries"
ADM	Administrative
ANCONF	Animal Confined
ASTINV	Assist an Invalid
ATSUI	Attempt Suicide
BGLARM	Burglar Alarm
BIKE	Bicycle Patrol
BUSCK	Business Check
CALL	Phone Call
CARE	Report Processing
CCONT	Citizen Contact
CIT	Crisis Intervention Team Deployment
CURFEW	Curfew Violation
DETECT	Detector Sounding
DOA	Death
DOMEST	Domestic Disturbance
DRUG	Drug Violation
DWI	Driving while Intoxicated
EXPAT	Extra Patrol
FALARM	Fire Alarm
FIRE	Fire Call
FPROP	Found Property
FTPAT	Foot Patrol
GARAGE	Open Garage door
INJURY	Accidental Injury
MAIN	Maintenance
MISJUV	Missing/Runaway Juvenile
MOTOR	Motorist Assist
MUNI	Muni Contract Patrol
PCR	Community Relations
RADAR	Traffic Enforcement Radar Assignment
SCNDRY	Secondary
SICK	Sick Case
SMOKE	Smoke Detector
STAT	Station Assignment
SUSVEH	Suspicious Vehilce
TRF	Traffic
VACCK	Vacation Check
VEHCON	Vehicle Conveyance
WRARST	Warrant Arrest

Comp. #	Nature	Received	Address	City	Zone	Car #/DSN
NONE	MUNI	08/01/20 00:52:59	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/01/20 05:09:57	84 TWO	TWO	5064	3703/3168
NONE	FPROP	08/01/20 05:33:12	1300 BIG BEND RD	TWO	5064	3703/3168
28657	LARC	08/01/20 07:40:48	1300 BIG BEND RD	TWO	5064	6760/3554
NONE	INV	08/01/20 10:10:11	1300 BIG BEND RD	TWO	5064	6760/3554
NONE	INJURY	08/01/20 10:25:04	1300 BIG BEND RD	TWO	5064	1703/4895
NONE	CCONT	08/01/20 14:49:29	1393 BIG BEND RD	TWO	5064	6760/3554
NONE	EXPAT	08/01/20 15:13:06	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	EXPAT	08/01/20 15:21:54	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	CALL	08/01/20 16:26:15	1391 BIG BEND RD	TWO	5064	2703/4971
NONE	FPROP	08/01/20 16:38:42	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/01/20 17:29:48	84 TWO	TWO	5064	2703/4971
NONE	EXPAT	08/01/20 19:25:39	1144 MERAMEC STATION RD	TWO	5064	2703/4971
NONE	EXPAT	08/01/20 20:06:39	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/01/20 20:09:16	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/01/20 23:01:43	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/02/20 00:12:59	84 TWO	TWO	5064	3703/3168
NONE	EXPAT	08/02/20 00:59:18	1300 BIG BEND RD	TWO	5064	3703/3168
NONE	MUNI	08/02/20 06:55:07	84 TWO	TWO	5064	1703/4895
NONE	EXPAT	08/02/20 07:52:36	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	SICK	08/02/20 15:00:45	816 MERAMEC STATION RD	TWO	5064	2703/4971
NONE	SICK	08/02/20 17:00:47	816 MERAMEC STATION RD	TWO	5064	2703/4971
NONE	MUNI	08/02/20 17:30:34	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/02/20 23:10:00	84 TWO	TWO	5064	2703/4971
28874	BGALRM	08/03/20 01:37:08	1141 MERAMEC STATION RD	TWO	5064	3702/4278
NONE	MUNI	08/03/20 01:49:58	84 TWO	TWO	5064	3702/4278
NONE	MUNI	08/03/20 07:52:01	84 TWO	TWO	5064	1703/4895
NONE	MUNI	08/03/20 09:52:21	84 TWO	TWO	5064	1703/4895
NONE	MUNI	08/03/20 12:13:19	84 TWO	TWO	5064	6741/2887
NONE	MUNI	08/03/20 14:05:38	84 TWO	TWO	5064	1703/4895
NONE	EXPAT	08/03/20 14:30:41	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	HANGUP	08/03/20 15:35:16	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/03/20 17:15:24	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/03/20 17:18:05	1393 BIG BEND RD	TWO	5064	2703/4971

NONE	MUNI	08/03/20 18:35:15	84 TWO		TWO	5064	2703/4971
NONE	MUNI	08/03/20 22:00:14	84 TWO		TWO	5064	3703/4278
NONE	MUNI	08/04/20 04:20:24	84 TWO		TWO	5064	3701/4806
NONE	MUNI	08/04/20 05:11:23	84 TWO		TWO	5064	3701/4806
NONE	MUNI	08/04/20 07:24:31	84 TWO		TWO	5064	1703/3468
NONE	ADM	08/04/20 07:52:00	232 VANCE RD		UNI	5051	6760/3554
NONE	BIKE	08/04/20 11:30:56	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	MUNI	08/04/20 12:47:17	84 TWO		TWO	5064	6742/2975
NONE	ADM	08/04/20 13:57:24	232 VANCE RD		UNI	5051	6760/3554
NONE	ADM	08/04/20 15:01:21	1381 BIG BEND RD		TWO	5064	6760/3554
NONE	EXPAT	08/04/20 16:04:20	1393 BIG BEND RD		TWO	5064	2703/4266
NONE	EXPAT	08/04/20 16:05:11	1381 BIG BEND RD		TWO	5064	2703/4266
NONE	EXPAT	08/04/20 16:05:44	1391 BIG BEND RD		TWO	5064	2703/4266
NONE	MUNI	08/04/20 16:40:37	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/04/20 20:01:46	84 TWO		TWO	5064	2703/4266
NONE	TRF	08/04/20 21:39:15	BIG BEND RD AND MO141 HWY		TWO	5064	3703/3168
NONE	DRUNK	08/04/20 23:10:19	1356 BIG BEND RD		TWO	5064	3702/4045
NONE	MUNI	08/05/20 00:16:40	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/05/20 03:38:02	84 TWO		TWO	5064	3703/3168
NONE	ILPARK	08/05/20 09:23:18	1586 AUTUMN LEAF DR		TWO	5064	6760/3554
NONE	BIKE	08/05/20 11:05:12	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	MUNI	08/05/20 16:48:16	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/05/20 21:59:04	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/06/20 02:38:39	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/06/20 04:53:48	84 TWO		TWO	5064	3703/3168
NONE	BIKE	08/06/20 10:36:46	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	ADM	08/06/20 12:21:26	15340 MANCHESTER RD		ELV	5235	6760/3554
NONE	TRHAZ	08/06/20 13:39:56	BIG BEND RD AND MO141 HWY		TWO	5064	6760/3554
NONE	EXPAT	08/06/20 13:49:45	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	BUSCK	08/06/20 14:24:05	1393 BIG BEND RD		TWO	5064	2702/4519
NONE	BUSCK	08/06/20 14:57:03	1391 BIG BEND RD		TWO	5064	2708/3137
NONE	EXPAT	08/06/20 15:14:19	1393 BIG BEND RD		TWO	5064	2703/4266
NONE	EXPAT	08/06/20 15:15:12	1391 BIG BEND RD		TWO	5064	2703/4266
NONE	MUNI	08/06/20 16:18:29	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/06/20 20:17:59	84 TWO		TWO	5064	2703/4266

