



MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**October 26, 2015**  
**6:30 p.m.**

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. PROCLAMATIONS**
- E. APPROVAL OF MINUTES**
  - 1. September 24, 2015 Regular Session
  - 2. October 12, 2015 Study Session
  - 3. October 12, 2015 Regular Session
- F. APPOINTMENTS**
- G. SWEARING IN**
- H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**
- I. PUBLIC HEARINGS**
- J. CONSENT AGENDA**
- K. CITY MANAGER'S REPORT**
  - 1. Washington University Advisory Committee  
*INFORMATIONAL*
  - 2. Approval to award the CDBG Concrete Sidewalk spot repairs project to Raineri Construction for \$40,800.00.  
*VOTE REQUIRED*
  - 3. Approval to grant authority to the City Manager to enter in a contract for the mechanical, electrical and plumbing work for 6323 Delmar Blvd. with C. Rallo Contracting Company for \$165,000.00.  
*VOTE REQUIRED*
  - 4. Approval to grant authority to the City Manager to enter into a contract for the White Box construction of 6323 Delmar Blvd. with C. Rallo Contracting Company for \$153,300.00.  
*VOTE REQUIRED*

5. Approval to grant authority to the City Manager to sign proposal with St. Louis Composting for a one-year trial period to haul the City's leaves and yard waste to their property for a cost of approximately \$300,000.00, which would reduce the overall Solid Waste cost by approximately \$150,000.00  
*VOTE REQUIRED*

**L. UNFINISHED BUSINESS**

*BILLS*

1. **BILL 9272** – An ordinance amending chapter 610, Article I, Canvassers, Solicitors and Peddlers, of the City of University City Municipal Code, to add new sections governing Street Performers as provided herein.
2. **BILL 9275** – An ordinance amending the University City Municipal Code Sections 130.530 and 130.540 relating to non-uniform employees retirement system – eliminating early retirement benefit for participants receiving a disability benefit.
3. **BILL 9276** – An ordinance amending the University City Municipal Code Sections 130.160 and 130.170 relating to police and firefighters' retirement system – eliminating early retirement benefit for participants receiving a disability benefit.

**M. NEW BUSINESS**

*RESOLUTIONS*

**Resolution 2015 – 23** Fiscal Year 2015 – 2016 Budget Amendment #1

*BILLS*

**N. CITIZEN PARTICIPATION (continued if needed)**

**O. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business
  - Corrections and Clarifications requested by Councilmembers Kraft and Glickert

**Q. ADJOURNMENT**

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**September 24, 2015**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Thursday, September 24, 2015, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

In addition to the Mayor the following members of Council were present:

Councilmember Rod Jennings  
Councilmember Paulette Carr  
Councilmember Terry Crow  
Councilmember Michael Glickert  
Councilmember Arthur Sharpe, Jr.

Councilmember Steve Kraft was excused.

Also in attendance was City Manager, Lehman Walker.

Mayor Welsch asked for a moment of silence in memory of Wayne Munkel, a former member of Council for Ward 2. Mr. Munkel died unexpectedly this week at the age of seventy-two. Mayor Welsch stated that both she and Councilmember Sharpe had the pleasure of working with Mr. Munkel, whose efforts helped to create the resolution regarding the use of permethrin in the City; a substance thought dangerous to residents. She stated that Mr. Munkel was a true gentleman who was passionate about serving the people of this community; worked well with his colleagues and staff; and never took offense or showed anger when there were disagreements on issues.

Mr. Munkel was a licensed Clinical Social Worker for Cardinal Glennon Children's Hospital; a proud veteran of the U.S. Army; and a parishioner for many years at St. Francis Xavier Church.

**C. APPROVAL OF AGENDA**

Councilmember Carr requested that the discussion regarding the fifteen-minute delay in an ambulance response, included on the agenda under Council Reports and Business be discussed prior to the introduction of Bill 9274.

The motion was seconded by Councilmember Crow.

Roll Call vote was:

**AYES:** Councilmembers Carr and Crow

**NAYS:** Councilmembers Glickert, Sharpe, Jennings and Mayor Welsch.

Voice vote on approving the agenda as presented carried by a majority with nay votes from Councilmembers Carr and Crow.

**D. PROCLAMATIONS**

**E. APPROVAL OF MINUTES**

1. September 8, 2015, Study Session minutes were moved for approval by Councilmember Jennings and were seconded by Councilmember Sharpe.

Councilmember Glickert stated that since he had not been in attendance he would abstain from voting.

Voice vote on the motion to approve carried unanimously.

2. September 8, 2015 Regular Session minutes were moved for approval by Councilmember Jennings and were seconded by Councilmember Sharpe.

Councilmember Carr requested that the minutes be amended to include the following:

1. Add the word "from" in front of "popular media reports."
2. Add "*Councilmember Carr stated that this was the first and only time this had been done,*" after, "*However this process is rarely adhered to, and last week she found it incredibly offensive when approximately twenty requests to speak were not honored. Councilmember Carr noted that by the time the Mayor asked for them to speak in another citizen's statement section, many had left.*"
3. Add, "Since she indicated that self-reporting does not qualify" after "*That she be provided with the audio tapes and supporting documentation in order to evaluate Gateway's stellar performance of thirty-seven runs,*"
4. Change "code to "designation" in phrase beginning with "*That she be provided with a copy of the current zoning--.*" She stated that her reason for asking is the Director of Community Development stated that the use of this property was for parking; therefore the site plan approval sought by Mr. Henry Warshaw does not require the approval of the Plan Commission or Council.

Mayor Welsch stated that Ms. Pumm asks in advance that any changes be sent to her, however it seems as though Council is regularly being asked to approve multiple changes to the minutes with no time to review them. Mayor Welsch stated that her concern is based on the fact that at a previous meeting Council approved a change which referenced something that was not included in the minutes. Therefore she would only be willing to give these amendments consideration if they are provided to the full Council in advance of taking a vote.

Councilmember Crow stated that Council has voted to change the City's logo and to outsource the City's ambulance service with little or no notice to Council. He hoped that there would be a level of consistency when holding Councilmember Carr to a certain standard.

Councilmember Carr stated that previously when she has submitted changes to Ms. Pumm they were rejected, and thereafter she was informed to bring them before Council for a vote. So she is shortchanging the argument that she has with Ms. Pumm, to ensure that her statements are transcribed correct.

Councilmember Glickert stated that although he is going to abstain from voting, he does believe that Councilmember Crow brought up a valid point with respect to the consistency in how Council does things. He suggested that Council conduct a study session to discuss rules and regulations and how members should communicate with each other, as well as the City Clerk, regarding the minutes.

Mayor Welsch stated that she had no problem with doing so.

Voice vote on the motion to approve the minutes as amended with one Nay vote from Mayor Welsch.

## **F. APPOINTMENTS**

1. Jaclyn Kirouac-Fram nominated for appointment to the Human Relations' Commission by Mayor Welsch, was seconded by Councilmember Jennings and the motion carried unanimously.

2. Caryn St. Clair nominated for appointment to the Human Relations' Commission by Councilmember Carr, was seconded by Councilmember Crow and the motion carried unanimously.

## G. SWEARING IN

1. Rubina Steward-McCadney was sworn into the Library Board in the City Clerk's office, replacing Susan Glassman.

Mayor Welsch stated that some who have come to these meetings in the past have heard her read a spiel about rules related to citizen's comments during two sections of the agenda where such comments are allowed. A second Citizen's Comment section was added to the agenda when she became Mayor of University City in April of 2010, because she is a strong believer in the First Amendment and believes in the freedom of speech. Mayor Welsch stated that she has tried to be lenient while listening to the comments made by citizen's from the podium, many of which, in her opinion, came close to the line where they should be disallowed. She stated that some of her colleagues on Council have urged her, for a long time, to take a tougher approach, but she has pushed back. However she is now going to change her approach.

Mayor Welsch stated that after the last Council Meeting on September 8th, she asked the City Manager to obtain a legal opinion from the City Attorney on the limits that she, as the presiding officer of these Council Meetings could impose to ensure that meetings proceed in a way that allows Council to do its business in an efficient manner and that U City staff and members of the Council are not subject to personal attacks that extend beyond that which reasonably relates to the performance and qualifications of the official or serves no other purpose than to insult, belittle or denigrate.

Council Meetings are not required by law to contain a public comment period at its open meetings, although she has no interest in changing this procedure, and does not anticipate that any of her colleagues do either. Mayor Welsch stated that the City Attorney advised her that there is case law which permits public bodies to disallow signs in their public meetings, but she has no interest in changing the current procedure, and does not anticipate that any of her colleagues do either. She stated that the City Attorney goes into quite a bit of detail on the tenor of comments that are allowed or can be disallowed, and makes clear; in her reading of the opinion, that activities which cause a disruption of Council Meetings can be prohibited.

With that in mind, Mayor Welsch stated that she will be more forceful in calling residents out of order if she feels that they are crossing a legal line in their comments and will reserve the right not to call those individuals to the podium at future meetings. She stated that she will no longer allow the signing of any petitions in these chambers during Council Meetings. Residents are free to ask for support for their various petition efforts from the podium, but will not be allowed to collect signatures on those documents during a Council Meeting, as this is disruptive.

Residents have five minutes to speak. Therefore if someone chooses to continue speaking beyond the Council accepted time limit on an individual citizen comment after they have been advised of the deadline, they will not be called to the podium at future meetings. Mayor Welsch stated that she would consider requests for additional time; however the speaker must make a request to go beyond the accepted time limit.

Residents are free to speak either on an agenda or non-agenda item. However once discussion of an agenda topic has begun no citizen's request to speak will be allowed. Mayor Welsch encouraged members of the audience to fill out and submit their Request to Speak Forms in a prompt manner; forms can be found on the shelf by the door. Residents should also note whether they would like to speak on an agenda or non-agenda item.

Finally, Mayor Welsch urged members of Council to remember that per Council rules, "*Roberts Rules of Order*" will be followed. And according to "*Robert's Rules*" members of Council should desist in making personal attacks on their colleagues, limit their comments to the merits of an issue and not call into question the motives of their colleagues. Mayor Welsch stated that these meetings are held for Council to conduct the business of the people, and that is what everyone should be focused on. She then asked Mr. Walker to provide a copy of the City Attorney's opinion to all members of Council.

Councilmember Crow asked Mayor Welsch when she had asked for and received the legal opinion from the City Attorney. Mayor Welsch stated that she had asked for it after the last meeting and believes that it was delivered to her while she was out of town. Councilmember Crow asked if the opinion had been shared with any other members of Council. Mayor Welsch stated that she had not shared it with anyone and questions could be posed during Council's portion of the agenda.

#### **H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

##### **Nancy Pasco, 7174 Cambridge, University City, MO**

Ms. Pasco stated that she is a member of a group of citizens in U City that are concerned about the racial inequality, mistrust and divisions that threaten the health of this region. She stated that the U City has the opportunity to become a leader in reform and continue to be a model community. She asked U City to enact Ferguson Commission's calls to action by:

- Providing additional training for police officers
- Creating a Police Civilian Review Board
- Attending a public meeting sponsored by Metropolitan Congregation's United on Sunday, November the 1st at 3:45 p.m.

Ms. Pasco asked that a copy of her letter be included in the minutes.

##### **Steve Arnold, 7305 Forsyth, University City, MO**

Mr. Arnold expressed concerns about Council's dictatorship activities, their failure to represent constituents and their use of social media. He asked that his bags be distributed to designated members of Council.

Point of Order: Councilmember Glickert thanked Mr. Arnold for his gift and asked that it be returned, since under Council rules he cannot accept a free gift.

#### **I. PUBLIC HEARINGS**

1. University City's 2015 property tax assessment.

Mayor Welsch opened the public hearing at 6:54 p.m. and having no requests to speak the hearing was closed at 6:54 p.m.

#### **J. CONSENT AGENDA**

#### **K. CITY MANAGER'S REPORT**

1. Approval to grant authority to the City Manager to sign contract with Professional Irrigation Systems, to complete the Millar Park Field Renovation and Irrigation Project in the amount of \$85,471.00. The Municipal Park Grant Commission share will be \$72,650.35 and the City share will be \$12,820.65.

Councilmember Sharpe moved to approve and was seconded by Councilmember Glickert.

##### Citizens Comments

##### **Frank Grelle, 7117 Westmoreland Drive, University City, MO**

Mr. Grelle expressed concerns about the requisition process utilized during the Gateway contract and the City Manager's inability to answer questions. Based on the City's process utilized with Gateway, it is difficult to believe that the same casual methods are used for all awards. Mr. Grelle encouraged Council to keep the words of Pope Francis in mind when voting on Bill 9274, wherein he urged politicians everywhere to set aside divisiveness, personal agendas, and to work together for the better good.

Voice vote on Councilmember Sharpe's motion to approve carried unanimously.

2. Approval to award Ackert Plaza Renovation Project to RV Wagner, Inc. in the amount of \$141,512.00 with Great Rivers Greenway share will be \$25,000.00 and the Economic Development Retail Sales Tax share will be \$116,512.00.

Councilmember Sharpe moved to approve, was seconded by Councilmember Jennings and the motion carried unanimously.

## L. UNFINISHED BUSINESS

### BILLS

1. **BILL 9271** – An ordinance to enable the City of University City, Missouri to join Show Me PACE and to join Missouri Clean Energy District, pursuant to Section 67.2800 to 67.2835, RSMO, the “Property Assessed Clean Energy Act,” and stating the terms under which the City will conduct activities as a member of such districts. Bill 9271 was read for the second and third times.

Councilmember Glickert moved to approve and was seconded by Councilmember Sharpe.

Roll call vote was:

**AYES:** Councilmembers Carr, Crow, Glickert, Sharpe, Jennings and Mayor Welsch.

**NAYS:**

BILL 9271 carried unanimously and became Ordinance 6998.

2. **BILL 9272** – An ordinance amending Chapter 610, Article I, Canvassers, Solicitors and Peddlers, of the City of University City Municipal Code, to add new sections governing Street Performers as provided herein. Bill 9272 was read for the first and second time.

Councilmember Carr moved to approve and was seconded by Councilmember Sharpe.

Councilmember Carr posed the following questions:

1. **Does the permit to perform last 30 days?** Mr. Walker stated that that was correct.
2. **Do you have to obtain a license prior to applying for a permit?** Mr. Walker stated that you did.
3. **Are the hours of operations for performers from 10 a.m. to 9 p.m.?** Mr. Walker stated that was correct.
4. **What is the total cost that a performer would have to incur?** Mr. Walker stated that he was not sure that he could respond to that, since the fee is structured on a monthly basis.
5. **What are the individual costs for a license and permit?** Mr. Walker stated that the fee for a license is \$30 and the permit fee is \$15 per license.

Councilmember Glickert stated that currently there are two to three performers already in the Loop, who don't block traffic. He doubted that the U City Orchestra, which plays throughout the summer in the Loop, would be required to get a permit. So even though he understands that the Loop Special District is in support of this bill, he is opposed to it.

Mr. Walker asked that Bill 9272 be withdrawn until such time as staff has had time to conduct further discussions with the Loop Special Business District.

Councilmember Glickert made a motion to postpone the bill until the second Council meeting in October and was seconded by Councilmember Jennings.

Mr. Walker stated that the U City Orchestra has submitted a request to move to Heman Park.

Councilmember Glickert stated that the Heman Park location would make for a great community event.

Councilmember Carr stated that she has received complaints and suggested that they be submitted to the Community Development Department and LSBD.

Councilmember Jennings suggested that the bill also address preachers and street evangelists?

Mayor Welsch stated that she is glad that the motion is being made, as she has shared her concerns with Mr. Walker about the discrepancy in the cost for street performers. So she is glad that Council will be looking at this further.

Voice vote on Councilmember Glickert's motion to postpone carried unanimously.

- 3. BILL 9273** – An ordinance amending certain provisions of the University City Municipal Code to comply with Missouri Senate Bill No. 5 (SB5) relating to penalties, court procedures, and speeding violations. Bill 9273 was read for the second and third time.

Councilmember Glickert moved to approve and was seconded by Councilmember Sharpe.

Roll call vote was:

**AYES:** Councilmembers Carr, Crow, Glickert, Sharpe, Jennings and Mayor Welsch.

**NAYS:**

BILL 9273 carried unanimously and became Ordinance 6999.

- 4. BILL 9274** – An ordinance amending Chapter 140 of the University City Municipal Code, relating to miscellaneous administrative provisions, by enacting therein a new section to be known as "Section 140.025 Ambulance Transportation Service Contracts."

Bill requested by Councilmembers Crow and Carr. Bill 9274 was read for the second and third time.

Councilmember Crow moved to approve and was seconded by Councilmember Carr.

Mayor Welsch stated that she would like to give Council their first chance to speak prior to entertaining citizen's comments.

Councilmember Crow stated that this bill has one purpose which is to fulfill this City's obligation to be vigilant about the public safety of its residents. So this ordinance was drafted with the hope of maintaining the level of service that the citizens of U City expect, by asking that;

- The City ensures that Gateway complies with the law by providing all of the necessary certificates, insurance and licensing on a bi-annual basis
- The City be informed prior to a fee increase
- The City be required to re-implement a 90-day plan for emergency medical transport service in the event Gateway's plan does not work
- The City require ambulances that are fully staffed with two EMT Paramedics
- The City renegotiates the Mutual Aid Agreement
- The City ensures that any issues with respect to the use of radios is resolved

Councilmember Crow urged his colleagues to put policy above politics and vote in favor of this ordinance.

Councilmember Carr stated that she is disappointed that Council did not allow discussion about the event that happened this week, because it strongly impacted her view of why this ordinance is necessary because the Achilles heel in the whole plan is the lack of mutual aid. Councilmember Carr discussed the highlights of the ordinance presented by Councilmember Crow, emphasizing the fact that when Gateway is out on call, they should be automatically rerouting ambulances to U City. She noted that is not what happened, because it actually did take 15 minutes, not 4 minutes, to get to her constituent's house. Councilmember Carr asked since Gateway's contract states, "*Response times are based on actual city limits,*" so if that meant that the minute they hit the city limits we should start timing them? Self-reporting is a problem. She stated that Clayton reported that they had an ambulance available for use if the mutual aid agreement had still been in effect.

Councilmember Carr stated that this ordinance does not usurp the City Manager's rights and obligations, because it does not tell him how to do it, it merely sets the policy for what should be done. This ordinance does not negate the contract, since there is a proviso which states that,



"Gateway reserves the right to modify this agreement upon 60 days written notice to the customer in the event any applicable law, government policy or program change is passed or adopted affecting Gateway's rates, provisions of service and/or obligations". She stated that when changes in policy come forth the City's Charter's says it should be done via an ordinance and not under the City's Manager's Report. Councilmember Carr asked Councilmember Glickert if it would be okay with his constituents to wait fifteen minutes for an ambulance.

Point of Order: Councilmember Glickert stated that there was a paramedic, with ALS service, at the scene within 4 minutes.

Councilmember Carr stated that the individual could not be transported, and had he been able to get into his family's car he would have arrived at St. Mary's faster than he arrived waiting for Gateway. She asked if Council is going to continue to make excuses, or address the problem before something catastrophic happens.

Mayor Welsch reminded all members of Council that they are bound by HIPPA regulations and therefore should be aware of any information they share in their comments..

#### Citizen's Comments

##### **Matthew Chase, 936 Wild Cherry, University City, MO**

Mr. Chase expressed concerns about the regulation of street performers and the Mayor's actions limiting free speech, Gateway's problematic proviso cited by Councilmember Carr and Council's lack of due diligence. Since firemen have been doing a good job, then why mess with it?

##### **Randy Getz, 7456 Cornell Avenue, University City, MO**

Mr. Getz stated that he is a 41-year veteran of the fire service and wished to express concerns on behalf of the citizens of this community. The report that was published online regarding the September 15th call states that they were responding to a possible heart attack and voiced his concern over the 15-minute response time. He stated that without safeguards, U City will lose control of its service and therefore would strongly urge Council to vote in favor of this ordinance. Mr. Getz asked that a complete copy of his statement be attached to the minutes.

##### **Thomas Jennings, 7055 Forsyth, University City, MO**

Mr. Jennings asked Council to think about what would happen if a situation similar to the ammonia leak that took place in Brentwood occurred in U City? He stated that what he ultimately learned about the incident was since Brentwood only has one ambulance, there were approximately eight ambulances on the scene from surrounding communities to assist. Mr. Jennings stated that recently Council proposed a bond issue that would cost residents \$25 million dollars, but when it comes to the lives of their citizens they are worried about saving a half a million dollars.

##### **Judith Gainer, 721 Harvard, University City, MO**

Ms. Gainer expressed the following concerns:

- The City's utilization of a citizen consultant during the Gateway contract
- The Mayor's use of the "Next Door" bulletin to spin information
- The historic value of renovating the Police Department facility
- The improper designation of the Delmar Harvard property as a parking lot

She then urged Council to approve Bill 9274, which seeks to put some teeth into Gateway's contract.

##### **Melanie Bruder, 7815 Gannon Avenue, University City, MO**

Ms. Bruder urged Council to approve Bill 9274 and expressed disappointment regarding the failure of some members of Council to communicate their thoughts about this issue.

##### **Agnes Wilcox, 6915 Amherst, University City, MO**

Ms. Wilcox expressed concerns regarding her inability to understand Council's meeting procedures, the event that occurred on September 15th and her frustration with not knowing who to believe.

She urged Council to not only approve Bill 9274, but to seriously give consideration to merging with another municipality.

**Bart Stewart, 714 Harvard Avenue, University City, MO**

Mr. Stewart stated that this major policy change, made without public input, has resulted in efforts being undertaken by citizens to recall Mayor Shelly Welsch. He stated that the Mayor's role is to listen to the concerns of residents and not to squelch their voices by stating what they can or cannot say. Mr. Stewart stated that he has repeatedly asked the Mayor questions about this recent outsourcing contract and is baffled by her continued silence. He encouraged residents to sign the petition to recall Mayor Welsch.

**Edward McCarthy, 7101 Princeton Avenue, University City, MO**

Mr. McCarthy stated that this is not an internal problem, but a problem with surrounding municipalities and asked Council to vote no on Bill 9274. He stated that Councilmembers Crow and Carr brought up the fact that U City does not have a problem with its own two ambulances. So he would suggest that the two of them contact the municipalities of Ladue, Olivette and Clayton, to discuss reinstatement of their mutual aid agreements.

Council's Comments

Councilmember Crow stated that initially he and Councilmember Carr had asked for a 30-day delay and as a result of Council's actions, U City has almost become like a pariah to its neighbors. He stated that it is time for Council to try to right a wrong.

Councilmember Carr reiterated the fact that she was disappointed that the topic of September 15th had not been central to this discussion. Councilmember Carr thanked everyone for bearing with her during her constant pleas to come out to these meetings, because she believes that in the end, citizens have the power and that Council's role is to serve its citizens.

Councilmember Jennings thanked all those in attendance, who he believes are as passionate about this community as everyone on the dais. He stated that his belief is that everyone has more in common than differences and he would like to see Council work together. He is also of the opinion that before an ordinance of this nature is presented, it should be discussed with every member of Council.

Mayor Welsch stated that she could not support this bill since it is inappropriate for Council to write administrative regulations. She stated that under the City's Charter the City Manager is the administrative officer and he should be the one writing administrative regulations.

Resident Andre Anderson interrupted the Mayor and advised her that he had submitted a Request to Speak Form and would like to be heard at this time. Mayor Welsch informed Mr. Anderson that she had received his request, but understood it to pertain to streets and mold at the police station. However if he wished to speak now, she would make her final comments once he was finished.

Citizen's Comments

**Andre Anderson, 7871 Trenton, University City, MO**

Mr. Anderson stated that last week his mother expressed concerns about the fact that she had advised the City about issues with potholes on her street, but nothing had been done. He stated that in his opinion, the south side of Olive is treated differently than the north side of Olive. His hope is that the streets and the streetlights would be repaired on the north side of Olive, just like they are on the south side.

Mr. Anderson stated that U City's police officers, firefighters and its citizens are not receiving the type of respect they deserve.

Roll call vote on Bill 9274 was:

**AYES:** Councilmembers Crow and Carr

**NAYS:** Councilmembers Glickert, Sharpe, Jennings and Mayor Welsch

## M. NEW BUSINESS

### RESOLUTIONS

*Introduced by Councilmember Jennings*

1. **Resolution 2015 – 21** Resolution approving 2015 annual property tax assessment rates. Seconded by Councilmember Sharpe.

Councilmember Carr questioned whether the City had set aside enough money for the Pension Fund for uniformed employees? Mr. Walker stated that he was not in a position to address this question this evening, but would suggest that Council initiate a Study Session to talk about pensions and future contributions. **Councilmember Carr asked if this resolution would set the rate for the portion of funds allocated to the Pension Fund.** Mr. Walker stated that it did. **Councilmember Carr asked how staff arrived at the amount of money that would be set aside for the fund.** Finance Director Tina Charumilind stated that the property tax rate is set by the assessed valuation of the properties in the City, which is established by voters and monitored by the Consumer Price Index. She stated that there is a negative correlation between the assessed valuation and the tax rate. So if the assessed valuation increases, the rate decreases and vice-versa. Based on Missouri Statute, the City is not allowed to increase revenue for more than the Consumer Price Index, whose 2015 Index is set at .08 percent. There is a set ceiling on the rate that can be applied to the Pension Fund. **Councilmember Carr stated that even though the City is aware that this pension will be underfunded it is bound by this statute and there is no way to address this other than dipping into reserves?** Ms. Charumilind stated that the City is bound by the statute. Mr. Walker stated that he did not believe that Ms. Charumilind could answer Councilmember Carr's question with respect to dipping into reserves, and would again suggest the scheduling of a Study Session on this issue.

Voice vote on the motion to approve carried unanimously.

### BILLS

*Introduced by Councilmember Sharpe*

2. **BILL 9269** – An ordinance to authorize the City Manager to execute a contract between the City Of University City and the Missouri Highway and Transportation Commission providing for the improvements on various streets in University City. Bill 9269 was read for the first time.

## N. CITIZEN PARTICIPATION (continued if needed)

### Steve McMahon, 8135 Stanford, University City, MO

Mr. McMahon stated that he had reviewed a post on the Mayor's Facebook page where she supported the recommendations of a citizen to outsource EMS and posted a copy of the summary of his proposal. She noted that the underlying records in support of this proposal would be sent out upon request. He stated that he sent emails to request this and he only received a response from Mr. Pace.

On August 31, 2015, Mr. McMahon stated that he filed a Sunshine Request for EMS response times. Such requests are required to be answered within three days, so on the fourth day he informed Ms. Pumm that he had not received a response. He noted her reply was that he had sent it to the fax number on the second floor but it was not near her office, so he did not get any records. Mr. McMahon stated that he has now waited 24 days and still has not received a response while the Mayor posted these response times on her social media. He stated that this is an intentional violation of the Sunshine Law which he will be sending to the Attorney General's office.

## O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed

Mayor Welsch made the appointments that were needed.

2. Council liaison reports on Boards and Commissions

Councilmember Glickert reported that the Civil Service Board has reconvened after one year. However since they have no personnel issues to adjudicate they are going to start working on updating the Civil Service manuals.

Mayor Welsch reported that the Lit in The Lou event, which is supported by the Arts & Letters Commission, will be held in U City from October 2nd to the 4th. The opening event will take place in the Council Chamber on Friday, October 2<sup>nd</sup>.

3. Boards, Commissions and Task Force minutes

Mayor Welsch asked that staff provide Council with minutes on a regular basis.

4. Other Discussions/Business

Requested by Councilmember Carr and Crow

- **Gateway ambulance 15 minute delay on September 15, 2015**

Councilmember Carr stated that on the fifteenth of September an emergency call was made to 911 for a possible heart attack. She stated that the next morning she contacted the City Manager and Council advising them of Mr. Getz's observations, and made a verbal request for copies of the logs and the time-stamped audio. Councilmember Carr stated that upon the receipt of those records she learned that the first arrival was at 7:44; that they cleared around 8:00, and that the dispatcher had noted that Gateway was notified by phone at 19:52; no radio contact; no patient found.

Councilmember Carr stated that it did look like the forms provided in Council's packet could have been redacted; however they did not contain enough information to draw any real conclusions. Thereafter she requested a copy of the Incident Report, but only received one audio, which revealed that Gateway had been contacted at 7:41. She stated that she also requested information regarding the time that her constituent called 911, but received no response. Thereafter, she prepared the following list of questions and submitted them to Mr. Walker:

1. **At what time did U City dispatch receive and conclude the 911 call from the patient's family?** Mr. Walker stated that when Councilmember Carr requested the information two days ago, he and the Fire Chief were in depositions; which are still ongoing, and he has not had time to put together this information. **Councilmember Carr stated that she had informed Mr. Walker that if he was not available to collect the data to please have his staff assemble and provide the information ASAP.**

Councilmember Carr provided a general time line from what she pieced together.

2. **At what time did U City dispatch the U City Fire Department to request a trauma backup?** *(Councilmember Carr responded that it occurred at 19:41)*
3. **At what time did U City dispatch first make a request to Gateway for emergency ambulance service, and by what means was it executed?** *(Councilmember Carr responded that based on the audio, stamped 7:41, contact was made by telephone)*
4. **At what time did the dispatcher dispatch an officer to the scene?** *(Councilmember Carr responded that it was probably within a few minutes)*
5. **Did anyone at the scene from 19:44 to 19:56 prior to the arrival of the Gateway's ambulance call for an estimated time of arrival?**
6. **If so, what time; how many times were calls made; what was the response from dispatch; what time did U City dispatch reply to police and fire at the scene about the request for an ETA and what time did Gateway reply to the U City dispatch?**
7. **At what time did Gateway first contact their backup ambulance?** *(Councilmember Carr asked that Gateway be contacted to provide this information)*
8. **At what time did Gateway notify U City that an ambulance had been dispatched to the scene?**
9. **At what time did Gateway arrive at the scene?** *(Councilmember Carr responded that they arrived at 7:56)*
10. **Where was Gateway's ambulance located when it was first dispatched to the scene?**
11. **How many of Gateway's ambulances were dispatched within U City at the time of the 911 call?**
12. **Are Gateway's ambulances that are on call in U City associated with EMS or non-emergency transport?**
13. **Asked for audio tape of call made by U City's dispatch at 7:52 to Gateway for estimated time of arrive.** *(Councilmember Carr said the response was four minutes.)*

Councilmember Carr stated that she had also made a request that the Fire Chief, Police Chief and Captain Jackson be made available for tonight's meeting, but in their absence would surmise that the breakdown came from Gateway and not from U City.

Councilmember Crow advised his colleagues that he would need to leave to pick up his son. He then joined Councilmember Carr in all of her requests for information from the City Manager, with the hope that they both receive it in a timely manner. He stated that although he understands the City Manager's inability to respond prior to this meeting, he is utterly amazed at the speed in which the Mayor receives information.

**Councilmember Crow asked if there was a problem with response times for ambulance services prior to the City's contract with Gateway.** Mr. Walker stated that the City has had instances in the past year where U City's response time has exceeded 15 minutes. He acknowledged a report in front of him; he could share with Council at some point, which indicates that last year the City had ten instances where services exceeded 15 minutes. He stated that on this occasion, there was human error and he has addressed the issue. **Councilmember Crow asked if there had been any concerns raised by the Fire Department or the City's mutual aid partners that impacted the City's decision to outsource.** Mr. Walker stated that response time was a consideration. **Councilmember Crow asked if the 10 incidents referred to were 911 emergency calls.** Mr. Walker stated that he did not have the details available, but would provide it to Council at a later date. He stated that in order to gain an accurate perspective, he believes that it would be important to know whether they were emergency or non-emergency calls.

**Councilmember Crow then questioned whether any U City employee had been disciplined for the events that occurred on September the 15th?** Mr. Walker stated that the disciplinary action was taken by Gateway for its employee. Councilmember Crow stated that since he had raised concerns about Gateway's quality of service and the lack of mutual aid, it calls into question whether the buck stops with the City Manager or Council? Since the Mayor has stated that under the City's Charter the City Manager is the administrative officer and should be the one writing administrative regulations, he would have to surmise that the buck stops with the City Manager. So at some point in time, somebody needs to be held accountable.

- **Mold in Police Station**

Councilmember Carr stated that when she took a tour of the police station; she was alarmed by her observation of mold throughout the facility, even though she has expressed past concerns about protecting and maintaining all of the City's historic buildings. She said that the City issues citations to residents for this same kind of neglect, and yet fails to take care of its own properties. But even sadder is the fact that the City is subjecting its employees to the end result of that neglect.

Councilmember Carr made a motion that the City fund an extensive study on the quality of the air and that any mold be immediately remediated and was seconded by Councilmember Crow.

Councilmember Sharpe stated that he has also had conversations with the Chief of Police about this situation and believes that in lieu of a study, money should simply be allocated to fix these problems.

**Councilmember Glickert asked Mr. Walker if he would provide Council with an update on the study.** Mr. Walker stated that a couple of weeks ago Council conducted a Study Session on the possibilities of building a new police facility or renovating the current facility. Staff is still working with the architects and will be conducting a public meeting in October, along with a survey. Mr. Walker stated that although he agrees with Councilmember Sharpe's sentiment and is well aware of the police station's deficiencies; his suggestion might be a little premature. He stated that staff does not have a dollar amount associated with the costs and he does not believe that the only problems are related to mold. He asked that he be allowed to have this discussion with the Police Chief and report back to Council on what can be done in the short-term.

Councilmember Glickert agreed that there are a myriad of problems with the facility, and made a motion to postpone this item until the next meeting in order to give the City Manager time to conduct a discussion with the Police Chief and look at the numbers. The motion was seconded by Councilmember Sharpe.

Councilmember Crow stated that in his opinion the issues of setting aside money for a new police station and the concerns that staff has brought up about their health and safety, should be dealt with on an individual basis. He stated that he believes that the City owes it to their employees to know what the risks are and to address them prior to a decision being made on whether to build or renovate.

Councilmember Jennings stated that not only are the City's employees' health at risk, but the public is at risk as a result of these issues, as well as the layout of the building. He asked that the City find a way to fast-track a solution with respect to the entire facility, because if you only fix the mold, you're simply putting a bandage on a hemorrhage.

Councilmember Carr stated that the reason she had asked for a study is that when she talked to Captain Jackson she was informed extensive testing had been done. But the report states, *"They recommend that additional indoor air quality and/or mold sampling be performed,"* which would not take months to perform.

Mayor Welsch stated that she does not believe Council is playing politics and that everyone understands the need for a new or renovated police station. She pointed out that, along with the fact that the majority on the Council has put seven million dollars aside for a new or a renovated building, this Council has already conducted a number of studies geared towards addressing these issues. Mayor Welsch asked that Councilmember Carr support Councilmember Glickert's motion and allow Mr. Walker to come back at the next meeting and advise Council on the best and most expeditious way to proceed. Mayor Welsch stated that she thinks that the holistic approach that Councilmember Glickert has asked Mr. Walker to set out is important for Council to consider and feels certain that Council would be supportive of those results. She then asked Mr. Walker to provide Council with detailed information, specifically as it relates to the section of the report cited by Councilmember Carr and the basic minimization of water infiltration.

Councilmember Crow was excused from the meeting at 8:50 p.m.

Councilmember Carr stated that she would reluctantly honor the Mayor's request since the only other person that would support her going forward has left. But she still believes that this issue should be addressed as quickly as possible.

Mayor Welsch agreed with Councilmember Carr's interpretation of the comments that were made at the focus group meeting and believes that Council is committed to moving forward as quickly as possible.

Councilmember Jennings stated that he strongly believes that it is going to be hard to fix this building because of the lack of maintenance it has received over the years.

Voice vote on Councilmember Glickert's motion to postpone carried unanimously.

Mayor Welsch stated that should the gravity of Mr. Walker's information require a Study Session then she would request that such a session to study the findings and recommendations of staff take place prior to the next Council meeting.

- **Police staffing**

Councilmember Carr stated that in June, Council voted to eliminate \$100,000 of overtime and as a result, staffing levels within this department are inadequate, placing another form of stress on the City's officers. Mr. Walker stated that as of this afternoon, there are 13 vacancies in the department. He stated that the City is in the process of recruiting additional officers and the Police Department has developed a strategy to fill those vacant positions.

Councilmember Carr expressed condolences to the Munkel family. She then noted that there were several Speaker Request forms remaining in the basket and hoped that out of Council's desire to be inclusive rather than exclusive, someone would ask if anyone who filled out a form would like to make a statement.

Councilmember Carr stated that she has had the pleasure of volunteering for U City in Bloom and is sure that the calendars prepared by the Arts & Letters Commission will be one that residents will maintain as a keepsake.

Councilmember Sharpe stated that he attended the Missouri Municipal League's Convention in Kansas City, Mo, which was an outstanding forum. He stated that information regarding his attendance and activities would be provided to his colleagues in the near future.

Councilmember Jennings stated that he had also attended the convention and now fully understands why it is such an important event for members of a Council.

- The opportunity to met and gain advice from senior members of Councils
- The opportunity to provide encouragement to new members of Councils
- The opportunity to learn about new and pending legislation; Senate Bill 5
- The opportunity to learn about how other communities are watching U City's progress related to the Trolley and outsourcing, in order to make determinations about their own City's future.

Councilmember Jennings noted that homecoming activities will be held at the high school on October 10th and Councilmember Jennings would love to see the community come out in support.

Councilmember Glickert stated that he would like to say that in his opinion, MoDOT has done a very good job on Olive Street Road. Secondly he stated that social media has caused a civil war in U City, and although he does not know what to do about it, he would be open to any suggestions. Councilmember Glickert suggested that instead of attacking one another and negative talking, that people start to remind themselves about all of the good things that have been accomplished in U City.

Mayor Welsch stated that she had also attended the MML Conference and wished to note that it was Mr. Munkel who had taken her aside when she was first elected to Council and told her that she should make every effort to attend state and national meetings because a lot can be learned from them.

Mayor Welsch stated that her belief is that the City has hearing assistive devices here in Chambers for people who need them, and asked that this information be passed on to Ms. Wilcox.

- The next general meeting of the Citizen Volunteer Corps will be held on October 6th at 6:30 p.m. at Heman Park Community Center.

## **Q. ADJOURNMENT**

Mayor Shelley Welsch adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Joyce Pumm  
City

Clerk,

MRCC/CMC

UNIVERSITY CITY COUNCIL  
STUDY SESSION  
5<sup>th</sup> Floor of City Hall  
6801 Delmar Blvd  
**October 12, 2015**  
**5:30 p.m.**

The City Council Study Session was held in the Council Chamber, 5<sup>th</sup> floor of City Hall, on Monday, October 12, 2015. Mayor Shelley Welsch called the meeting to order at 5:30 p.m. In addition to the Mayor the following members of the Council were present:

Councilmember Paulette Carr  
Councilmember Arthur Sharpe, Jr.  
Councilmember Michael Glickert.  
Councilmember Stephen Kraft - arrived at 5:50 p.m.

Councilmember Terry Crow was excused.

Also in attendance were the Community Development Director Andrea Riganti, Police Chief Charles Adams, Police Captain Carol Jackson, and Facility Maintenance Supervisor John Gilbert.

Mayor Welsch called the meeting to order at 5:30 p.m. She asked if there were any changes to the upcoming meeting's agenda.

Councilmember Carr asked to remove the discussion on mold under Council Reports/Business.

City Manager Lehman Walker noted that this study session was devoted to discussion regarding the existing police facility. A memorandum was circulated by the Director of Community Development listing the short-term projects that staff felt needed to be undertaken as soon as possible. Recognition should be noted that no matter what Council decided on for a renovated or new police station, the police staff will still be occupying their present quarters for a period of time. Staff has identified the funding source and Council will be making a decision on this proposal at tonight's Council meeting when considering the agenda item under the City Manager's Report.

Community Development Director Andrea Riganti noted that in addition to the environmental reports that were submitted as part of the Chiodini proposal, along with other reports obtained prior to that time, helped staff develop the recommendations that are presented for consideration tonight. She noted that it needed to be understood that this request for funding is to address some of the more immediate concerns with the environmental conditions of the facility. These are short-term fixes. Ms. Riganti stated that in order to really address the issues with asbestos, mold, radon, and water conditions, the facility would need to be gutted.

Ms. Riganti noted that years of neglect have led to the problems we are experiencing now. The City has set aside seven million dollars for use for a new or renovated police station. She noted that the City needs to be focused on these projects as well as a long-term plan for the police facility, so University City can be accredited within six years as required through Senate Bill 5. Construction or renovation of a building will take approximately two to three years. Six years is allowed to achieve accreditation.

Councilmember Carr:

- **Could accreditation happen simultaneous to the renovation?** Ms. Riganti stated that there is a need for a facility that can meet the accreditation requirements.



- **Are there areas within the accreditation that are independent of the physical plant?** Chief Adams stated the accreditation process is a two-fold process. There are written standards that need to be met and within those standards a large portion includes the building itself. He noted that when U City had accreditation in the past, some of the hurdles the department had to regularly jump through were related to the building itself. Chief Adams stated they would be doing both – doing these short-term projects and proceeding with plans for a long-term fix. Captain Jackson is an assessor for CALEA (Commission for Accreditation for Law Enforcement Agencies) making sure other police departments meet the standards mandated by CALEA.
- **Is it correct that at some point U City had accreditation but let it expire for budgetary reasons?** Captain Jackson noted that U City was the first in St. Louis County to obtain accreditation in 1996 and needed to be re-accredited every three years. In 2010, the then City Manager discontinued the accreditation process.

Councilmember Glickert

- **Asked if any burden of U City's training requirements been helped with the new training facility on Sutter in Wellston?** Captain Jackson noted that under CALEA there are three areas of accreditation/training: the police department, the dispatch/communication department and the police academy. She stated the biggest burden is with the present facility. Chief Adams stated the department pays a fee per officer and dispatcher to the St. Louis County Municipal Police Academy, for unlimited training on a yearly basis. Some training is done in-house but most is done at the academy. Captain Jackson said the standards now are even more strenuous than when the City lost its accreditation in 2010. Many of these standards will need to be done in-house so the condition of the facility is important.

Ms. Riganti continued with questions posed at a previous Council meeting. She stated the City agrees that the mold present in the police department needs to be remediated. Therefore an additional study would not provide any new information and that money would be better spent on a remediation effort.

Ms. Riganti proposed seven projects the staff is recommending and requesting funding for:

1. Exterior wall restoration, tuck pointing and waterproofing for \$300,000
2. Window work for \$75,000
3. Remove and replace 3,600 square feet of corroded vinyl tile for \$25,000
4. Remove and replace 9,000 square feet of carpet for \$36,000
5. Duct cleaning all HVAC registers for \$4,000
6. Paint interior of all floors, with minimal wall repair for \$35,000
7. Repair/remodel sic bathrooms for \$25,000

Councilmember Sharpe

- **What would be the time frame to complete all seven recommendations?** Ms. Riganti stated the City could go out for bid immediately and the actual completion would likely be within one to two years.

Councilmember Carr

- **Which of the seven points deals with mold remediation?** Ms. Riganti said the HVAC ductwork and removal of carpet will address some of the mold situation but noted that the removal of mold could only be completely done by gutting the building. She said the building will still have the old HVAC system.

Mayor Welsch

- **How will these one to two years of remedial work coincide with building or renovating a new police station?** Ms. Riganti noted that there will be, at least, one to

two years that police personnel will need to work in the building but hoped that the remedial work would be completed sooner.

- **Will the waterproofing include subgrade work?** Facility Maintenance Supervisor John Gilbert stated that the work that will be done will be mostly above grade. He said the subgrade issues are massive.
- **Is the vinyl tile asbestos?** Ms. Riganti noted that it is not known at the present but asbestos could exist throughout the building and could greatly increase the cost of the project.

Councilmember Carr

- **How will the rodent problem be addressed?** Ms. Riganti said that rodent control is part of the regular on-going maintenance and staff has been working on addressing it with sticky and spring traps rather than poison.

Mayor Welsch

- **Is anything being done on the other side of the tunnel?** Captain Jackson noted that all new electronic systems being installed need to be wired through the tunnel.

Councilmember Glickert

- **Is the City going to wait to work on these seven issues until a decision on whether the police station will be renovated or we decide to build a new facility?** Mr. Walker stated that these seven projects need to be done immediately.
- **During the time of completing the seven projects, points will the City come to a decision as to whether the police station will be renovated or to build a new one?** Mr. Walker said a decision will be made in this time period.

Mayor Welsch

- **Is there a time frame as to when a decision will be made as to renovate and build new?** Ms. Riganti note that there are two public meetings scheduled, one in October at the Focus Group meeting and one in November and then a survey would be distributed to residents on preference of how the project should be funded and what the annex should be used for if a new facility would be constructed.

Councilmember Carr

- **Will the meetings with the public be more guided informational meetings and here are the choices to make as opposed to actual citizen input where expertise of some residents could be reviewed or used.** Ms. Riganti stated the City engaged an architect to evaluate the existing facility as well as make recommendations as to what the police department needs in terms of best practices. What will be presented to the community are the options. Residents can ask questions about the options. Ms. Riganti stated that at this point it is not a redesign or design. She said the public input should be at the survey level

Meeting was adjourned at 6:13 p.m.

Joyce Pumm, City Clerk, MRCC/CMC

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**October 12, 2015**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, October 12, 2015, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

In addition to the Mayor the following members of Council were present:

Councilmember Rod Jennings  
Councilmember Paulette Carr  
Councilmember Stephen Kraft  
Councilmember Terry Crow  
Councilmember Michael Glickert  
Councilmember Arthur Sharpe, Jr.

Also in attendance was City Manager Lehman Walker.

**C. APPROVAL OF AGENDA**

Councilmember Carr requested that the discussion on mold in the Police Station under Council Business be removed from the agenda.

Voice vote on approving the agenda as amended carried unanimously.

**D. PROCLAMATIONS**

1. Proclamation for Community Planning month; designating October 2015 as Community Planning Month for the City of U City. The proclamation is an opportunity to publicly recognize and extend heartfelt thanks for the participation and dedication of members of the planning commissions and other citizen planners who have contributed their time and expertise to the improvement of U City.

**E. APPROVAL OF MINUTES**

1. September 24, 2015, Regular Session minutes, were moved for approval by Councilmember Jennings and was seconded by Councilmember Sharpe.

Councilmember Carr requested that statement, *"Her reply was that it had been to the fax number not located in her office, which did not reach her desk until the following day,"* be either stricken from the minutes on the grounds that it does not represent the true and accurate statement made by Mr. McMahon, or that the approval of these minutes be postponed until every member has had an opportunity to review the tape.

Mayor Welsch stated that she would like to postpone approval since her belief is that Mr. McMahon did mention the fax number. Her motion was seconded by Councilmember Glickert.

Voice vote on the motion to postpone carried unanimously.

**F. APPOINTMENTS**

1. Lucille Harris was nominated for appointment to the Human Relations Commission by Councilmember Glickert, replacing Jackie Womack, was seconded by Councilmember Sharpe and the motion carried unanimously.
2. Linda Shaw was nominated for appointment to the Human Relations Commission by Mayor Welsch, replacing Kathy McGinnis, was seconded by Councilmember Glickert and the motion carried unanimously.

## **G. SWEARING IN**

1. Jaclyn Kirouzc-Fram was sworn in to the Human Relations Commission.
2. Caryn St. Clair was sworn in to the Human Relations Commission in the City Clerk's office

Mayor Welsch then provided the following reminder to those in the audience. If you would like to speak to the Council on agenda or non-agenda items, you should fill out a speaker request form that can be found to the left of the door into the Chamber. Please indicate on that sheet if you want to speak on an agenda or non-agenda item, and note the agenda item number on the form. Your completed form should be placed in the plastic trays in front of the City Clerk prior to the start of Council's discussion on an agenda item for which you would like to speak.

The Council Reports and Business section is for Council discussion. Citizens asking to speak on any of those issues may do so during the regular Citizen's Comment sections. Comments should be limited to five (5) minutes.

This Council cannot discuss personnel matters, legal or real estate issues in public sessions. Members of this Council and the City Manager will not immediately respond to questions raised at our meetings, however, responses will be provided by an appropriate person as quickly as possible.

If someone chooses to continue speaking beyond the Council-accepted time limit on an individual citizen comment, after being advised of their deadline, they will not be called to the podium at future meetings. Requests for additional time to speak will be considered, but the speaker must make a request to go beyond their limit and be given permission to do so. Residents are free to speak either on an agenda or non-agenda item.

It is Council's intent to conduct these meetings in a manner that is, at all times, respectful to members of City staff, the community, and fellow City Council members. Personal attacks on City Council members and staff will be ruled out of order.

Finally, Mayor Welsch encouraged members of Council to remember that, per Council rules, Roberts Rules of Order will be followed. And according to Robert's Rules, each member should desist in making personal attacks on their colleagues, limit comments to the merits of an issue, and not call into question any of your colleagues' motives. Again, personal attacks on City Council members and staff, by members of the public or by members of this Council, will be ruled out of order. These meetings are held for this Council to do the business of the people, and that is what every member should be focusing on.

Point of Information: Councilmember Carr stated that the removal of citizen's comments during Council Reports and Business is a practice that has not been followed by this Council in the past. Mayor Welsch stated that this is an area where in the past, she has allowed some flexibility, but going forward that process will no longer be allowed. Councilmember Carr questioned whether the Chair had the authority to make such a decision or whether it had to be agreed upon by Council as a whole. Mayor Welsch stated that per Council's rules, this section of the agenda is for Council, and not public discussions. Councilmember Carr stated that her understanding is that is what Council's Study Sessions are for. So by allowing citizens to comment during this section Council is providing them with an opportunity to weigh-in on topics that otherwise would not receive their consideration. Councilmember Carr voiced her objection to the fact that the Mayor had discretionarily made this modification. Mayor Welsch suggested that the issue be discussed further when Council revisits their rules.

Councilmember Carr requested that her comments be addressed as a Point of Order. Mayor Welsch reiterated the fact that citizens would be permitted to speak anywhere on the agenda, except during Council Reports and Business.

Councilmember Crow stated that he questioned the Mayor's authority to make such a change in the procedures.

Mayor Welsch stated that since it is her belief that Council discussions should be limited to members of Council, she would respectfully disagree with Councilmember Crow's comments and the Point of Order expressed by Councilmember Carr.

Councilmember Carr requested an appeal from the ruling of the Chair.

Mayor Welsch stated that a yes vote supports the Point of Order which seeks to allow citizen comments on every agenda item including in Council Reports and Business , and a no vote supports the continuation of Council's practice to allow no citizen comments during the Council's Reports and Business section.

Roll Call vote was:

**AYES:** Councilmembers Carr and Crow

**NAYS:** Councilmembers Glickert, Sharpe, Kraft, Jennings and Mayor Welsch.

#### **CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

##### **Jan Adams, 7150 Cambridge Avenue, University City, MO**

Ms. Adams stated that in lieu of an oral presentation she would ask that her written comments, which address several misrepresentations made at the last Council meeting, be attached to the minutes.

##### **Andrews Roberts, 940 Alanson Drive, University City, MO**

Andrew Roberts asked how a speaker is notified when he exceeded his time limit for speaking. Mayor Welsch said her general practice is to grant permission for extra time to speak to anyone who requests it. She stated that this type of restriction has only happened once during her tenure, since her general practice is to grant permission for extra time to speak to anyone who asks. Mayor Welsch stated the speaker would be notified of their inability to speak at future meetings as they leave the podium.

Mr. Roberts expressed his views on Council's restrictions related to Freedom of Speech, signing of petitions, notification of operational changes, protection of historic buildings and neglect of residents and businesses in the Third Ward.

##### **Charles Zdazasky, 8025 Delmar Blvd., University City, MO**

Mr. Zdazasky questioned the need of a landlord to provide hot water before a tenant could get an occupancy permit. He noted that as a landlord for 40 years he has his rental property inspected and then the tenant needs to an occupancy permit. Then the tenant can make arrangements with all utilities to be turned on in their name, which would give them hot water. Mr. Zdazasky stated he does not believe it is his responsibility to guarantee that a future tenant will be financially responsible to getting their utilities turned on but as it stands he is being forced to provide tenant with access to the premise prior to the inspection and issuance of an occupancy permit.

##### **Frank Olendorff, 8128 Cornell Court, University City, MO**

Mr. Olendorff stated that based on the minutes from Council's Study Session staff believes that the study on the police station alternatives analysis is complete. He would disagree based on the following:

- The two alternatives are inaccurate and unaffordable
- Staff is poorly informed

- There is a need for close oversight of the City's justice system, and
- The lack of public input.

With respect to the Public Survey for a Police Station, a consensus by Council is needed on the following issues:

- Validity of the information going out to the public
- What alternatives should be offered to the public
- What facts should be provided to the public, and
- What questions should be created.

## H. PUBLIC HEARINGS

## J. CONSENT AGENDA

## K. CITY MANAGER'S REPORT

### 1. Approval of the Fogerty Park Master Plan.

Councilmember Sharpe moved to approve and was seconded by Councilmember Jennings.

#### Citizen's Comment

#### **Nova Felton, 8031 Noel Court, University City, MO**

Ms. Felton thanked Council for their approval of the Fogerty Park Master Plan.

Voice vote on Councilmember Sharpe's motion to approve carried unanimously.

### 2. Approval to award Kelly Equipment the annual trash and recycle roll out carts contract for a total of \$181,410.00.

Councilmember Sharpe moved to approve, was seconded by Councilmember Glickert and the motion carried unanimously.

### 3. Approval of award to Piros Signs Inc for two digital message board signs in the amount of \$52,219.00.

Councilmember Jennings moved to approve and was seconded by Councilmember Sharpe.

Councilmember Glickert stated that he was a little disappointed by the location of the signs; wherein the Second Ward will have three signs; the Third Ward will have one; and the First Ward will have none. He then suggested that the sign scheduled for Midland and Vernon be installed in the First Ward instead.

Councilmember Kraft stated that this topic had been discussed during the Park Commission's meeting and there did not seem to be a lot of enthusiasm about where a sign should be located in the First Ward.

Councilmember Glickert suggested two locations, Adams Park because of the influence of Wash U. or 1-70 and Delmar, which is a heavily- traveled area.

Councilmember Crow asked if Councilmember Glickert's suggestion should be deferred until staff had an opportunity to research the best locations.

Councilmember Glickert made a motion to postpone this item until the next meeting to allow staff an opportunity to look at all of the options.

Mr. Walker requested that staff be given until November to perform the necessary research.  
October 26, 2015

Councilmember Glickert amended his motion to postpone and asked that this item be postponed until the first meeting in November. Motion was seconded by Councilmember Jennings and carried unanimously.

4. Approval of award to MTI Distributing for a golf course Greens Mower in the amount of \$34,601.00.

Councilmember Sharpe moved to approve, was seconded by Councilmember Jennings and the motion carried unanimously.

5. Approval to grant authority to the City Manager to contract with Spencer Contracting Co. to complete the Millar Park project in the amount of \$334,241.71 of which the Municipal Park Grant Commission's share is \$284,241.45 and the City's share is \$50,160.26.

Councilmember Glickert moved to approve, was seconded by Councilmember Sharpe and the motion carried unanimously.

6. Approval to grant authority to the City Manager to purchase the playground equipment directly from NuToys Leisure Products in the amount of \$73,338.00 of which the Municipal Park Grant Commission's share is \$62,337.30 and the City's share is \$11,000.70.

Councilmember Sharpe moved to approve, was seconded by Councilmember Glickert and the motion carried unanimously.

7. Approval of award to Joe Machens Ford for seven Taurus replacement police cars for \$171,024.00 and to Lou Fusz Ford for three Ford Explorers for \$148,497.00.

Councilmember Glickert moved to approve and was seconded by Councilmember Sharpe.

Councilmember Carr asked Mr. Walker if the dollar amount for the Ford Explorers was correct. Sinan Alapasian, Interim Public Works and Parks Director, stated that since the old equipment could not be transferred, additional costs were incurred in order to satisfy the Police Department's requirements. Councilmember Carr asked Mr. Walker if he would include a cost breakdown of each vehicle in future reports. Mr. Walker stated that he would.

Councilmember Glickert stated that he is thrilled that the City's officers are getting these vehicles.

Voice vote on Councilmember Glickert's motion carried unanimously.

8. Approval of a liquor license to Lagniappe at 7401 Pershing Ave, including Sunday sales.

Councilmember Glickert moved to approve, was seconded by Councilmember Jennings and the motion carried unanimously.

9. Approval of a liquor License to Merhaba at 6665 Olive Blvd, including Sunday sales.

Councilmember Sharpe moved to approve, was seconded by Councilmember Jennings and the motion carried unanimously.

10. Approval to authorize the City Manager to execute the Bill of Sale and Sculpture Loan Agreement to approve the transfer of ownership of the Rain Man sculpture in Epstein Plaza to the Gateway Foundation.

Councilmember Jennings moved to approve and was seconded by Councilmember Sharpe.

Councilmember Carr asked Mr. Walker if this proposal had been presented to the Arts & Letters Commission. Mr. Walker stated that it had been presented to the Park Commission, but not the Arts & Letters Commission. Councilmember Carr made a motion to postpone this proposal until the Arts & Letters Commission had an opportunity to review it and make a recommendation.

Councilmember Sharpe asked Mr. Walker if there was a deadline associated with this item. Mr. Walker stated that there was not.

Voice vote on Councilmember Carr's motion to postpone until after the Arts & Letters Commission reviewed it carried unanimously.

#### Citizen's Comments

##### **Diane Davenport, 784 Yale Avenue, University City, MO**

Ms. Davenport agreed that the involvement of Arts & Letters seemed to have been disregarded and thanked Council for postponing this item. She asked that they begin to listen, pay attention and get things right.

##### **Marilyn Cathcart, 6933 Columbia, University City, MO**

Ms. Cathcart stated that as a past member of the Arts & Letters Commission and Chair of the Sculpture Series, she wished to thank Council for delaying their vote, and allowing this Commission an opportunity to provide their input.

11. Approval of award for City-wide copier contract to Copying Concepts for three years with an annual cost of \$41,964.00.

Councilmember Sharpe moved to approve and was seconded by Councilmember Jennings.

Councilmember Glickert stated that he would like to abstain from voting on this issue due to a conflict of interest.

Councilmember Carr asked Mr. Walker for the number of copiers in each department? Mr. Walker stated that he would have to provide Councilmember Carr with that information after the meeting.

Voice vote on Councilmember Sharpe's motion carried unanimously with Mr. Glickert abstaining.

12. Approval to grant the City Manager the authority to transfer \$500,000.00 in Uncommitted Reserve Funds for short-term repairs to the Police Department (City Hall Annex).

Councilmember Glickert moved to approve, was seconded by Councilmember Sharpe and the motion carried unanimously.

#### Citizen's Comments

##### **Frank Olendorff, 8128 Cornell Court, University City, MO**

Mr. Olendorff suggested that at a minimum, one million dollars should be allocated, because the work is needed regardless of who ends up being the inhabitant of this building. Mr. Olendorff also suggested that the specifications for any exterior work performed on this project be submitted to the Historic Preservation Commission for their review and recommendation.

## **L. UNFINISHED BUSINESS**

### *BILLS*

**BILL 9269** – An ordinance to authorize the City Manager to execute a contract between the City Of University City and the Missouri Highway and Transportation Commission providing for the improvements on various streets in University City. Bill 9269 was read for the second and third



Councilmember Glickert moved to approve and was seconded by Councilmember Sharpe.

Roll Call vote was:

**AYES:** Councilmembers Carr, Crow, Glickert, Sharpe, Jennings, Kraft and Mayor Welsch.

**NAYS:**

## **M. NEW BUSINESS**

### *RESOLUTIONS*

*Introduced by Councilmember Sharpe*

- 1. Resolution 2015 – 21** Resolution approving 2015 annual property tax assessment rates. The resolution was seconded by Councilmember Jennings and the motion carried unanimously.

### *BILLS*

*Introduced by Councilmember Glickert*

- 2. BILL 9275** – An ordinance amending the University City Municipal Code Sections 130.530 and 130.540 relating to non-uniform employees retirement system – eliminating early retirement benefit for participants receiving a disability benefit. Bill 9275 was read for the first time.

*Introduced by Councilmember Sharpe*

- 3. BILL 9276** – An ordinance amending the University City Municipal Code Sections 130.160 and 130.170 relating to police and firefighters' retirement system – eliminating early retirement benefit for participants receiving a disability benefit. Bill 9276 was read for the first time.

## **N. CITIZEN PARTICIPATION (continued if needed)**

### **Judith Gainer, 721 Harvard, University City, MO**

Ms. Gainer stated that the use of the property at 601 Trinity as a parking lot has been approved as meeting the City's Zoning Code requirements. Ms. Gainer provided history of how the proposed land was used. She noted that a potential buyer of 601 Trinity must respect the limitations imposed by the Trust Agreement of the Height subdivision.

### **Laurie Polsky, 520 North and South Road, University City, MO**

Ms. Polsky asked Council why they voted to establish a contract with Gateway, when they knew that the Union's Contract required 11 firefighters at all times; costing more in overtime and would void the City's mutual aid agreement.

### **Jen Stuhlman, 1499 Urbandale, Florissant, MO**

Ms. Stuhlman, Shop Steward for Local 2665, asked Council if they would stress the importance of functioning carbon monoxide detectors to residents as they enter the upcoming winter season.

Ms. Stuhlman provided information of the firefighters' contract with the City which requires staffing level of eleven firefighters.

### **Don Fitz, 720 Harvard, University City, MO**

Mr. Fitz stated that previously, citizens would get answers to their concerns at a Council meeting. He noted he was not pleased by the way Council handled business at their meetings.

Mr. Fitz stated that in regard to 601 Trinity, the majority of residents who live near the area would like it to be restored to a green space and not turned into a parking lot without citizen participation.

### **Bart Stewart, 714 Harvard, University City, MO**

October 26, 2015

E-3-7

Mr. Stewart expressed concerns regarding Council's prohibition on the collection of petition signatures in the Chambers; failure of the Mayor and City Manager to respond to his emails and messages; Council's willingness to postpone insignificant issues, and the City Manager's \$500,000 mistake regarding the CBA,

## O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed  
Mayor Welsch made the appointments that were needed.
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes  
Mayor Welsch stated that minutes from the Library Board were included in Council's packet, and her hope is to see more board and commission in Council packets in the future.

Councilmember Sharpe stated that the 81st Missouri Municipal League Conference offers a variety of services to cities and acts as a lobbyist to assist them in getting their issues heard. This year's conference, which was held in Kansas City, MO, consisted of 25 meaningful seminars on topics such as violence prevention, verbal de-escalation, planning and zoning basics, and getting the most out of your attorney. Councilmember Sharpe provided the City Clerk with a booklet illustrating the list of seminars, online services, as well as the contractors/vendors that were in attendance, for members of Council to review. Next year's conference will be held at Union Station, and his hope is that every member of Council would attend. Throughout the years, he has served as Chairman on several committees, such as the Natural Resources/Urban Development Committee and the Resolutions Committee.

Mayor Welsch stated that five items have been placed on the agenda for discussion and a vote. However the majority of Council has not been provided with any specific information about what they are being asked to vote upon. Although this is not in violation of the Sunshine Law, she does believe that it is in violation of the spirit of the Sunshine Law. That those who speak so regularly about a lack of transparency in Government would ask members of this Council to vote on items with no prior notice, does call into question their commitment to transparency. Mayor Welsch stated that in her opinion, there are major problems associated with these topics.

4. Other Discussions/Business  
Requested by Councilmember Carr and Crow
  - **Gateway ambulance 15 minute delay on September 15, 2015.**

Councilmember Carr stated that several weeks ago she submitted questions to Mr. Walker.

1. **At what time did U City dispatch receive and conclude the 911 call from the patient's family?** Mr. Walker stated that it is the goal of U City to provide average EMS response times of 4 1/2 minutes. While data reflects that this typically is the case, there was one occasion in September where the paramedic/firefighters arrived in 4 minutes, but the ambulance took 15 minutes to arrive. Although this incident turned out to be non-life-threatening, the City addressed the problem in an attempt to avoid a reoccurrence in the future. He stated that this is not a new problem uniquely related to the City's contract with Gateway. In a review of 866 responses to 911 EMS calls during one quarter in 2014, of U city's ambulance calls, it was revealed that 60 calls took 8 to 10 minutes; 20 calls took 10 to 15 minutes and 10 calls took 15 minutes or longer.

With respect to Councilmember Carr's specific questions, he stated that she has been provided with the audio tapes and all other relevant reports associated with the event. Councilmember Carr read the following information obtained from the audio tapes and reports, into the record:

- *At 7:17 U City dispatch called the U City dedicated Gateway Ambulance No. 2.*

Mayor Welsch reminded all members of Council that they are bound by HIPPA regulations and therefore should be aware of any comments they make.

Councilmember Carr continued, by stating that;

- *At 7:17:56 or 7:18 Gateway 2627 responds to the call.*
- *At 7:21 U City dedicated Gateway No. 1 (2617), notifies U City dispatch that they are returning to service.*
- *At 7:22 Gateway 2627 notifies U City dispatch that they are on the scene, on Rabie.*
- *At 7:24 the dispatch calls Gateway 2617 for an accidental injury on Westgate.*
- *At 7:24 Gateway 2617 responds to the call on Westgate.*
- *At 7:28 Gateway No. 1 notifies dispatch that they are at the scene on Westgate.*
- *At approximately 7:39 the U City dispatch received a 911 emergency call for a possible heart attack.*
- *At 7:39 the U City Fire Department was dispatched to assist the Gateway Ambulance for a life-threatening call.*
- *At 7:41 the U City dispatch called Gateway's dispatch requesting that a backup ambulance be dispatched.*
- *At 7:43 U City dedicated Gateway Ambulance No. 2 notified U City dispatch that they were transporting a patient-quiet to Mercy Hospital.*
- *At 7:44 the U City fire truck arrived on the scene of that emergency and they began treatment. At 7:49 U City dedicated ambulance 2617 came back in service.*

Councilmember Carr then played a portion of the audio tape related to the incidents that occurred at 7:42:45 p.m., into the record. (*U City's dispatch is unaware of the availability of Gateway Ambulance No. 3*)

- *At 7:52 the pumper sent to the call on Cornell, calls back to dispatch and asks for an ETA.*
- *At 7:52 dispatch calls Gateway and asks for the ETA. Gateway comes back and tells them it will be 4 minutes. The patient was transported to St. Mary's Hospital."*

Councilmember Carr stated that she had reached the following conclusions based on; **(A)** the aforementioned information, **(B)** the September notice received from Mr. Pace stating that, "1 minute and 26 seconds is faster than the fire-based ambulance times," **(C)** Gateway's response was that there were 37 total calls from the thirteenth of August through the thirty-first of August, and that their average response time was 3 minutes and 20 seconds, and **(D)** the table she created utilizing the U City dispatch records from the Daily Crime Log during the same period of time in which each of these calls was highlighted.

1. The average response time for Gateway was 6 minutes and 24 seconds, not 3 minutes and 20 seconds.
2. The fault surrounding the incident of September 15<sup>th</sup> did not lie with any U City employee.
3. The information gleaned from all of these documents clearly depicts Gateway's non-performance.
4. It is not reasonable to compare 6,000 calls to 37 calls.
5. U City only has one evaluation which is non-performance, and then U City needs to use this to evaluate Gateway.
6. Gateway's request to Christian Northwest Transport for a backup was turned down.
7. The loss of the City's Mutual Aid Agreement has created a problem in executing 911 services.
8. Gateway's black box failure and a need to maintain their radios, they have initiated a new policy. After a patient is stabilized they have the option of calling for another ambulance to complete the transport, which may take up to 20 minutes.
9. Council is responsible for making a decision that changes the policy of this City to deliver ambulance service to their constituents.

Councilmember Carr asked Ms. Pumm to distribute a copy of her chart to Council, and then read the following excerpt from a recent ruling by the National Labor Relations Board into the record. "Now a company may be a joint employer even if it merely reserves the right to influence working conditions". So if U City is telling someone to discipline their employees the City may be a joint employer and could be subject to labor relations disputes. Therefore she would caution the City not to take that position.

Councilmember Crow stated that what Councilmember Carr has brought to Council's attention should bring pause to everyone. It is unfair to expect citizens to have to do the math simply because of their extreme concerns about the voracity and integrity of the information they are getting from City Hall and Gateway. Councilmember Crow stated that someone needs to step up and own this.

Councilmember Carr read several quotes made by Councilmember Jennings previously made and stated that she hoped that Council will honor the trust that Councilmember Jennings has avowed to the public. Now that it looks like this plan is not working, Council needs to take a look at it again.

- **Mold in the Police Station**  
(Removed)

- **Public Survey for Police Station**

Referencing staff's report, which indicates that renovations would cost roughly 26 million dollars and a new build would cost roughly 17 million dollars, Councilmember Carr posed the following questions to Mr. Walker:

1. **Did the City receive any responses on the 2013 RFQ to determine the cost of exterior repairs to bring the building up to code?** Mr. Walker stated that he did not recall.
2. **Has the City ever reached out to any of its citizen-experts for an opinion?** Mr. Walker stated that no one had approached him directly.
3. **Did you meet with Andy Trivers of Trivers & Associates, in late 2013?** Mr. Walker stated that he did recall the meeting, but not the substance.
4. **At that meeting Mr. Trivers offered to prepare a design free of charge. Were those plans ever submitted?** Mr. Walker stated that he did not recall.

Councilmember Carr stated that Trivers & Associates is one of the premiere architectural firms with respect to historical renovation and that she had retained a copy of the plan they had submitted. Utilizing National Police Standards Mr. Trivers' proposal to renovate the existing building and build a new addition, consisted of 46,971 square feet, at an estimated cost of \$8.775 million dollars. He also informed Mr. Walker that the City could get a historic tax credit of roughly three million dollars, which would bring the City's total to roughly six million dollars. The square footage is almost identical to what has been estimated for a new police station. After receiving the free plans from Mr. Trivers, the City paid a quarter of a million dollars to Archimages to develop a new plan.

Councilmember Carr stated that she had contacted another design-build firm who advised her that the basement was stable, and that all 39,000 square feet of the existing annex space could be utilized and renovated to meet the City's needs. Their estimate was \$11.5 million dollars to renovate the existing building, and \$16 million dollars for additional parking and temporary housing. The firm's estimate for a new building was approximately \$16 million dollars.

Councilmember Carr asked Ms. Pumm to provide Council with a copy of an article on retrofitting, illustrating how a building could be built inside of another building. She stated that there were other options available.

Councilmember Carr made a motion that Council be allowed to review and approve the survey prior to distribution to the public. The motion was seconded by Councilmember Crow.

Councilmember Crow stated that he was confused as to how anyone could not recall a meeting where a nine million dollar renovation versus a \$25 million dollar renovation was discussed. He stated that Council has to hold themselves accountable for the dissemination or lack of information by this administration.

Councilmember Kraft thanked Councilmember Carr for bringing this information to Council's attention, since he does not think that anyone is very enthusiastic about spending 26 million dollars on the police station. He stated his initial thought was that there should at least be a

second opinion from someone who is not competing for the design contract. Therefore, he would like to see a consensus from Council requesting that staff present this body with the survey to review and make recommendations on prior to distribution to the public.

Councilmember Glickert stated that he would vote for a review of the survey and does not see a significant binding issue with making such a request.

Councilmember Crow stated that a level of professionalism is expected of Council and the City Manager. So when a repeated pattern of disdained by the City Manager is called out by a member of Council, that's not being nasty, it's being an employer.

Mayor Welsch stated that she had no problem with staff allowing Council to review the survey, but did have a problem with Council having the final approval. She believes this is the staff's job, as per our Charter. To do so, in her opinion, inserts politics and each member's personal biases, which is inappropriate. She stated that she does not believe that anyone has a real sense of what is going to be on the survey. And as she has mentioned on numerous occasions, she would have appreciated Councilmember Carr calling Mr. Walker and herself, prior to this meeting, and discussing the meeting with Mr. Trivers.

Councilmember Kraft stated that on a procedural basis, his expectation is that if there are any specific objections to what is in the survey, that both staff and Council would be able to reach a consensus before it was sent out.

Councilmember Carr stated that she had submitted her questions to Mr. Walker, and is tired of hearing this is an administrative decision. Councilmember Carr stated that what she's seen is the de-facto establishment of a strong Mayor/City Manager government moving away from acting as a body and taking Council's responsibilities seriously. She stated that this is a huge policy decision and if the City can get this police station for six million dollars with historic tax credits versus \$15 million dollars which would be good to know ahead of time. So when faced with not being told all of the facts, she cannot tell citizens that Council has made a rationale and well thought out decision.

Councilmember Kraft stated that tonight Council is deciding on a survey, not a police station and what Council needed to do is set the process in motion, look at what staff comes up with, provide input, and then vote if needed.

Councilmember Glickert called for the question, was seconded by Councilmember Sharpe and the motion to Call the Question was unanimous.

Councilmember Carr stated that she was unwilling to amend her motion asking that staff bring the survey to Council for review and approval.

Councilmember Kraft abstained from taking a vote.

Roll Call vote was:

**AYES:** Councilmembers Carr, Crow, Glickert and Sharpe

**NAYS:** Councilmember Jennings and Mayor Welsch

- **601 Trinity Site Plan approval**

Councilmember Carr stated that the Director of Community Development informed Council that she had approved the site plan submitted by Mr. Henry Warshaw to operate a commercial parking lot on the playground located at Delmar/Harvard. Her rationale was that the approval was based on a grandfathered existing use. Councilmember Carr then asked Mr. Walker what definition was used to determine that the playground was a parking lot. Mr. Walker stated that Council had been provided with a legal opinion on this particular issue. Councilmember Carr stated that she was in

disagreement with that opinion. Delmar/Harvard was an operational playground until May 2011, and based on her understanding, grandfathered means a long time existing use, and at most, she has only seen a handful of cars on the lot.

Councilmember Carr asked Ms. Pumm to provide Council with copies of a document called "*Phase II Master Plan - University City Streetscape Master Plan, Civic Plaza Historic District, July 1985*," which was approved and adopted by Council. She noted that 601 Trinity was within Civic Plaza, and is governed by ordinances designed for the preservation of the City's Historic Districts.

The second page of this document is a drawing of the footprint of Delmar/Harvard, specifically designating the area as a playground; "*an ideal fairground or overflow parking lot*". The third page reads, "*Project No. 3. Provide increased City Hall parking. (D). The long-range development of a portion of the Delmar/Harvard playground for parking;*" approximately 72 parking spaces. The document also states that, "*A major opportunity could develop for parking with the relocation of the fire and/or police departments*". Councilmember Carr stated the building is still there and approximately 31 employee parking spaces are illustrated for this area. She said according to this planning document the land has never been used commercially.