NONE	SICK	08/06/20 20:37:27	1300 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/07/20 00:15:26	84 TWO	TWO	5064	3703/3168
NONE	EXPAT	08/07/20 03:28:48	1300 BIG BEND RD	TWO	5064	3703/3168
NONE	MUNI	08/07/20 05:07:28	84 TWO	TWO	5064	3703/3168
NONE	ADM	08/07/20 09:31:18	232 VANCE RD	UNI	5051	6760/3554
NONE	INV	08/07/20 10:46:49	1300 BIG BEND RD	TWO	5064	6760/3554
NONE	BIKE	08/07/20 11:27:26	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	RADAR	08/07/20 14:30:56	810 MERAMEC STATION RD	TWO	5064	6760/3554
NONE	TR	08/07/20 14:39:00	810 MERAMEC STATION RD	TWO	5064	6760/3554
NONE	TRHAZ	08/07/20 16:55:15	MO141 HWY AND BIG BEND RD	TWO	5064	2731/4324
NONE	MUNI	08/07/20 18:23:39	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/07/20 22:42:01	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/08/20 01:07:19	84 TWO	TWO	5064	3703/4794
NONE	MUNI	08/08/20 03:32:03	84 TWO	TWO	5064	3703/4794
NONE	MUNI	08/08/20 07:24:25	84 TWO	TWO	5064	1703/4895
NONE	EXPAT	08/08/20 09:01:39	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	MUNI	08/08/20 12:55:37	84 TWO	TWO	5064	1703/4895
NONE	EXPAT	08/08/20 14:28:04	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	MUNI	08/08/20 17:55:17	84 TWO	TWO	5064	2703/4971
NONE	BUSCK	08/08/20 19:51:57	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/08/20 19:55:38	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/08/20 23:00:43	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/09/20 01:24:38	84 TWO	TWO	5064	3703/4627
NONE	EXPAT	08/09/20 09:04:41	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	MUNI	08/09/20 15:10:06	84 TWO	TWO	5064	1703/4895
NONE	EXPAT	08/09/20 16:57:45	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/09/20 17:02:47	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/09/20 18:16:06	84 TWO	TWO	5064	2703/4971
NONE	SUSPER	08/09/20 18:27:05	1 TWIN OAKS CT	TWO	5064	2703/4971
NONE	MUNI	08/10/20 05:08:52	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/10/20 12:35:28	84 TWO	TWO	5064	1703/3468
NONE	MUNI	08/10/20 13:32:23	84 TWO	TWO	5064	1703/3468
NONE	MUNI	08/10/20 15:13:29	84 TWO	TWO	5064	2703/3137
NONE	MUNI	08/10/20 19:48:51	84 TWO	TWO	5064	2703/3137
NONE	BUSCK	08/10/20 20:20:41	1393 BIG BEND RD	TWO	5064	2702/4519

NONE	MUNI	08/11/20 00:55:50	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/11/20 04:56:53	84 TWO		TWO	5064	3703/3168
NONE	ADM	08/11/20 09:43:04	232 VANCE RD		UNI	5051	6760/3554
NONE	BIKE	08/11/20 11:07:50	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	ILPARK	08/11/20 13:45:34	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	MUNI	08/11/20 17:13:00	84 TWO		TWO	5064	2703/4266
NONE	EXPAT	08/11/20 17:33:03	1393 BIG BEND RD		TWO	5064	2703/4266
NONE	EXPAT	08/11/20 17:33:52	1391 BIG BEND RD		TWO	5064	2703/4266
NONE	CAA	08/11/20 18:14:08	1393 BIG BEND RD		TWO	5064	2703/4266
NONE	MUNI	08/11/20 21:54:51	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/12/20 00:26:01	84 TWO		TWO	5064	3703/3168
NONE	EXPAT	08/12/20 02:20:42	1300 BIG BEND RD		TWO	5064	3703/3168
NONE	MUNI	08/12/20 04:57:53	84 TWO		TWO	5064	3703/3168
NONE	BIKE	08/12/20 09:45:15	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	EXPAT	08/12/20 13:32:43	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	RADAR	08/12/20 14:38:43	1413 BOLY LN		TWO	5064	6760/3554
NONE	HANGUP	08/12/20 15:17:52	1393 BIG BEND RD		TWO	5064	6760/3554
NONE	MUNI	08/12/20 17:10:28	084: 84 TWO		TWO	5064	2703/3848
NONE	MUNI	08/12/20 22:27:43	084: 84 TWO		TWO	5064	2703/3848
NONE	MUNI	08/12/20 23:36:54	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/13/20 01:16:39	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/13/20 04:04:55	84 TWO		TWO	5064	3703/3168
NONE	ALRM	08/13/20 04:09:27	1141 MERAMEC STATION RD		TWO	5064	3701/4806
NONE	ALRM	08/13/20 04:10:21	1300 BIG BEND RD		TWO	5064	3701/4806
NONE	EXPAT	08/13/20 08:43:48	1230 BIG BEND RD		TWO	5064	1703/4895
NONE	EXPAT	08/13/20 09:27:16	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	TRF	08/13/20 09:54:02	MERAMEC STATION RD AND CRESCENT AVE		TWO	5051	6760/3554
NONE	TRF	08/13/20 10:07:50	CRESCENT AVE AND CRESCENT AVE		VAL	5064	6760/3554
NONE	BIKE	08/13/20 11:26:02	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	DOMEST	08/13/20 12:03:18	816 MERAMEC STATION RD		TWO	5064	1702/3130
NONE	ADM	08/13/20 12:27:40	232 VANCE RD		UNI	5051	6760/3554
NONE	EXPAT	08/13/20 15:32:43	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	EXPAT	08/13/20 16:50:04	1393 BIG BEND RD		TWO	5064	2703/4971
NONE	EXPAT	08/13/20 16:54:18	1300 BIG BEND RD		TWO	5064	2703/4971
NONE	MUNI	08/13/20 22:58:34	84 TWO		TWO	5064	3703/4627

NONE	MUNI	08/14/20 00:13:40	84 TWO		TWO	5064	3703/4627
NONE	MUNI	08/14/20 01:20:52	84 TWO		TWO	5064	3703/4627
NONE	MUNI	08/14/20 08:56:56	84 TWO		TWO		1703/3130
NONE	MUNI	08/14/20 13:49:55	84 TWO		TWO		1703/3130
NONE	EXPAT	08/14/20 15:03:02	1393 BIG BEND RD		TWO		2703/4971
NONE	EXPAT	08/14/20 15:08:15	1300 BIG BEND RD		TWO		2703/4971
30520	LARC	08/14/20 16:21:39	1393 BIG BEND RD		TWO		2703/4971
NONE	MUNI	08/14/20 17:21:09	84 TWO		TWO		2703/4971
30537	LARC	08/14/20 17:36:04	1393 BIG BEND RD		TWO		2703/4971
NONE	SUSVEH	08/14/20 18:37:31	1391 BIG BEND RD		TWO		2703/4971
NONE	MUNI	08/14/20 23:36:24	84 TWO		TWO		3790/3602
NONE	MUNI	08/15/20 00:39:58	84 TWO		TWO		3702/4278
NONE	MUNI	08/15/20 02:19:58	84 TWO		TWO		3702/4278
NONE	MUNI	08/15/20 04:31:52	84 TWO		TWO	5064	3703/4627
NONE	MUNI	08/15/20 07:30:07	84 TWO		TWO	5064	1703/3468
NONE	MUNI	08/15/20 10:10:06	84 TWO		TWO	5064	1703/3468
30655	AANO	08/15/20 14:32:02	1393 BIG BEND RD		TWO	5064	2703/4266
NONE	MUNI	08/15/20 17:16:24	84 TWO		TWO	5064	2703/4266
NONE	AALS	08/15/20 19:01:50	MO141 HWY AND BIG BEND RD		TWO	5064	6735/3763
NONE	MUNI	08/15/20 22:17:16	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/15/20 23:15:59	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/16/20 01:20:07	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/16/20 02:11:09	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/16/20 08:27:07	84 TWO		TWO	5064	1703/3032
NONE	MOTOR	08/16/20 14:33:27	BIG BEND RD AND MO141 HWY		TWO	5064	1732/3033
NONE	MUNI	08/16/20 16:57:23	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/16/20 20:10:07	84 TWO		TWO	5064	2703/4266
NONE	ATSUI	08/17/20 00:14:26	850 MERAMEC STATION RD		TWO	5064	3702/4045
NONE	MUNI	08/17/20 00:52:44	84 TWO		TWO	5064	3703/3168
NONE	MUNI	08/17/20 04:25:10	84 TWO		TWO	5064	3703/3168
NONE	VEHCON	08/17/20 09:27:22	232 VANCE RD		UNI	5051	6760/3554
NONE	BIKE	08/17/20 10:33:13	1 TWIN OAKS CT		TWO	5064	6760/3554
NONE	MUNI	08/17/20 18:08:33	84 TWO		TWO	5064	2703/4266
NONE	MUNI	08/17/20 19:54:18	84 TWO		TWO	5064	2703/4266
NONE	EXPAT	08/17/20 20:11:58	1300 BIG BEND RD		TWO	5064	2703/4266

NONE	EXPAT	08/17/20 20:14:22	1393 BIG BEND RD	TWO	5064	2703/4266
NONE	EXPAT	08/17/20 20:15:26	1391 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/18/20 02:31:57	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/18/20 05:22:03	84 TWO	TWO	5064	3703/3168
NONE	ADM	08/18/20 08:35:49	1381 BIG BEND RD	TWO	5064	6760/3554
31052	AANO	08/18/20 10:05:35	815 MERAMEC STATION RD	VAL	5052	6760/3554
NONE	BIKE	08/18/20 11:29:16	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	SUSPER	08/18/20 16:23:54	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	BUSCK	08/18/20 16:46:27	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/18/20 18:13:15	84 TWO	TWO	5064	2703/4971
31144	TAMP	08/18/20 20:54:14	1300 BIG BEND RD	TWO	5064	3703/4627
NONE	MUNI	08/18/20 23:02:48	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/19/20 02:42:19	84 TWO	TWO	5064	3702/4278
NONE	MUNI	08/19/20 04:00:17	84 TWO	TWO	5064	3702/4278
NONE	BGALRM	08/19/20 06:25:58	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	ADM	08/19/20 08:07:19	1381 BIG BEND RD	TWO	5064	6760/3554
NONE	ANRUN	08/19/20 09:47:15	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	BIKE	08/19/20 10:49:41	1 TWIN OAKS CT	TWO	5064	6760/3554
31218	AANO	08/19/20 10:54:50	MO141 HWY AND BIG BEND RD	TWO	5064	6760/3554
NONE	ADM	08/19/20 15:06:25	232 VANCE RD	UNI	5051	6760/3554
NONE	MUNI	08/19/20 18:31:23	84 TWO	TWO	5064	2703/4971
NONE	EXPAT	08/19/20 20:31:31	1393 BIG BEND RD	TWO	5064	2703/4971
NONE	EXPAT	08/19/20 20:34:17	1300 BIG BEND RD	TWO	5064	2703/4971
NONE	MUNI	08/19/20 23:12:54	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/19/20 23:53:51	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/20/20 01:54:33	84 TWO	TWO	5064	3702/4278
NONE	MUNI	08/20/20 03:22:15	84 TWO	TWO	5064	3702/4278
NONE	BIKE	08/20/20 10:18:20	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	AUTO	08/20/20 12:44:01	BIG BEND RD AND RP MO141 HWY S	TWO	5064	6760/3554
NONE	MUNI	08/20/20 19:06:07	84 TWO	TWO	5064	2703/4971
NONE	TRF	08/20/20 21:40:41	BIG BEND RD AND MERAMEC STATION RD	TWO	5064	2703/4971
NONE	MUNI	08/20/20 22:50:40	84 TWO	TWO	5064	2703/4971
NONE	MUNI	08/20/20 23:45:36	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/21/20 01:58:43	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/21/20 08:37:26	84 TWO	TWO	5064	1703/3468