Councilmember Carr stated that the Historic Preservation Commission is designed to review and make recommendations on proposed changes of humanly constructed objects; such as a blacktop, a public facility; such as a playground located on a school, and features/landmarks within a Historic District. She said this proposal should have been submitted to Historic Preservation, and perhaps, even to the Plan or Traffic Commissions before it was presented to Council. Councilmember Carr stated that while she may not be a lawyer, this documentation and her own observations do not indicate that 601 Trinity is a parking lot.

Councilmember Crow stated that there is a common theme tonight regarding information or the lack thereof, that is being relayed to Council. He stated that if it was the City's intent to change the zoning code and allow a commercial development to be built in an area that impacts residents, then at the very least, they should have provided Council with the opportunity to review their proposal and render a decision.

Councilmember Carr stated that the resounding question is does Council value the welfare of their citizens.

Mayor Welsch stated that the site plan was approved according to the laws of U City. Per the request of Councilmember Carr, Council was provided with a copy of the City Attorney's legal opinion on this issue. However, based on the fact that a legal opinion has been rendered, she does not believe that this meeting is an appropriate setting for Council to go into great detail. Mayor Welsch noted that Mr. Warshaw has not made a formal proposal to the City, therefore it is premature to talk about tax abatements on a development and selling that development to Washington University.

Councilmember Crow asked Mayor Welsch if she and Mr. Warshaw have had conversations about his proposal. Mayor Welsch stated that she had not talked with Mr. Warshaw recently, but is sure he would be willing to meet with Mr. Crow. She mentioned that Mr. Warshaw will be holding a neighborhood meeting at U City Library Tuesday at 7 p.m.

Councilmember Carr stated that these comments are exactly like what everyone heard about the City's EMS services. She stated that Mr. Warshaw told a room full of people that he would be seeking tax abatements, and that he did not need their vote.

Mayor Welsch stated that if there was proposed tax abatement, it would be presented for Council's review. There is no abatement without a development.

- **Legal opinion on the conduct of the meeting.**

Councilmember Crow stated that at the last meeting the Mayor stated that she had obtained a legal opinion regarding the type of conduct that will be permitted at Council meetings. If citizens

are going to be held to a standard of conduct, then it is appropriate for them to know what those standards are.

Councilmember Crow made a motion to make the legal opinion from the City on the decorum and conduct of public meetings, available to the public and was seconded by Councilmember Carr.

Councilmember Sharpe asked Councilmember Crow for his rationale behind making the legal opinion public? Councilmember Crow stated that the course of conduct expressed by the Mayor is laid out in the City Attorney's legal opinion, and citizens should be informed as to the legal opinion of what conduct is being expected of them.

Councilmember Jennings stated that his concern is attorney/client privilege and the possibility of setting a precedent that may not prove to be beneficial. Therefore he was not in favor of making the opinion public.

Councilmember Kraft stated that the opinion was pretty straightforward, so he would simply ask whether any member of Council had any problems with the content? Councilmember Crow stated that the Mayor's comments generated some conversation about this document. He asked how residents can understand what they can or cannot do, without providing them a copy of this document. Councilmember Crow stated if you look at the case law presented in the opinion, it causes you to question who provided the City Attorney with the fact pattern. He said because the conduct in question that the City Attorney was asked to opine on, is no different than actions taken by members of this Council. This opinion is totally silent about the actions of Council. Councilmember Crow said attorney/client privilege gets waived all the time.

Councilmember Kraft stated that Council Rules are just that, Council Rules. This is going to lead to us spending two hours at every meeting interpreting the City Attorney's opinions, There was a suggestion that there may be some ACLU issues involved here, so maybe Council should have a closed session to talk about what's in it and then reach a consensus on what actions to take.

Councilmember Crow stated that the question is, can that gentleman in the back hold up his sign or not?

Mayor Welsch informed Councilmember Crow that if he would have listened to her statement at the last meeting, he would realize that what she said was although case law says that Council can limit signs in chambers, she had no intentions of doing so and does not think her colleagues do either. This is not what Council thinks citizens can or cannot do; it's about what the law says the proper decorum should be in Chambers, something that she has been consistent about when reading her statement at almost every meeting. Mayor Welsch stated that Council is governed by Robert's Rules, which states that members of Council are not to engage in personal attacks on each other, and that they should stick to a discussion on the issues. So she would support Councilmember Kraft's suggestion to discuss this in a closed session, where issues involving legal matters should be talked about.

Councilmember Crow stated that what you will find is that Council has violated these directives far more than its citizens. There have been numerous outbursts from one citizen tonight that have not been recognized as problematic, yet at the last meeting similar outbursts were deemed out of order. Councilmember Crow's concern is about ensuring that the rules are applied fairly and equally.

Councilmember Carr stated that once the Mayor began to talk about this opinion, in detail, the attorney/client privilege ceased to exist. She noted that both the Mayor and City Clerk had released two confidential opinions in 2013.

Mayor Welsch again encouraged her colleagues to reread her statement, which is very clear about what is allowed, and has been allowed prior to, and during her tenure as Mayor. Therefore, she would agree with Councilmember Jennings' opinion about setting a precedent and not support any effort to release the legal opinion.

Councilmember Sharpe concurred with Councilmember Kraft's suggestion to discuss this issue in a closed session, and until that has occurred, he would be unable to vote in favor of releasing this document to the public.

Roll Call vote on Councilmember Crow's motion was:

**AYES:** Councilmembers Carr and Crow.

**NAYS:** Councilmembers Glickert, Sharpe, Jennings, Kraft and Mayor Welsch.

- **Judgment on Collective Bargaining Agreement with Firefighters.**

Councilmember Kraft stated that in his opinion there is a legal problem associated with Council even discussing this issue, since all seven members of Council are named as defendants in this case. A Final Order has not been issued and the case is still subject to the Court's discretion, and until there has been a Final Order it would be irresponsible and potentially damaging to the individual defendants, as well as the City of U City, to discuss this matter in public.

Councilmember Kraft suggested that Council immediately end this discussion, and based on the advice of his own attorney, he must remove himself from any public discussion of this matter.

*(Councilmember Kraft left the meeting at 9:05 p.m.)*

Mayor Welsch expressed her support of Councilmember Kraft's suggestions.

Councilmember Crow posed the following questions to the City Manager:

1. **Does the City have eleven firefighters who are willing and able to man equipment every day?** Mr. Walker reiterated the fact that this was not the forum to discuss this topic.
2. **Since the initiation of Gateway's contract how many days has the City not been able to achieve full staffing?**
3. **How many hours of overtime have been accrued in this Department?**
4. **Does the City still have two working ambulances?**
5. **Where is the logic in asking Council to approve the CBA, when it was obvious to some, that there was a pending Labor Agreement, as well as conversations about the possibility of contracting with Gateway?**

Councilmember Carr stated that on October 5th, Mayor Welsch made the following Facebook post, "*Judge sides with U City. The following note is from City Manager Lehman Walker. Following City Council's decision to outsource ambulance services the Firefighter's Union filed a lawsuit seeking a Writ of Mandamus to void the contract with Gateway. The Writ of Mandamus was not granted by the Circuit Court. The attached Order is a memo between the City and the Union, stating that the City will comply with the Collective Bargaining Agreement which it has been doing all along. Please see the attachment. Lehman Walker, City Manager. Note: The attachment is difficult to read.*" She asked why her comments are being muzzled when the Mayor's comments are not?

## **P. COUNCIL COMMENTS**

Councilmember Carr asked Mr. Walker to add a presentation by the Advisory Board of Washington University to the next agenda.

Councilmember Glickert thanked U Heights, Waldron Avenue and the Stanford Avenue Neighborhood Associations for inviting him to their picnic. As expressed at the last meeting, Councilmember Glickert stated that his belief is that it would behoove members of Council to conduct a study session to address Council's rules and regulations.



**Mayor Welsch made the following announcements:**

- Make a Difference Day will be held on Saturday, October 24th. This year's projects will include home improvement and light maintenance for residents of U City, and a cleanup of River Des Peres, Olive Boulevard and alleys. Citizens interested in volunteering should visit the City's website or contact Jodie Lloyd at [jloyd@ucitymo.org](mailto:jloyd@ucitymo.org) for details.

**Q. ADJOURNMENT**

Mayor Shelley Welsch adjourned the meeting at 9:10 p.m.

Respectfully submitted,

Joyce Pumm  
City Clerk, MRCC/CMC

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# **University City • Washington University Advisory Committee**

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**Report to City Council**

**Tax-Exempt Property Owned by Washington University  
Findings, Facts and Recommendations**

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**July 30, 2015**

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## **Acknowledgements**

First, we would like to thank Keith Cole, Assistant Director of Finances at University City, for his help and patience in arranging meetings, taking notes, and tracking down information. This included many night-time meetings outside of normal office hours. Officials at Washington University were helpful and professional in providing us with information when requested. In particular, Cheryl Adelstein took time out of her duties to present to the Committee on Washington University's investments and contributions to University City.

Councilpersons Paulette Carr and Steve Kraft served as liaisons between the UCWU Committee and City Council. They regularly attended our meetings and made valuable contributions to our deliberations. The recommendations in this report, however, represent the views of the Committee alone and are not the official position of the City Council or its members. Nevertheless, we hope the City Council will seriously consider our recommendations.



# Summary

Todd Swanstrom • Gary Nelling • Christine Albinson • Kristin Sobotka

## Background

The University City Council passed Resolution 2014-3, signed by Mayor Welsch on March 24, 2014, “authorizing the establishment of a University City Advisory Board on Washington University” (Appendix 1). (Hereafter we will refer to this board as the University City-Washington University (UCWU) Advisory Committee or simply “the committee”. The Resolution called for each member of the Council to appoint up to two University City residents or property owners to the committee. The membership of the committee was as follows:

Raheem Adegboye  
 Christine Albinson  
 Jack Breier  
 Caryn St. Clair  
 Gary Nelling, Co-Chair  
 Gregory Pace  
 Stephen Selipsky  
 Kristin Sobotka  
 Steven Stone  
 Todd Swanstrom  
 Kevin Taylor  
 Mae Weston  
 David Whiteman  
 Robyn Williams, Co-Chair

The Committee had its first meeting in May 2014 and elected Gary Nelling and Robyn Williams as co-chairs. The Committee had monthly meetings at Heman Park Community Center that were open to the public and attended by interested citizens.

The charge to the committee was to examine Washington University’s tax-exempt property in University City and make recommendations to the City Council on how best to deal with the revenue shortfall from tax-exempt property. The Council Resolution asked the committee to address a series of questions, which were broke down into five categories and assigned to subcommittees as follows.

- Subcommittee 1**      How much tax revenue is lost to University City taxing entities because of the tax-exempt status of Washington U city properties?
- Subcommittee 2**      What taxes does Washington U provide to University City taxing entities? What does Washington U provide to University City taxing entities that can be measured in dollars?
- Subcommittee 3**      What “in-kind’ services does Washington University provide to University City taxing entities? Are there intangibles that Washington University provides to University City taxing entities?

**Subcommittee 4** How does the University City taxing entities' relationship with Washington University compare with the relationships between other cities with comparable universities who have large tax exempt property holdings such as Brown University, Northwestern University, Rutgers University, Yale University, etc.?

**Subcommittee 5** Is there a way to quantify the amount of increased demand on City services that results from Washington University's ownership and development of tax-exempt property?

Much of the work of the UCWU Advisory Committee was done by these subcommittees. Subcommittee members invested hundreds of hours gathering data and consulting with experts and the relevant policy literature. This report summarizes the findings of these subcommittees. We refer the reader to the appendices for the methodology and detailed findings of each subcommittee. The Subcommittee Reports represent the views of the members of that subcommittee and not necessarily those of the entire committee.

A central task of the committee was to determine the market value of the tax-exempt property owned by Washington University and, therefore, the amount of property taxes foregone by University City taxing jurisdictions as a result of this tax exemption. This is a demanding task because St. Louis County does not update the assessed value of these properties and they have not been bought and sold very often on the private market. No method of estimation is perfect, but we believe our estimate of the range of values is reasonably accurate. Our methodology is detailed in the Subcommittee 1 Report in the Appendix. In addition, UCWU made every effort to document the contributions Washington University makes to University City both in terms of taxes and other payments, as well as in-kind contributions and intangibles that benefit University City governmental entities. UCWU members met with Washington University representatives to gather information about the programs the University proposes contribute to University City. UCWU also estimated the costs to University City of services provided to tax-exempt properties and their residents.

The City Council directed the committee "to study the option of increased demand on City services and infrastructure over the next 10 years..." and recommend ways that University City could be compensated for providing services to Washington University properties that do not pay property taxes. Included in our mandate was identifying payments in lieu of taxes (PILOTS) or in-kind service contributions by Washington University that could offset public service costs. The Resolution stated that Washington University could compensate for lost tax revenue in other ways, including additional public works resources; capital infrastructure improvements, such as parks; enhanced parking resources; and other improvements to the quality of life.

After gathering and analyzing all the facts on tax-exempt property, service costs, monetary and in-kind services by Washington University to University City, the committee deliberated on recommendations to the City Council. There is no way to quantify exactly what Washington University owes to University City to compensate for tax-exempt property. However, we believe the evidence points strong to the conclusion that the taxpayers of University City are bearing a disproportionate share of the burden. *Washington University can do more.*

## Findings

- Washington University currently owns about 1.2 million square feet of residential and commercial property in University City and thus is our largest landowner. We estimate that the Washington University's total portfolio of residential and commercial property had a market value in late 2014 between \$110 and \$130 million, rising by another \$20-23 million or more by the time of the completion of the Lofts Phase 2. In late 2014 its properties comprised 3.8 to 4.5 percent of the Assessor's \$2,887 million appraisal of all taxable University City property. At the completion of the Lofts the University's tax-exempt property value could exceed 5.3 percent of the City's total property value.
- Washington University currently provides 70% of their students with main campus housing, where no space remains to build new student housing. The remaining 30% live off campus in University City, the Central West End near the Washington University Medical Center, the Skinker DeBaliviere area in St. Louis, Clayton and other areas where there is room for new or renovated student housing. Approximately 2,840 Washington University students currently live in University City, with 1,400 in University-owned, tax-exempt housing.
- Washington University's tax-exempt property in University City, if taxed, would generate \$1.61 to \$1.86 million in local property tax revenue, rising in 2018 to \$1.87 to \$2.16 million. University City and its Library account for 15 percent of those amounts, with the School District accounting for 78 percent.
- In their presentation to UCWU including "By the Numbers – Washington University's contributions to University City", representatives from Washington University included all their expenses and investments in University City as if they amounted to direct-benefit contributions to the City. Our Committee disagreed with some of their claims. We distinguish University expenses and investments from contributions as follows:
  - Washington University contributions that benefit University City exclusively should be valued fully as contributions. For example these would include the money paid to the Police Department and the revenue from the University parking meters.
  - Washington University contributions that benefit University City and Washington University equally should be 50/50 shared values. Examples are the in-kind contributions to the Library and bike and walking path construction.
  - Washington University contributions that benefit University City, St Louis, Washington University, etc. should be valued in appropriate proportions. For example this would include the Loop Trolley project that is 25% in University City and 75% in the City of St. Louis and thus be recorded as a 25/75 benefit.
  - Washington University expenses or investments that benefit Washington University only should not be valued as financial contributions to University City. This would include the design and construction of the apartment portion of the Lofts at Washington University, about 2/3 of construction, and the renovations of existing apartment buildings. There's a qualitative intangible benefit in the new building and renovation, but no direct tangible financial benefit to any taxing entities.



- Washington University one-time contributions should accrue against real estate tax revenue losses in the year in which they were made and annual contributions accrue to the taxing entity to which they are annually made. One-time contributions might include the construction costs of infrastructure improvements such as new sidewalks, lighting and signalized intersections.
- Washington University expenses for permits, or other services received from the City should not be viewed as contributions to University City taxing entities. These are expenses for services received from University City.
- Sales taxes derived from student purchases at University City restaurants and retail establishments should not be valued as contributions to University City. The students living in University City would be spending the same amounts whether they lived in Washington U apartments or private apartments, and the taxes are in exchange for goods and services rendered and therefore are not contributions.
- Washington University has also made other in-kind contributions to University City. Many of these contributions, however, mostly benefit Washington University and are very difficult to monetize. For example, Washington University estimates that its students provide 100,000 volunteer hours, mostly in the schools. Putting a dollar figure on the services of student interns working toward degrees and receiving credit hours would be impossible. Washington University noted that 313 of its faculty and staff live in the city representing a \$35 million payroll and that its undergraduates spend considerable money in University City. But these are private market transactions that do not directly benefit the City or the School District. Private businesses are not excused from paying taxes because they contribute to the local economy. (For more detailed analysis of Washington University's projected contributions to University City, see the Subcommittee 3 Report in the Appendix.)
- Washington University tax-exempt properties and the students who live in them currently receive full city services including police, fire protection, street maintenance, lighting, sewers, public parking lots and street parking, use of parks and similar services. Using methodologies from the fiscal impact literature, the committee estimated the uncompensated public service costs that Washington University's tax-exempt properties impose on University City. Using a per person methodology, we estimate service costs to both University City and the School District at \$3.09 million per year. Using the value of the tax-exempt property to calculate costs we estimate service costs between \$2.96 and \$3.49 million per year. (See Subcommittee 5 Report for the detailed methodology used to derive these estimates.)

<b>Annual Washington University Cash Contributions</b>	<b>Cash</b>	<b>In-Kind</b>
Washington U provides an annual grant of \$90,000 to the police department. Full value.	\$90,000	-
Washington U - U City parking meters at Lindell and Forsyth	\$24,000	-
<b>Total Annual Washington University Contributions</b>	<b>\$114,000</b>	<b>-</b>

## One-Time Washington University Contributions

Washington University has also made a number of one-time, cash and in-kind service contributions to University City. We estimate the value of these contributions as follows based on the criteria established above:

<b>Contributions • through 2104</b>	<b>Cash</b>	<b>In-Kind</b>
\$150K one-time in-kind service and \$50K one-time cash to the Parkview Gardens Sustainability Plan. Shared value: U City and Washington U 50/50	\$25,000	\$75,000
\$100K one-time grant to the Loop Trolley Project Shared value: 25% U City – 75 % City of St Louis	\$25,000	-
In 2015 WU will make a \$250,000 grant to the Loop Trolley Company, which will accrue to the portion of that company represented by a UC taxing entity.		
Washington U provided \$5K to match the library's MOREnet grant. Full value - Discontinued	\$5,000	-
University City had a new fire station built on land provided by Washington U via a long term \$1 lease. <sup>i</sup> Shared value: 50% U City 50% WU = \$54,500 each	\$54,500	-
<b>Total One-Time Contributions</b>	<b>\$109,500</b>	<b>+ \$75,000</b>

- Though Washington University and University City have no specific PILOT agreement, the amount of \$114,000 to City taxing entities achieves a similar purpose.

### \$114,000 cash contributions

\$1,857,000 lost 2014 tax-exempt real estate tax revenue = 6.1% of lost UC tax revenues

### \$114,000 cash contributions

\$3,090,000 gross cost of 2014 UC services to WU = 3.7% of cost of UC services

### \$114,000 cash contributions

\$70,000,000 all 2014 University City revenues = 0.16% of all U City revenues

- Washington University's annual contributions to University City equal 6.1% of lost 2014 tax-exempt real estate tax revenues, a typical average of universities but about 60% of the Boston U PILOT percentage of 10.5% to Boston in 2014. Other large universities gave similar amounts. Washington University's contributions equal 0.16% of University City total revenues, which also compares unfavorably to the Boston U PILOT of 0.21% of Boston's total revenues, to the Yale PILOT of 1.5% of New Haven CT's total revenues and the Roger Williams U PILOT equal to 4.77% of Bristol RI total revenues. Bristol RI with 23,000 residents is comparable in size to University City at 35,150.

## Recommendations

University City benefits in many ways from having Washington University as a neighbor. Faculty, staff, and students stimulate the local economy and housing market. Washington University has grown both physically and in terms of faculty and students since its inception, and especially since the 1970s. The construction of the Kemper Art Museum, which is open to the public, the Law and Business Schools, renovations of Olin Library and Holmes Lounge and many more new buildings and renovations have enhanced both the size of the student body and the quality of education. The University has been generous with their provision of students to work in University City Public Schools.

On the other hand, Washington University benefits from being located next to University City. University City has lovely historic residential architecture, neighborhoods that welcome new residents, faculty and students alike, tree-lined Delmar Boulevard, restaurants of many nationalities and cuisines, art galleries, the Center on the Contemporary Arts (COCA), fashion shops, the Tivoli Theater, and music and entertainment venues. In 2007, the American Planning Association named the Delmar Loop “One of the 10 Great Streets in America.” Faculty, staff, and students have free access to taxpayer-provided amenities, such as the Ruth Park golf course, Heman Park swimming pool, recreation center, tennis courts, and the Public Library.

Clearly, Washington University and University City both benefit from being neighbors. Having said this, however, after studying the facts, we believe the relationship between Washington University and University City is out of balance.

University City taxpayers bear a burden from the large and growing amount of tax-exempt property within the borders of their city. The large presence of tax-exempt property has contributed to a relatively high property tax burden. Twelve municipalities in St. Louis County collect no property taxes. Of the 78 municipalities that do, University City has the 19<sup>th</sup> highest residential property tax rate (.7530). Taking into account the University Library tax, the city ranks near the top in total property taxes. High property taxes can harm property values and undermine the housing market.

There are basically four ways that University City could cope with its fiscal squeeze due to the large presence of tax-exempt property: 1) Raise taxes; 2) Cut services; 3) Receive additional payments or in-kind services from Washington University to make up for lost revenue; 4) Expand the tax base through economic development and investment. We do not recommend alternatives 1 and 2. Raising the already high tax rates or cutting services will make University City a less attractive place to live or do business and will not solve the underlying problem. We recommend the City pursue alternatives 3 and 4.

The main rationale for granting tax-exempt status to nonprofit institutions is that they provide services that take the burden off of the public sector or provide public good that otherwise governments would have to provide. For example, charities take care of the homeless and orphans who otherwise would need to be taken care of by government. Small nonprofits that exclusively serve their communities with services, such as family and children’s counseling, drug use treatment, and job counseling, have community missions that can be distinguished from universities. Washington University operates more like a business than a charity. By creating knowledge and more educated citizens

Washington University does benefit society, but the main beneficiaries are the students themselves, who pay high tuition rates for the privilege of attending (\$45,700 per year 2014-2015). As a national university, most students leave the St. Louis metropolitan area after graduation. The University has about \$8.7 billion in net assets in its endowment according to its 2014 Annual Statement. About \$6.7 billion is in market investments and \$2 billion in real estate. Washington University's financial assets are not evidence of obligation to contribute, but they are evidence of ability to contribute.

Recognizing that their wellbeing is wrapped up with the communities they are located in and that they often impose service burdens on local municipalities, universities around the nation have instituted policies to benefit their neighbors, including payments in lieu of taxes. Many universities now view themselves as “anchor institutions.” An “anchor institution” is any institution that is tied to a specific location “by reason of mission, invested capital, or relationships to customers or employees....” The most prominent anchor institutions are universities and hospitals, known as “eds” and “meds”. As anchor institutions, universities have come to realize that they can intentionally deploy their resources to benefit neighboring communities, while at the same time benefiting themselves – all the while staying within their mission. Washington University Medical Center has acted as an anchor institution in the Central West End and Forest Park Southeast neighborhoods. But it could embrace an anchor institution role more strongly in the case of University City, especially in northern parts of the City, which have high rates of poverty and unemployment.

### **Recommendation 1: Negotiate a PILOT**

The tax-exempt status of Washington University is written into state law and University City cannot require Washington University to pay taxes. Any agreements to address the issues related to tax-exempt property will need to be beneficial to both partners. Many universities have recognized the need to compensate for tax-exempt property by making payments to local governments. These payments are called PILOTs or “payments in lieu of taxes.”<sup>ii</sup> PILOTs are *voluntary* payments made by a tax-exempt organization as a substitute for property taxes. Overall, PILOTs represent a small proportion of total city revenues but they still can be an important supplement. For example, Yale University entered into formal agreement with New Haven in 1991 for a \$1.2 million annual PILOT. Over time that payment has risen and in 2009 Yale agreed to increase its payment by 50 percent, so that starting in 2010 it contributed \$7.5 million per year.

A study of Boston found that sixteen colleges and universities contribute PILOTs to the City of Boston. Boston University made the largest PILOT (\$4.9 million) with Harvard second (\$2.0 million). Researchers found a direct correlation between the size and assets of the largest Boston universities and the size of their PILOTs. This correlation probably results from the large universities greater stake in the quality of city services, quality of life and general goodwill created by their PILOTs. When a nonprofit expands its real estate holdings, or buys up previously taxable property, the City of Boston initiates a conversation with the nonprofit with the objective of reaching a PILOT agreement.

Washington University's real estate holdings in University City have increased significantly in recent years and its holdings will increase in the years ahead. We believe University City should initiate a conversation with Washington University about instituting a PILOT. Instituting a PILOT will be challenging because there is no agreed

upon way to calculate the amount. As a prominent study of PILOTs put it:

The basis for deciding upon an appropriate PILOT amount varies across municipalities. Some ask tax-exempt institutions to pay a specific proportion of the property taxes the institution would owe if taxable. Others base the PILOT on some measure of the size of the nonprofit's property, such as square footage, or the size of its economic activity, such as number of employees or dormitory beds. The cost of the basic services provided to nonprofit institutions is also used as a guide.<sup>iii</sup>

We believe that if Washington University agreed to a PILOT it would benefit them in the long run by helping to stabilize University City finances and improve the image of the University in the community. In any case, a PILOT will only cover a relatively small portion of the foregone property taxes.

**Recommendation 2: Collaborate with Washington University to Spur Private Development and Boost the Tax Base**

City Council should utilize the resources of the Community Development Department, real estate developers, real estate agents, business owners and residents, as well as Washington University, to create meaningful and realistic plans to stimulate economic growth and real estate development and provide financial resources, especially in northern University City that has high levels of poverty and unemployment. Washington University could provide social and job service counseling at their new North Campus location. Washington University has an Employer-Assisted Housing Program that provides down payment assistance to homebuyers in certain neighborhoods surrounding the campus. So far the program has assisted approximately 27 homebuyers giving out a total of \$108,950. If significantly more Washington University employees moved into the target area north of Olive Street, it could serve as a valuable stabilizing influence.

Since it is unlikely that Washington University would replace the entire \$1,857,000 average lost nonprofit real estate tax revenue, our City Council working with the Community Development Department and Planning staff should pursue economic development independently as well. There are programs in progress that may bear economic fruit, such as the Parkview Gardens Neighborhood Sustainable Development Plan, but this is a long-term plan without predictable financial benefits over ten years. Time will tell whether private developers will build retail, office and residential projects in a neighborhood served primarily by walking and scant public transportation with low parking ratios.

Likewise, the Loop Trolley now is in construction. Commercial development is occurring along its path in St. Louis, but large-scale renovation of adjacent North St. Louis neighborhoods will be a 10-year project at best. Time will tell whether the Loop Trolley will be a profitable part of a future comprehensive metropolitan transportation system. The proposed multistory New Urbanism project proposed by the City at Olive Street and North and South Boulevard is an encouraging independent development plan.

**Recommendation 3: Negotiate Transfers of Real Property**

Transfers of equivalent properties by the University and City (such as returning Pete's Sur-Save to a private commercial developer) should be considered as development options. We encourage our City Council to negotiate such agreements with each project.

Washington University should consider converting some of its residential property to private ownership and therefore putting it back on the tax rolls.

**Recommendation 4: Cost Sharing for Municipal Infrastructure Projects**

It is common for developers, both private and nonprofit, to contribute half or more of the infrastructure costs of their developments in areas surrounding the immediate sites. We encourage City Council to continue to negotiate such mutually beneficial agreements.

**Recommendation 5: Service Assessments**

University City could consider fee-for-service agreements with for specific city services provided to tax-exempt properties, such as street maintenance or snow removal.

**Recommendation 6: Zoning Law Restrictions**

Webster Groves has drawn boundaries around university development by creating Educational Campus Districts in their zoning ordinance that put a moratorium on university development outside these zones, protecting neighborhoods and their tax base. University City should evaluate this zoning law as a potential model for a zoning code amendment if citizens think further tax base erosion or quality of life issues are at risk.

**Recommendation 6: Address Parking Issues Created by Students**

With financial support from Washington University and in a spirit of full collaboration, University City should create and implement a Walking Plan to encourage students living in University apartments to walk to classes to minimize the parking disadvantage for long-term residents, shoppers and diners. The City should also encourage Washington University to extend the shuttle bus system between the main and north campuses to include any area of student housing not currently served in University City to avoid overburdened existing street and lot parking.

**Recommendation 7: Transparency**

We recommend that our City Council ask Washington University to disclose its plans for acquiring more properties in University City over the next ten years or more. Calculating future tax-exempt property values and lost tax revenues is complex, but a reasonable estimate is necessary in order to calculate requests for additional contributions.

**Recommendation 8: The IBA Heidelberg Model**

University of Heidelberg is making contributions to the City of Heidelberg Germany through Knowledge Based Urbanism, which establishes business incubators, technology think tanks and social services. Stanford, NYU and Harvard are emulating this program with their respective cities, and Washington University should consider doing the same.

**In conclusion**, we hope this report provides the City Council with adequate information to engage in constructive negotiations with Washington University for a PILOT program or additional cash and in-kind services to offset the City's real estate tax revenue losses, as well as to stem our population decline and stimulate economic growth. We hope Washington University recognizes that deficiencies in revenue may cause deficiencies in services and the condition of City streets, sidewalks, lighting, parks and properties that will negatively impact the quality of life. Working together, University City and Washington University can improve the quality of life for everyone.

**Resolution 2014 - 3****RESOLUTION FOR AUTHORIZING THE ESTABLISHMENT OF A UNIVERSITY CITY  
ADVISORY BOARD ON WASHINGTON UNIVERSITY**

**WHEREAS**, the City of University City is a first-tier suburb facing the same challenges and stresses of such inner-ring suburbs around the Country; and

**WHEREAS**, the City Council of the City of University City is committed to asking a proactive approach to dealing with these challenges and stresses; and

**WHEREAS**, these challenges and stresses will be lessened with a vibrant, healthy economic climate within University City; and

**WHEREAS**, the City of University City has a long tradition of working in collaboration with our community partners such as the University City School District, the Loop Special Business District, Parkview Gardens Association, the Chamber of Commerce and Washington University; and

**WHEREAS**, appropriate continued development in University City is in the best interest of its residents; and

**WHEREAS**, the City council of University City seeks to make sure the relationship between the City and Washington University is of maximum benefit to all parties, and is not to the detriment of ether party; and

**WHEREAS**, by the laws of the State of Missouri, many of Washington University's properties in University City are tax exempt; and

**WHEREAS**, continued development and redevelopment can be more beneficial to our community when proposed projects address the need for additional public safety resources, additional public works resources, additional capital infrastructure improvements, parking resources, revenue responsibility and quality of life issues for existing residents; and

**WHEREAS**, the City of University City has a long tradition of turning to its residents and property owners for advise and guidance in areas of concern to it the city; and

**WHEREAS**, the City of University City has among its residents and business community experts in the field of Economic Development, land use, tax policy zoning and community investment; and

**WHEREAS**, the City of University City also has non-resident property owners who are, also, experts in the field of Economic Development, land use, tax policy, zoning and community investment; and

**WHEREAS**, many of these residents and property owners have expressed a willingness to volunteer their services, expertise and advice to advance an open dialog to discuss

economic development and redevelopment, land use, tax policy, zoning and community investment in University City; and

**WHEREAS**, Washington University has been a long-term and integral partner with the City of University City since the founding of our City and the largest single landowner with tax-exempt status in University City;

**NOW, THEREFORE BE IT RESOLVED** that the City Council of University City authorizes a voluntary Advisory Board on Washington University to work under the direction of the City Council to study the options of increased demand on City services and infrastructure over the next 10 years in University City.

This can include public safety resources, additional public works resources, additional capital infrastructure improvements, parks, parking resources, revenue responsibility and quality of life issues; and;

This Advisory Board will consist of University City residents and no more than 2 non-resident University City property-owners, and will be representative of the community to the greatest extent possible; and

Each member of the council will appoint (up to) 2 representatives to the group; and

The Advisory Board will develop its own procedures for accomplishing its work; and

The Advisory Board will follow the open meetings and records laws of the State of Missouri; and

The Advisory Board will be citizen led and directed, although the City Council will use its usual procedures to make appointment and will have two of its members serve as liaisons to the Advisory Board, and all members of Council and the public will be welcome to attend and observe its meetings; and

The City Manager will provide staff resources to the Advisory Board; and

The Advisory Board have its first meeting in May 2014 and work for a period of not more than 6 months; and

The Advisory board shall have the option of meeting at Heman Park Community Center, which will be made available for meetings at least once per month; and

The Advisory Board will study the University City relationship with Washington University and is requested to examine the following issues:

- How much revenue is lost to University City taxing entities because of the tax-exempt status of Washington University City properties?
- What taxes does Washington University provide to University City taxing entities?
- What does Washington University provide to University City taxing entities that can be measured in dollars?



- What "in kind" services does Washington University provide to University City taxing entities?
- Are there intangibles that Washington University supplies to University City taxing entities?
- How does University City taxing entities' relationship with Washington University compare with the relationships between other cities with comparable universities who have large tax exempt property holdings such as Brown University, Northwestern University, Rutgers University, Yale University, etc.?
- Is there is a way to quantify the amount of increased demand on City services that results from Washington University's ownership and development of tax exempt property?

The Advisory Board, upon completion of its work, will present a report that includes its recommendations, data and analysis to support its recommendations, realizing that its work is not established public policy, but is designed to present suggestions which the City Council may or may not choose to act upon.

Adopted this 24<sup>th</sup> day of March, 2014.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

## UCWU Subcommittee Reports

### Subcommittee 1 Report

Steven Stone • Stephen Selipsky • Jack Breier

### **Revenue Uncollected by University City Taxing Entities Because of the Tax-Exempt Status of Washington University Properties**

In this chapter we estimate annual taxes that Washington University-owned properties in University City would produce if they were not tax-exempt. The State constitution establishes this tax exemption, and in this context we should note that it also constrains certain parts of local governments' property tax revenue and rates, which in response must be adjusted annually. Therefore the uncollected revenue calculated here is not purely a reduction of local government revenues; by constitutional original intention it is also partially a shift of tax burden from tax-exempt-property owners to taxable-property owners. We conclude that tax-exempt property, and changes in its extent, have effects both on tax rates and on government revenue levels. We will estimate the combined size of those effects without attempting a policy-maker's decision between their proportions.

These revenue calculations are intended as part of a larger picture addressed by other chapters of this report, including Washington University's substantial non-property-tax payments to local governments, its other support of local institutions, its cost impact on local government, and comparison with evolving relationships elsewhere between non-profit institutions and local governments.

Our analysis begins by generating, from the Saint Louis County Assessor database, a list of tax-exempt property in University City owned by Washington University. Since the Assessor's office assigns limited resources to appraising tax-exempt property, we adjust many of those valuations (some of which have remained constant for multiple years). To avoid the substantial cost and time of commissioning professional valuations of each property, we value single-family dwellings and most commercial buildings at the higher of last purchase price or Assessor's 2013 most recent available valuation. We value vacant land by area, based on recent transactions. For multiple-occupancy buildings we use an income approach based on market rents, to generate average valuations per apartment unit appropriate to each of three geographic areas (North Parkview / South Parkview / south of Delmar). Individual properties are color coded by this geography in Appendix: Portfolio Valuation and Taxation.

To provide some guidance on the reliability of our final numbers we use a valuation range: first calculating very conservative lower-bound values, and then repeating the calculation using "mid" values likely closer to current market values. In consultation with real estate professionals our income model calculations (see Appendix: Market Value Calculator) generate average valuations per apartment unit in the three respective geographic areas to be a lower-bound set of (\$60,000 / \$80,000 / \$100,000), and a mid-set of (\$75,000 / \$100,000 / \$125,000) which compare well with prices for units currently on the market.

The Lofts development on Delmar receives special treatment due to its location

straddling the border between University City and Saint Louis, its mixed residential/commercial space, the large component of recent capital investment in its exempt property value in University City. We use the announced Loft Phase II expansion to give a requested indication of future trends, but future purchases and/or conversions of property between taxable and tax-exempt will have additional effects.

To value the Lofts, we exclude taxable commercial space, and use an income approach based on published student room rates (see Appendix: Calculator). We thus assign a (low) \$45 to (most-likely) \$52 million value to the tax-exempt portion of Phase I, which may be compared to announced construction costs of \$69 million less \$6 million we allocate for the taxable commercial space. Since somewhat over 50% of units are located within University City, we conservatively allocate to it \$22.5 million to \$26 million of valuation. The planned development in 2017 of Phase II will add additional value, all tax-exempt residential and within University City limits. Our income approach valuation of \$20 to \$23 million may be compared to announced construction costs over \$11 million plus some allocation of infrastructure costs. We should keep in mind that Washington University's capital investment and development considerably increase the value of this property, and of other Washington University properties to a lesser extent. In the absence of the University's real estate activities, taxable developers might have made an unknowable portion of this investment; in the real world we note that private investment and future development proposals have also been increasing in the Loop and local student housing market (including recent proposals along Kingsland).

Assembling all these elements (in Appendix: Portfolio Valuation and Taxation) gives a market value for the total portfolio in University City of \$110 million to \$130 million, rising by another \$20 to \$23 million or more by 2018 (including Lofts Phase 2). The University may continue to acquire additional properties; on the other hand some previously tax-exempt properties are being moved into taxable status for management by for-profit subsidiaries (3.5% of the portfolio value based on county database through January 2015). Our valuation of the portfolio as of late 2014 comprises 3.8% to 4.5% of the Assessor's \$2,887 million appraisal of all taxable University City property for 2013 and 2014. By 2018 the University's tax-exempt property value may exceed 5.3% of the City's total property value.

We calculate forgone taxes as the County Assessor would, by multiplying each property's appraisal value by the statutory assessment ratio for residential (0.19) or commercial (0.32) use and multiplying by the property's sub-district tax rate. Ignoring small politically decided changes in tax rates if the portfolio were taxable, the resulting uncollected taxes / shifted tax burden are detailed in Table: Forgone Taxes below.

We conclude that Washington University's tax-exempt real estate in University City would otherwise generate at least \$1.61 million to \$1.86 million of city-local property taxes or reduced taxpayer rates in 2014, rising in 2018 to at least \$1.87 million to \$2.16 million. University City and its Library account for just over 15% of those amounts, and the School District accounts for 78%. The higher estimated values are the most likely.

**Table: Forgone Taxes on Tax-Exempt Washington University Properties**

	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>	<u>Percentage</u>
<i>2014 Low</i>				
Univ City School District	\$ 918,816	\$ 341,456	\$1,260,272	78.4%
City of University City	\$ 133,630	\$ 45,831	\$ 179,461	11.2%
University City Library	\$ 47,205	\$ 15,737	\$ 62,942	3.9%
University City Sewers	\$ 12,432	\$ 4,959	\$ 17,391	1.1%
Parkview Business District	\$ 44,178	\$ 18,500	\$ 62,678	3.9%
Univ City Business District	\$ 24,154	\$ 0	\$ 24,154	1.5%
<b>Total Local</b>	<b>\$1,180,413</b>	<b>\$ 426,483</b>	<b>\$1,606,897</b>	<b>100.0%</b>
State, County, Reg.	\$ 442,149	\$ 156,208	\$ 598,357	
Grand total	\$1,622,563	\$ 582,691	\$2,205,254	
<i>2014 Mid</i>				
Univ City School District	\$1,113,495	\$ 341,456	\$1,454,951	78.3%
City of University City	\$ 161,943	\$ 45,831	\$ 207,774	11.2%
University City Library	\$ 57,207	\$ 15,737	\$ 72,944	3.9%
University City Sewers	\$ 15,049	\$ 4,959	\$ 20,009	1.1%
Parkview Business District	\$ 54,953	\$ 18,500	\$ 73,453	4.0%
Univ City Business District	\$ 27,911	\$ 0	\$ 27,911	1.5%
<b>Total Local</b>	<b>\$1,430,558</b>	<b>\$ 426,483</b>	<b>\$1,857,042</b>	<b>100.0%</b>
State, County, Reg.	\$ 535,832	\$ 156,208	\$ 692,040	
Grand total	\$1,966,391	\$ 582,691	\$2,549,082	
<i>2018 Low</i>				
Univ City School District	\$1,115,561	\$ 341,456	\$1,457,017	78.0%
City of University City	\$ 162,244	\$ 45,831	\$ 208,075	11.1%
University City Library	\$ 57,313	\$ 15,737	\$ 73,050	3.9%
University City Sewers	\$ 15,966	\$ 4,959	\$ 20,925	1.1%
Parkview Business District	\$ 44,178	\$ 18,500	\$ 62,678	3.4%
Univ City Business District	\$ 45,624	\$ 0	\$ 45,624	2.4%
<b>Total Local</b>	<b>\$1,440,884</b>	<b>\$ 426,483</b>	<b>\$1,867,368</b>	<b>100.0%</b>
State, County, Reg.	\$ 536,826	\$ 156,208	\$ 693,034	
Grand total	\$1,977,711	\$ 582,691	\$2,560,402	
<i>2018 Mid</i>				
Univ City School District	\$1,339,752	\$ 341,456	\$1,681,208	78.0%
City of University City	\$ 194,849	\$ 45,831	\$ 240,680	11.2%
University City Library	\$ 68,831	\$ 15,737	\$ 84,568	3.9%
University City Sewers	\$ 19,114	\$ 4,959	\$ 24,073	1.1%
Parkview Business District	\$ 54,953	\$ 18,500	\$ 73,453	3.4%
Univ City Business District	\$ 52,602	\$ 0	\$ 52,602	2.4%
<b>Total Local</b>	<b>\$1,730,100</b>	<b>\$ 426,483</b>	<b>\$2,156,584</b>	<b>100.0%</b>
State, County, Reg.	\$ 644,711	\$ 156,208	\$ 800,919	
Grand total	\$2,374,811	\$ 582,691	\$2,957,502	

<sup>i</sup> The parcel is about 0.7 acres. The property immediately to the north of the fire station is 6504 Olive. This parcel is 1.84 acres with the land appraised at \$285,800 by St. Louis County.  $\$285,800 / 1.84 \text{ acres} = 155\text{K/acre}$ :  $.7 \text{ acres} * \$155\text{K/acre} = \$109\text{K}$  (value of the fire station land grant).

ii The University City School district property tax ranks in the middle (11<sup>th</sup> out of 23). After adding in the municipal and library tax, however, University City ranks near the top. *St. Louis County 2014 Rate Book*, available at: <http://revenue.stlouis.com/collection/2014/2014/RatBook.pdf>

iii Henry S. Webber and Mikael Karlstrom, *Why Community Investment is Good for Nonprofit Anchor Institutions: Understanding Costs, Benefits, and the Range of Strategic Options* (Chicago: Chapin Hall at the University of Chicago, 2009), p. 1.

<sup>iv</sup> Our discussion of PILOTs relies heavily on Daphne A. Kenyon and Adam H. Langley, *Payments in Lieu of Taxes - Balancing Municipal and Nonprofit Interests* (Cambridge, MA: the Lincoln Institute of Land Policy, 2010).

<sup>iiiiii</sup>v Kenyon and Langley, p. 6.

PORTFOLIO VALUATION AND TAXATION - WASHINGTON UNIVERSITY TAX-EXEMPT PROPERTIES IN UNIVERSITY CITY

2014 rates and properties: mid-range market estimate excluding Lofts Phase 2

ASSUMPTIONS FOR MARKET VALUE

1. Single-family dwellings at higher of County Assessor's value or purchase price (if known).
2. Apartments shaded in red valued at \$75,000 per unit.
3. Apartments shaded in blue valued at \$100,000 per unit.
4. Apartments shaded in green valued at \$125,000 per unit.
5. We exclude taxable retail/garage commercial properties at 7351 - 7361 Forsyth, although they are appraised and taxed below likely market value.
6. 950 Kingsland is a commercial building; purchase price used for market value.
7. Other commercial buildings valued at higher of County Assessor's value or purchase price (if known).
8. 6610 Olive is a large vacant lot, currently held for commercial development. Purchase price used for market value.
9. Small vacant parcels and parking lots valued at \$7.50 per square foot.
10. 721 Kingsland includes both apartments and art facilities. County Assessor's value is used, although it is likely below market value.
11. 560 Trinity is the 560 Music Center. County Assessor's value is used, although it is likely below market value.
12. 306 Mehville is the Academy Building. County Assessor's value is used, although it is likely below market value.
13. 6601 Vernon is the MySci Resource Center. Purchase price used for market value.
14. 6261 Delmar is the Lofts of Washington University; almost half of the Phase I development is located in the City of St. Louis.

Input	Lower	Higher
\$ 75,000	\$ 60,000	\$ 75,000
\$ 100,000	\$ 80,000	\$ 100,000
\$ 125,000	\$ 100,000	\$ 125,000
\$ 52	\$ 45	\$ 52
\$ -	\$ -	\$ -

Lofts 1  
Lofts 2

By intergovernmental agreement, University City provides fire, EMT, and police protection. We assign 50% of value and unrecruited tax to University City.

An income model values the non-taxable residential portion (including Enright phase I buildings) at \$45 to \$52 million (total in both cities).

This compares to announced construction costs of \$69 million less an estimated \$6 million for 20,744 sq ft of taxable commercial area.

15. 6201 Enright is the site of Phase II of the Lofts (announced for 2017 completion), located within University City limits.

An income model supports valuation at \$20 to \$23 million (vs Phase II construction costs estimated over \$11 million plus infrastructure).

TOTAL MARKET VALUE: \$ 129,647,860

TOTAL UNCOLLECTED TAXES: \$ 2,549,082

LOCATOR #	ADD-RESS	STREET	COUNT OF APT UNITS	Land/Retail SF	MARKET VALUE	DESCRIPTION	PURCHASE PRICE	2013 ASSESSOR APPRAISED	ASSESSOR ASSESSED	MARKET ASSESSED	TAX SUB DISTRICT	2014 TAX RATE	UNCOLLECTED MARKET TAXES	TAX-EXEMPT
18H402196	5238	CABARNE	8		\$450,000	APARTMENTS-GARDEN	\$115,000	\$26,600	\$47,610	\$85,200	131-BA	0.094610	\$8,089	Y
18H404274	5238	CABARNE	2		\$150,000	APARTMENTS	\$48,400	\$18,100	\$39,800	\$28,500	131-BA	0.094610	\$2,896	Y
18H404114	5262	CABARNE	0		\$47,200	DWELLING	\$15,000	\$47,200	\$12,110	\$8,987	131-BA	0.094610	\$850	Y
18H400861	5310	CABARNE	0		\$300,000	APARTMENTS	\$13,500	\$279,400	\$57,700	\$57,000	131-BA	0.094610	\$5,393	Y
18H402708	6314	CABARNE	4		\$300,000	APARTMENTS	\$170,000	\$280,600	\$57,950	\$57,000	131-BA	0.094610	\$5,393	Y
18H443134	6255	CABARNE	0	3,400	\$25,500	VACANT LAND		\$14,400	\$2,300	\$4,845	131-BA	0.094610	\$458	Y
18H443145	6253	CABARNE	0	3,484	\$25,100	VACANT LAND		\$13,700	\$2,570	\$4,365	131-BA	0.094610	\$470	Y
18H443136	6253	CABARNE	0	3,920	\$29,400	VACANT LAND		\$14,300	\$2,810	\$5,399	131-BA	0.094610	\$578	Y
18H423742	6239	CATES	0	13,329	\$104,000	VACANT LAND		\$27,200	\$570	\$29,869	131-BA	0.094610	\$2,879	Y
18H421394	6260	CATES	6		\$900,000	APARTMENTS-GARDEN	\$285,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421376	6270	CATES	6		\$600,000	APARTMENTS-GARDEN	\$285,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H400297	6414	CATES	4		\$400,000	APARTMENTS	\$130,000	\$296,100	\$61,160	\$76,000	131-BA	0.094610	\$7,190	Y
18H430413	6415	CATES	0		\$103,700	DWELLING	\$103,700	\$103,700	\$26,980	\$19,703	131-BA	0.094610	\$1,864	Y
18H400451	6425	CATES	3		\$300,000	APARTMENTS	\$115,000	\$280,900	\$58,010	\$57,000	131-BA	0.094610	\$5,393	Y
18H400454	6429	CATES	6		\$600,000	APARTMENTS-GARDEN	\$285,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H440032	6249	CATES	0	10,000	\$75,200	VACANT LAND		\$29,900	\$6,400	\$32,240	131-BA	0.094610	\$2,248	Y
18H400098	6263	CATES	0		\$109,300	DWELLING	\$76,900	\$109,300	\$28,440	\$20,767	131-BA	0.094610	\$1,965	Y
18H421365	6266	CATES	6		\$600,000	APARTMENTS-GARDEN	\$810,000	\$286,600	\$48,790	\$114,000	131-BA	0.094610	\$10,786	Y
18H400164	6269	CATES	4		\$400,000	APARTMENTS	\$241,800	\$49,930	\$76,000	\$76,000	131-BA	0.094610	\$7,190	Y
18H400241	6309	CATES	3		\$300,000	APARTMENTS	\$276,200	\$276,200	\$57,940	\$57,000	131-BA	0.094610	\$5,393	Y
18H400263	6311	CATES	0		\$87,500	DWELLING	\$10,000	\$87,500	\$22,570	\$16,623	131-BA	0.094610	\$1,573	Y
18H400285	6317	CATES	6		\$600,000	APARTMENTS-GARDEN	\$320,000	\$286,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H400373	6321	CATES	0		\$123,400	DWELLING	\$69,750	\$123,400	\$32,110	\$23,444	131-BA	0.094610	\$2,214	Y
18H404244	6308	CATES	4		\$400,000	APARTMENTS	\$205,000	\$284,000	\$54,530	\$78,000	131-BA	0.094610	\$7,190	Y
18H421299	6311	CLEMENS	3		\$300,000	APARTMENTS	\$62,500	\$193,900	\$36,270	\$57,000	131-BA	0.094610	\$5,393	Y
18H421321	6265	CLEMENS	24		\$1,400,000	APARTMENTS-GARDEN	\$175,000	\$1,089,100	\$201,270	\$459,000	131-BA	0.094610	\$43,142	Y
18H421523	6275	CLEMENS	0	5,227	\$39,203	VACANT LAND		\$38,900	\$7,390	\$7,448	131-BA	0.094610	\$705	Y
18H421530	6273	CLEMENS	0	1,307	\$5,803	VACANT LAND		\$15,000	\$2,850	\$1,862	131-BA	0.094610	\$176	Y
18H400022	6603	CLEMENS	12		\$1,200,000	APARTMENTS-GARDEN	\$108,000	\$900,000	\$95,000	\$228,000	131-BA	0.094610	\$21,571	Y
18H400044	6632	CLEMENS	12		\$1,200,000	APARTMENTS-GARDEN	\$480,000	\$541,000	\$100,530	\$228,000	131-BA	0.094610	\$21,571	Y
18H400066	6620	CLEMENS	6		\$600,000	APARTMENTS-GARDEN	\$87,500	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H400143	6603	CLEMENS	15		\$1,500,000	APARTMENTS-GARDEN	\$185,000	\$664,400	\$124,340	\$285,000	131-BA	0.094610	\$26,964	Y
18H400176	6609	CLEMENS	6		\$600,000	APARTMENTS-GARDEN	\$48,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H400220	6633	CLEMENS	4		\$400,000	APARTMENTS	\$278,200	\$57,510	\$76,000	\$76,000	131-BA	0.094610	\$7,190	Y
18H400253	6633	CLEMENS	4		\$400,000	APARTMENTS	\$285,000	\$57,510	\$76,000	\$76,000	131-BA	0.094610	\$7,190	Y
18H420386	736	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$256,600	\$47,610	\$114,000	\$114,000	131-BA	0.094610	\$10,786	Y
18H420421	740	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$256,600	\$47,610	\$114,000	\$114,000	131-BA	0.094610	\$10,786	Y
18H420452	746	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$190,300	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H420485	800	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$420,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H420614	812	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$240,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421068	723	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$470,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421071	717	EASTGATE	4		\$400,000	APARTMENTS	\$216,000	\$274,600	\$58,720	\$78,000	131-BA	0.094610	\$7,190	Y
18H421080	711	EASTGATE	3		\$300,000	APARTMENTS	\$45,000	\$281,100	\$58,040	\$57,000	131-BA	0.094610	\$5,393	Y
18H421343	745	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$31,000	\$58	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421343	741	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$500,000	\$95,000	\$114,000	\$114,000	131-BA	0.094610	\$10,786	Y
18H421112	810	EASTGATE	6		\$600,000	APARTMENTS-GARDEN	\$35,000	\$256,600	\$114,000	\$114,000	131-BA	0.094610	\$10,786	Y
18H400395	901	EASTGATE	4		\$400,000	APARTMENTS	\$145,750	\$320,200	\$45,430	\$76,000	131-BA	0.094610	\$7,190	Y
18H400406	905	EASTGATE	4		\$400,000	APARTMENTS	\$160,000	\$120,000	\$43,270	\$76,000	131-BA	0.094610	\$7,190	Y
18H401223	915	EASTGATE	4		\$400,000	APARTMENTS	\$280,000	\$57,810	\$78,000	\$78,000	131-BA	0.094610	\$7,190	Y
18H401378	909	EASTGATE	4		\$400,000	APARTMENTS	\$180,000	\$209,700	\$48,310	\$76,000	131-BA	0.094610	\$7,190	Y
18H422246	751	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$45,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421257	745	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$600,000	\$250,000	\$47,610	\$114,000	131-BA	0.094610	\$10,786	2015 N
18H421345	708	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$700,000	\$362,100	\$68,800	\$114,000	131-BA	0.094610	\$10,786	Y
18H421336	720	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$700,000	\$381,900	\$72,540	\$114,000	131-BA	0.094610	\$10,786	Y
18H421378	718	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$431,000	\$311,100	\$59,150	\$114,000	131-BA	0.094610	\$10,786	Y
18H421453	740	INTERDRIVE	0	6,979	\$52,343	VACANT LAND		\$27,300	\$4,200	\$9,445	131-BA	0.094610	\$941	Y
18H421484	730	INTERDRIVE	12		\$1,200,000	APARTMENTS-GARDEN	\$500,000	\$95,000	\$228,000	\$228,000	131-BA	0.094610	\$21,571	2015 N
18H421475	726	INTERDRIVE	12		\$1,200,000	APARTMENTS-GARDEN	\$1,090,000	\$53,200	\$95,000	\$228,000	131-BA	0.094610	\$21,571	2015 N
18H421541	744	INTERDRIVE	6		\$600,000	APARTMENTS-GARDEN	\$700,000	\$339,400	\$61,450	\$114,000	131-BA	0.094610	\$10,786	Y
18H620574	722	KINGSLAND	3		\$300,000	APARTMENTS	\$425,000	\$286,600	\$54,090	\$57,000	131-BA	0.094610	\$5,393	Y
18H400374	821	LELAND	6		\$600,000	APARTMENTS-GARDEN	\$925,950	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421522	710	LIMIT	6		\$600,000	APARTMENTS-GARDEN	\$104,850	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421200	727	LIMIT	18		\$1,800,000	APARTMENTS-GARDEN	\$270,000	\$769,800	\$142,610	\$342,000	131-BA	0.094610	\$32,257	Y
18H421222	715	LIMIT	6		\$600,000	APARTMENTS-GARDEN	\$785,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421831	733	LIMIT	6		\$600,000	APARTMENTS-GARDEN	\$456,000	\$593,200	\$95,000	\$114,000	131-BA	0.094610	\$10,786	Y
18H620385	727	SYRACUSE	8		\$800,000	APARTMENTS-GARDEN	\$340,000	\$258,800	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H611357	745	WESTGATE	6		\$600,000	APARTMENTS-GARDEN	\$300,000	\$250,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	Y
18H421687	749	WESTGATE	6		\$600,000	APARTMENTS-GARDEN	\$300,000	\$355,800	\$58,650	\$114,000	131-BA	0.094610	\$10,786	Y
18H421202	775	WESTGATE	6		\$600,000	APARTMENTS-GARDEN	\$21,000	\$256,600	\$47,610	\$114,000	131-BA	0.094610	\$10,786	2015 N
18H612315	746	WESTGATE	24		\$2,400,000	APARTMENTS	\$925,000	\$1,000,000	\$190,000	\$456,000	131-BA	0.094610	\$43,142	Y
18H421367	740	WESTGATE	6		\$600,000	APARTMENTS-GARDEN	\$31,950	\$230,600	\$47,610	\$114,000	131-BA	0		

LOCATOR #	ADD-RESS	STREET	COUNT OF APT UNITS	Land/Retail SF	MARKET VALUE	DESCRIPTION	PURCHASE PRICE	2013 ASSESSOR APPRAISED	ASSESSOR ASSESSED	MARKET ASSESSED	TAX SUB DISTRICT	2014 TAX RATE	UNCOLLECTED MARKET TAXES	TAX-EXEMPT
18134123	6647	WASHINGTON	0		\$324,500	DWELLING	\$280,000	\$324,500	\$87,020	\$61,653	131-Q	0.087810	\$5,414	Y
18162091	6665	WASHINGTON	6		\$730,000	APARTMENTS-GARDEN	\$317,500	\$60,450	\$142,500	\$142,500	131-Q	0.087810	\$12,513	Y
18141119	6689	WASHINGTON	4		\$500,000	APARTMENTS	\$300,000	\$86,600	\$68,750	\$95,000	131-Q	0.087810	\$8,842	Y
18162089	721	KINGSLAND	0		\$1,096,700	SCHOOL/APTS		\$1,096,700	\$388,730	\$208,373	131-Q	0.087810	\$18,297	Y
18162098	721	KINGSLAND	0		\$6,787,200	SCHOOL/COMMERCIAL		\$6,787,200	\$2,123,440	\$2,171,904	131-Q	0.107187	\$23,800	Y
18162094	560	TRINITY	0		\$2,065,900	COMMERCIAL		\$2,065,900	\$661,090	\$661,088	131-Q	0.107187	\$70,860	Y
18134106	520	KINGSLAND	6		\$730,000	APARTMENTS-GARDEN	\$1,050,000	\$280,400	\$48,260	\$142,500	131-R	0.086880	\$12,880	Y
18141391	6601	KINGSBURY	3		\$375,000	APARTMENTS	\$205,000	\$285,400	\$59,150	\$71,250	131-R	0.086880	\$6,190	Y
18141384	6609	KINGSBURY	6		\$730,000	APARTMENTS-GARDEN	\$330,000	\$324,500	\$62,040	\$142,500	131-R	0.086880	\$12,880	Y
18141383	6615	KINGSBURY	6		\$730,000	APARTMENTS-GARDEN	\$295,000	\$280,400	\$48,260	\$142,500	131-R	0.086880	\$12,880	Y
18134082	6653	KINGSBURY	6		\$730,000	APARTMENTS	\$372,500	\$282,100	\$47,210	\$142,500	131-R	0.086880	\$12,880	Y
18134085	6679	KINGSBURY	30		\$3,730,000	APARTMENTS-GARDEN		\$964,200	\$179,440	\$712,500	131-R	0.086880	\$61,903	Y
18134092	6823	KINGSBURY	6		\$730,000	APARTMENTS-GARDEN	\$380,000	\$280,400	\$48,260	\$142,500	131-R	0.086880	\$12,880	Y
18134094	6843	KINGSBURY	6		\$730,000	APARTMENTS-GARDEN	\$289,000	\$280,400	\$48,260	\$142,500	131-R	0.086880	\$12,880	Y
18134091	6837	KINGSBURY	6		\$730,000	APARTMENTS-GARDEN	\$310,000	\$312,800	\$59,450	\$142,500	131-R	0.086880	\$12,880	Y
18134015	7030	PERSHING	0		\$370,000	DWELLING	\$370,000	\$312,600	\$46,330	\$70,300	131-R	0.086880	\$6,108	Y
18124030	7034	PERSHING	0		\$310,000	DWELLING	\$310,000	\$299,100	\$42,970	\$38,900	131-R	0.086880	\$5,117	Y
18124037	7036	PERSHING	0		\$380,000	DWELLING	\$380,000	\$296,500	\$62,870	\$72,200	131-R	0.086880	\$6,173	Y
18133018	7020	PERSHING	0		\$325,000	DWELLING	\$325,000	\$267,100	\$56,170	\$61,750	131-R	0.086880	\$5,855	Y
18133011	7001	PERSHING	0		\$455,000	DWELLING	\$455,000	\$208,600	\$40,610	\$86,450	131-R	0.086880	\$7,511	Y
18133014	7005	PERSHING	0		\$455,000	DWELLING	\$455,000	\$241,900	\$48,600	\$86,450	131-R	0.086880	\$7,511	Y
18133030	6607	UNIVERSITY	4		\$600,000	APARTMENTS	\$1,599,000	\$476,500	\$88,400	\$95,000	131-R	0.086880	\$8,254	Y
18133061	6627	UNIVERSITY	4		\$600,000	APARTMENTS	\$387,500	\$416,700	\$86,050	\$95,000	131-R	0.086880	\$8,254	Y
18133074	6630	UNIVERSITY	4		\$600,000	APARTMENTS	\$360,000	\$401,800	\$42,870	\$95,000	131-R	0.086880	\$8,254	Y
18133016	6849	UNIVERSITY	4		\$600,000	APARTMENTS	\$0	\$81,100	\$72,300	\$95,000	131-R	0.086880	\$8,254	Y
18133017	6803	UNIVERSITY	6		\$730,000	APARTMENTS-GARDEN	\$280,400	\$48,260	\$142,500	\$142,500	131-R	0.086880	\$12,880	Y
18133018	6811	UNIVERSITY	9		\$730,000	APARTMENTS-GARDEN	\$260,400	\$48,260	\$142,500	\$142,500	131-R	0.086880	\$12,880	Y
18133048	6639	UNIVERSITY	0		\$766,100	DWELLING		\$766,100	\$138,210	\$145,559	131-R	0.086880	\$12,046	Y
18141387	6600	WASHINGTON	72		\$9,000,000	APARTMENTS-GARDEN	\$2,469,770	\$4,201,800	\$798,340	\$1,710,000	131-R	0.086880	\$148,960	Y
181413874	6628	WASHINGTON	6		\$730,000	APARTMENTS-GARDEN	\$280,400	\$48,260	\$142,500	\$142,500	131-R	0.086880	\$12,880	Y
18134095	6640	WASHINGTON	12		\$1,500,000	APARTMENTS-GARDEN	\$620,000	\$96,290	\$289,000	\$289,000	131-R	0.086880	\$24,761	Y
18134109	6634	WASHINGTON	0	11,500	\$86,250	VACANT LAND		\$56,800	\$12,100	\$16,188	131-R	0.086880	\$2,424	Y
18134127	6878	WASHINGTON	6		\$730,000	APARTMENTS-GARDEN	\$375,000	\$289,400	\$48,260	\$142,500	131-R	0.086880	\$12,880	Y
18112090	7357	LINDELL	0	3,000	\$11,200	PARKING LOT	\$425,000	\$11,200	\$3,580	\$3,584	131-R	0.106197	\$881	Y
18111028	306	MEHLVILLE	0		\$751,100	ACADEMY BUILDING		\$729,800		\$240,992	131-R	0.106197	\$25,593	Y
18111013	207	WESTGATE	0	2,800	\$21,000	VACANT LAND		\$99,100	\$39,530	\$6,720	131-R	0.106197	\$714	Y
1812015	7341	POHLYTH	0	5,300	\$14,200	PARKING LOT		\$16,200	\$5,190	\$5,184	131-R	0.106197	\$551	Y
18142156	6761	DELMAR			\$78,000.000	WASH U LOFTS DELMAR		\$514,600	\$47,770	\$4,840,000	131-S	0.093460	\$40,092	Y
18142164	6200	ENRIGHT			INCLUDED ABOVE	WASH U LOFTS STAGE 1 ENRIGHT					131-S	0.093460	\$0	Y
18142161	6201	ENRIGHT			\$0	WASH U LOFTS STAGE 2, 2017	\$387,500	\$513,700	\$97,610	\$0	131-S	0.093460	\$0	Y

TOTAL MARKET VALUE: \$ 129,647,860  
 Less Jan 2013 conversions to non-exempt \$ 4,800,000  
 2013 non-exempt fraction: 3.7%

TOTAL UNCOLLECTED TAXES: \$ 2,549,082  
 Less Jan 2013 conversions to non-exempt \$ 86,284  
 2013 non-exempt fraction: 3.4%

**2014 TAX RATES:**

Sub-District	Rate Book Residential	Rate Book Commercial	Commercial with 1.70% Surcharge
131-B	9.4610%	9.8687%	11.5687%
131-Q	8.7810%	9.0187%	10.7187%
131-R	8.6880%	8.9197%	10.6197%
131-S	9.3460%	9.5487%	11.2487%

**U-City's Share**

U-City School	5.1775%	5.4662%	8.4842%
City of U-City	0.7530%	0.7310%	0.8701%
U-City Library	0.2660%	0.2520%	0.2988%
U-City Sewers	0.0930%	0.0990%	0.0990%
Parkview Bus.	0.6800%	0.8500%	0.8500%
U-City Bus.	0.5650%	0.5300%	0.5300%

**State, County, Reg.**

State, County, Reg.	2.4915%	2.4915%	2.9661%
Verify surcharge			1.7000%
Surcharge			1.7000%
<b>8.9197% Surcharge-sharing</b>			

**UNCOLLECTED TAXES**

	Residential	Commercial	Total	
U-City School:	\$1,113,495	\$341,456	\$1,454,951	78.3%
City of University City:	\$161,943	\$45,831	\$207,774	11.2%
U-City Library:	\$57,207	\$15,737	\$72,944	3.9%
U-City Sewers:	\$15,049	\$4,959	\$20,009	1.1%
Parkview Bus. Dist:	\$54,953	\$18,500	\$73,453	4.0%
U-City Business Dist:	\$27,911	\$0	\$27,911	1.5%
<b>Total</b>	<b>\$1,430,558</b>	<b>\$426,483</b>	<b>\$1,857,042</b>	<b>100.0%</b>
State, County, Reg.	\$535,832	\$156,208	\$692,040	
<b>Grand total</b>	<b>\$1,966,391</b>	<b>\$582,691</b>	<b>\$2,549,082</b>	

**Assessed Value by Subdistrict:**

131-B Residential	\$ 8,081,293
131-B Commercial	\$ 2,176,509
131-Q Residential	\$ 3,160,878
131-Q Commercial	\$ 2,832,992
131-R Residential	\$ 5,324,247
131-R Commercial	\$ 256,480
131-S Residential	\$ 4,940,000
<b>TOTAL</b>	<b>\$ 26,772,398</b>

**Assessed Value by Class**

Residential	\$ 21,506,417
Commercial	\$ 5,265,981
<b>TOTAL</b>	<b>\$ 26,772,398</b>

**MARKET VALUE CALCULATOR - CITY APARTMENTS**

	Area A	Area B	Area C
<b>MONTHLY RENT:</b>	\$ 750	\$ 1,000	\$ 1,200
<b>EXPENSE RATIO:</b> excluding property tax *	0.40	0.40	0.40
<b>INSERT NUMBER OF UNITS:</b>	6	6	6

**GROSS RENT**

Annual Gross Rent	\$ 54,000	\$ 72,000	\$ 86,400
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**EXPENSES**

Gross Rent x Expense Ratio	\$ 21,600	\$ 28,800	\$ 34,560
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**NET OPERATING INCOME**

Gross Rent Minus Expenses	\$ 32,400	\$ 43,200	\$ 51,840
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**MARKET VALUE OF BUILDING**

10.7% Cap Rate	302,804	403,738	484,486
8.7% Cap Rate	372,414	496,552	595,862
6.7% Cap Rate	483,582	644,776	773,731

These Capitalization Rates reflect base rates of 5%, 7%, and worst-case 9%, plus 1.7% to account for average University City real estate taxes (on appraisal basis).

The middle value is conservative for older construction and general location.

\* The expense ratio does not include real estate taxes, which are built in to Capitalization Rates.

**MARKET VALUE PER APARTMENT UNIT**

10.7% Cap Rate	50,467	67,290	80,748
8.7% Cap Rate	62,069	82,759	99,310
6.7% Cap Rate	80,597	107,463	128,955



**MARKET VALUE CALCULATOR - LOFTS PHASE 1**

**ANNUAL RENT-EFFICIENCY:** \$ 13,780 2015 including utilities  
**ANNUAL RENT-MULTI-ROOM:** \$ 12,816 2015 including utilities  
 Two academic terms, does not include possible summer revenue

**EXPENSE RATIO:** 0.35 New, energy-efficient  
 excluding property tax \*

**EFFICIENCY/SINGLE TENANTS:** 27 27 apartments

**MULTI-ROOM TENANTS:** 387 140 apartments

**GROSS RENT**

Annual Gross Rent	\$ 5,331,852
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**EXPENSES**

Gross Rent x Expense Ratio	\$ 1,866,148
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**NET OPERATING INCOME**

Gross Rent Minus Expenses	\$ 3,465,704
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**MARKET VALUE OF LOFTS 1**

50%  
 U-City Property Allocation

10.7% Cap Rate	\$ 32,389,755	\$ 16,194,878
7.7% Cap Rate	\$ 45,009,140	\$ 22,504,570
6.7% Cap Rate	\$ 51,726,922	\$ 25,863,461

These Capitalization Rates reflect base rates of 5%, 6%, and worst-case 9%, plus 1.7% to account for average University City real estate taxes (on appraisal basis).

The middle value is conservative for new construction and desirable location.

\* The expense ratio does not include real estate taxes, which are built in to Capitalization Rates.

**MARKET VALUE PER BED**

10.7% Cap Rate	\$ 78,236
<b>7.7% Cap Rate</b>	<b>\$ 108,718</b>
6.7% Cap Rate	\$ 124,944

**MARKET VALUE CALCULATOR - LOFTS PHASE 2**

**ANNUAL RENT-EFFICIENCY:** \$ 13,780 including utilities

**ANNUAL RENT-MULTI-ROOM:** \$ 12,816 including utilities

Two academic terms, does not include possible summer revenue

**EXPENSE RATIO:** 0.35 New, energy-efficient

excluding property tax \*

**EFFICIENCY/SINGLE TENANTS:** 0

**MULTI-ROOM TENANTS:** 186

**GROSS RENT**

Annual Gross Rent	\$ 2,383,776
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**EXPENSES**

Gross Rent x Expense Ratio	\$ 834,322
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**NET OPERATING INCOME**

Gross Rent Minus Expenses	\$ 1,549,454
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**MARKET VALUE OF LOFTS 2**

100%

U-City Property Allocation

10.7% Cap Rate	\$ 14,480,882	\$ 14,480,882
<b>7.7% Cap Rate</b>	<b>\$ 20,122,784</b>	<b>\$ 20,122,784</b>
6.7% Cap Rate	\$ 23,126,185	\$ 23,126,185

These Capitalization Rates reflect base rates of 5%, 6%, and worst-case 9%, plus 1.7% to account for average University City real estate taxes (on appraisal basis).

The **middle value** is conservative for new construction and desirable location.

\* The expense ratio does not include real estate taxes, which are built in to Capitalization Rates.

**MARKET VALUE PER BED**

10.7% Cap Rate	\$ 77,854
<b>7.7% Cap Rate</b>	<b>\$ 108,187</b>
6.7% Cap Rate	\$ 124,334

**U-CITY SHARE OF MARKET VALUE - LOFTS PHASE 1 AND PHASE 2**

	PHASE 1	PHASE 2	TOTAL
10.7% Cap Rate	\$ 16,194,878	\$ 14,480,882	\$ 30,675,760
<b>7.7% Cap Rate</b>	<b>\$ 22,504,570</b>	<b>\$ 20,122,784</b>	<b>\$ 42,627,355</b>
6.7% Cap Rate	\$ 25,863,461	\$ 23,126,185	\$ 48,989,646

**COMMERCIAL SPACE CAPITAL COST ESTIMATE**

The Lofts of Washington University, Delmar Blvd

Grocery	14,939 sq ft	
Diner	4,875 sq ft	
Retail bay	930 sq ft	also quoted as 935 sq. ft.
<b>TOTAL</b>	<b>20,744 sq ft</b>	

Cost rate 300 \$/sq ft High-end, including tenant finish  
**COST ESTIMATE \$ 6,223,200**

Residential cross check of numbers:

<https://sustainability.wustl.edu/campus-operations/green-buildings/leed-certified-buildings/>

The Lofts is a 206,000 sq. ft. set of buildings

	206,000	sq ft	
Cost rate	300	\$/sq ft	High-end
<b>COST ESTIMATE</b>	<b>\$ 61,800,000</b>		

County Assessor valuations of Lofts land parcels

Partial listing, other parcels may be included in development

		<u>2014 land</u>	<u>Acres</u>	<u>2013 land</u>	<u>2013 total</u>
18H421596	6261 Delmar	\$ 282,300	0.43	\$ 270,000	\$ 513,600
18H421604	6200 Enright Ave	\$ 1,685,100	2.58	\$ 2,475,000	\$ 4,705,800
18H421613	6201 Enright Ave	\$ 300,500	0.67	\$ 300,500	\$ 513,700



**What does Washington University provide to University City taxing entities that can be measured in dollars?**

.....