NONE	MAINT	08/21/20 09:05:21	1675 MASON RD S	UNI	5110	6760/3554
NONE	ILPARK	08/21/20 09:32:09	1435 AUTUMN LEAF DR	TWO	5064	6760/3554
NONE	BIKE	08/21/20 10:41:38	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	AANO	08/21/20 16:37:22	MO141 HWY AND BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/21/20 16:51:42	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/21/20 20:06:34	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/21/20 22:56:51	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/21/20 23:51:28	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/22/20 02:01:36	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/22/20 03:27:46	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/22/20 07:56:31	84 TWO	TWO	5064	1703/3032
NONE	MUNI	08/22/20 13:55:40	84 TWO	TWO	5064	1703/3032
NONE	MUNI	08/22/20 15:59:37	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/22/20 19:50:55	84 TWO	TWO	5064	2703/4266
NONE	DOMEST	08/22/20 20:37:41	1300 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/22/20 22:47:43	84 TWO	TWO	5064	3703/3168
NONE	TR	08/22/20 23:06:10	BIG BEND RD AND MO141 HWY	TWO	5064	3702/4617
NONE	MUNI	08/23/20 00:22:26	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/23/20 01:26:24	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/23/20 02:53:54	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/23/20 07:25:33	84 TWO	TWO	5064	1703/3468
NONE	MUNI	08/23/20 12:06:20	84 TWO	TWO	5064	1703/3468
NONE	MUNI	08/23/20 16:52:05	84 TWO	TWO	5064	2703/4266
NONE	EXPAT	08/23/20 19:52:13	1393 BIG BEND RD	TWO	5064	2703/4266
NONE	EXPAT	08/23/20 19:53:00	1391 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/23/20 21:59:23	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/24/20 01:49:48	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/24/20 03:49:00	84 TWO	TWO	5064	3703/3168
NONE	RADAR	08/24/20 09:42:23	1459 AUTUMN LEAF DR	TWO	5064	6760/3554
NONE	BIKE	08/24/20 11:36:41	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	ILPARK	08/24/20 13:35:17	1331 WOODLAND OAKS DR	TWO	5064	6760/3554
NONE	EXPAT	08/24/20 13:46:00	1393 BIG BEND RD	TWO	5064	7107/3629
NONE	GO	08/24/20 14:03:43	1300 BIG BEND RD	TWO	5064	6760/3554
NONE	EXPAT	08/24/20 15:53:35	1230 BIG BEND RD	TWO	5064	1703/4895
NONE	MUNI	08/24/20 23:27:10	84 TWO	TWO	5064	3703/4627

NONE	MALRM	08/25/20 00:04:20	1300 BIG BEND RD	TWO	5064	3703/4627
NONE	MUNI	08/25/20 00:32:26	84 TWO	TWO	5064	3703/4627
NONE	EXPAT	08/25/20 07:35:26	1 TWIN OAKS CT	UNI	5064	6760/3554
NONE	BIKE	08/25/20 08:13:14	1 TWIN OAKS CT	UNI	5064	6760/3554
NONE	RADAR	08/25/20 11:28:30	1230 BIG BEND RD	TWO	5064	6760/3554
NONE	TRF	08/25/20 11:43:44	MO141 HWY AND BIG BEND RD	UNI	5064	6760/3554
NONE	SUSVEH	08/25/20 13:09:05	1393 BIG BEND RD	TWO	5064	6760/3554
NONE	BUSCK	08/25/20 17:44:17	1393 BIG BEND RD	TWO	5064	2703/4322
NONE	DOWN	08/25/20 21:45:21	RP MO141 HWY S AND BIG BEND RD	TWO	5064	3703/4627
NONE	MUNI	08/25/20 23:43:56	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/26/20 01:08:10	84 TWO	TWO	5064	3703/4627
NONE	MUNI	08/26/20 03:18:20	84 TWO	TWO	5064	3703/4627
NONE	BIKE	08/26/20 09:47:12	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	MUNI	08/26/20 16:13:55	84 TWO	TWO	5064	2703/4266
32225	LARC	08/26/20 16:25:03	1393 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/26/20 21:41:52	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/27/20 02:47:22	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/27/20 04:52:32	84 TWO	TWO	5064	3703/3168
NONE	SICK	08/27/20 06:28:36	816 MERAMEC STATION RD	TWO	5064	1703/3738
NONE	SUSPER	08/27/20 09:20:09	1144 MERAMEC STATION RD	TWO	5064	6760/3554
NONE	MOTOR	08/27/20 11:11:34	MO141 HWY AND CRESCENT AVE	TWO	5064	6760/3554
NONE	BIKE	08/27/20 11:16:34	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	EXPAT	08/27/20 15:26:38	1391 BIG BEND RD	TWO	5064	2703/4266
NONE	MUNI	08/27/20 16:01:06	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/27/20 19:35:43	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/27/20 23:22:43	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/28/20 03:13:37	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/28/20 04:52:53	84 TWO	TWO	5064	3703/3168
NONE	HEART	08/28/20 09:46:52	1300 BIG BEND RD	TWO	5064	6760/3554
NONE	BIKE	08/28/20 11:18:13	1 TWIN OAKS CT	TWO	5064	6760/3554
NONE	HEART	08/28/20 13:49:34	1393 BIG BEND RD	TWO	5064	6760/3554
NONE	MUNI	08/28/20 17:35:38	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/28/20 20:44:20	84 TWO	TWO	5064	2703/4266
NONE	MUNI	08/28/20 23:48:47	84 TWO	TWO	5064	3703/3168
NONE	MUNI	08/29/20 02:04:10	84 TWO	TWO	5064	3703/3168

NONE	MUNI	08/29/20 04:02:51	84 TWO	TWO	5064	3703/3168
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AN ORDINANCE AMENDING ORDINANCE NO. 20-10 APPROVING A SECOND AMENDED FINAL DEVELOPMENT PLAN SUBMITTED BY ROSSMAN PARTNERS, LLC FOR THE OUTLOT OF THE BIG BEND SQUARE MIXED-USE DEVELOPMENT

WHEREAS, on August 19, 2020 by Ordinance No. 20-10, the Board of Aldermen approved the Second Amendment to the Final Development Plan for the outlot in Big Bend Square submitted by Rossman Partners, LLC (the “Applicant”) to allow for a Dunkin’® store as well as a future retail space; and

WHEREAS, the Board specifically approved the Second Amendment to the Final Development Plan with the condition that the brick color be changed to a red hue from the black hue indicated on the Exterior Elevations A5.0 and A5.1 (“Exterior Elevations”) and that the Applicant submit revised Exterior Elevations showing and calling out the revised brick color; and,

WHEREAS, Applicant having submitted the revised elevations, the Board now wishes to substitute the revised Exterior Elevations to the approved Second Amendment to the Final Development Plan;

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

Section 1. Exhibit A to Ordinance 20-10 is hereby amended to substitute the attached plan sheets A5.0 and A5.1, labeled “Exterior Elevations,” and approving Nichiha Vintagebrick as the type and *Alexandria Buff* as the color for the brick veneer panel system to be used on the exterior of the building as shown on A5.1.