<b>Washington U Yearly Contributions to U City • 2013</b>	Cash Contribution	In-Kind Service
Washington U provided \$150K in-kind service and \$50K cash to the Parkview Gardens Sustainability Plan. Shared value: U City and Washington U 50/50:	\$25,000	\$75,000
Washington U provided a \$100K grant to the Loop Trolley Project. Shared value: 25% U City – 75 % City of St Louis:	\$25,000	-
Note: WU has provided a \$250,000 contribution to the Loop Trolley Company for 2015, which we would value at 25% to University City and 75% to St. Louis taxing entities if any.		
Washington U provided \$5K to match the libraries MOREnet grant. Full value. Now discontinued.	\$5,000	-
Washington U provides an annual grant of \$90,000 to the police department. Full value.	<b>\$90,000</b>	-
Washington U had 17 U City parking meters installed on their parking lot at Lindell and Forsyth. Assuming 36 hours of use each week per meter: 36 hours/week/meter x \$.75/hour x 17 meters x 52 weeks/year = \$24K per year. Full value.	<b>\$24,000</b>	-
University City has a new fire station built on land provided by Washington U via a long term \$1 lease. The parcel is about 0.7 acres. The property immediately to the north of the fire station is 6504 Olive. This parcel is 1.84 acres with the land appraised at \$285,800 by St. Louis County.  \$285,800 / 1.84 acres = \$155K/acre: .7 acres x \$155K/acre = \$109K (value of the fire station land grant) Shared value: 50% U City 50% WU = \$54,500 each	\$54,500	-
<b>Total • One time contributions</b>	<b>\$109,500</b>	<b>+ \$75,000</b>
<b>Total • Annual contributions</b>	<b>\$114,000</b>	

Properties owned by Parallel Properties, a for profit company, are held by Washington University for future student use. They are not needed today for students and are fully occupied by renters. At the UCWU meeting on Thursday March 26 2015, we determined that properties owned by for-profit subsidiaries of Washington U are not real estate tax exempt and their tax payments should not be treated as contributions to University City.

**Subcommittee 3 Report: What “in-kind” services do Washington University provide to University City taxing entities?  
What does Washington University provide to the University City taxing entities that can be measured in dollars?**

Christine Albinson • Caryn St Clair

Subcommittee 3’s task was to study the positive and negative, the tangible and intangible benefits of the acquisition of a substantial portion of the land and buildings in the eastern part of University City (UC) by Washington University (WU), and to measure the dollar value of WU in-kind services and the degree that they mitigate the cost burden on University City taxing entities created by Washington University tax-exempt properties. This area includes most of the higher density housing in University City in Parkview Gardens, as well as other areas in University City and totals about 150 acres.

**Background for the Information Compilation and Research regarding the impact of Washington University on the Tax Base of University City and its Citizens:**

Parkview Gardens and the Delmar Loop and were established about 1891 prior to the 1904 World’s Fair as an apartment neighborhood and downtown retail area for University City. In the early 1900’s, the Loop was a turnaround for the St. Louis Street Car Service. Washington University was primarily a commuter campus, and so their students, as well as young couples and families, rented the privately owned apartments. Residential areas south and west of the Loop contained single-family homes and apartments. By the 1960’s, the Loop area was deteriorating and a national urban development district was established. At the time, new apartments and townhouses were constructed with government subsidies for moderate and low-income families to replace the buildings on Enright Avenue. Surface parking lots were built by University City behind Loop retail buildings to attract shoppers from the metro area to the Loop.

In 1970-90, the majority of Parkview Gardens’ residents were Washington University students, numbering about 1000 and comprising 2.5% of the University City population of 40,087. <sup>1</sup> In 2014, WU estimated 2,840 (28%) of its students lived in University City with 1,400 students in WU housing and 1,440 students in market-rate housing. <sup>2</sup>

Around 2000, WU began acquiring individual apartment and commercial buildings from private owners and real estate holding companies, and holding or renovating them for student apartment-dormitory use. After 2008, a more accelerated program of acquisition began to increase tax-exempt student housing in Parkview Gardens and elsewhere. These acquisitions also included commercial land and buildings between Olive Street, Vernon Kingsland and Eastgate Avenues, (estimated real estate tax loss of \$120,000/year; sales tax loss unknown). Part of this property has now been leased to University City for the new Fire Station and part is used for a Science program sponsored by WU and Monsanto, which sends mobile units to many school districts in the St. Louis Area.

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<sup>1</sup> Page 6, The Comprehensive Plan Update 2005 Planning and Development, University City  
<sup>2</sup> Page 3, By the Numbers: Washington University’s Contribution to University City. Prepared by Cheryl Adelstein, Director of Community Relations and Local Government

Before 2010, WU began land and building acquisition along Delmar Boulevard and Enright Avenue at Eastgate Avenue, in both University City and St. Louis, pursuant to demolition of existing buildings and new construction of a dormitory apartment complex for 3<sup>rd</sup> and 4<sup>th</sup> year students with a grocery store and diner named “The Lofts at Washington University”. Acquisitions included 70 town houses, a four-story apartment building with 55 or more units on Enright Avenue; a commercial property at 6241 Delmar, both in University City; a residential building and two additional commercial lots on Eastgate Avenue and the corner of Eastgate and Delmar Boulevard in St. Louis. These properties were combined into one plot.

The Phase 1 culmination of that effort in 2014 provides housing for 414 students, which will increase to 600 total after Phase 2 in 2016.<sup>3</sup> “Room rates range from \$6285/semester for two-and three bedroom apartments to \$6755 for single efficiency units according to the University’s Office of Residential Life”.<sup>4</sup> This is about two to three times the market-rate apartment rent in University City. Meal Plans are additional for the dormitories’ residents. Sales tax from the United Provisions grocery store goes to St. Louis and from the Peacock Diner to University City. No public parking is provided on site. *Attached at the end of this report is a Map/Illus. 2 showing the nonprofit properties owned by WU and some owned by the for-profit WU companies Quadrangle and Parallel Properties.*

According to the 2013 St. Louis County Assessor’s Records, WU owns 31% of the properties in the North Parkview Subdivision or 902 units of housing (apartments), that can accommodate 1800-2700 students. Elsewhere in University City, there are about 300 units for 600-900 students. This equals 8%-10% of the population of University City.

### **Parkview Gardens Neighborhood Sustainable Development Plan**

Washington University presented their involvement in the Parkview Gardens Neighborhood Sustainable Development Plan as a contribution of cash and in-kind services to University City in the “By the Numbers” Document. The following is not a design critique but rather an evaluation of that claim as a full benefit to University City or a shared benefit between University City and Washington University.

About 2010, Washington University assembled a committee that contributed to the Parkview Gardens Neighborhood Sustainable Development Plan to guide the future land use and design of the area from the Delmar Metrolink Station on the east to Kingsland Avenue on the west and from Olive Boulevard on the north to Delmar Boulevard on the south. See the Organization Chart from the published plan on below. (*See Map/Illus. 1—Parkview Gardens Sustainable Neighborhood Plan with explanatory notes.*)

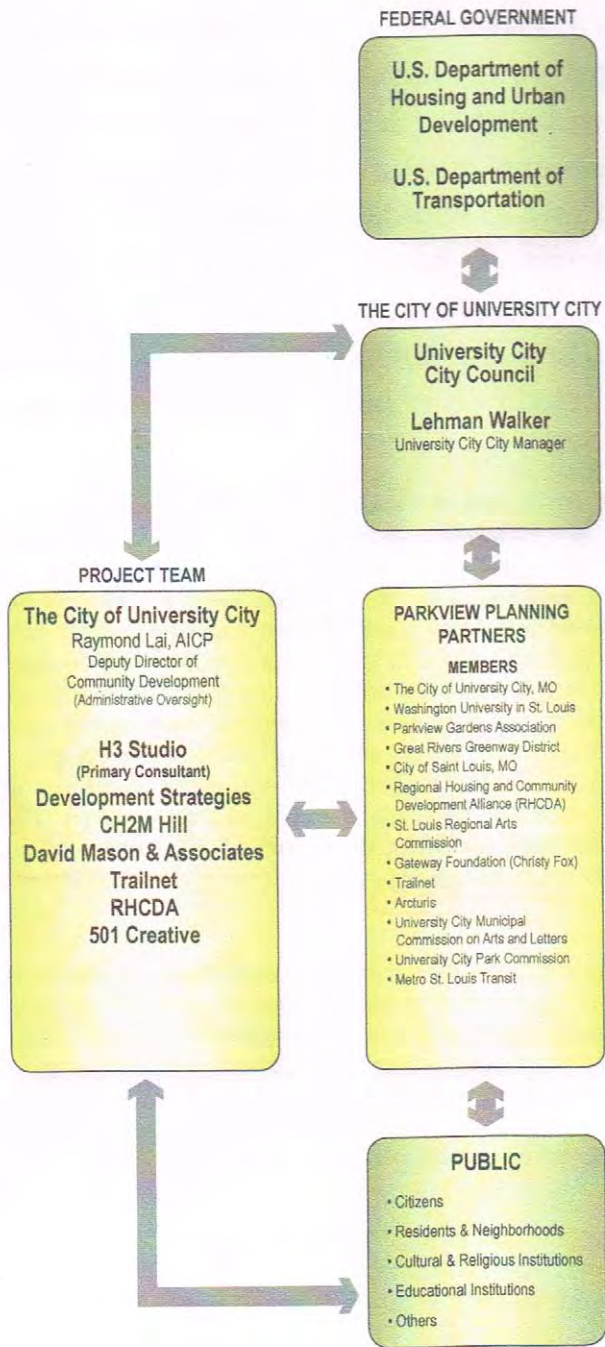
The University City Planning and Development Department organized this study. Washington University, the City of St. Louis, the Federal Department of Transportation or DOT and Housing and Urban Development or HUD provided the primary financial support for the study. The design work was provided by students of Washington University under the direction of H3 Studios, owned by a faculty and committee member, and cost \$600,000 including federal funds secured by University City’s grant writer.<sup>5</sup>

<sup>3</sup> “Loop Project Set to Open” St Louis Post Dispatch, 8-8-2014

<sup>4</sup> Flow Chart for Parkview Gardens Neighborhood Sustainable Development Plan, June 2012.

<sup>5</sup> parkviewgardensvision.org. Funding Applications

Figure 3.3: Flow Chart of the Planning Process





Other participants in the committee were Joe Edwards, Arcturis, Inc., Development Strategies, Inc., David Mason, Inc. Engineering and Architecture, St. Louis City Community Development, the Skinker DeBaliviere Association and the Parkview Gardens Association, a private non-profit real estate company, which is tax-exempt and has sold several properties to Washington University.<sup>6</sup> (*See Map/Illus. 1: Parkview Gardens Sustainable Neighborhood Development Plan*)<sup>7</sup>

The Parkview Gardens Neighborhood Sustainable Development Plan doesn't distinguish between tax-exempt areas owned by Washington University and areas of private development, thus expansion of tax-exempt redevelopment is unlimited, which serves the future interests of Washington University. The new Eastgate South Park, shown in between Limit, Eastgate Avenues and Enright and Cabanne Avenues, would require the demolition of seven buildings, some not owned by Washington University, thus requiring dislocation of private owners.<sup>8</sup>

The approved plan shows densities greater than those now, but recommends lower parking ratios than those required by the University City Zoning Ordinance. Current public transportation plus the new Loop Trolley is not sufficient to mitigate parking needs. A public parking garage is shown in place of a current surface parking lot on Eastgate Avenue near Delmar and Skinker Boulevards in St. Louis, though it is remote from the five-story mixed-use office buildings shown in University City and St. Louis. Though new private mixed-use commercial projects would be desirable in University City, insufficient parking would serve only the interests of those within walking distance, but disadvantage those who drive.

Other details of the plan reflect the interests of WU, HUD or the US DOT:

1. Pete's Sure Save Site and North of Olive Street / East of Kingsland Avenue:  
In the approved plan online, these areas are shown as "Apartments and Affordable Apartments", but are currently partially owned by Washington University. It is logical to assume that this area may be developed as shown in garden apartment units for students, and could add about 2,000 to 3,000 students or other residents.
2. Two new parks along Eastgate and redevelopment North of Vernon Avenue:  
Current single-family housing would be demolished north of Vernon Avenue. Only the apartments on Eastgate Avenue are preserved. Eastgate South Park is for students living in "the Lofts", and the Eastgate North Park on the realigned Vernon Avenue is for new townhouse residents and current residents of University Commons. These parks, with trees and garden plots, would be traded for the current playground and basketball area in Eastgate Park owned by University City. The Parkview Gardens Plan also proposes a major redesign of the Metcalf Park on Kingsland, changing it from an active park to a passive park. The cost of the street and park changes and the responsibility for funding these is not part of the plan.

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<sup>6</sup> Page 2, Parkview Gardens Association, faq's.org, 3-10-2015

<sup>7</sup> Page 59, Parkview Gardens Neighborhood Sustainable Development Plan, June 2012.

<sup>8</sup> "Loop Project Set to Open", St Louis Post Dispatch, 8-8-2014

3. Realignment of Vernon Avenue: This change is designed to create an enclave for WU Students by preventing through traffic from Vernon Avenue to Skinker Boulevard, primarily a benefit for Washington University, and future student housing or affordable apartment development.
4. Townhouse development (80 Units) is proposed along Vernon/Cabanne Avenues: New townhouses might be a benefit to UC but with only a single one-car garage per townhouse, these would mostly attract the limited market of single people or families that only need one car. The cost to University City of relocating this road and building over the River Des Peres storm sewer is not known.
5. Pedestrian Walkways connecting to WU Campus : Centennial Greenway is currently owned and maintained by University City. A greenway is shown on the public streets at Westgate and Kingsland, which are public thoroughfares. These three walkways connect student housing development proposed north of Olive to Parkview Gardens and the WU Main Campus. This is a benefit to both University City and Washington University, though with maintenance costs borne by U City.

Assuming that the development strategies of WU continue as practiced, some of the apartment buildings may continue to be owned by their “for-profit” companies Parallel and Quadrangle Properties. However, many would become WU nonprofit properties over time as they are needed for WU Student Housing, meaning that more of the current private property would be converted to tax-exempt, placing added burden on the remaining taxpayers in University City. (*See Map/Illus. 2*)

Washington University has succeeded in stabilizing an at-risk University City neighborhood through the quality renovations of historic apartments and the construction of an attractive modern dormitory apartment complex, plus infrastructure improvements. But the Parkview Gardens Plan appears to serve the agendas and tax-exempt development of Washington University, HUD and DOT, equally or more than University City, risking increased private real estate tax burden in the future. New private development would mitigate some of the Washington University tax-exempt real estate tax loss in the future. Currently, additional cash contributions from Washington University would be most appreciated. Thus, we have valued the cash and in-kind design work contributions for the Parkview Gardens Plan as a 3 way split between Washington University, University City and City of St. Louis as defined in the Summary. WU also owns buildings and land south of Delmar, on Forsyth Blvd. near the Metrolink station and the West Campus Building, as well as some residences and commercial buildings at the corner of Big Bend and Forest Park Expressway.

### **Trends in the Eastern Part of University City**

Some citizens and non-resident property owners made profits from the sale of UC apartment property at inflated prices to WU. Average multifamily property values and sales prices have gone up over 100% in Parkview Gardens over the past ten years primarily due to sales to Washington University, vs. about 70% in the metro area as documented in the Saint Louis County Assessors records. A look at new property owners suggests that some developers continue to buy property in hopes of making large profits.

Property values for owners outside this area in University City have regained the value lost in the recession of 2008-09, but not enough to provide additional real estate tax revenue up to historic levels. (*See Illus/Map 3 for University City Revenues from 2006 to 2016*) Further complicating the picture is the fact that a number of properties in the area were under the LiHTC program, which lowered assessments and property taxes and provided subsidized housing. Private apartment owner's sales are likely to continue to be slow as owners wait to sell to Washington University rather than improve for the private rental market.

### **Property Taxes Calculated Using Property Tax Assessment Information**

The analysis of the WU tax-exempt real estate tax losses to University City prepared by Subcommittee 1 was based on property sales prices and adjusted assessments, and is estimated at \$1,857,000 per year currently. The collected taxes are distributed each year by the St. Louis County Assessor's office as follows: 8.7% to the City of University City, 58.8% to U City Schools, 3.1% to the U City Library. Other beneficiaries of real estate taxes are the Special School District at 14.3% and other taxing entities at 15.1%.<sup>9</sup>

### **Sales Tax and Fees Lost due to Nonprofit Properties**

New sales tax revenue from the new Peacock Diner in The Lofts at Washington University partly offsets the loss of sales tax from the retailers that relocated, but it may be a while before it normalizes. The variation in sales tax revenue between 2006 and 2016 indicates an unstable retail market in University City. (*See Illus/Map3*)

Washington University provides a number of useful programs to the School District. (*Illustration / Map 4 shows the Tangible Benefits provided to University City and its institutions*) These are intangible benefits that don't reduce the number of teachers needed, nor compensate for the lost real estate tax revenue, which must be offset by higher taxes on private real estate. (*See Map/Illus 7: Matrix of Intangible Benefits and Negatives*)

### **The Effect on University City Library**

The University City Library is a major amenity. The University City Library recently lost roughly \$62,000/year due to real estate taxes lost on nonprofit WU properties. (See the Subcommittee 1 Report.) The library has lost approximately \$160,000 revenue over the last 10-13 years.

WU and its students contribute useful in-kind services to the library and run several programs that are beneficial to residents. But like the school district contributions, these also benefit the students who are in many cases working on course credit and use University City as a research laboratory. (*See Map/Illus 4: Matrix of Tangible Benefits*).

### **Consequences of Real Estate Tax Losses in University City due to the Nonprofit Status of Properties purchased by Washington University over the last 13 years.**

<sup>9</sup> Information obtained from the Department of Revenue, University City. Percentages may vary slightly from year to year.

Washington University has made many improvements to the apartments in Parkview Gardens and other areas. Many of the improvements to infrastructure made by WU would be shared or used minimally by the average University City resident. WU designed and constructed the South Loop Walk, lighting and a call-box security system. WU also replaced sidewalks around “The Lofts”. However, both mainly provide for the safety and convenience of the students who live there. *(See Illustration/ Map 4: Matrix of Tangible Benefits)* The Committee allocated such past improvements as 50/50 shared value to University City and Washington University.

Meanwhile, the real estate property taxes of the remaining privately owned buildings studied in University City have been rising over a six-year period up 18% in Parkview Gardens. Commercial and residential private property owners elsewhere saw their real estate taxes go up 30-75%. University City has one of the highest property tax rates, exceeding Clayton and Brentwood.

### **Other consequences of the WU Nonprofit Student Housing and Land**

University City has lost a large number of private multi-family apartment residences, which were occupied by families, local students and the elderly. Delmar Harvard School has closed leaving a large part of University City without an elementary school within walking distance of their residence, dramatically changing the eastern part of University City. In this area, most families now send their children to private or parochial schools. The Special School District, which serves handicapped and special-needs children has lost about \$120,000 in revenue/year and \$728,000 over the past 10-13 years. The following chart shows the intangible benefits and negatives. *(Map/Illus. 7 shows the Matrix of Intangible Benefits and Negative of WU Property in University City)*

### **University City Budget/ U City Revenues**

To understand the impact on University City’s budget from the growing amount of tax-exempt real estate, it is necessary to have an idea of the income sources within the budget in the past and present. The following are listed in University City Annual Reports from 2006: *(See the Budgets provided in U City Annual Reports 2006-2016 in Illus/Map 3.) (See Map/Illustration 5: University City General Fund Budget Summary for 2012-2014)*

The budget provided by the Financial Officer of University City is as follows:

<b>2014 Amended Revenues:</b>	<b>\$26,614,586</b>
<b>2014 Amended Budget:</b>	<b>\$29,997,971</b>
<b>2014 Property Taxes:</b>	<b>\$3,406,000</b>

Real estate property tax revenues declined by \$100,000 in the years 2012-14, indicating apartments were converting to tax-exempt status faster than the adjacent property values were rising. This chart does not reveal that the taxes for some property owners in University City have increased an average of 40% in the last 5-8 years, while the number of tax delinquent and foreclosed properties has risen in some areas. This analysis indicates that roughly 12% of the U City budget comes from real estate taxes.

## What additional assistance could University City request to benefit our taxpayers?

The following suggestions should be evaluated in a coordinated way to achieve budget independence for the City Of University City, tax relief for citizens and business owners and avoid further reliance on bond issues that increase property taxes.

- **PILOT Program**

The most common remedy for loss of real estate tax revenue due to large tax-exempt nonprofit institutions like Washington University is generally known as a PILOT program or Payments in Lieu of Taxes. Washington University could contribute to the yearly budget in University City rather than to projects that it selects. This would seem more equitable than the picking and choosing of projects, services and improvements that benefit WU student residents. *(See the Report compiled by the Subcommittee 5 on Payments in Lieu of Taxes)*

- **Negotiated Service Fee**

Request that Washington University contribute to University City based on a per apartment unit per year fee and adjusted in the future as a form of PILOT. In the next 10 years from 2014-2023, University City could lose \$1,857,000 x 10 years + assessment increases = \$22-24,000,000 in real estate taxes on the properties already owned by WU, not including an estimated doubling of apartment units possible in the proposed Parkview Gardens Sustainable Development Plan. The University City Budget is projected to forgo about \$2,640,000 to \$2,880,000 in revenue as properties are purchased by WU. In the Delmar Loop, property owners are being assessed about \$4200 in real estate taxes for a six-family building or \$700 per unit.

- **School District Assistance**

Washington University could direct more discretionary funds to the University City School District to create education opportunities for elementary, middle school and high school students. Other universities have established lab schools or charter schools to provide the local population with progressive education opportunities.

- **Technology and Business Assistance**

Create more opportunities for employment of middle and lower income people who reside in University City. This could include a Hi Tech incubator and or medical research facility on Olive Boulevard instead of more student housing replacing Commercial-Industrial uses along Olive Boulevard.

- **Road Repaving Assistance**

Current shuttle buses run between the Main Campus and North Campus parking lots and from the old Christian Brothers School in Clayton. The traffic congestion caused by the WU Main and North Campus workers trying to reach their jobs is significant in University City. A comprehensive road and street improvement plan should be designed from which appropriate contributions could be requested from Washington University if a PILOT plan is not instituted. WU could contribute to the appropriate jurisdictions for widening and other measures to improve pedestrian and cycling safety along these routes.

**What Planning Efforts could University City and/or Washington University undertake to mitigate private property reduction and real estate tax loss?**

- **Zoning Ordinance Enforcement**

With enforcement of existing or new restrictions in the zoning ordinances regarding issues like boundaries for nonprofit development, density and parking ratios, this trend could be mitigated in favor of private taxable development. By comparison, the Planning and Development department of the City of Webster Groves recommended, and their City Council approved, limiting the acquisition and development of buildings in residential neighborhoods by Webster University, Eden Seminary and Nerinx Hall by new Educational Campus Districts with development boundaries as prescribed in their zoning ordinances.

- Though not a zoning issue, the City of Clayton declined a proposal by its School Board to swap CBC High School, now owned by Washington U, for Clayton's Wydown Middle School on Wydown Boulevard for the purpose of student housing due of the proximity of Wydown Middle School to its residential neighborhood. University City should enforce zoning requirements that provide sufficient parking for private residents and Loop patrons and limit parking for WU students in Parkview Gardens and the Loop and could establish similar WU development boundaries.

- **Student Housing Planning**

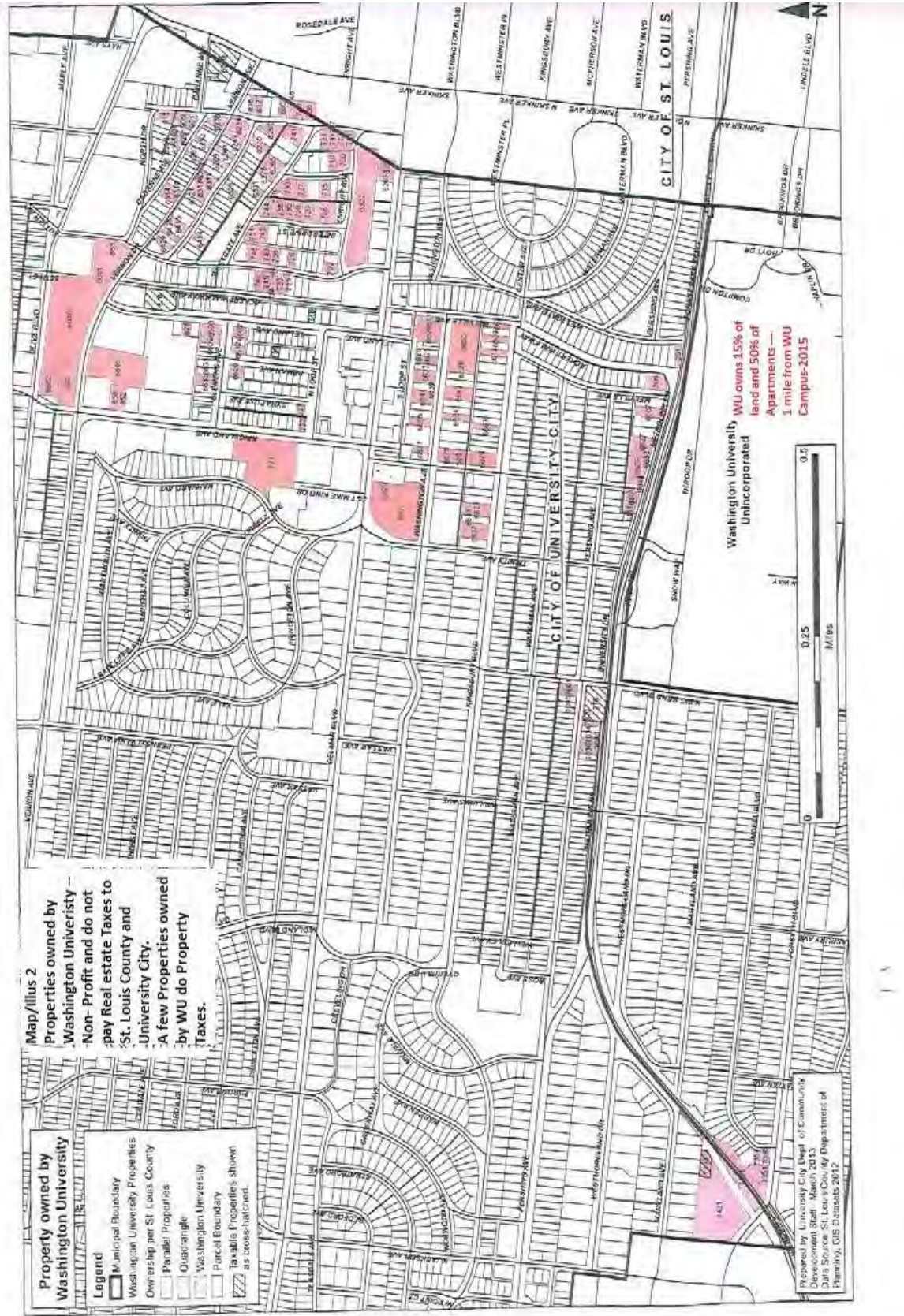
Future student housing, like "The Lofts", could be planned for other municipalities such as the Skinker Corridor in St. Louis. This would concentrate high densities on Skinker, an arterial road closer to the WU Main Campus for walking and bus transportation. Police, fire protection and trash collection would be the responsibility of the City of St. Louis, thus lessening the burden on University City's budget.

- **Loop Trolley Traffic Mitigation**

The City Council and staff should coordinate with Loop Trolley Development to mitigate traffic problems generated by trolley construction in the Loop. While it is under construction and when operational in 2016, the Loop Trolley will slow traffic on Delmar Boulevard, reduce street parking and limit access to the Loop area by University City residents who drive to the Loop to utilize its services. It will create congestion on other surrounding roads as Vernon Avenue and Olive Boulevard become equal east-west arterials along with Delmar Boulevard between Kingsland Avenue and Skinker Boulevard. This may be a major inconvenience to UC citizens.

Our efforts are directed to spreading more of the benefits of this large and prestigious University to a greater number of citizens of our city. University City provides a safe, convenient and vibrant community as a neighbor to Washington University. And reciprocally, Washington University is a stable neighbor with an impact on University City in terms of both tangible and intangible benefits.







**Illustration 3 • Comparison of Revenue Sources to University City Government from 2006 to 2016**

U City Revenues	2006 Actual	2008 Actual	2010 Actual	2012 Actual	2014 Amended	2016 Projected
Property Taxes	\$5,247,354	\$ 5,633,005	\$ 5,871,202	\$3,501,520	\$ 3,405,558	\$ 4,995,300
Sales & Use Tax	\$9,293,349	\$10,161,956	\$ 9,094,347	\$8,940,028	\$ 9,024,272	\$10,285,000
Intergovernmental	\$ 300,393			\$2,056,471	\$ 2,066,191	\$ 2,113,000
Licenses	\$ 989,563	\$ 749,999	\$ 679,202	\$627,198	\$ 664,782	\$ 1,315,400
Gross Receipts Tax	\$5,132,579	\$ 8,037,848	\$ 7,042,617	\$6,533,433	\$ 6,748,872	\$ 6,805,000
Inspect. Fees Permits	(Incl Above)			\$716,970	\$ 739,166	\$ 1,010,000
Service Charges	“			\$1,164,933	\$ 980,377	\$ 4,252,000
Park & Rec Fees	“			\$1,636,095	\$ 1,640,071	\$ 1,575,000
Muni Court • Parking	“			\$1,275,829	\$ 1,143,300	\$ 1,068,700
Interest	\$ 16,537	\$ 444,713	\$ 181,691	\$102,179	\$101,788	\$ 54,800
Miscellaneous	\$ 846,982	\$ 517,414	\$ 438,074	\$163,023	\$ 99,609	\$ 396,000
Special Assessment			\$ 126,353			
<b>Totals</b>	<b>\$22,600,000</b>	<b>\$25,844,730</b>	<b>\$23,721,636</b>	<b>\$26,718,250</b>	<b>\$26,614,586</b>	<b>\$33,870,200</b>

(See Map/Illustration 5: University City General Fund Budget Summary for 2012-2014)

The budget provided by the Financial Officer of University City is as follows:

<b>2014 Amended Revenues:</b>	<b>\$26,614,586</b>
<b>2014 Amended Budget/ Expenditures:</b>	<b>\$29,997,971</b>
<b>2014 Property Taxes:</b>	<b>\$3,406,000</b>
<b>Decline in Property Taxes between 2006 and 2014</b>	<b>\$1,841,796</b>
<b>Estimated Loss in Real Estate Property Tax Revenue to University City government between 2006 and 2014</b>	<b>\$4,159,386</b>

Map/Illustration 4 • Chart of Tangible Benefits

Benefit Description Red = Yearly Black = One time Contribution Purple = WU only Benefits - One time	Revenue Benefit to University City	Shared Benefit 1/2 WU & 1/2 U City	Benefits UC, WU, & Saint Louis City	Benefits only Washington University	WU Claimed Contribution: "By the Numbers"	Remarks
<b>Public Improvements</b>						
Revenue- Parking Meters Installed (Forsyth at Lindell)	\$24,000				\$3,000,000	Revenue from 7 double meters -- 14 cars. (C # 2)
Land Fire Station + Ambulance Service (2007)		\$54,500				UC 75 yr lease. Fire Station Cost=\$3M. \$59,000 Tx Loss
Security Cameras-Ackert and Greenway South		\$169,000				Installed 2 yrs. ago in Loop Business District.
Tree Lawn Installation on Enright		\$20,000				UC information Needed
<b>Education</b>						
Middle School: Mentoring W Brown Sch. Social Work -- Student Training.		\$20,000			\$100,000	25 yr. partnership. Not independently verified.
Middle School: Cultural Enrichment Activities		\$20,000				WU Source: 200,000 Hrs. Student Training.
U City Schools: WU Sci Lab. (Travelling)			\$20,000			Building + 2 trailers.
U City Schools: High School Programs		\$20,000				UC School District did not provide specifics.
Elementary School Tutoring		\$20,000				Volunteers /Staff supervision required
WU Housing Program for Employees 27 Single Family Home Loan Support for WU Employees		\$109,000			\$109,000	1/2 Person administer program.
Library Programs : "More net" Participation		\$31,111				Helps property taxes in U City. Stabilizes home values.
Reference Help Desk (WBSS)		\$13,000			\$25,000	Equivalent of 2-- 1/2 time employees (\$26,000/Yr.) (10 Yr. Inv)
Library: 1 <sup>st</sup> Year Read Program		\$300				Some book donations
<b>Community Investments</b>						
U City Sculpture Series		\$25,000				Over Several Years
Parkview Gardens Plan: Southgate Park Plan (Estimate)		\$20,000				Not Independently verified. Student course work.
Parkview Gardens Plan: Metcalf Park Plan (Estimate)		\$20,000				In-kind Contribution. Designed by WU Prof.
Centennial Greenway South Land Acquisition				\$3,600,000	\$3,600,000	Designed by WU Professor.
Eastgate & Ackert Walkway Connection				\$10,000		WU states \$3.6M over 2004-2014.
Real Estate : Building Renovations				\$53,000,000		No Property Tax Paid on Buildings or Renov.
Financial support for Trolley		\$100,000			\$36,200,000	Most of trolley in STL.
Real Estate: 2/3 of The Lofts-3rd & 4th Yr. dorms.					\$46,000,000	2010-2014-WU. Statistic. Permit lists \$80M Cost.
TIGER IV Grant for Streets associated with Lofts					\$25,000,000	Part of Community Inv. of \$3M 2004-14.
<b>Safety and Security</b>						
Parkview Gardens Task Force			\$150,000			\$25,000 Cash \$75,000 in Kind \$.
Signalized Intersection Olive at Skinker			\$1,000,000			Investment \$ provided by WU. For N. Campus.
Police Department (Per Year)	\$90,000				\$452,000	1-1/2 Police Off. (12 Yr )
WU Security Patrols of WU Properties				\$362,000		2 Tier Law Enforcement
Patrol of Greenway South (nightly)				\$87,600		WU states 1900 Hrs / yr
Blue Light Phone Installation				\$2,200,000		\$2,200,000
<b>U City Businesses</b>						
U City Day Care Center Building+Land			\$1,000,000			<u>Benefits Non Profit</u>
Financial support: High Speed Connectivity		\$5,000				Part of Library Program. Helps Loop Businesses
Delmar Loop Retail Plan--Web Site				\$66,000	\$267,000	2010-2014. No Verified.
<b>Total Investment made by WU</b>	<b>\$114,000</b>	<b>\$646,911</b>	<b>\$2,170,000</b>	<b>\$135,325,600</b>		
<b>Investments Benefiting WU only</b>		<b>\$323,956</b>	<b>\$723,333</b>	<b>\$135,325,600</b>	<b>\$114,953,000</b>	<b>\$136,372,289</b>
<b>Total Investment to University City</b>	<b>\$114,000</b>	<b>\$323,956</b>	<b>\$723,333</b>	<b>-</b>		<b>\$1,161,289</b>

**Map/Illustration 5**  
**City of University City Budget 2012, 2013, 2014 • Revenues and Expenditures**



*Approved Gen Fund*

(II) General Fund Budget Summary

Revenues	FY 2012 Actual	FY 2013 Actual	FY 2014 Original	FY 2014 Amended	FY 2014 Estimated	FY 2015 Budget	% over FY 2014 Amended
Property Taxes	3,501,520	3,417,334	3,605,558	3,405,558	3,405,600	3,453,000	1%
Sales & Use Tax	8,940,028	9,086,507	8,924,272	9,024,272	9,024,700	9,198,000	2%
Intergovernmental	2,056,471	1,992,462	2,066,191	2,066,191	2,066,200	2,037,000	-1%
Licenses	627,189	678,945	614,782	664,782	664,900	678,000	2%
Gross Receipts Tax	6,533,433	6,736,548	6,748,872	6,748,872	6,749,000	6,722,000	0%
Inspection Fees and Permits	716,970	1,004,472	689,166	739,166	739,000	771,000	4%
Service Charges	1,164,933	957,395	980,377	980,377	979,800	970,000	-1%
Parks & Recreation Fees	1,636,095	1,615,211	1,640,671	1,640,671	1,639,700	1,640,000	0%
Municipal Court and Parking	1,275,829	1,021,516	1,143,300	1,143,300	1,143,100	1,042,000	-9%
Interest	102,759	36,145	101,788	101,788	103,000	75,000	-26%
Miscellaneous Revenue	163,023	93,840	99,609	99,609	100,000	78,000	-22%
<b>Total Revenue</b>	<b>26,718,250</b>	<b>26,640,375</b>	<b>26,614,586</b>	<b>26,614,586</b>	<b>26,615,000</b>	<b>26,664,000</b>	<b>0%</b>

Expenditures	FY 2012 Actual	FY 2013 Actual	FY 2014 Original	FY 2014 Amended	FY 2014 Estimated	FY 2015 Budget	% over FY 2014 Amended
Legislative	199,786	191,977	213,830	213,830	210,800	225,400	5%
City Manager's Office	616,713	515,195	722,300	722,300	685,300	685,700	-5%
Human Resources	125,923	113,837	139,600	139,600	136,000	140,200	0%
Information Technology	581,937	801,246	889,000	889,000	862,000	625,400	-30%
Finance	703,071	713,502	818,600	818,600	801,100	849,700	4%
Municipal Court	313,511	307,398	340,400	340,400	331,900	343,600	1%
Police	7,336,739	7,735,325	7,998,000	7,998,000	7,706,200	8,128,800	2%
Fire	4,057,523	4,150,003	4,638,630	4,638,630	4,631,800	4,477,600	-3%
Community Development	3,291,735	3,864,785	3,986,305	3,986,305	3,910,550	4,063,000	2%
Public Works	4,635,334	4,457,994	4,623,025	4,645,025	4,332,725	4,725,600	2%
Debt Service	1,710,109	889,360	1,028,344	1,028,344	1,040,300	1,039,000	1%
Capital Improvement/Outlay	1,214,545	2,076,198	1,059,352	5,488,846	5,349,296	1,300,000	-76%
<b>Total</b>	<b>24,786,926</b>	<b>25,816,820</b>	<b>26,457,386</b>	<b>30,908,880</b>	<b>29,997,971</b>	<b>26,604,000</b>	<b>-14%</b>

*Proposed Budget FY 15*

### **Illustration 6 • A Comparison of Facts about University City**

A few facts about University City and its population gathered from City Data.com, Zillow and the University City Web Site are summarized as follows:

- Median household income in 2012: \$53,000.
- Total population: 35,150 down 5.9% since 2000.
- Population: 50.9% white, 38.4% African American, other races 10%
- The mean price for all housing units: \$240,000.
- The Median price for all homes sold in 2014: \$266,635 – As per Zillow
- Foreclosures in University City: according to Zillow  
The majority of foreclosures in UC are in the area north of Olive Boulevard.  
The percent of UC homeowners who are delinquent on mortgage payments: 3.9%  
The percent of UC homeowners underwater in their mortgages in 2007-11: 21.8%
- The Mean Price for UC apartment buildings with 5 or more units: \$732,000.
- The Median Rent in UC in 2014: \$925 – according to Zillow
- University City unemployment rate in 2012: 9.5 %.
- UC property values: The highest property values are concentrated south of Olive and clustered in the areas closest to the Delmar Loop, and on both sides of Delmar Boulevard westward. The lowest property values are located in the area around Olive Boulevard and north to the City Limits.
- Washington University has 14,100 students and 13,000 employees.
- University City High: 1,112 students in 9-12. Junior High: 571 in 6-8 and
- Elementary Schools: 1,938 in 1-6. Enrollment has dropped over the years.

**Map/Illustration 7 • Chart of Intangible Benefits & Negatives: Washington University/University City**

<b>Benefit Description</b>	<b>Benefit to University City Only</b>	<b>Benefits 1/2 WU and 1/2 to University City</b>	<b>Benefits shared: WU, U City, City of St. Louis and Region</b>	<b>Benefit to WU Only</b>	<b>Remarks</b>
<b>Positive Benefit</b>					
1. Image of City is Improved for Entertainment and Youth Oriented Businesses		Unknown			Market Survey needed to evaluate. In the last 10 years, Sales Tax Revenue has gone up very little.
2. Buildings are Improved-Assessed Values increase in Loop		Unknown			Assessed Value of Not for Profit Properties in Loop is not updated by St. Louis County Assessor's Office.
3. Private Investment in Loop Business District		Unknown			Fast Food and "mom and pop" stores. Survey needed.
4. Private Market Apartment Rents have increased in the Parkview Gardens Area. More Property Taxes to U City.		Approx. \$200 /Mo / Unit			Rentals are up about 10%. Data from Zillow and Data.com. Market Survey Needed. Between 2012 and 2014 Property tax revenue has gone down in U City.
5. Delmar Metrolink Station may be safer due to increased student use.			Unknown		Students use mass transit for airport and shopping. Study of Crime in City of St. Louis and University City is needed.
6. Property Values are stabilized in PG Area and surrounding Neighborhoods in U City and City of St. Louis			Unknown		Property values in the Parkview Gardens Area have increased slightly. PG has attracted some new private residential real estate investment.
7. Two new Businesses -- United Provisions and the Peacock Diner in the Lofts at WU. Other businesses closed.			Unknown		Estimated Interior Renovation--\$500,000 of Peacock Diner. United Provisions is in the City of St. Louis.
8. City of St. Louis has invested in Delmar City Bus. District east of Skinker on Delmar	Sales Tax Revenue		Unknown		Skinker-Debaliver Area has improved -- Development partly due to Trolley and some investment by City of St. Louis. Study is needed.
<b>Total</b>	Unknown	Unknown	Unknown	Unknown	
<b>Negative Effects</b>					
1. Image of City is negatively impacted for families & non student population	Unknown				Market Survey needed to Evaluate.
2. Student dominated area discourages other age groups	Unknown				Parallel Properties may rent to non WU Students.
3. U City has transient renters	\$735,000/yr				Drop in business is partly offset by tourists.
4. Traffic has increased.	\$5,000,000				Repave Enright , Delmar, & Eastgate - Westgate. (1/4 of UC paving bond issue)
5. WU properties have institutional appearance	Unknown				Discourages other property investors and developers. Current property owners may be holding Property for sale to WU.
6. Property Taxes paid by Private Property Owners have increased	About .05%/yr				Assessments every 2 years, 10 year increase =75%
7. Increased student population - increased parking demand.(No Off-street parking for the Deli or Grocery)	\$2,500,000				Provide parking garage for 300 parking spaces needed for Dorms & Commercial. \$22-30/SF. Trolley Impact.
9. Increased parking patrols will be needed	\$90,000				2 People
10. Lost Sales Taxes in U City 2013-2014	\$311,175				City Budget Number. Upscale businesses leaving Loop Business District
11. Funds lost to U City Schools-- 2013-2014	\$1,260,272				Estimated by Committee #1 (1 Year)
12. Funds lost to U City library	\$62,942				Estimated by Committee #1 (1 Year)
13. Funds lost to City Budget	\$179,461				Part is due to WU nonprofit status. (1 Year)
14. Buildings Demolished for WU Housing. Estimated Property Tax Loss.	\$238,000				40 Buildings. 3 commercial; 37 Residential.
<b>Total Negative Effect</b>	<b>\$10,376,850</b>				

## Subcommittee 4 Report

David Whiteman • Kristin Sobotka

### Comparable Municipal / Institutional Relationships

#### Subcommittee Charge

“How does University City taxing entities’ relationship with Washington University compare with relationships between other cities with comparable universities who have large tax exempt property holdings such as Brown University, Northwestern University, Rutgers University, Yale University, etc.?”

#### Our Focus

Our focus has been to examine and summarize the variety of economic relationships between other municipalities and universities to serve as a guide for the Council’s future planning.

#### Sources in Information

Our primary source was *Payments in Lieu of Taxes, Balancing Municipal and Nonprofit Interests*, Daphne A. Kenyon and Adam H. Langley, Lincoln Institute of Land Policy, Policy Focus Report / CodePF028, 2010, with supplementary information gained through discussions and correspondence with officials of Evanston, IL, Providence, RI, and New Brunswick, NJ.

#### Types of Economic Relationships between Municipalities and Universities:

1. PILOTs, or Payments in Lieu of Taxes
2. Cost sharing for Municipal infrastructure projects that benefit the university
3. Transfer of real property
4. Other offsetting costs
5. “Going forward” strategies

#### 1. PILOTs, or Payment in Lieu of Taxes

The Lincoln Institute’s report states that “...16 of the top private research universities in the United States made PILOTs to the municipalities in which they are located.” And, although University City benefits from Washington University’s presence and participation in the community, no PILOT agreement exists between the City and the University.

PILOTS, or Payments in lieu of taxes are typically voluntary payments made by a tax-exempt entity as a substitute for property taxes. Payments typically range from about one percent of the revenue that the municipality would have received if the properties had been taxable, and average but rarely exceed more than five or six percent of the taxable amount. Additionally, in only some situations do PILOT revenues exceed more than one percent of a municipality’s total budget amount.

Formalized PILOT agreements are typically for a specified period of time and specify the annual amount that the nonprofit entity will voluntarily pay to the municipality. Some payment schedules are for a constant amount each year, however we are aware of PILOTs with either decreasing or escalating annual payments.

Most PILOTs are between a single nonprofit entity and the municipality; however both Boston, MA and Providence, RI are examples of multi-party PILOTs whereby those municipalities have established collective agreements with a number of universities.

Additionally, we are aware that some public, as well as private, universities make voluntary payments to the municipalities in which they are located. The State of New Jersey, for example, makes annual payments to the City of New Brunswick to offset some of Rutgers cost to the City.

## **2. Cost sharing for Municipal Infrastructure Projects that Benefit both Parties.**

In addition to paying a voluntary PILOT to the City of Evanston, IL, Northwestern University regularly contributes half the cost of public infrastructure projects that are adjacent to and benefit the university. This type of cost sharing may or may not be required of for-profit entities for comparable projects.

An example of this kind of cooperation between Washington University and University City is Washington University's funding of the reconfiguration of the signalized intersection of Olive Blvd. and Skinker Avenue.

## **3. Transfer of Real Property**

We are aware of situations where a municipality has benefited by its transfer of public property to a nonprofit entity and where the nonprofit has transferred property to the municipality.

For example, in lieu of simply vacating streets adjacent to Brown University, the City of Providence, RI conveyed that land to the university in exchange for significant annual payments over an eleven-year period and a revenue sharing agreement for what had previously been public parking – benefiting both parties.

University City benefited from Washington University's in-kind donation of the property for the new Engine House #1.

## **4. Other Offsetting Economic Benefits**

Most all municipalities recognize that local universities provide significant economic benefit to their communities. Benefits include the large employment base provided by the university, dollars spent in the community by employees and students, the attraction of ancillary businesses to serve the university and its population, and a variety of in-kind and financial contributions made by the university.

These benefits are often difficult to measure and compare across institutions, but these factors should be taken into account when determining a university's financial impact on the municipality.

## 5. “Going Forward” Strategies

Some Municipalities are beginning to initiate measures to address future losses of revenues as universities continue to acquire taxable properties.

### **Project Specific PILOTS**

“When a nonprofit expands real estate holdings, particularly when it acquires previously taxable property and applies for tax exemption or when it begins new construction, the Boston city government initiates a conversation with the objective of reaching a PILOT agreement between the city and the nonprofit. Factors that affect the payment include the size and usage of the project. Agreements extend between 10 and 30 years and negotiated payments are subject to an annual escalation clause. Community service benefits provided by nonprofits are taken into account and can offset up to 25% of the negotiated cash PILOT.”

### **Zoning Regulations**

The zoning code of Webster Groves, MO has traditionally allowed colleges, universities and private schools to develop in residential districts, primarily through the use of a conditional use permitting process. In an attempt to more carefully consider the impact of such institutional development on the surrounding neighborhoods, as well as their effect on the long-range general welfare of the City as a whole; Webster Groves has passed changes to its zoning code by creating Educational Campus Districts.

A direct impact of this proposed code as adopted is that universities can no longer acquire properties outside the educational campus district for use as educational facilities; thus limiting the number of properties that might otherwise become tax exempt.

### **Exhibits / References**

*Payments in Lieu of Taxes, Balancing Municipal and Nonprofit Interests*, Daphne A. Kenyon and Adam H. Langley, Lincoln Institute of Land Policy, Policy Focus Report / CodePF028, 2010

Email from Glenn Patterson, City of New Brunswick, NJ, August, 25, 2014

Memorandum of Agreement with respect to Voluntary Payments to be paid to the City of Providence, Rhode Island by Brown University, Rhode Island School of Design, Providence College, and Johnson & Wales University, Dated as of June 5, 2003

Memorandum of Agreement with by and between the City of Providence and Brown University

Letter from Ashley Porta, Budget Manager, City of Evanston, IL, October 16, 2014



## Comparison of Comparable University PILOTs and Civic Contributions

All research and analysis for this section: Gary Nelling • Christine Albinson

### Purpose

“Payments in Lieu of Taxes – Balancing Municipal and Nonprofit Interests” by the Lincoln Institute of Land Policy states that:

“The basis for deciding upon an appropriate PILOT amount varies across municipalities. Some ask tax-exempt institutions to pay a specific proportion of the property taxes the institution would owe if taxable. Others base the PILOT on some measure of the size of the nonprofit’s property, such as square footage, or the size of its economic activity, such as number of employees or dormitory beds. The costs of the basic services provided to nonprofit institutions is also used as a guide,”

To measure the cash contributions of Washington University to University City against the PILOT programs and cash contributions of other universities and their cities, primarily the dollars contributed in each case as a percentage of the lost nonprofit university exempt real estate tax revenues were compared. However, other valid metrics such as PILOTs as a percentage of city budgets, on a per-student and a per-acre of university land basis were compared as well.

Nationwide PILOT cash contributions average about 5-6 % of lost university tax-exempt real estate tax revenues and average about 1% of total city budgets. However, both vary considerably higher and lower in many instances. For example, in 2009 Northeastern U only made a 0.08% PILOT against its nonprofit real estate tax loss in Boston, whereas Boston University made an 8.53% PILOT, Berklee College of Music made an 8.24% PILOT and Massachusetts College of Pharmacy made a 7.87% PILOT to Boston.

Likewise, PILOTs measured against total host city tax revenue vary. To find where Washington University and University City fit into the range of PILOTs and other cash contributions, we looked at Boston University as a large university in a large city, Yale as a medium-sized university in a medium-sized city, and Harvard as a medium-sized university in a large city, and compared them to Washington University, a medium-sized university in a large city, with portions in University City, a small city. All the metrics regarding Washington University apply only to the exempt real estate tax revenue loss, the city budget, students and acreage in University City and none of their other campuses, housing areas or facilities since Washington University’s PILOTs or cash contributions to their other host cities were not relevant to their impact on University City taxing entities.

For instance, Washington University makes a PILOT to Clayton for fire department services at the Main Campus and WU Clayton properties, but we did not count this PILOT nor WU metrics such as students living on the main campus or in Clayton since they do not affect University City taxing entities as per our mandate.

In all the university and city relationships to which Washington University and University City are compared, those university PILOTs and cash contributions are correlated with the lost exempt real estate tax revenue, percentage of city budgets, per acre and per student metrics ONLY of the cities receiving the PILOTs and contributions.

Boston University has virtually all its academic buildings and the majority of its student housing in the City of Boston, with a small amount of student housing in Cambridge as well as some BU study centers abroad. With no student population breakdown by city, we treated all students as if they lived and attended school in Boston which lowered the PILOT per student ratio and thus was fairer to Washington University. There was no indication that BU made a PILOT with any city other than the City of Boston.

Yale is located in three cities: New Haven at 932 acres, West Haven and West Orange CT for a total of 1,125 acres. Without statistics of student population by city, Yale's students were treated as if they went to school and lived in New Haven. Again, this favored Washington University by reducing the PILOT per student comparison. There were several sources quoting Yale's PILOT and cash contributions to New Haven and none that sited Yale contributions to its other cities.

Harvard's PILOTs to Boston in previous years were in the 5-6.4% range of Boston's lost exempt real estate tax revenue, similar to Washington University's to University City now. Since the amounts of Harvard's lost exempt real estate tax revenue in Cambridge and Watertown were not found, Harvard's PILOT to Boston is the only one where we could calculate the PILOT as a percentage of lost exempt real estate tax revenue.

Harvard is more evenly divided in terms of academic, medical and athletic buildings as well as student population over the two of the three cities where the university resides. However, since their PILOTs paid to each city are known, it was appropriate to sum them and use their sum to calculate their PILOT per total three-city budget, per student and per acre in the three cities combined. In general, the percentages of PILOT and cash contributions per university are more meaningful than the gross PILOT and cash contributions amounts, since University City is a smaller city than the other cities compared. Percentages derived from the other universities were applied to Washington University metrics in University City to calculate proportional PILOTs or contributions.

The best and most consistent year for data was 2014. Equal information was not available in all years. It was useful, however, to include other years where they were available, because they show the progression of increased contributions and percentages proportionately. The Boston University, Yale and Harvard charts contain PILOTs and cash contributions from multiple years including 2014 in order to paint a good comparative picture of the investments of major prestigious universities over time in their respective cities. Please refer also the IBA Heidelberg section at the end of this report for additional information comparing tangible civic investment by Heidelberg University, Yale University and Washington University.

## Washington University • Boston University • Yale University • Harvard University • PILOT and Contribution Comparisons

### Washington University

Established	February 22, 1853	
Type	Private	
Endowment	<b>US \$6.7 billion • 2014</b>	
Website	wustl.edu	
Academic staff	3,395	
Administrative staff	9,605	
<b>Total Staff</b>	<b>13,000</b>	
Undergraduates	7,303	
Postgraduates	6,814	
<b>Total Students</b>	<b>14,117</b>	
<b>Students in U City</b>	<b>1,400 students in WU off-campus housing</b>	
	<b>1,440 students in private off-campus housing</b>	
<b>Location</b>	St. Louis, County, St. Louis, University City, Clayton MO	
Campuses	Danforth Campus • Main	169 acres St Louis Cty
	Medical Campus	164 acres St Louis
	North Campus STL	13 acres St Louis
	<b>Total Campus acres</b>	<b>346 acres</b>
	<b>WU UC off-campus non-profit acres</b>	<b>150 acres U City</b>
	<b>Total Acres</b>	<b>496 acres</b>
<b>U City Govt Budget</b>	<b>\$26.6 million • 2014 and \$33.8 million • 2016</b>	
<b>U City Total</b>		
<b>Budget</b>	<b>\$70 million • 2014</b>	
<b>U City Population</b>	<b>35,150 • 2013</b>	
<b>U City Area</b>	<b>5.9 square miles = 3,776 acres</b>	
<b>WU U City Acres</b>	<b>150 acres = 4% of total U City acres</b>	
<b>WU UC Property</b>	<b>1.2 million square feet of buildings</b>	
<b>WU Cash</b>	<b>\$114,000 cash =</b>	
<b>Contributions to</b>		
<b>University City</b>	<b>6.1% of UC WU nonprofit real estate tax rev. loss if taxable</b>	
<b>2014</b>	<b>0.16% of total U City Taxing Entities revenue/year</b>	
	<b>\$760/WU nonprofit acre in U City</b>	
	<b>\$114,000 / 1,400 students in WU U City housing = \$81/student</b>	

## Boston University

Established 1839  
 Type Private  
**Endowment US \$ 1.54 billion • 2014**  
 Website bu.edu

Academic staff 3,873  
 Administrative staff 9,974 including faculty  
**Total Staff 13,847**

Undergraduates 15,834 • 2014  
 Postgraduates 14,175 • 2014  
**Students 30,009 • 2014**

Location Boston, Massachusetts, USA  
 Campus - Urban 135 acres • Fenway-Charles River Campus  
 80 acres • Medical campus  
**Campuses 215 acres • Academic and Undergrad Housing**  
**Off-Campus 135 acres • Off-campus Grad Housing**  
**Total Acres 350 acres nonprofit**

**Boston:**  
**Govt. Revenue \$2.38 billion • 2009**  
**Population 646,000 residents**  
**Area 48 square miles = 30,720 acres**  
**BU nonprofit acres 350 acres/30,720 acres = 1.1% of total Boston acres**

**BU PILOT \$4,892,000 cash =**  
**2009**  
**8.5% lost BU nonprofit real estate tax revenue if taxable =**  
**0.21% of total Boston budget =**

**\$14,240/BU nonprofit acre in Greater Boston =**

**\$4,892,000 / 30,000 BU students = \$163/ student**

**BU PILOT \$6,040,000 PILOT + \$6,534,000 cash contributions =**  
**2014**  
**10.5% of lost BU nonprofit real estate tax revenue if taxable**  
**\$6,040,000 cash/ 350 acres = \$17,250/BU nonprofit acre**  
**\$6,040,000 cash/ 30,000 students = \$200/student**

## Yale University

Established	1701
Type	Private
<b>Endowment</b>	<b>US \$23.9 billion • 2014</b>
Website	Yale.edu
<b>Academic staff</b>	<b>4,171</b>
Undergraduates	5,414 • 2014
Postgraduates	6,809 • 2014
<b>Students</b>	<b>12,223 • 2014</b>
Location	New Haven, West Orange and West Haven Connecticut
<b>New Haven Area</b>	<b>Land 18.7 sq mi = 11,968 acres</b>
<b>Yale Areas</b>	<b>932 acres</b> New Haven CT 136 acres West Orange CT 57 acres West Haven CT
<b>Yale Total Area</b>	<b>1,125 acres total</b>
<b>Yale Nonprofit Acres/ Total New Haven Acres</b>	<b>932 Yale acres/ 11, 968 New Haven acres = 7.8% of total New Haven acres</b> Yale owns extensive off-campus real estate in New Haven such office and retail buildings, tenant space and student housing.
<b>New Haven Pop.</b>	<b>130,660 residents (2013)</b>
<b>New Haven Budget</b>	<b>\$497 million</b>
<b>Yale U PILOT</b>	<b>\$7,500,000 Yale 2010 PILOT in cash to New Haven CT</b> <b>\$8,100,000 Yale 2013 PILOT in cash to New Haven CT</b> <b>\$8,300,000 Yale 2014 PILOT in cash to New Haven CT</b>
	<b>\$7,500,000 Yale 2010 PILOT /\$497 million New Haven budget = 1.5% of total City of New Haven budget</b> <b>\$8,100,000 2013 Yale PILOT = 7.9% of lost real estate tax rev.</b>
	<b>\$8,300,000 Yale 2014 PILOT = 6.9% of lost exempt real est. tax</b> <b>\$4,000,000 Yale 2014 cash contrib. = 3.4% lost real estate tax</b> <b>Total Yale 2014 Contributions = 10.3% of lost real estate tax</b>
	<b>\$7,500,000 /932 Yale nonprofit New Haven acres = \$8,050/acre</b> <b>\$8,300,000 /932 Yale nonprofit New Haven acres = \$8,900/acre</b>
	<b>\$7,500,000 Yale 2010 PILOT/ 12,211 students = \$615/student</b> <b>\$8,300,000 Yale 2014 PILOT /12,211 students = \$680/student</b>
<b>State of CT PILOT</b>	<b>CT 2014 \$28.8M + Yale PILOT 2104 \$8.3M = \$37.1M = 32% of lost nonprofit exempt real estate tax revenue/year</b>

## Harvard University

Established • Type 1636 • Private  
**Endowment** \$36.4 billion • 2014  
 Website bu.edu  
**Staff** 2,400 faculty - 10,400 academic appointments in teaching hospitals

Undergraduates 6,700 • 2014  
 Postgraduates 14,500 • 2014  
**Students** 21,200 • 2014

**Campuses & Students 2014** 210 acres • Main Campus • Cambridge • 13,020 resident students  
 360 acres • B School • Stadium • Boston • 8,180 resident students  
 20 acres • Medical Campus • Boston  
 40 acres • Arsenal on Charles Property • Watertown  
**Academic Acres** 630 total academic acres and a total of 21,200 resident students

**Population** 646,000 residents  
**Boston Area** 48 square miles = 30,720 acres

**Harvard PILOT 2009** Harvard to Boston • 2009 \$2,000,000  
 Harvard PILOTs to Cambridge and Watertown PILOTs not found

\$2,000,000 PILOT /\$40,048,000 lost real estate tax revenue =  
 5% lost Harvard nonprofit real estate tax revenue in Boston

**PILOTs 2014** Harvard to Boston • 2014 \$2,217,000  
 Harvard to Cambridge • 2014 \$2,968,227  
 Harvard to Watertown • 2014 \$4,902,862  
**Total Cash PILOTs • 2014** \$10,088,273

\$10,088,273 PILOTs 2014 /\$1.6B Boston Cambridge and  
 Watertown city revenues = 0.6% of total city revenues

\$2,217,000 PILOT /\$34,782,000 lost real estate tax revenue =  
 6.4% of lost Harvard nonprofit real estate tax rev. in Boston  
 Cambridge & Watertown lost tax-exempt real estate rev. not found

\$10,088,273 PILOTs /630 acres = \$16,000 /academic acre  
 \$10,088,273 PILOTs /21,200 students = \$475 /Harvard student

**Note** The majority of Harvard PILOTs are in cash directly to cities.  
 Smaller amounts are to specific community programs. Harvard  
 makes tangible service contributions to its cities similar to Yale.

**Additional References for this page** “Harvard University 2014Town Gown Report • For the City of  
 Cambridge” • Harvard Planning and Project Management

“Watertown, University announce agreement” Harvard Gazette

## PILOTs and Cash Contributions: Comparisons and Observations

For fair comparison, the universities chosen were medium-to-large in size, prestigious, well endowed and in medium-to-large metro areas. Washington University has property in Unincorporated STL County, St. Louis, and Clayton, with about 30% of its acreage in University City, a small city, not unlike Harvard in Cambridge, Boston and Watertown.

All contribute to their cities; some moderately, some generously and some like Yale in stunning amounts factoring in tangible service contributions enumerated in the IBA Heidelberg Report. No one PILOT or contribution metric is singularly dispositive but taken as a whole they create a fair image of civic investment by these universities.

The Boston University and Yale PILOTs and cash contributions exceed Washington U in total and proportionately compared on all metrics. Proportionately, Harvard is similar to Washington University on a percentage of lost exempt real estate tax revenue basis, but exceeds them on the other metrics. Yale with 12,000 students is similar in size to Washington U with 14,100 students, and both with a presence in small cities, thus Yale provides more meaningful metrics than Boston U with 30,000 students, and Boston with 655,000 residents. Boston's large budget reduces the percentage impact of BU's PILOT.

The following scenarios demonstrate the amount Washington U would contribute to University City should the average contributions of the comparable institutions (Boston U, Yale and Harvard, respectively) be applied to the following alternative metrics:

- |  |                        |
|--|------------------------|
| <b>A. Percentage of lost nonprofit real estate taxes</b> <sup>*1</sup>               | <b>\$170,000/yr.</b>   |
| <i>9.1 % (10.5%+10.3% +6.4%/ 3) of \$1,857,000 (2014)</i>                            |                        |
| <b>B. Percentage of revenue for all University City taxing entities</b>              | <b>\$540,000/yr.</b>   |
| <i>0.77% (0.21%+1.5% +0.6% / 3) of \$70,000,000 (2014)</i>                           |                        |
| <b>C. Lump sum contribution per resident student</b>                                 | <b>\$630,000/yr.</b>   |
| <i>\$450 (\$200+\$680+\$475 / 3) x 1400 students (2014)</i>                          |                        |
| <b>D. Lump sum/acre of nonprofit academic land owned by university</b> <sup>*2</sup> | <b>\$1,867,500/yr.</b> |
| <i>\$12,450 (\$8900 Yale + \$16,000 Harvard /2) x 150 acres (2014)</i>               |                        |

\*1 The sum of the Yale PILOT \$8,300,000 and cash contribution of \$4,000,000 = 10.3%

\*2 Boston U's small dense land skews their percentage high.

### References for Comparisons

*Payments in Lieu of Taxes, Balancing Municipal and Nonprofit Interests*, Daphne A. Kenyon and Adam H. Langley, Lincoln Institute of Land Policy, Policy Focus Report

*Payments in Lieu of Taxes by Nonprofits: Which Nonprofits Make PILOTs and Which Localities Receive Them* • Adam H. Langley, Daphne A. Kenyon, and Patricia C. Bailin  
© 2012 Lincoln Institute of Land Policy

Washington University, Boston University, Yale and Harvard websites  
University City website • Boston MA and New Haven CT Wikipedia articles

“City demands PILOT Program”, Yale Daily News, Issac Stanley-Becker, Feb. 4, 2014

“Senator Looney proposes changes to CT's PILOT”, New Haven Register, Mar 17 2014

## Subcommittee 5 Report

Todd Swanstrom • Stephen Selipsky

### The Cost of City Services for Tax-Exempt University Property and Residents

Calculating the marginal cost of city services for Washington University tax-exempt properties and their residents is complicated and sensitive to detailed assumptions; direct calculations are neither simply fact-based, nor likely to be widely agreed on. The Committee has instead chosen to calculate both a per-student and a per-property-value allocated share in the “cost of operating the City”, the spending necessary to provide an attractive and livable community for the University population living in tax-exempt property.<sup>i</sup>

University City’s FY 2015 budget projects citywide operating expenditure of \$33,742,900, or \$954 per capita.<sup>ii</sup> 1400 Washington University students lived in tax-exempt University-owned housing in University City in Fall 2014.<sup>iii</sup> Assigning to these students an equal per capita share of the cost of running the city in which they live corresponds to an annual cost allocation of \$1.34 million. This includes only residential property expenses, to which might be added an allocation by property value for Washington University’s non-residential tax-exempt properties; we will conservatively leave that out (but see the alternative proportional valuation method below).

We were also asked to consider other University City taxing entities, of which the School District is the largest. Of course, only a few University students have children and directly contribute to demand for school district services; on the other hand running a school district is considered necessary for a livable community and so school taxes are assessed even on childless private property owners. The School District of University City’s 2013-2014 total expenditure<sup>iv</sup> was \$44,413,029, or \$1,256 per capita, and so Washington University’s untaxed 1400 students might be allocated School District costs of \$1.75 million.

To cross-check these numbers we use another methodology favored in public policy literature: the “proportional valuation method,” which assigns municipal costs not on a per capita basis but based on the assessed value of the real estate.<sup>v</sup> Comparing tax-exempt University-owned property value in University City taxing districts (low \$110 million to mid-range \$130 million as calculated by the Committee) to total assessed property value (2013 assessment of \$2,887 million<sup>vi</sup>), would allocate 3.8% to 4.5% of public spending to those properties. That percentage of City government spending would be \$1.28 million to \$1.51 million, and of School District spending would be \$1.68 million to \$1.98 million, slightly larger than the per-capita allocations of total expenses.

Thus, either by the per-person or the per-property-value method, Washington University’s tax-exempt property and residents could be allocated approximately **\$1.4 million** annually in City budget spending. An additional **\$1.8 million** annually could be allocated for School District spending, though not as a direct marginal cost to schools due to students’ presence. Allocated city and school district costs would then total **\$3.2 million**.



Finally, although this chapter focuses on the cost side of local government services, we note some revenue side considerations relevant to expense allocation. In particular, University City revenue from property tax makes up 15.7%, and sales and use taxes 28.9%, of total City revenue. It might then be argued that we should proportionately reduce the above expenses allocated to the University's tax-free properties and residents, with the remaining percentage accounted for by University-paid utility taxes, building inspection fees, University City share of sales taxes on students' incidental (non-campus) spending, etc. We have instead separately examined the amount of such University-generated revenue in the separate University payments section of this report. We have also provided above both a total-expenses School District allocation and an allocation adjusted for revenue percentage from local property tax. Finally, we note that students living in University City are counted in its population for purposes of Saint Louis County Sales Tax Pool sharing, and so have a small upward effect on the City's revenues as well as on the expenses estimated here.

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i Our approach follows the "Per Capita Multiplier Method," described by a respected guidebook on fiscal impact analysis as "the classic average costing approach for projecting the impact of population changes on local municipal and school district costs...." Robert W. Burchell, David Listokin and William R. Dolphin, *The New Practitioner's Guide to Fiscal Impact Analysis* (Center for Urban Policy Research, 1985), p.9.

ii *University City, Missouri BUDGET / Fiscal Year 2015 / July 1, 2014 to June 30, 2015*, p.5

iii Washington University Office of Government and Community Relations, testimony to Advisory Board.

iv *Budget, Board of Education, University City School District, Fiscal Year Ending June 30, 2014*, p.22

v The basic idea is that "municipal costs increase with the intensity of land use." Burchell, Listoken and Dolphin, p. 29. The proportional valuation method is usually applied to nonresidential property, but is not usually applied to public education cost estimation.

vi *City of University City, Missouri Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2013*, p. 81. <http://www.ucitymo.org/DocumentCenter/View/7015>

**UNIVERSITY CITY BUDGET FY 2015: CITY-WIDE AND PER CAPITA ALLOCATION**

<http://www.ucitymo.org/DocumentCenter/View/7431>

Property Taxes	5,311,000	15.7%
Sales & Use Tax	9,776,800	28.9%
Intergovernmental	2,110,000	6.2%
Grants	933,200	2.8%
Licenses	708,000	2.1%
Gross Receipts Tax	6,722,000	19.9%
Inspection Fees and Permits	771,000	2.3%
Service Charges	4,192,000	12.4%
Parks and Recreation Fees	1,640,000	4.9%
Municipal Court and Parking	1,132,000	3.3%
Interest	84,400	0.2%
Miscellaneous Revenue	424,100	1.3%
<b>Total REVENUE</b>	<b>33,804,500</b>	<b>100.0%</b>

Legislative	225,400	0.7%
City Manager's Office	685,700	2.0%
Human Resources	140,200	0.4%
Information Technology	625,400	1.9%
Finance	849,700	2.5%
Municipal Court	343,600	1.0%
Police	8,161,300	24.2%
Fire	4,477,600	13.3%
Community Development	4,796,000	14.2%
Public Works	8,756,300	26.0%
Debt Service	1,278,000	3.8%
Component Units:		
Library	1,941,500	5.8%
Loop Business District	72,000	0.2%
Parkview Gardens	90,200	0.3%
Capital Improvement	1,300,000	3.9%
<b>Total EXPENDITURE</b>	<b>33,742,900</b>	<b>100.0%</b>

*Washington University students in U City*

Graduate + Undergraduate	2840
In University-owned	<b>1400</b>
City population (US Census)	<b>35,371</b>
Per capita expenditures	<b>954</b>
Student/WU-owned allocation	<b>1,335,559</b>
Property tax % of budget	15.7%
Sales & Use % of budget	28.9%
Local tax revenue percentage	44.6%
Local tax adjusted allocation	596,094

<b>School District 2013-14</b>	
32,463,000	Local Tax
11,694,495	Non-local
<b>44,157,495</b>	Non-capital revenue
2840	
<b>1400</b>	
<b>35,371</b>	Census 2010
<b>1,248</b>	
<b>1,747,773</b>	
73.5%	= Local/non
1,284,900	

**SCHOOL DISTRICT OF UNIVERSITY CITY BUDGET**

2014-2015 Preliminary Budget	
Operating Budget	40,110,000
Debt Service Budget	<u>4,720,000</u>
Total non-capital	44,830,000

Capital Projects Budget	940,000
Bond Issue	6,730,000

2013-2014 Budget	Revenue *	Expenses
Operating	39,603,870	39,805,368
Debt Service	<u>4,553,625</u>	<u>4,607,661</u>
<b>Total non-capital</b>	<b>44,157,495</b>	<b>44,413,029</b>

Capital Projects	984,445	814,503
Bond Issue	50,000	8,370,061

* Includes property tax +		
sales tax subtotal	32,463,000	2013-2014 pg. 20
Local revenue % of		
non- capital revenue:	73.5%	

\* <http://www.ucityschools.org/vimages/shared/vnews/stories/496f62d47e1bc/2013-14%20amended%20budget.pdf>  
<http://www.ucityschools.org/vimages/shared/vnews/stories/496f62d47e1bc/FY12-13%20Audit%20Report.pdf>  
<http://www.ucityschools.org/vimages/shared/vnews/stories/496f62d47e1bc/Prelim%20budget%20FY15.pdf>

**UNIVERSITY CITY TOTAL ASSESSED AND ACTUAL REAL ESTATE VALUE**

2013	Real	Personal	Railroad and Utility	Total Taxable Assessed Value	Estimated Actual Taxable Value
Assessed	530,263,000	57,676,000	8,993,000	596,932,000	2,887,085,000
Assessment ratio	19.00%	33.33%	32.00%		
Actual appraised	2,790,857,895	173,028,000	28,103,125		2,991,989,020
Sep 2013 assessed					(see assessor methodology details)
(School District preliminary budget)				571,094,150	

	2014	2018
Washington University owned: lower bound	109,900,000	129,900,000
Percentage of total actual taxable value: lower bound	3.8%	4.5%
Washington University owned: mid-range	129,600,000	152,600,000
Percentage of total actual taxable value: mid-range	4.5%	5.3%

		Total budget	Property % University allocation	Per capita University allocation	Local-tax adjusted allocation
<i>Lower bound</i>					
City Budget	3.8%	33,742,900	<b>1,284,460</b>	1,335,559	596,094
School Budget	3.8%	44,157,495	<b>1,680,903</b>	1,747,773	1,284,900
<i>Mid-range</i>					
City Budget	4.5%	33,742,900	<b>1,514,704</b>	1,335,559	596,094
School Budget	4.5%	44,157,495	<b>1,982,211</b>	1,747,773	1,284,900

<http://www.ucitymo.org/DocumentCenter/View/7015>  
 CITY OF UNIVERSITY CITY, MISSOURI COMPREHENSIVE ANNUAL FINANCIAL REPORT  
 FOR THE FISCAL YEAR ENDED JUNE 30, 2013

## **IBA Heidelberg**

Gary Nelling

### **Internationale Bauausstellung Heidelberg • 2013 or International Building Exhibition Heidelberg • 2013 Knowledge Based Urbanism • Symposium**

International Building Exhibitions (IBA) in Germany are typically exhibits and/or competitions that showcase the best of cutting-edge international architecture and urban planning design, planned and presented by the organization of the same name.

For the first time in the history of IBA, the small city of Heidelberg Germany was the host of an International Building Exhibition, but the City Council of Heidelberg had the additional purpose of conducting a symposium presenting its challenge for the city to become a laboratory for innovation in the urban built environment, and to create a long term program for integrating the resources of Heidelberg University with the City of Heidelberg to encourage private economic growth and citizen education, which they have named Knowledge Based Urbanism . \*1 To this end they invited mayors, architects, city planners, university presidents and development directors from around the western world.