Section 2. Section 1 of Ordinance No. 20-10 is amended to delete modification No. 4 as the colors of the building are now in conformance with those approved for Big Bend Square/Villages of Twin Oaks development in the Amended Development Plan.

Section 3. Ordinance 17-07, as amended by Ordinance 19-02 and Ordinance 20-10, shall continue to govern the Property except as it pertains to the Outlot which shall be governed by any specific requirements in this Ordinance and approved plan attached hereto.

Section 4. The approved Second Amendment to the Amended Final Development Plan shall be recorded, at the Applicant's expense, with the St. Louis County Recorder of Deeds and a reproducible mylar (or other such format as the City may require) of such recorded plan furnished to the City.

Section 5. The findings and facts set forth in the recitals contained in the “Whereas” clauses above are incorporated by reference as if set forth fully herein.

Section 6. This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 2nd DAY OF SEPTEMBER 2020.

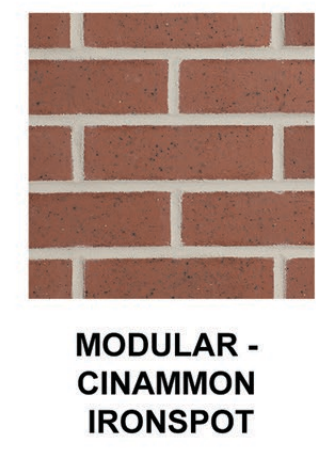
Russ Fortune, Mayor

Attest:

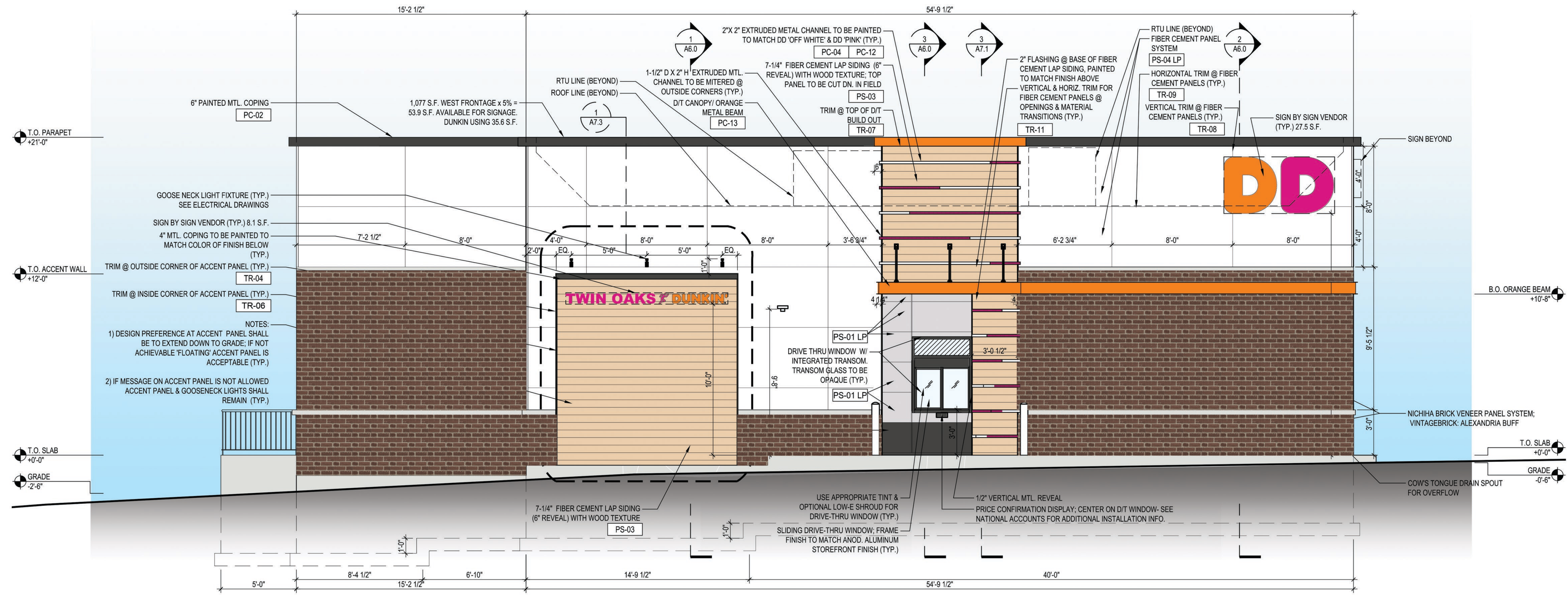
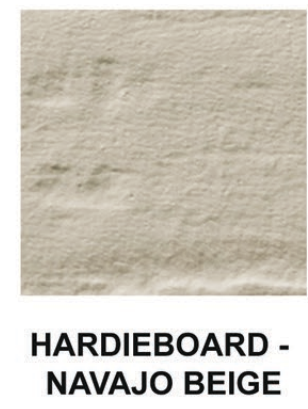
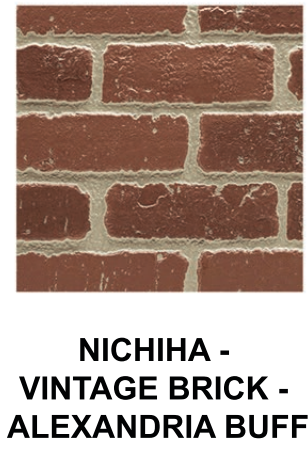
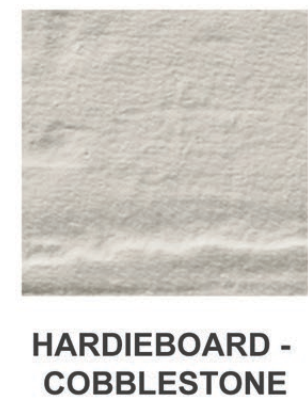
Frank Johnson, City Clerk

Attachment 1
Plan Sheets A5.0 and A5.1
Exterior Elevations

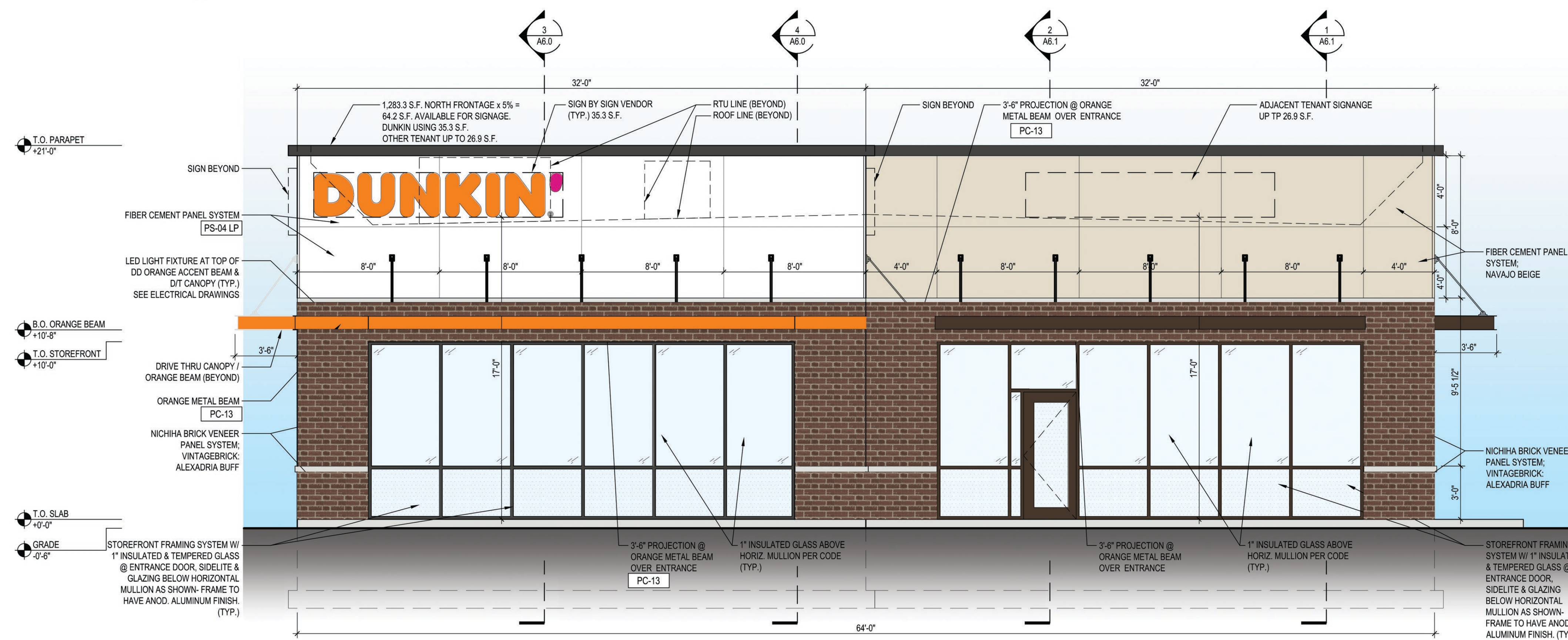
2018 AMENDED FINAL DEVELOPMENT PROPOSED COLORS



DUNKIN' PROPOSED COLORS



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

dunkin' Brands.

kolbrook design

ARCHITECT

CIVIL ENGINEER
STOCK & ASSOCIATES CONSULTING ENGINEERING

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT
PAMELA SELF LANDSCAPE ARCHITECTS