#### **Participants**

Included were Heidelberg's Mayor Dr. Eckart Würzner, Minister Theresia Bauer and Prof. Dr. Bernhard Eitel, Rector of Ruperto Carola at Heidelberg University, Harvard's Prof. Dr. Charles Waldheim, Stanford's Bob Reidy, Palo Alto City Council member Gregory Scharff, Delft Netherlands Mayor Bas Verkerk, from Heidelberg's sister cities Kumamoto and Montpellier, Professors Toshitaro Minomo and Yannik Tondut, planner William Haas from NYU and Cambridge, Massachusetts former Mayor Henrietta Davis. A larger group of architects, planners and academics were invited as participants. \*1

#### **Heidelberg and Heidelberg University**

Heidelberg is a city of 150,000 residents and home to Heidelberg University with about 32,000 students and a staff of 14,000. The Ruprecht-Karls-Universität Heidelberg (Heidelberg University, Ruperto Carola) is a public research university. Founded in 1386, it is the oldest university in Germany and was the third university established in the Holy Roman Empire. Heidelberg has been a coeducational institution since 1899. Today the university consists of twelve faculties and offers degree programs at undergraduate, graduate and postdoctoral levels in 100 disciplines. It is a German Excellence University, as well as a founding member of the League of European Research Universities. \*2

The city of Heidelberg is part of the Rhine-Neckar metropolitan region, with about 2.3 million inhabitants including the cities Ludwigshafen and Mannheim. Stuttgart, Karlsruhe and Frankfurt are within 40 minutes by train. Heidelberg as a center of knowledge is also home to the European Molecular Biology Laboratory (EMBL), the most prominent institution of its kind in Europe. In addition, there are four Max Planck Institutes, the German Cancer Research Center (DKFZ), the Heidelberg Institute for Theoretical Studies (HITS) and the GSI Helmholtz Centre in Darmstadt, as well as three Leibniz Institutes in Mannheim, to name just a few examples. \*1

Though University City and Washington University are smaller in scale than Heidelberg and Heidelberg U, we both exist within larger metropolitan areas and have similarly large ratios of students to residents in our relatively small cities. In our case about 2,840 students in University City/ 35,150 residents = 8% and they have 32,000 students x 75% in the city = 24,000 students/ 150,000 residents = 16%.

### **Campus Organization and Interaction with the City**

Heidelberg University is organized into two areas:

- **New Campus**

The New Campus is located in Neuenheim Feld area north of the Neckar River and now the largest part of the university, and the largest campus for natural sciences and life science in Germany with 14,000 students. Almost all science faculties and institutes, the medical school, the Pedagogik Hochschule or Teaching High School, Kopfklinik and Medizinische Klinik or University Hospitals Heidelberg, and the science branch of the University Library are situated on the New Campus. Most of the dormitories and the Institut für Sport und Sportwissenschaft athletic facilities of the university can be found there. Several independent research institutes, such as the German Cancer Research Center and two Max-Planck-Institutes have settled there. \*1 \*2

Of note, the University's Botanical Garden is located in the New Campus and attracts 50,000 visitors/year as does as the Technologie Park which is open to scientists, technology companies for shared research and development. Future plans include business incubators for private businesses and public corporations Also Neuenheimer Feld has 2,500 permanent residents and plans to attract more. \*1 \*2

- **Old Campus**

The Old Town campus and Bergheim campuses, on the south bank of the Neckar is dispersed within the city, and home to the humanities, including theology, languages, cultural and historical science schools, and law school, with 3,500 resident students, the balance being dispersed in the metropolitan area. The old town can be reached by tram and bus in about 10 minutes from the New Campus.

### **IBA Heidelberg Symposium Results**

- **IBA in Heidelberg**

The City Council of Heidelberg was impressed with the proposal for the IBA Heidelberg Symposium 2013, and passed a resolution in 2012 establishing IBA in Heidelberg as a municipal company with a 10-year charter to 2022 to promote Heidelberg as a knowledge-based urban city of the future by working cooperatively with the University of Heidelberg to attract private-university projects that serve private business, citizen and university needs. Resultant projects will include the design and construction of creative new buildings, renovation of existing buildings and open spaces for cooperative uses. IBA in Heidelberg also will hold future architecture, design and urban planning exhibitions and competitions. The City also established the Creative Business Center of the City of Heidelberg, whose offices are in a former fire station renovated with cooperation from the University of Heidelberg.

- **Industry on Campus**

An important recent element is Heidelberg's "Industry on Campus" concept, which supports long-term cooperation between Heidelberg University and industrial enterprises for the purpose of research. Several Industry on Campus projects were created with important regional players, including the chemical company BASF, Nikon, Merck and Heidelberger Druckmaschinen. Future facilities include specific science-industry centers, business incubators, social service and job service centers. \*1

- **Biomedical Companies**

The New Campus is now also the seat of several biomedical spin-off companies in Technologie Park. The Neuenheimer Feld campus has extensive parking lots for faculty and student vehicles for long term and short term parking, as well as employees of private companies, visitors and patients of the various university hospitals.

### **Heidelberg University vs. Washington University Economics**

Financing of the two universities is difficult to compare since the German state heavily subsidizes university study to keep higher education affordable. Heidelberg University is a public university whereas Washington University is private.

- **Heidelberg University Finances**

From 2007 to 2012, Heidelberg charged tuition fees of € 1,200 /year, including student union fees, for undergraduate, Master's, and doctoral programs, for both EU and non-EU citizens, and for any school, department or area of study. From spring term 2012 onwards, tuition fees have been abolished. The usual housing costs for on-campus dormitories range from € 2,200 to € 3,000 /year.

In the fiscal year 2005, Heidelberg University had an overall operating budget of about € 856 M = \$942 million, consisting of approximately € 413 M government funds, € 311 M basic budget, and € 132 M from external grants. The university spent about € 529 M in payroll costs and about € 326 M in other expenditures for a net retained earnings of € 1 M and expenses, averaging 32,000 students at € 26,750 /year = \$29,500 /student/year. Unlike private universities in the US, Heidelberg University has little or no appreciable retained earnings vs. Washington University that can retain excess tuition and housing payments as tax-exempt earnings.

Also, the university receives another € 150 M in research grants, distributed over 5 years from 2012 onwards, due to the German Universities Excellence Initiative. In the fiscal year 2007, the university for the first time raised € 19 M through tuition fees, exclusively to improve the conditions of study. Only € 9.5 M of these were spent at the end of the year and the rectorate had to urge the faculties to make use of their additional means. No mention was made of Heidelberg University having endowments similar to Washington U nor of nonprofit tax status of Heidelberg U academic and dormitory buildings, though one would presume a public university would have all tax-exempt academic properties.\*2

- **Washington University Finances**

By contrast, Washington U charges about \$45,000 /student/year + 13,000 /student/year room and board = \$58,000/ student/year x 14,100 students = \$818 M for tuition, room and board including scholarships and loans, a savings to the student but full payment to the University and roughly 135% of Heidelberg fees for tuition, room and board. Washington U also has total of \$8.8 billion in net assets consisting of \$6.8 billion in liquid assets and \$2 billion in fixed assets /real estate. \*3

Under the circumstances, with the free cash flow and sizable endowments, one might presume that Washington University could afford to invest in similar programs in University City. Also, Washington University primarily answers to its Board of Directors, whereas Heidelberg University has mandates from the German government to consider in the use of the funds it receives annually. Therefore, Washington University perhaps also has greater flexibility in policy determination.

### **Yale University • Washington University • Heidelberg University**

Yale University makes a substantial PILOT to its host city New Haven CT of \$8,300,000 which equals 6.9% or greater of the lost nonprofit exempt real estate tax revenues. Yale also contributes up to \$4,000,000 per year or 3.4% of lost nonprofit exempt real estate tax revenue to New Haven Promise, which provides college scholarships to city students who graduate from a public school and attend college in Connecticut. Additionally, Yale dedicates several million dollars each year of resources toward programs for young people in New Haven. Thus Yale provides 10.3% or greater of its nonprofit exempt real estate tax revenue to New Haven. This also offsets part of the PILOT paid by the State of Connecticut to New Haven, equal to 32-77% of lost nonprofit real estate tax revenue.

Yale University, however, makes substantial other tangible-value service contributions much in the scale and spirit of those provided by Heidelberg University, all of which work marvelously even though one is a public university and one is private. Washington University provides a few of these, albeit smaller in number and scale. We would recommend that they look at both Heidelberg University and Yale University as models for constructive community involvement and investment. Both Yale University and Washington University make several in-kind service contributions of student time and other intangibles that are difficult to value and therefore not part of the description below.

### **Yale Programs with Tangible Benefit for New Haven CT**

- **New Haven Promise**

In addition to the scholarship program, Yale dedicates several million dollars each year of resources toward programs for young people in New Haven and the region. Each year more than 10,000 public school children participate in academic and social development programs sponsored by Yale on their campus. New Haven Public School students are welcomed to Yale throughout the year as the youngest members of our academic community; students take world language courses on campus, participate in the citywide science fair, explore our shared cultural heritage through visits to the Yale museums, attend lectures on weekends, and conduct research in Yale laboratories through summer internships. Yale faculty, staff, and students are actively engaged in these programs.



- **Yale University Properties**

Yale University pays real estate taxes to New Haven CT on all its commercial properties including office, retail, restaurant buildings and interior spaces and student apartments and homes.

- **Local Employment in New Haven**

Yale monitors work hours allocated to New Haven residents on each of its major construction projects and works closely with its contractors to meet and exceed targeted goals. Over the past decade, Yale research has contributed to a growing cluster of spin-off companies in the greater New Haven area, generating over 30 business ventures. Higher One, a company that was founded in 2000 by Yale students, recently broke ground on a new headquarters building in Science Park, ensuring that over 200 jobs would stay in New Haven.

- **Neighborhood Revitalization**

Yale committed funds to the restoration of Scantlebury Park, the Farmington Canal, and the improvements of streetscapes and creation of pedestrian and bike paths. Yale's commitment to Science Park has contributed to the success of the revitalization of the Winchester area. The Dixwell-Yale Community Learning Center, (DYCLC), and Rose Center which were built and are run by Yale, are open to the community. Yale has made improvements to neighborhoods other than just those in which they own property.

- **Yale University Homebuyer Program**

This program has committed \$25million in funds to assist over 1,000 employees in their purchase of homes in New Haven with a total value of approximately \$175 million. Neighborhoods that benefit from the include West Rock, Beaver Hills, Newhallville, Dixwell, Dwight, Hill, and Fair Haven, amongst others. The scale of this commitment has strengthened the tax base and attracted market-rate buyers.

- **Economic Development in New Haven**

Since 1990, in addition to its homebuyers program, Yale has contributed over \$40 million to economic development initiatives including providing funds to the Economic Development Corporation of New Haven, Start Community Bank, Science Park, and the Broadway and Chapel Street community investment programs. The results of Yale's business incubator are thirty new businesses in New Haven .

- **Yale University Medical Services**

Yale University supports the local community with its resources. Yale University Medical School physicians provide over \$12 million per year in free care to the local community. Yale New Haven Hospital also provides significant uncompensated care but it is a separate entity from Yale University with its own independent management. The Yale Jerome N. Frank Legal Services Organization offers free legal assistance to organizations that cannot afford to retain private counsel. The Urban Resources Initiative oversees the planting of trees in New Haven. The Yale Center for Investigation works with the community to seek solutions to local health questions. \*4

## Washington University Programs with Tangible Benefits for University City

- **Washington University Employee Assisted Housing Program**

Washington University has provided a similar loan program to its employees to purchase homes in the economically challenged residential areas north of Olive Street. To date there have been 27 forgivable loans of about \$4,000 each for closing costs for a total of \$109,000 from 2005-2014, which though helpful has not been enough to stabilize the areas and attract other buyers, and strengthen the real estate tax base.

- **Neighborhood Revitalization**

Washington University has improved sidewalks, lighting and installed call boxes to their university security services in the areas of their student apartments though not beyond, thus benefitting primarily the university or shared 50/50 with University City. Washington University has contributed cash and in-kind services to the planning efforts of the Parkview Gardens Neighborhood Sustainable Development Plan, the Loop Trolley Company and Centennial Greenways, a continuous north-south green walkway-bikeway system, as one-time contributions, but not annual or operating contributions. They also provided new traffic signalization at a major intersection that improved access to their new North Campus in the City of St Louis.

- **Economic Development**

Washington University contributed to the University City Chamber of Commerce, which is thoughtful but doesn't accrue to any University City taxing agency.

## UCWU Advisory Committee Recommendations

“The symbiosis between the University and the City entails much more than just building infrastructure: It involves fields of economics, cultural exchange, lectures and urban life. The university members contribute by their lectures, meetings, by their work as scientists, but also in their capacity as citizens.” \*1

With Heidelberg leading the way, and Stanford, NYU, Harvard, Yale and others initiating similar initiatives to link themselves more closely to their cities through shared scientific and technology centers, business incubators, community educational and conference centers, social and job service centers and other mutual and financially beneficial ways, we would recommend that Washington University consider similar initiatives in University City.

## Footnotes

\*1 [http://iba.heidelberg.de/files/iba\\_summit\\_dokumentation.pdf](http://iba.heidelberg.de/files/iba_summit_dokumentation.pdf)

\*2 [http://en.wikipedia.org/wiki/Heidelberg\\_University](http://en.wikipedia.org/wiki/Heidelberg_University)

\*3 [http://wustl.edu/about/annualreport/\\_assets/pdf/WUSTL-Financial-FY2014.pdf](http://wustl.edu/about/annualreport/_assets/pdf/WUSTL-Financial-FY2014.pdf)

\*4 <http://onhsa.yale.edu/economic-growth-and-fiscal-impact>

## Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Project #1241 – Community Development Block Grant –  
Concrete Sidewalk Spot Repairs

**AGENDA SECTION:** City Manager's Report

**CAN THIS ITEM BE RESCHEDULED?:** Yes.

---

**BACKGROUND:** The City replaces sidewalks that are extensively cracked, failed, faulted and/or possess a trip hazard. Four city blocks have been selected from the Community Development Block Grant (CDBG) eligible areas based on the number of resident requests received for sidewalk repairs and they are 1300 Coolidge, 8500 Richard, 6500 Corbitt, and 1300 Mendell.

Every year the City receives funds from the St. Louis County Office of Community Development and a portion of this funding is used for Public Works improvement projects.

The City advertised for bids for the CDBG Concrete Sidewalk Spot Repairs project on Drexel Technologies Plan Room and posted the bid on the City's website. On October 6, 2015, the City opened bids for the CDBG Concrete Sidewalk Spot Repairs Project; the tabulation of bid proposals is as follows:

<b>Contractor</b>	<b>Bid Price</b>
Raineri Construction	\$40,800.00
Pride Master	\$41,127.00
RV Wagner	\$60,900.00
Spencer Contracting	\$67,272.00

For the Project #1241 staff proposes to use the remaining CDBG funds from the previous year's project in the amount of \$28,000.00 and supplement these funds by \$12,800.00 of the budgeted funds for sidewalk repairs under the account number 12-40-90\_8060.

**RECOMMENDATION:** It is recommended that the City Council approve the award for the Project #1241 – CDBG Concrete Sidewalk Spot Repairs Project to Raineri Construction, in the amount of \$40,800.00. After review by City staff, Raineri Construction is the lowest, responsive and responsible bidder.



## City Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Authorization for the City Manager to Enter into a Contract for the Mechanical, Electrical and Plumbing Work for 6323 Delmar Boulevard

**AGENDA SECTION:** City Manager's Report

**COUNCIL ACTION:** Approval

**CAN THIS ITEM BE RESCHEDULED?:** No

**BACKGROUND REVIEW:** Staff is seeking City Council authorization for the City Manager to enter into a contract for the white box construction of 6323 Delmar Boulevard. The space was previously occupied by Good Works furniture store from May 1997 to September 2014. In October 2014, the City retained L3 Corporation to be the listing and broker agent for the retail storefront. Several viable retail tenants have submitted Letters of Intent (LOI) to L3, and three tenants were selected based on ability to meet long-term goals for the Loop. City Council has authorized the City Manager to execute leases with three tenants: Three Dogs Bakery, Clover and Create Space Generator. To accommodate the three uses, the space must be divided and facility upgraded.

The City bid the mechanical, electrical and plumbing project twice in an attempt to solicit multiple bidders and ensure competitive pricing. One response was received from C. Rallo Contracting Company for \$165,000. In order to meet the three tenants lease terms for opening in February 2016, the construction work should commence as soon as possible. Funds for the project will be taken from the Parking Garage Fund.

**Attachments:**

1: Bid

**RECOMMENDATION:** Approval



C. Rallo Contracting Company, Inc.

October 12, 2015

Bryan Kopp, C.B.O.  
Deputy Director/Building Commissioner  
Department of Community Development  
6801 Delmar Boulevard  
University City, MO 63130

Re: 6323 Delmar Blvd – White Box Design/Build MEP (PROPOSAL)

Bryan, we are pleased to offer our proposal for the Design/Build Plumbing, HVAC & Electrical Work at 6323 Delmar Blvd based on Drawings by Art & Architecture, Inc., dated June 22, 2015.

**FOR THE LUMP SUM OF ..... \$165,000**

**Clarifications:**

- All work to be performed during normal work hours.
- We assume a dumpster can be placed on the street in front of the work area and coordinated with roadwork/trolley work contractor.
- We anticipate construction to be complete by the end of the year as long as the award is made within one (1) week.
- Our proposal is based on Drawings D1, A1, A2, A3, A4 & A5 dated June 22, 2015 and our site visit. No other bid documents, instructions or specifications are included.
- Sealed Drawings, Engineering & Design Fees are included.
- Mechanical & Electrical Demolition is included
- Proposal Based on being awarded both the Architectural Package and MEP Package at same time.
- We have included inspecting and changing filters on the existing remaining HVAC unit, but have not included any repairs at this time.
- We assume the existing underground sanitary line is deep enough for gravity flow.
- We assume that temporary power consumption and water usage will be paid by Owner.
- We include three (3) separate electric sub-meters and water meters.

5000 Kemper Avenue \* St. Louis, Missouri 63139\* (314) 664-2900 \* Fax (314) 664-2901



## C. Rallo Contracting Company, Inc.

- Permits are included for the MEP scope of work only.

### Standard Inclusions:

- Performance & Payment Bonds (*Delete \$1,200 if not necessary*)
- Sales Tax
- C. Rallo Standard Insurance Coverages

### Exclusions:

- Builder's Risk Insurance
- Fire Protection Work of any kind
- Fire Alarm, Voice/Data or other systems not specifically noted on drawings
- Utility Co. Fees
- Exterior work, except HVAC Units

Respectfully,

*Mark Haynes*

Mark L Haynes, LEED A.P.  
C. Rallo Contracting Co., Inc.  
5000 Kemper Avenue  
St. Louis, MO 63139  
(314) 664-2900, Ext. 9703  
(314) 664-2901 Fax  
(314) 633-9703 Direct  
email: [markh@crallo.com](mailto:markh@crallo.com)

5000 Kemper Avenue \* St. Louis, Missouri 63139\* (314) 664-2900 \* Fax (314) 664-2901



## City Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Authorization for the City Manager to Enter into a Contract for the White Box Construction of 6323 Delmar Boulevard

**AGENDA SECTION:** City Manager's Report

**COUNCIL ACTION:** Approval

**CAN THIS ITEM BE RESCHEDULED?:** No

**BACKGROUND REVIEW:** Staff is seeking City Council authorization for the City Manager to enter into a contract for the white box construction of 6323 Delmar Boulevard. The space was previously occupied by Good Works furniture store from May 1997 to September 2014. In October 2014, the City retained L3 Corporation to be the listing and broker agent for the retail storefront. Several viable retail tenants have submitted Letters of Intent (LOI) to L3, and three tenants were selected based on ability to meet long-term goals for the Loop. City Council has authorized the City Manager to execute leases with three tenants: Three Dogs Bakery, Clover and Create Space Generator. To accommodate the three uses, the space must be divided and facility upgraded.

The City bid the project twice in an attempt to solicit multiple bidders and ensure competitive pricing. One response was received from C. Rallo Contracting Company for \$153,300. In order to meet the three tenants lease terms for opening in February 2016, the construction work should commence as soon as possible. Funds for the project will be taken from the Parking Garage Fund.

**Attachments:**

1: Bid

**RECOMMENDATION:** Approval



C. Rallo Contracting Company, Inc.

October 2, 2015

Bryan Kopp, C.B.O.  
Deputy Director/Building Commissioner  
Department of Community Development  
6801 Delmar Boulevard  
University City, MO 63130

Re: 6323 Delmar Blvd – White Box Construction (PROPOSAL)

Bryan, we are pleased to offer our proposal for the White Box Construction at 6323 Delmar Blvd.

**FOR THE LUMP SUM OF ..... \$153,300**

**VOLUNTARY ALTERNATE:**

To remove the remaining wood floor in the 6325 Delmar tenant space and install 12"x12" Vinyl Composition Tile in lieu of "reusing" existing wood flooring:

**DEDUCT..... \$5,700**

**Clarifications:**

- All work to be performed during normal work hours.
- We assume a dumpster can be placed on the street in front of the work area
- The opening sizes of the new entrances shall be adjusted or revised as necessary to allow reuse of the existing storefront to the maximum extent possible as determined by our Glass & Glazing Contractor and C. Rallo.
- We have assumed that the start date of the project will be determined such that construction can occur continuously until complete, taking into account ordering of long lead items such as the Aluminum Storefront & Entrances, Doors & Hardware, etc.
- We anticipate construction to be complete by the end of the year as long as the award is made within 2 weeks.
- We assume that Plumbing, Electrical or other disconnects will be performed by others to make safe for demolition.

**5000 Kemper Avenue \* St. Louis, Missouri 63139\* (314) 664-2900 \* Fax (314) 664-2901**





## C. Rallo Contracting Company, Inc.

- Our proposal is based on Drawings D1, A1, A2, A3, A4 & A5 dated June 22, 2015 and our site visit. No other bid documents, instructions or specifications are included.
- Toilet Accessories are included.
- Unfinished Floors will be left clean, smooth and ready for finish flooring materials (by others)
- The existing wood floor cannot be removed without damage and "reused". Therefore we have included new wood floor in the patch areas and stained to match as close as possible to the existing flooring.
- Sealed Drawings, Engineering or Design Fees are not included. We can provide a cost for this service if necessary.
- Automatic Operators are not included.
- We assume that the current design complies with all applicable building codes and local jurisdictions. We have not included any code correction work to the existing building that is not indicated on the drawings.

### Inclusions:

- Performance & Payment Bonds (*Delete \$1,500 if not necessary*)
- Sales Tax
- Building Permits for our scope of work only.
- C. Rallo Standard Insurance Coverages

### Exclusions:

- Builder's Risk Insurance
- All Fire Protection, Plumbing, HVAC, Electrical Work of any kind
- Mechanical or Electrical Demolition of any kind

Respectfully,

Mark L Haynes, LEED/A.P.

### **C. Rallo Contracting Co., Inc.**

5000 Kemper Avenue

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**5000 Kemper Avenue \* St. Louis, Missouri 63139\* (314) 664-2900 \* Fax (314) 664-2901**

## Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** STL Composting Proposal

**AGENDA SECTION:** City Manager's Report

**CAN THIS ITEM BE RESCHEDULED?:** Yes

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**BACKGROUND:** Since the early 1980s, City crews have been collecting and processing leaves, yard waste and wood (tree) scraps. Attached is an Overview of University City Compost Operation with all the details of the operation and quantities processed.

Our existing property (1.8 acres) on which the compost/mulch operation takes place is too small and an adequately sized property (15 acres) is not available or affordable within or near our municipal boundaries. We reviewed multiple properties in Wellston for this purpose but found out that these properties were set aside for housing development by St. Louis County and therefore not available. We discussed with the city of Ladue if they would allow a portion of their 13 acre site to be used for our compost/mulch operation and the answer was no. The city of Clayton is in the process of contracting out their operations, as well, but before that decision they approached our city for partnership opportunities and both cities looked at available land near the Lambert Airport for joint usage however the transportation costs to and from that location made that option cost-prohibitive. The city of Richmond Heights is strongly considering contracting out the processing of their leaves as more development occurs in their city.

The Missouri Department of Natural Resources (MoDNR) has pointed out numerous environmental violations at our collection and distribution sites related to smell, runoff, pollution and spill-over into the River Des Peres. We have struggled to stay in compliance to avoid expensive fines, which has been costly. Additional costs to the City are created as the mulch material is shifted and moved from one site to another to make room for more leaves.

The odor and nuisances produced by the composting operation is obnoxious to nearby city residents and has been a constant complaint.

The cost to process leaves and yard waste is more than \$450,000 per year which does not include the collection of the leaves or delivery of mulch to residents (see attached breakdown – Present Mulch Compost Operation Costs).

A new leaf grinder (\$750,000) is needed in the near future as our present equipment continues to break down and is 13 years old.

The majority of the compost and leaf mulch produced is given away free to residents and commercial landscapers outside the city. There is an additional cost to the city to maintain the piles of mulch at the distribution site at Heman Park.

The delivery of compost and leaf mulch has not been a money making process for the City. Revenue is approximately \$30,000 per year, with equipment and manpower costs of approximately \$40,000.

Numerous Street Division employees are required to process mulch and compost and to deliver the material. This has eliminated opportunities to do street repair work and preventative maintenance.

Due to the small amount of branches and logs, the Park Division has agreed to continue to process that material. In the future, the wood chip process should be reevaluated to determine the most cost effective method of handling them.

This proposal is considering leaves and yard waste.

**PROPOSAL:** Based on the proposal submitted by STL Composting dated April 8, 2015 (see attachment):

- Yard Waste: Use Option #2 at approximate cost of \$146,000.
- Leaf Waste: Use Option #1 at approximate cost of \$144,000.

#### **COMMISSIONS REVIEW/RECOMMENDATIONS:**

Green Practices Commission reviewed this proposal at their regular meeting on September 10, 2015 and endorsed outsourcing composting services to a vendor with a non-binding contract for a one-year trial period. This commission also recommended the City make bulk purchases of mulch and redistribute to residents at cost. The Green Practices Commission's recommendations also included caveats as follows: - The City will still be performing leaf collection, - The Green Practices Commission to create a program for residents on how to make their own leaf mulch.

Park Commission reviewed this proposal at their regular meeting on September 15, 2015 and endorsed the outsourcing of composting services to a vendor with a non-binding contract for a one-year trial period. This commission also recommended that the City make bulk purchases of mulch and redistribute to residents at cost, the City not charge U. City in Bloom for mulch, and the City restore and screen the trail in Ruth Park Woods once the services are outsourced.

**RECOMMENDATION:** Based on the above information, it is recommended that the City Council gives authority to the City Manager to sign proposal with STL Composting for a one-year trial period to haul our leaves and yard waste to their property for processing at a cost of approximately \$300,000, which would reduce our overall Solid Waste cost by approximately \$150,000. It is also recommended that the City budgets \$36,000 for buying 4,000 cubic yards of mulch from STL Composting for the usage of City Parks Division and U. City in Bloom and also for redistribution to residents only via deliveries at cost.

#### **ATTACHMENTS:**

- Overview of University City Compost Operation
- Present Mulch Compost Operation Costs
- Proposal from STL Composting dated April 8, 2015
- Delivery Cost

	When	By Whom	FTE	Hours	Manpower		Equipment		Cost	Notes
					Rate	Equipment	Rate	Equipment		
<b>Leaves</b>										
Collect leaves curbside and deliver to compost facility	October to December	City Contractor	0	0	\$ -		0 \$ -	\$ -		
Windrow Leaves	November to March	City	1	320	\$ 35.00	Loader	\$ 75.00	\$ 35,200.00		8 week period
Grind Leaves	December	City	2	160	\$ 35.00	Tub Grinder	\$ 500.00	\$ 91,200.00		2 week period
Haul Compost to Distribution site	January to February	City	4	240	\$ 35.00	Truck	\$ 50.00	\$ 45,600.00		3 times and takes 2 weeks
			2	240	\$ 35.00	Loader	\$ 75.00	\$ 34,800.00		
Collect leaves curbside and deliver to compost facility	April to May	City	0	0	\$ -		0 \$ -	\$ -		one fourth of Fall Leaves
Windrow Leaves	May to June	City	1	80	\$ 35.00	Loader	\$ 75.00	\$ 8,800.00		2 week period
Grind Leaves	June	City	2	40	\$ 35.00	Tub Grinder	\$ 500.00	\$ 22,800.00		1 week period
Haul Leaf Mulch to distribution site	April to June	City	4	80	\$ 35.00	Truck	\$ 50.00	\$ 15,200.00		2 week period
			2	80	\$ 35.00	Loader	\$ 75.00	\$ 11,600.00		
<b>Yard Waste</b>										
Collect Yard Waste	All year	City	0	0	\$ -		0 \$ -	\$ -		
Grind Yard Waste with tub grinder		City	1	160	\$ 35.00	Tub Grinder	\$ 500.00	\$ 85,600.00		8 weeks on and off
Screen Material	July to August	Contractor	1	80	\$ 35.00		0 \$ -	\$ 20,000.00		two screenings
								\$ 2,800.00		
Haul Compost to distribution site	April to June	City	4	80	\$ 35.00	Truck	\$ 50.00	\$ 15,200.00		2 weeks
			2	80	\$ 35.00	Loader	\$ 75.00	\$ 11,600.00		
<b>Distribution Site</b>										
Maintain Area	all year	City	1	480	\$ 35.00	Loader	\$ 75.00	\$ 52,800.00		1 week per month
				2120				\$ 453,200.00		

2013				2014				2015				Average	
Month	Deliveries	Resident	Non Residents	Month	Deliveries	Residents	Non Residents	Month	Deliveries	Residents	Non Residents	Deliveries	Residents
January	4	2	2	January	2	2	0	January	0	0	0	2	1
February	4	4	0	February	3	2	1	February	0	0	0	2	2
March	43	35	8	March	73	64	9	March	36	33	3	51	44
April	80	68	12	April	90	77	13	April	71	59	12	80	68
May	67	63	4	May	115	106	9	May	66	58	8	83	76
June	16	16	0	June	34	26	8	June	36	31	5	29	24
July	19	12	7	July	8	7	1	July	14	11	3	14	10
August	3	3	0	August	11	9	2	August	4	3	1	6	5
September	1	1	0	September	12	12	0	September				7	7
October	8	7	1	October	13	7	6	October				11	7
November	5	4	1	November	6	5	1	November				6	5
December	1	1	0	December	0	0	0	December				1	1
<b>Total</b>	<b>251</b>	<b>216</b>	<b>35</b>	<b>Total</b>	<b>367</b>	<b>317</b>	<b>50</b>	<b>Total</b>	<b>227</b>	<b>195</b>	<b>32</b>		

**City**

Average size delivery = 5 cubic yards of mulch      \$8 per yard  
 Average delivery charge = \$38  
 Average cost to deliver to resident = \$75

**STL Composting**

Average Cost to Deliver to resident = \$ 130      \$10 per yard

**Mulch Pile**

40,000 cubic yards of leaf and mulch  
 Material will reduce approximately 50% which produces pile 20,000 CY  
 Homeowners purchase on average (300 x 5) 1,500 CY of mulch  
 U City Bloom uses approximately 1,000 CY

Therefore 17,500 CY are given away for free or wasted



## Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8566

# MEMORANDUM

## Overview of University City Compost Operation

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### Composting Site

1160 North McKnight

1.8 acre site

Buffered by Ruth Park Golf Course to the south, and Ruth Woods to the north.

### Compost Distribution Site

Heman Park

1 acre site situated along River De Peres in the most eastern section of the park

### Types of Compost Processed

1. Leaf mold also known as leaf mulch (a black leafy mulch)
2. Yard waste compost mulch (a black mulch/soil amendment with the evenness of potting soil)
3. Wood chip mulch (uniformed hard wood chips with varying color)
4. Double ground wood chip mulch (a stringy hardwood with a unified brown color)

### Collection Method of Raw Materials

1. The large majority of leaves used for compost are generated from fall and spring curbside collection along residential public and private streets. Street Division and Park Division are used to collect leaves at the curb. Manpower and equipment are charged to the Solid Waste Division. Contract Services are bid out for additional help as needed.

Other sources of leaves are brought to the facility by private contractors, University City school District, U City in Bloom, and the City of University City Public Works and Parks Department maintenance divisions.

2. The majority of yard waste is generated through the solid waste collection from residential homes. Other sources of yard waste are brought to the facility by private contractors, University City School District, and the City of University City Public Works and Parks Department.

3. Wood chips, stump grindings, and logs are generated by University City's forestry division.

### **Yearly Average Amount of Raw Materials Collected**

1. 25,000 cubic yards of leaves
2. 15,000 cubic yards of yard waste (combination of small branches, grass clippings, and leaves)
3. 1,350 cubic yards of wood chips (branches, and small diameter logs generated by forestry chipper).
4. 240 large logs, 18" diameter or larger; 20 ft. long

### **Processing**

#### **1. Leaf Mulch**

In the fall, leaves are collected from the curbside and taken to the compost facility. The leaves are put through a tub grinder which decreases the size and increases uniformity of the leaves. The leaves are then placed in windrows; the earliest collected leaves are turned periodically during the months of November, and December.

A portion of the leaves are usually ready to be used as compost in January. The composted leaves are hauled to the Heman Park distribution area and made available to the public. These leaves were collected in October/early November, leaves collected in the later part of the leaf collection are not ready to be used for compost. The leaves collected in the later part of the leaf collection are periodically turned thru March, or until they are considered compost.

The bins in Heman Park are filled as needed throughout the winter months for distribution. During the months of April, and May mulch is hauled to the Heman Park distribution area almost daily when the demand for the planting season is at its peak. The remaining leaf mulch at the recycling area is cleared from the recycling area in August to make room for yard waste screening operations.

#### **2. Yard Waste**

Throughout the year yard waste is collected by Solid Waste Division, generated by Public Works and Parks Operations, private contractors, and taken to the compost facility.

Street Division grinds the grass clippings, leaves, small branches, and brush in a tub grinder. The material is stockpiled until midsummer when a private contractor screens the material to remove debris and process a more uniformed shape. The finished product is hauled to Heman Park for distribution making room in the facility for fall leaf collection.

3. **Wood Chips**

The forestry crew generates wood chips by running branches and small logs through the forestry chipper. The wood chips are stockpiled in Heman Park, and made available for use by the public as mulch.

Each summer the remaining wood chips are screened and double ground into hard wood mulch by private contractor.

4. **Large Diameter Logs**

The forestry crew generates large logs when removing trees throughout the year. The logs are taken to Heman Park and cut in manageable lengths, then made available to the public as firewood. Any remaining logs are ground and screened into mulch in the summer by private contractor at the time of wood chip screening.

**End Users of Processed Material**

- City of University City Public Works and Parks Department;
- U City in Bloom;
- residents and nonresidents;
- School District of University City;
- neighboring municipalities,
- private landscapers;
- local nurseries;

**Revenue Generated from Mulch Sales**

Loading fee	\$8.00 per cubic yard
Delivery to Resident	\$35.00
Delivery to Nonresident	\$55.00
Delivery to Nonresident	\$100.00 (Outside the 270 corridor)

**Sales 2013**

<b>Residential Customers</b>	<b>2,198 cubic yards</b>
<b>Business Customers</b>	<b>141 cubic yards</b>

**Challenges with University City’s Composting Operation**

Location

- Storm water coming off the golf course from the south, running through the composting facility
- Storm water from the composting facility running into the River De Peres
- Compost facility in close proximity of residential homes



- The water table at the facility makes for continual standing water
- Distribution area in Heman Park located in close proximity of picnic pavilions and playgrounds; it is also located along the banks of the River De Peres where run off from the piles into the river presents more environmental impacts

### Size

- The composting facility is too small. Department of Environmental Conservation recommends 1 acre of ground for every 5,000 yards of compost. We are composting 25,000 yards of leaf mulch alone in a 1.8 acre site, not including the yard waste.
- The size limits our ability to store mulch at the site; Street Division spends a great deal of time in the summer months hauling the mulch out to make room for yard waste processing.

### **Recommendations for Choosing a New Facility**

- Siting criteria should include: an adequate buffer zone to protect neighbors from site activity impact; a nearly level surface, preferable a 2-3 percent grade; a high soil percolation rate to avoid standing water; a central, accessible location with good traffic flow; a water source for wetting compost piles; and a low water table to prevent site flooding.
- An adequate buffer zone between the composting facility and neighboring residences or businesses to minimize possible odor, noise, dust, and visual impacts. Landscaping plan that uses evergreen trees to enhance the appearance of the facility should also absorb noise produced by the operating equipment. Berms around the composting area can also help reduce noise and visually screen the site.
- The location should minimize the distance to be traveled by collection vehicles.
- Unused paved areas, such as parking lots are appropriate sites for composting.
- For a turned windrow facility, the DEC suggests allowing one acre for each 5,000 cubic yards of leaves.

Based on the above information, including a 1/3 buffer zone, a 15 acre site would be required to handle the volume of leaves and yard waste produced by the City of University City.

A site over two (2) acres requires an operating permit through the Missouri Department of Natural Resources and involves periodic testing of runoff.



October 14, 2015

City Council  
City of University City  
6801 Delmar Blvd.  
University City, MO 63130

Re: Proposal to close the city's compost facilities and to contract with STL Composting to remove city leaves and yard waste

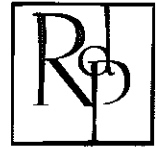
Dear City Council:

The River des Peres Watershed Coalition (RdPWC), based at The Green Center (8025 Blackberry Ave.) in University City, has as its mission the protection and improvement of the River des Peres, its tributaries, and watershed as vital natural and cultural resources. With this letter, the RdPWC expresses its strong support for the proposal (on the October 26 Council agenda) to close University City's compost facilities and thereby bring to an end the pollution they contribute to the River des Peres.

University City currently takes yard waste and leaves to a 1.8 acre site in Ruth Park Woods to be ground and composted. This site lies in the floodplain of a major tributary to the River des Peres, between the Ruth Park Golf Course above it to the south and the tributary, less than 100 feet north. The finished mulch is later transported to a 1 acre site in Heman Park immediately adjacent to the bank of the River des Peres for storage and distribution to city parks and city residents.