MEP ENGINEER
NEW YORK ENGINEERS

DEVELOPER

SEAL

STATE OF MISSOURI
STEVEN A. KOLBER
NUMBER A-201408361
ARCHITECT
EXP. 10/15/2020

PROJECT: **DD TWIN OAKS, MO**

1410 BIG BEND ROAD
TWIN OAKS, MO 63088
PC # 359804

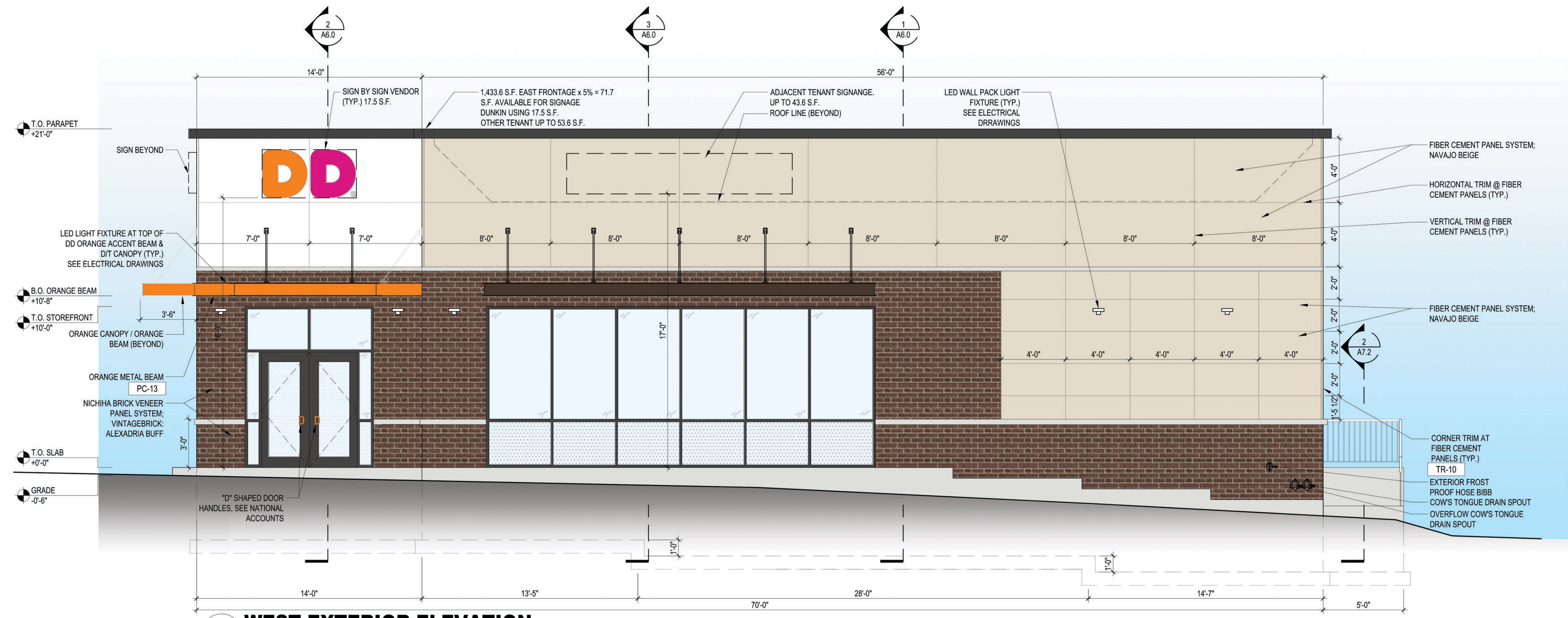
DESCRIPTION	DATE
FOR PERMIT	06/13/2020

DRAWN BY: WM. CD. ED
CHECKED BY: SWB
SHEET TITLE

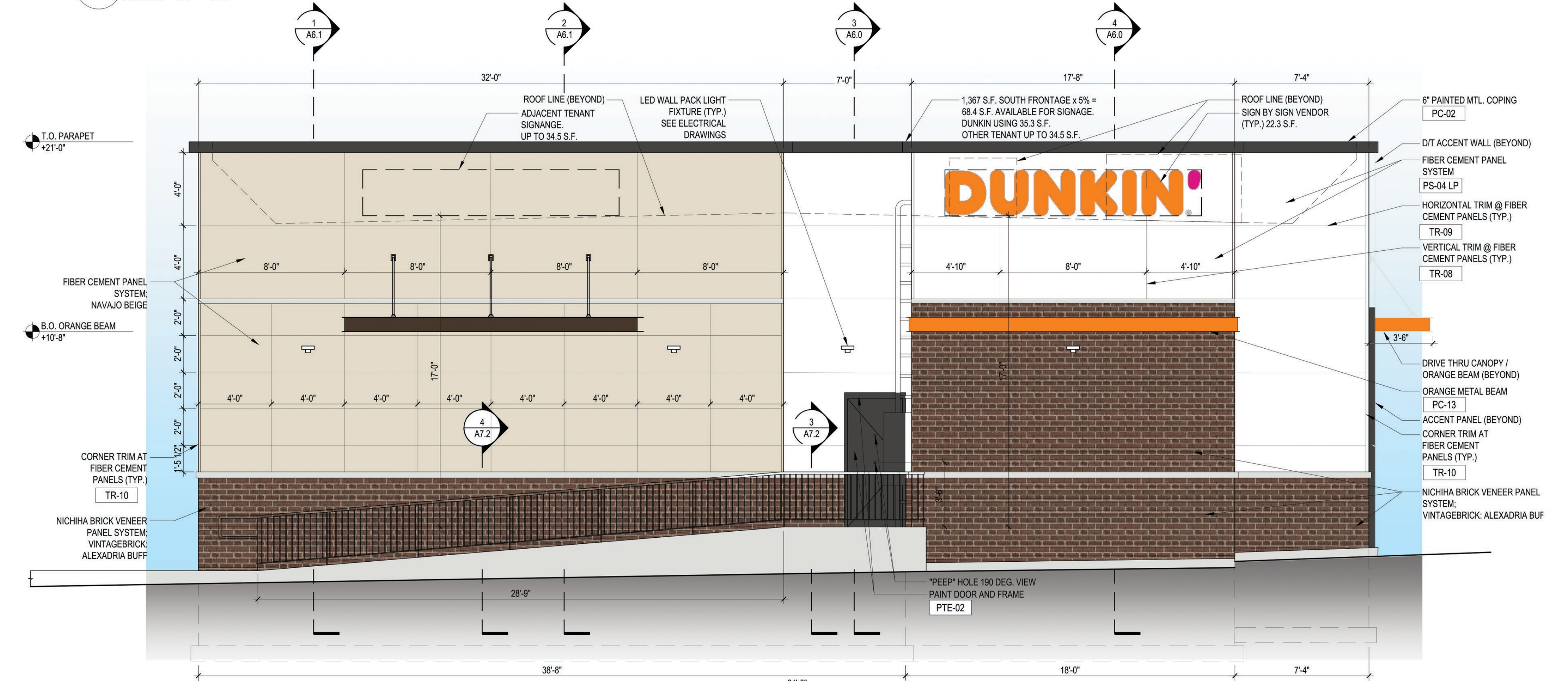
EXTERIOR ELEVATIONS

SHEET NO. **A5.0**

Kolbrook Job No. 1640.002 Consultant Job No.



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

PARK PLAYGROUNDS (Kirkwood). The following procedures are for cleaning and disinfecting playground equipment at any Kirkwood park. The playground equipment consists of high contact, hard (steel/ aluminum/ plastic) surfaces. All playgrounds open to the public will be cleaned and/or disinfected twice weekly on weekdays. There will be no cleaning/ disinfecting performed on weekends and holidays. Frequency of cleaning will be increased or decreased, including closures, based on guidance from St. Louis County, the State of Missouri, or the CDC.

Inspection/ Cleaning. Prior to disinfecting hard surfaces on playground equipment, all surfaces will be examined for noticeable/visual stains, dirt, or other foreign substances, then cleaned as needed. Playgrounds with these noticeable/visible dirt or stains on the surface will be cleaned first with a soap/ water and a sponge or long handled brush. Surfaces are to be rinsed as needed with cold water to remove soap residue. Alternately, a hose with nozzle, pressurized hand sprayer, or pressure washer may be used to help remove dirt or other stains from surfaces.

Playground Equipment Disinfection. After inspection and cleaning with soap/water as required, playground equipment will be disinfected using a gas powered mechanical misting sprayer (3.75 gallon capacity) and a 3% solution of hydrogen peroxide or other US Environmental Protection Agency (EPA)-registered disinfectants that is effective against SARS-CoV-2. Playgrounds will be closed during the cleaning/disinfection process until completed and the equipment is dry.

1. The disinfectant will be a 3% hydrogen peroxide pre-mixed solution. Alternatively, the city may opt to use another registered disinfectant – either pre-mixed commercially or prepared by the city staff.
2. The solution will be added to a 3.75 gallon container that will be attached to a gas powered mechanical misting sprayer that will completely saturate all surfaces of the play structure and surrounding ground surface.
3. The operator/ applicator will wear necessary personal protective equipment (PPE) to protect clothing and skin from exposure to the disinfectant mixture. This PPE includes: a mask or respirator, impermeable gloves, and safety glasses or goggles.
4. Disinfectant will be applied to hard metal and plastic surfaces of playground equipment in a fine mist. Take efforts to ensure that the disinfectant doesn't puddle or pool on the equipment in order to prevent exposure of the solution to park patrons.
5. Allow the surfaces to air dry for at least 30 minutes. If surfaces are not dry to the touch in that timeframe, use of a mechanical/ backpack blower may be used to accelerate drying. Use a hose or hand sprayer with cold water to rinse any areas either on the rubber surface where the disinfectant solution has puddled or on the equipment to further minimize exposure of liquid disinfectant.
6. Prior to re-opening the playground for use, the City will inspect equipment surfaces to ensure they are dry to the touch and no pools of concentrated disinfectant remain on either the equipment or ground area below. If so, these areas will be hand dried and or rinsed with cold water and dried to minimize the risk of exposure to park patrons.
7. Since the playgrounds are located outside and exposed to sunlight, the UV light from the sun should also help minimize the risk of SARS-COV2 transmission from playground surfaces.
8. The City will post signage that will encourage users to wash and or sanitize hands before and after use of the playground equipment. Signs will also state the frequency of cleaning and will inform users that approved cleaners will be posted on the city's website (kirkwoodparksandrec.com) and will provide some approved examples on the sign.

To further help limit the risk of disease transmission, the City will limit use of playground equipment to daylight hours only (8 AM to dusk daily, also posted on signs) and will encourage park patrons to use disposable disinfectant wipes or other suitable and commercially available/registered disinfectant products to perform spot cleaning in areas of concern should they so desire.

Memo to: Board of Aldermen
From: Frank Johnson, City Clerk
Subject: Reopening of City Playground
Date: September 2, 2020

Several cities in St. Louis County recently reopened their playgrounds following approval of a reopening plan by the St. Louis County Department of Public Health. To aid with discussion concerning a potential reopening of the playground at Twin Oaks Park, below are some of the key steps from the plans submitted by the cities of Kirkwood and Manchester:

Kirkwood

- Playground equipment will be cleaned twice per week on the weekdays using a mechanical misting sprayer to disperse a disinfectant solution of 3 percent hydrogen peroxide (or other EPA-registered disinfectants known to be effective against COVID).
- The disinfectant will be applied to the hard metal and plastic surfaces of the playground equipment and will be allowed to dry for at least 30 minutes.
- Signage will be posted encouraging users to wash/sanitize hands before and after use of equipment. Signs will also state frequency of cleaning, explain that approved cleaners will be posted on the city's website, and provide examples of approved cleaners.
- Playground use will be limited to daylight hours only (8 a.m. to dusk).

Manchester

- Playground equipment will be cleaned twice per week with a CDC-approved disinfectant. The plan did not provide any details on the method of cleaning.
- Hand-washing resources/sanitizing stations will be added for users near playground equipment and will also post signs encouraging users to bring their own hand sanitizer.
- Signage will be posted encouraging users to bring and use their own hand sanitizer and providing information on steps users can take to reduce COVID spread.
- Capacity limits will be enacted based on the size of the playground. The playground at Schroeder Park will have a limit of 40 individuals, for example.

Recommended Guidelines

As you can see, the plans are very similar and provide some guidelines for what St. Louis County deems necessary to reopen playgrounds:

- **Cleaning/disinfecting:** Twice weekly with a CDC-approved disinfectant.
- **Limits on use:** Kirkwood is limiting playground usage to daylight hours; Manchester has a capacity limit.
- **Sanitizing station:** Consider providing resources/stations for users of the playground to wash their hands.
- **Signage:** Post signs that encourage users to wash/sanitize hands before and after use of equipment and maintain social distance, and provide information on playground policies.

Proposed Opening Plan for DPH by the City of Manchester

Location Name: Manchester Park Playgrounds

Location 1:

Paul Schroeder Park
359 Old Meramec Station Rd.
Manchester, MO 63021
Area: 23,100 ft²

Location 2:

Margaret Stoecker Park
222 Henry Ave.
Manchester, MO 63011
Area: 13,700 ft²

Location 3:

Baxter Acres Park
301 Spring Meadows Dr.
Ballwin, MO 63011
Area: 4,170 ft²

Location 4:

Piermont Park
617 Chatelet Ln
Manchester, MO 63011
Area: 6400 ft²

Description:

The city of Manchester manages four playgrounds of varying sizes throughout the Manchester Area. We hope to open the Schroeder Park Playground upon receiving permission to open. Depending on the amount of resources this takes, we may delay opening the other three parks until we are sure all sanitizing, signage, and logistics standards can be met.

Logistics:

Capacity Restrictions

We will be limiting playground capacities to ensure users can maintain 6 feet of physical distance and follow all social gathering restrictions implemented by St. Louis County.

Paul Schroeder Park: 40

Margaret Stoecker Park: 30

Baxter Acres Park: 15

Piermont Park: 20

Hand Washing/Sanitizing

Both Schroeder Park and Stoecker Park have hand washing resources for playground users near the playground. We will be adding hand sanitizing stations at Baxter Acres Park and Piermont Park, as well as signage encouraging visitors to bring their own hand sanitizer.

Facility Sanitizing

We will sanitize all playground equipment, especially all high touch points at least twice a week. We will use CDC approved disinfectant and ensure no children use the equipment until the disinfectant has dried.

Signage

We will display signs throughout the park to frequently remind visitors to take steps to prevent the spread of COVID-19. This includes:

- Staying home if they are feeling sick
- Washing hands with soap and water or using hand sanitizer frequently
- 6' of social distance required
- Coming back to play another time if there are more people at the playground than the posted capacity
- Masks are required (except children under age two)

These signs will also include the playground capacity, that the parks is disinfected twice weekly, and the hours of the park.

City Clerk's Report

City of Twin Oaks, Board of Alderman

September 2, 2020

General Updates

Sinking Fund

- The paperwork for Enterprise Bank is (nearly) completed. Enterprise Bank has opened the new debt service retirement account and the City will begin making contributions on Sept. 1, per the ordinance passed at the August 19 meeting.

Credit Card and Online Payments

- Staff has begun exploring options for processing credit card payments for permit/application fees and facility reservations. Staff will be contacting Enterprise Bank to discuss setup and fees and will work with financial consultant Jeff Blume to formulate policies and procedures for accepting payments.

Project Updates

Dunkin Donuts Development Plan

- The City received the revised elevations and material samples with the updated brick color on Aug. 27. The samples and full-scale color elevations are available at City Hall.

Golden Oak Court Lighting

- Ameren has given the contractor the go ahead for work to proceed. The contractor started digging the trench to connect the conduit to the new light on Friday, August 28. After that is completed, Ameren will install the light and make the connection.

Boly Lane Entrance Lighting

- Approved contract has been sent to the contractor. The pole has been ordered and a start date for the work will be scheduled when it arrives.