Both the Ruth Park and Heman Park sites have discharged pollutants, and thereby have been in violation of state water quality standards, for the life of those operations. Municipal composting processes, which differ from household or garden composting, produce compost leachate, a highly concentrated brew that contains organic matter, nitrates, and phenols and often includes heavy metals, pesticides, and other pollutants. It is toxic to aquatic life in several ways, the worst and most common of which is depletion of dissolved oxygen in the stream—a significant problem for the River des Peres, which already has low oxygen levels. Leachate collects at both sites, particularly at Ruth Park, pooling even in dry weather, and is washed into the streams during even minor wet weather events. Stormwater running through the sites picks up additional leachate from the piled compost as well as oil, grease, and other pollutants from the paved surfaces, all of which ends up in the River des Peres. In addition, mulch often sloughs off from the piles at the Heman Park site onto the streambank and into the stream below.

The Missouri Department of Natural Resources (DNR) notified University City in 2008 that it was violating water regulations at both sites by allowing illegal discharges of leachate and mulch. (Compost sites that are less than 2 acres in size are not allowed to discharge at all; those larger than 2 acres must have a discharge permit, with specified pollutant limits. Neither can cause violations of water quality standards in streams.) The City has since tried, under direction from DNR and at considerable cost, various measures to restrict and divert stormwater flows at



the sites and to better contain the mulch at Heman Park. None of those measures, however, have prevented discharges. Leachate continues to pool on site and be carried to the stream, and compost still falls over the containment walls at Heman Park into the River des Peres. Given that the sites are so close to the River des Peres and are far too small for the amount of compost they need to accommodate, much less for added stormwater controls such as detention basins, it is unreasonable to expect that such measures could ever keep pollutant discharges from occurring at the current locations.

In 2014, the state extended full federal Clean Water Act and Missouri state water quality standards to the River des Peres (and many other waters across the state). The prior standards that applied to the River des Peres, which the discharges already violated, became much stricter with the state's action, as did the enforcement of those standards. There is simply no way that the compost sites will be permitted to continue to discharge in violation of those stronger standards by the state and the Environmental Protection Agency. We believe that, given the longstanding failure to stop the illegal discharges, the inevitability of more severe violations and sanctions, and the continuing damage to the aquatic life in the River des Peres, the time is now for the City to finally close these polluting sites.

In addition to helping clean up and protect the River des Peres, there are other benefits to closing the compost facilities that we could point to: the removal of the noise and odor that plagued residents near Ruth Park, the improved nature experience for visitors to Ruth Park Woods, and the savings of \$150,000/year (and the cost of a new leaf grinder), which would enable city personnel to shift to much needed work on parks and streets.

We are also mindful, however, that some residents would lose ready access to mulch for their gardens. The City has put considerable effort into finding an alternative site for the composting operation—one that would be of appropriate size, with adequate stormwater and leachate controls, and not producing odor and noise problems for neighbors—but without success. We hope that the city finds other ways to provide compost to residents at a reasonable cost. We should point out, though, that “free” mulch was never free. Residents paid for it in their property taxes, with those not using it effectively subsidizing those who did—and the River des Peres, and its aquatic life, always paid the price.

Thank you for the opportunity to submit these comments on behalf of this important proposal.

Dan Sherburne  
Vice Chair  
River des Peres Watershed Coalition

Eric Karch  
Chair  
River des Peres Watershed Coalition

April 8, 2015

Proposal

Submitted To:

Richard L. Wilson PE  
Director of Public Works and Parks  
City of University City  
6801 Delmar Blvd.  
University City, MO 63130

Project:

Yard Processing and Handling Options  
(1160 North McKnight)

## **Year Round Yard Waste Proposal's**

*(This section does not include fall / spring leaves)*

### **Option #1**

St. Louis Composting, Inc.'s proposes to receive University City's compactor loads of yard waste at St. Louis Composting's Maryland Heights facility.

Cost: \$8.00 per cubic yard

### **Option #2**

St. Louis Composting, Inc.'s proposes to load and haul off yard waste on a periodic bases as volumes justify (minimum of 3000 yards).

Item #1 - Mobilize a CAT 938 rubber tire loader with High tip bucket to 1160 North McKnight.

Item #2 - Provide CAT 938 Loader with operator and fuel to load leaves into our walking floor trailers.

Item #3 - Provide trucks with 100 cubic yard walking floor trailers to haul and dispose of the leaves at a St. Louis Composting licensed compost facility.

Cost: \$9.75 per cubic yard

## **Year Round Yard Waste Proposal's (continued)**

### **Option #3**

St. Louis Composting, Inc.'s proposes University City construct's a loading ramp and University City provides the wheel loader and operator to load St. Louis Composting 100 cubic yard walking floor trailers. The yard waste is hauled and disposed of a St. Louis Composting licensed compost facility.

**Cost: \$7.00 per cubic yard**

## **Fall / Spring Leaf Proposal**

### **Option #1**

St. Louis Composting, Inc.'s proposes to load and haul off all or a portion of University City's Fall leaf collection. Timeframe: 3 weeks before Thanksgiving and 3 weeks after Thanksgiving  
*(Spring leaves will be left at 1160 North McKnight for the city's needs)*

**Item #1** - Mobilize a CAT 938 rubber tire loader with High tip bucket to 1160 North McKnight.

**Item #2** - Provide CAT 938 Loader with operator and fuel to load leaves into our walking floor trailers.

**Item #3** – Provide trucks with 100 cubic yard walking floor trailers to haul and dispose of the leaves at a St. Louis Composting licensed compost facility.

**Cost: \$5.75 per cubic yard**  
*(\$575.00 per load)*

### **Option #2**

St. Louis Composting's proposes to grind leaves and/or yard waste at 1160 North McKnight.

**Item #1** - Mobilize a Morbark 1300 tub grinder and wheel loader to 1160 North McKnight.

**Cost: \$500.00 per mobilization**

**Item #2** - Provide a Morbark 1300 tub grinder with wheel loader and operator, fuel and all necessary wear parts to grind leaves and/or yard waste at 1160 North McKnight.

**Cost: \$625.00 per hour**

## **Product and Delivery Proposal**

### **Option #1**

St. Louis Composting, Inc.'s proposes to deliver semi loads of the following material to Heman Park.

Leaf Mulch: Cost: \$9.00 per cubic yard  
(*\$630.00 per load / 70 yard load*)

### **Option #2**

St. Louis Composting, Inc.'s proposed delivery and product cost to the residence of University City.

Leaf Mulch: Cost: \$10.00 per cubic yard

Delivery Rate: Cost: \$80.00 per load  
(*18 cubic yard maximum load*)

- Payment to be made within 30 days of partial and final billings.

#### **Exclusions:**

- Permits
- Erosion control & maintenance of erosion control
- Dust control
- Street cleaning
- Flagging of traffic
- Bid or performance bonds
- Retention

39 Old Elam Avenue  
Valley Park, MO 63088  
Office: 636-861-3344  
Fax: 636-861-5925  
www.stlcompost.com

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Thank you for your time and consideration. I look forward to the opportunity to work with you on this project. If you have any questions please feel free to phone me at 636-861-0200 or my cell phone number is 314-575-7887.

Sincerely,



David Gavlick  
St. Louis Composting

ACCEPTANCE OF PROPOSAL.... The above prices, specifications and conditions are satisfactory and are hereby accepted. St. Louis Composting, Inc. is authorized to do the work as specified. By signing this proposal, the University City enters into this contract with St. Louis Composting, Inc.

Authorized Signature: \_\_\_\_\_

Date Accepted: \_\_\_\_\_



## City Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** AN ORDINANCE AMENDING CHAPTER 610, ARTICLE I, CANVASSERS, SOLICITORS AND PEDDLERS, OF THE CITY OF UNIVERSITY CITY MUNICIPAL CODE, TO ADD NEW SECTIONS GOVERNING STREET PERFORMERS AS PROVIDED HEREIN.

**AGENDA SECTION:** Unfinished Business

**COUNCIL ACTION:** Adoption of Ordinance

**CAN THIS ITEM BE RESCHEDULED?:** Yes

**BACKGROUND REVIEW:** The City does not have an ordinance that explicitly defines “Street Performers” or govern activities related thereto. There are many individuals or groups that perform in University City’s public area for entertainment, particularly in The Loop. Street performers have a constitutional right to perform on public property; however, unregulated street performances may cause adverse impacts to a community such as blocking sidewalks and building entries by either the performer or crowd gathered to observe; interference with the operation of adjacent commercial activities; and disturbance of the quiet enjoyment of residents and visitors. The City receives numerous complaints from business owners and others regarding street performers, and was encouraged by the Loop Special Business District (LSBD) to consider regulating these activities.

It is the intent of this ordinance revision to permit street performances in limited areas subject to careful regulations that will help reduce or eliminate adverse impacts. A license will be required to allow street performers to perform in public spaces. This enforcement mechanism will better ensure harmony among street performers, local businesses, residents and visitors.

The ordinance revision has been reviewed by the City Attorney. It has also been reviewed and endorsed by the LSBD.

The first reading should take place on September 8, 2015. The second and third readings and passage of the ordinance could occur at a subsequent meeting.

**Attachments:**

1: Ordinance

**RECOMMENDATION:** Approval



## **Chapter 610. Canvassers, Solicitors, Peddlers, and Street Performers**

### **Article I. Generally**

#### **Section 610.010. Definitions.**

As used in this Chapter, the following words have the meaning indicated:

##### **CANVASSER**

A person who attempts to make personal contact with a resident at his/her residence, without prior specific invitation or appointment from the resident, for the primary purpose of:

1. Attempting to enlist support for or against a particular religion, philosophy, ideology, political party, issue or candidate, even if incidental to such purpose the canvasser accepts the donation of money for or against such cause; or
2. Distributing a handbill or flyer advertising a non-commercial event or service.

##### **PEDDLER**

A person who attempts to make personal contact with a resident at his/her residence, without prior specific invitation or appointment from the resident, for the primary purpose of attempting to sell a good or service. A "peddler" does not include a "solicitor".

##### **SOLICITOR**

A person who attempts to make personal contact with a resident at his/her residence, without prior specific invitation or appointment from the resident, for the primary purpose of:

1. Attempting to obtain a donation to a particular patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, charitable, political or religious purpose, even if incidental to such purpose there is the sale of some good or service; or
2. Distributing a handbill or flyer advertising a commercial event, activity, good or service that is offered to the resident for purchase at a location away from the residence or at a time different from the time of visit.

##### **STREET PERFORMER**

An individual or group who performs in a public area to provide public entertainment.

##### **PERFORM**

Includes, but is not limited to, the following activities: playing music, singing, dancing, pantomiming, puppeteering, juggling, reciting, etc. Perform does not include the provision of personal services or the production of items for sale.

## **PUBLIC AREA**

Includes, but is not limited to, any public sidewalk, alley, park, parking lot or other public lands in the City. It does not include public property in residential areas.

### **Section 610.020. Exceptions.**

This Chapter shall not apply to a Federal, State or local government employee or a public utility employee in the performance of his/her duty for his/her employer.

### **Section 610.030. License Required – Solicitor and Canvasser.**

It is unlawful for any person to carry on the business of solicitor or canvasser within the limits of the City without obtaining a license therefor.

#### **Section 610.030.1. Permit Required – Street Performer.**

It is unlawful for any person to carry on the business of a street performer within the limits of the City without obtaining a permit from the Department of Community Development therefor.

- A. The permit shall be valid for thirty days from the date on which it is issued.
- B. The permit shall contain the name of the applicant, physical address, telephone number, and type of performance.
- C. The permit shall be numbered and contain the month in which it was issued and the date it expires on the front of the permit.
- D. The permit shall be carried and displayed by a street performer at all times while performing in a public area.
- E. The permit is nontransferable.

### **Section 610.040. Fees.**

- A. *Canvassers And Solicitors.*

There shall be levied and collected from every person, firm or corporation carrying on the business of solicitor or canvasser, as herein defined, an annual fee of six dollars (\$6.00); there shall be levied and collected from every corporation, partnership or association carrying on said business an annual license fee of thirty dollars (\$30.00). Every such license shall show the place of residence of such solicitor or canvasser and shall be carried and exhibited whenever required by any police or other officer authorized to make arrests. In the event there is more than one (1) representative of a person, corporation, partnership or association carrying on the business herein defined, then there shall be levied and collected from each such representative an annual license fee of six dollars (\$6.00), for which a license shall be issued.

B. *Peddlers And Hawkers.*

1. The fee for a license issued under this Chapter shall be thirty dollars (\$30.00). The license shall be issued for a period not to exceed forty-eight (48) hours.
2. Every license shall show the place of residence of the peddler or hawker, and he/she shall carry the license with him/her and exhibit the same upon the request of any Police Officer.
3. In the event there is more than one (1) representative of a person carrying on the business of a peddler or hawker, there shall be an additional fee of six dollars (\$6.00), for which a license shall be issued for the same period.

C. *Street Performer*

There shall be levied and collected from every person, firm or corporation carrying on the business of street performer, as herein defined, a fee of fifteen dollars (\$15.00) per license. Every such license shall show the place of residence of such street performer and shall be carried and exhibited at all times. In the event there is more than one (1) representative of a person, corporation, partnership or association carrying on the business herein defined, then there shall be levied and collected from each such representative an license fee of two dollars (\$2.00), for which a license shall be issued.

**Section 610.050. Distribution of Dangerous Products Prohibited — Exceptions.**

It is unlawful for any person, as defined in Section **100.080** of the University City Municipal Code, to distribute door-to-door, on a sample basis, or other similar method of dissemination, any inherently dangerous product, including, but not limited to, razor blades or deodorants, or any product which on its package contains a warning or other caution against internal or external use, with or without antidote instructions or precautions as to such use; provided however, that such product may be handed to an adult member of the household or dwelling unit where such product is distributed, or such products may be distributed without being handed to an adult member of any dwelling unit if said product is packaged in a child-proof package which is proven to have a child-resistant effectiveness of percentages specified as safe in the testing procedure for special packaging under Testing Regulation No. 16 CFR 1700.20 of the Poison Prevention Packaging Act of 1970.

**Section 610.060. License Requirements.**

- A. It is unlawful for any person to carry on the business of a peddler or hawker in the City unless the person has a license issued therefor by the City Manager or the City Manager's designee.
- B. No license to carry on such business shall be issued unless:
  1. The applicant is a charitable or religious organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code;

2. The application includes the following:
    - a. The name, address and telephone number of the applicant,
    - b. Proof of the applicant's tax exempt status,
    - c. A list or description of the items which will be sold or offered for sale,
    - d. A sketch drawing of the location where the items will be sold or offered for sale indicating the proposed arrangement on said property,
    - e. The date and time when the items will be sold or offered for sale,
    - f. Proof of the applicant's right to be on the premises where the items will be sold or offered for sale,
    - g. Any other information deemed relevant by the City Manager or the City Manager's designee;
  3. The required license fee is paid;
  4. The items will be sold or offered for sale by the applicant upon premises lawfully occupied by a business licensee under this Title; and such items can be lawfully sold on the premises by the business licensee; and the items will be sold or offered for sale only during the hours the business is open to the public for business;
  5. During the preceding twelve (12) months the applicant has not been permitted to carry on the business of a peddler or hawker more than four (4) times under a different license issued for each time;
  6. No person has been issued a license to carry on the business of a peddler or hawker upon the same premises of the business licensee within thirty (30) days of the date the items will be sold or offered for sale by the applicant;
  7. The applicant will not obstruct or otherwise interfere with vehicular or pedestrian traffic on the premises where the items will be sold or offered for sale; and
  8. The applicant will provide adequate refuse containers on the premises where the items will be sold or offered for sale.
- C. The City Manager or the City Manager's designee may impose license conditions consistent with this Section, and the applicant and any agent, employee, member, officer or representative thereof shall comply with the same.

## **Section 610.070. Solicitor and Canvasser Prohibitions.**

- A. It shall be unlawful for any peddler, solicitor or canvasser to:
1. Leave or attach any handbill or flyer at or to any sign, utility pole, transit shelter or other structure within the public right-of-way. The City's Police are authorized to remove any handbill or flyer found within the right-of-way;
  2. Leave or attach any handbill or flyer at or to any privately owned property in a manner that causes damage to such privately owned property;
  3. Enter upon any private property where the property has clearly posted in the front yard a sign visible from the right-of-way (public or private) indicating a prohibition against peddling, soliciting and/or canvassing. Such sign need not exceed one (1) square foot in size and may contain words such as "no soliciting" or "no solicitors", or similar language, in letters of at least two (2) inches in height. (The phrase "no soliciting" or "no solicitors" shall also prohibit peddlers and canvassers);
  4. Remain upon any private property where a notice in the form of a sign or sticker is placed upon any door or entrance way leading into the residence or dwelling at which guests would normally enter, which sign contains the words "no soliciting" or "no solicitors" or similar language and which is clearly visible to the peddler, solicitor or canvasser;
  5. Enter or remain upon any private property after having been orally requested or directed by the owner or occupant thereof to leave the premises;
  6. Use or attempt to use any entrance other than the front or main entrance to the dwelling or step from the sidewalk or indicated walkway (where one exists) leading from the right-of-way to the front or main entrance, except by express invitation of the resident or occupant of the property;
  7. Remove any yard, door or entrance sign that gives notice to such person that the owner or occupant of the private property does not invite peddlers, solicitors or canvassers; or
  8. For those persons who do not wish to restrict access by sign, solicitation shall be permitted as follows: During the fall and winter months of November, December, January, February and March, the restrictions against solicitation will begin at 7:00 P.M. During the spring, summer and fall months of April, May, June, July, August, September and October, the restrictions against solicitation will begin at 8:30 P.M.

The above prohibitions shall not apply when the peddler, solicitor or canvasser has an express invitation from the owner or occupant of the private property to enter and remain on said property.

### **Section 610.080.1. Street Performer Prohibitions**

- A. No street performer may perform:
  - 1. Within ten (10) feet of any bus or trolley stop;
  - 2. Within ten (10) feet of any street corner or marked pedestrian crosswalk;
  - 3. Within ten (10) feet of any entrance to a business or residence, unless so permitted by the business or property owner.
- B. A street performer and the performer's equipment may not block or obstruct the free and safe movement of pedestrians. If a sufficient crowd gathers to observe a performer such that passage of the public through a public area is blocked or obstructed, a Police Officer or Fire Official may disperse that portion of the crowd that is blocking or obstructing the passage of the public. If a performer cannot conduct a performance in a location without blocking or obstructing the passage of the public, a Police Officer or Fire Official may cause the performer to leave the location or require that the performer relocate his or her equipment, but shall not prevent the performer from occupying another location in compliance with this Chapter.
- C. No performer shall utilize or prevent the public from utilizing any public benches, waste receptacles or other street furniture during the performance.
- D. No performer shall block or obstruct curb cuts.
- E. No performer shall perform in contravention to the allowable noise levels established by City Code Section 215.780 and 400.1440.
- F. No performer shall place any object on a public sidewalk which causes less than a four-foot contiguous sidewalk width being kept clear for pedestrian passage.
- G. No minor under the age of seventeen (17) can perform unless the minor is at all times accompanied by a responsible adult eighteen (18) years of age or older.
- H. A performer shall not leave his or her instruments, props, equipment or other items unattended at any time on a public sidewalk, public street or public right-of-way.

- I. No performer or group of performers may perform less than fifty (50) feet from another performer or group of performers.
- J. No performer may request contributions or money or property at a performance. Money given for a performance shall be on a donation only basis. A performer shall perform whether or not the performer receives compensation for the performance. A performer may not charge a set fee for the performance or use aggressive measures to solicit donations.
- K. No performer shall perform outside of the following permitted timeframes, unless otherwise permitted in conjunction with a special request:
  - a. Sundays – Thursdays between 10:00 a.m. and 9:00 p.m.
  - b. Fridays and Saturdays between 10:00 a.m. and 10:00 p.m.

#### **Section 610.080.2. Revocation of Street Performer Permit.**

- A. The City may revoke or suspend a permit issued under the terms of this Chapter if the permit holder violates any provision of this Chapter or any permit regulation.
  - a. The Director of Community Development may suspend a permit for not more than fifteen (15) days if any information contained in the application thereof is found to be false.
  - b. The Director may suspend a permit for not more than thirty (30) days or revoke a permit if a performer violates any of the provisions of this Chapter.
  - c. After revocation of a permit, the former performer may not obtain a new permit until such date as the Director may determine, provided that such date shall not be more than one year after the date of revocation.
  - d. Permits shall be returned to the Director upon revocation or expiration.

#### **Section 610.080.3. Street Performer Permit Violations.**

Any street performer who violates the provisions of this Chapter, or who knowingly furnishes false information on the permit application, shall be subject to a fine of not less than \$50.00 nor more than \$500.00.

**INTRODUCED BY:**

**DATE:** September 8, 2015

**BILL NO. 9272**

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 610, ARTICLE I, CANVASSERS, SOLICITORS AND PEDDLERS, OF THE CITY OF UNIVERSITY CITY MUNICIPAL CODE, TO ADD NEW SECTIONS GOVERNING STREET PERFORMERS AS PROVIDED HEREIN.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Article I of Chapter 610 – Canvassers, Solicitors and Peddlers, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is emphasized. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

**Section 2.** Chapter 610, Article I of the University City Municipal Code is hereby amended to add new sections governing Street Performers within the City limits; such amendments to the Code are set forth in Exhibit “A” attached hereto and incorporated herein by reference.

\* \* \*

**Section 3.** This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

**Section 4.** Any person, firm or corporation violating any of the provisions of this ordinance shall be punished in accordance with the provisions of the University City Municipal Code.

**Section 5.** This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2015

\_\_\_\_\_  
MAYOR



ATTEST:

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CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

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CITY ATTORNEY



## Council Agenda Item Cover

**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Proposed Ordinance Amending – Elimination of Early Retirement Benefit for Participants Receiving a Disability Benefit for both Police & Firefighter and Non-Uniformed Pension Plans - In Section 130.160-170 and 130.530-540 – Early Services Retirement and Disability Retirement

**AGENDA SECTION:** Unfinished Business

**CAN THIS ITEM BE RESCHEDULED? :** Yes

**BACKGROUND REVIEW:** The disability benefit under the City's retirement plans is currently funding by disability insurance policy that has the "Deductible Income" provision which reduce disability benefit. The Deductible Income provision requires an offset of any "retirement benefits you receive or are eligible to receive under your employer's retirement plan, including a public employee retirement system ..." The policy also requires a participant to "pursue Deductible Income for which you may be eligible." The interpretation for this provision is basically to require a participant in the City's pension plans to commence any available retirement benefit at the earliest date possible.

This requirement only negatively affects employees eligible to receive early retirement benefits:

- Under the Police and Firefighter's Plan, participants age 50 with 20 – 24 years of service would be required to begin a 40% retirement at age 50. If the same participant can defer receipt of the benefit until age 55, he/she will receive a retirement benefit of 64% of compensation.
- Under the Non-Uniformed Plan, participants age 55 with 20 or more years of service would be required to commence benefit. Any benefit commenced before age 65 will be actuarially reduced.

Although this normally would not affect the ultimate total retirement benefit received over a lifetime, the reduction of the disability benefit due to the early commencement of the retirement benefit will adversely affect the participant. In the case of participants eligible for a normal retirement benefit or with deferred vested

benefits (but not early retirement), such benefits cannot be increased through deferral beyond the earliest date when the benefits may commence. Nevertheless, such benefits will reduce the amount payable to such participants under the current disability insurance policy.

Due to the complexity and costly for the underwriting of the disability insurance policy, the early retirement provisions in the plans should be amended to provide that a participant receiving a disability retirement benefit is not eligible to receive an early retirement benefit under the plans. This would avoid requiring a participant to take a reduced retirement benefit and would require a benefit commencing at normal retirement age under each plan for a vested disabled participant.

**RECOMMENDATION:** The Pension Boards and Staff recommend amending the attached Ordinance 6974 Section 130.160 and Section 130.170 and Ordinance 6975 Section 130.530 and Section 130.540.

INTRODUCED BY: \_\_\_\_\_

DATE October 12, 2015

BILL NO. 9275

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIVERSITY CITY MUNICIPAL CODE SECTIONS 130.530 and 130.540 RELATING TO NON-UNIFORMED EMPLOYEES RETIREMENT SYSTEM – ELIMINATING EARLY RETIREMENT BENEFIT FOR PARTICIPANTS RECEIVING A DISABILITY BENEFIT**

BE IT ORDAINED BY THE COUNCIL OF CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Sections 130.530 and 130.540 of the University City Municipal Code, relating to Non-Uniformed Employees retirement system, “Early Service and Disability Retirement” are here by amended, and the new sections to be known as “Section 130.530 Early Service Retirement and Section 130.540 Disability Retirement”, as approved by the Pension Board on July 28, 2015 meeting. Attached is Exhibit B, reflect the amendment of Sections 130.530 and 130.540 incorporated herein by reference is enacted in lieu thereof.

Section 2. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED \_\_\_\_\_ day of October 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

## **EXHIBIT B. NONUNIFORMED EMPLOYEES RETIREMENT SYSTEM**

### **SECTION 130.530 EARLY SERVICE RETIREMENT**

- A. Any member may retire on his or her retirement date after attaining early retirement age upon the member's written application to the board of trustees not less than thirty (30) days nor more than ninety (90) days prior to such date.
- B. Upon retirement at the member's early service retirement date the member shall receive benefits under either subsection (B)(1) or (2) of this section:
  - 1. A pension beginning on the member's normal service retirement date calculated as for normal service and final average compensation as of the member's early service retirement date; or
  - 2. A pension beginning on the day after the employee retires from the city's service and prior to his or her normal service retirement date which is the actuarial equivalent of the pension under subsection (B)(1) of this section.
- C. A member who is receiving a disability retirement benefit pursuant to Section 130.540 shall not be eligible to receive an early retirement benefit pursuant to this section.

### **SECTION 130.540 DISABILITY RETIREMENT**

- A. A member who becomes disabled due to injury or illness, regardless of length of service, shall be eligible for a disability benefit up to sixty-seven percent (67%) of his or her compensation, provided solely from a long-term disability insurance policy purchased by the fund. The terms, conditions, and amount of such disability benefit (including, but not limited to, the definition of disability, the criteria for determining disability, rules and procedures regarding medical examinations, any elimination period, the commencement and duration of payments, offsets for other benefits or payments, and application procedures) shall be governed by the provisions of the insurance contract purchased by the board of trustees. The policy premiums shall be paid from the non-uniformed employees retirement fund.
- B. Should a member receiving disability insurance payments again become an employee the employee's disability insurance payments shall cease and the employee shall immediately become a member of the retirement system as of the date of re-employment. His or her creditable service at the time of his or her disability shall be restored in full force and effect unless the member has withdrawn his or her accumulated contributions as permitted under Section 130.520. B.



## Council Agenda Item Cover

**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Proposed Ordinance Amending – Elimination of Early Retirement Benefit for Participants Receiving a Disability Benefit for both Police & Firefighter and Non-Uniformed Pension Plans - In Section 130.160-170 and 130.530-540 – Early Services Retirement and Disability Retirement

**AGENDA SECTION:** Unfinished Business

**CAN THIS ITEM BE RESCHEDULED? :** Yes

**BACKGROUND REVIEW:** The disability benefit under the City's retirement plans is currently funding by disability insurance policy that has the "Deductible Income" provision which reduce disability benefit. The Deductible Income provision requires an offset of any "retirement benefits you receive or are eligible to receive under your employer's retirement plan, including a public employee retirement system ..." The policy also requires a participant to "pursue Deductible Income for which you may be eligible." The interpretation for this provision is basically to require a participant in the City's pension plans to commence any available retirement benefit at the earliest date possible.

This requirement only negatively affects employees eligible to receive early retirement benefits:

- Under the Police and Firefighter's Plan, participants age 50 with 20 – 24 years of service would be required to begin a 40% retirement at age 50. If the same participant can defer receipt of the benefit until age 55, he/she will receive a retirement benefit of 64% of compensation.
- Under the Non-Uniformed Plan, participants age 55 with 20 or more years of service would be required to commence benefit. Any benefit commenced before age 65 will be actuarially reduced.

Although this normally would not affect the ultimate total retirement benefit received over a lifetime, the reduction of the disability benefit due to the early commencement of the retirement benefit will adversely affect the participant. In the case of participants eligible for a normal retirement benefit or with deferred vested

benefits (but not early retirement), such benefits cannot be increased through deferral beyond the earliest date when the benefits may commence. Nevertheless, such benefits will reduce the amount payable to such participants under the current disability insurance policy.

Due to the complexity and costly for the underwriting of the disability insurance policy, the early retirement provisions in the plans should be amended to provide that a participant receiving a disability retirement benefit is not eligible to receive an early retirement benefit under the plans. This would avoid requiring a participant to take a reduced retirement benefit and would require a benefit commencing at normal retirement age under each plan for a vested disabled participant.

**RECOMMENDATION:** The Pension Boards and Staff recommend amending the attached Ordinance 6974 Section 130.160 and Section 130.170 and Ordinance 6975 Section 130.530 and Section 130.540.

**INTRODUCED BY:** Councilmember Sharpe

**DATE** October 12, 2015

**BILL NO. 9276**

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIVERSITY CITY MUNICIPAL CODE SECTIONS 130.160 and 130.170 RELATING TO POLICE AND FIREFIGHTERS' RETIREMENT SYSTEM – ELIMINATING EARLY RETIREMENT BENEFIT FOR PARTICIPANTS RECEIVING A DISABILITY BENEFIT**

BE IT ORDAINED BY THE COUNCIL OF CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Sections 130.160 and 130.170 of the University City Municipal Code, relating to Police and Firefighters' retirement system, "Early Service and Disability Retirement" are here by amended, and the new sections to be known as "Section 130.160 Early Service Retirement and Section 130.170 Disability Retirement", as approved by the Pension Board on July 28, 2015 meeting. Attached is Exhibit A, reflect the amendment of Sections 130.160 and 130.170 incorporated herein by reference is enacted in lieu thereof.

Section 2. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED \_\_\_\_\_ day of October 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY



## **EXHIBIT A. POLICE AND FIREFIGHTERS' RETIREMENT SYSTEM**

### **SECTION 130.160: EARLY SERVICE RETIREMENT**

Upon application of an employee who has attained the age of fifty (50) and has at least twenty (20) years of service, the employee shall be retired and shall be eligible for either of the benefits prescribed by this chapter for such person. Notwithstanding the foregoing, an employee who is receiving a disability retirement benefit pursuant to Section 130.170 shall not be eligible to receive an early service retirement benefit pursuant to this section.

### **SECTION 130.170: DISABILITY RETIREMENT**

An employee who becomes disabled due to injury or illness on or after May 1, 2001, regardless of length of service, shall be eligible for a disability benefit up to sixty-seven percent (67%) of his or her compensation. Notwithstanding any other provisions of this chapter, such disability benefit shall be provided under, and in accordance with the terms, conditions, requirements, limitations, rules and procedures (including, but not limited to, the criteria for determining disability, rules and procedures regarding medical examinations, the commencement and duration of payments, offsets for other benefits or payments and application procedures), of an insurance contract purchased by the board of trustees. Premiums for such insurance contract shall be paid from the fund. The disability benefit under this section shall be in addition to any benefit to which an employee is entitled upon retirement or after leaving the service pursuant to Section 130.130.



## Council Agenda Item Cover

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**MEETING DATE:** October 26, 2015

**AGENDA ITEM TITLE:** Resolution for Fiscal Year 2015-2016- Budget Amendment # 1

**AGENDA SECTION:** New Business

**CAN THIS ITEM BE RESCHEDULED? :** Yes

**BACKGROUND REVIEW:** Attached is the first budget amendment of the fiscal year 2016. This amendment incorporates the adjustment of expenditures between divisions and departments that have significant variances to the adopted budget and previously approved transfers from the fund reserve for all funds.

### General Fund

#### 1) **Information Technology**

In July 2015, City Council approved a purchase of \$66,500 - Unitrend recovery backup appliance and a three (3) year platinum support agreement. This money needs to be transferred from the computer equipment budget.

#### 2) **Community Development**

On October 12, 2015, City Council approved a transfer of \$500,000 from the General Fund reserve for the cost of short-term improvements to the Police Facility (City Annex). Projects to be completed with these funds include exterior repairs, flooring replacement, duct cleaning, painting and bathroom remodeling. The projects are necessary to temporarily improve the environmental conditions of the Police Facility.

### Other Funds

#### 3) **Economic Development Sales Tax Fund**

On August 20, 2015, the Economic Development Retail Sales Tax Board approved transferring \$50,000 from the fund reserve to provide a forgivable loan to retail businesses in the Loop that can demonstrate a loss of sales due to construction of the Loop Trolley.

#### 4) **Capital Improvement Sales Tax Fund**

The City applied and received Federal –aid from the Federal Highway Administration for the On-System Bridge Replacement and Rehabilitation Program grant in 2015 for reconstructing the Kingsland Avenue Bridge. This grant has a local match of \$29,000. The design phase of this project for \$145,000 is scheduled to begin in FY 2016. The adopted budget for this fund has a surplus of \$400,200.

#### 5) **Parks and Storm Water Sales Tax Fund**

- The City recently received a St. Louis County Municipal Parks grant to make improvements to the playground and sportfields at Millar Park. The design is completed and construction is ready to begin. The total grant award for construction is \$539,290 with the City's sharing portion being \$82,600, or approximately 15%.

- In FY 2015, the City applied for a grant to make improvements to the River des Peres, using the City's budget as a match. The City was not notified of the award until FY 2016. As such, the contract for design work with an estimated cost of \$40,000 needs to be approved by City Council.
- U City in Bloom has proposed an irrigation system for the past few years, but the proposal has not been submitted for budget consideration in the past. City staff would like to request \$25,000 from fund reserve so that the project can be moved forward.
- The City recently received a St. Louis County Municipal Parks grant to make improvements to Lewis Park. During construction, additional muck and silt removal was required as part of the pond dredging. Trail relocation and quantity changes occurred in order to save as many trees and existing plants as possible. Additional fill was required to smooth out the slope of the hill from Delmar, and a straw mat to keep the erosion to a minimum until the grass is established was needed. These changes total approximately \$42,300.

The adopted budget for this fund has a surplus of \$217,500.

#### 6) Parking Garage Fund

On October 22, 2015, City Council authorized the City Manager to sign contracts with three tenants for 6323 Delmar Blvd. To accommodate the needs for these three businesses, the space needs to be divided and new mechanical, electrical and plumbing systems installed. Staff estimated the cost for mechanical, electrical, plumbing and construction work to upgrade the 6,952 square foot retail space are approximately \$300,000. A transfer from the Parking Garage fund reserve is needed.

This fund has accumulative fund reserve approximately \$300,000, including a surplus of \$22,000 for FY 2016.

The effect on the General Fund from these amendments is as follows:

Original Adopted Budget Surplus	\$ 50,700
Use of General Fund Reserve - Police Building Repa	(500,000)
Balance after Budget Amendments # 1	<u>\$ (449,300)</u>

The changes in budget amendment # 1 will reduce the General Fund unassigned fund reserve by \$500,000 while the changes in the Economic Development Sales Tax, Capital Improvement Sales Tax, Park and Storm Water Sale Tax and Parking Garage will also reduce the fund reserve by \$50,000, \$29,000, \$189,900 and \$320,000, respectively.

**RECOMMENDATION:** Approval

**Resolution 2015 - 23**

**A RESOLUTION AMENDING THE FISCAL YEAR 2015-2016 (FY16)  
BUDGET – AMENDMENT # 1 AND APPROPRIATING SAID AMOUNTS**

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2015, was approved by the City Council and circumstances now warrant amendment to that original budget.

**BE IT FURTHER RESOLVED**, that in accordance with the City Charter, the several amounts stated in the budget amendment as presented, are herewith appropriated to the several objects and purposes named.

Adopted this 26th day of October, 2015

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Certified to be Correct as to Form:

\_\_\_\_\_  
City Attorney

**FY 16 Budget Amendment # 1**  
**To be Approved by the City Council**  
**October 26, 2015**

<b>GENERAL FUND</b>					
<u>Account</u>		<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>	
1)	<b>Information Technology</b>				
	6560 Technology Services	67,000			Unitrend Discovery backup appliance
	8120 Computer Equipment		(67,000)		
2)	<b>Community Development</b>				
	8001 Building Improvement	500,000			Short-term improvements
	GF Fund Reserve		(500,000)		Police Facility
<b>TOTAL GENERAL FUND</b>					
<b>REDUCTION IN FUND BALANCE</b>			(500,000)		
<b>ECONOMIC DEVELOPMENT SALES TAX</b>					
<u>Account</u>		<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>	
3)	8040 Misc. Improvement	\$50,000			Forgivable loan to Loop Business due to loss of sales - impact from the Loop Trolley Construction
<b>TOTAL ECONOMIC DEVELOPMENT SALES TAX FUND</b>			\$ 50,000		
<b>REDUCTION IN FUND BALANCE</b>					
<b>CAPITAL IMPROVEMENT SALES TAX</b>					
<u>Account</u>		<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>	
4)	8040 Bridge Construction	\$29,000			City's matching portion for Kingsland Avenue Bridge grant
<b>TOTAL CAPITAL IMPROVEMENT SALES TAX FUND</b>			\$ 29,000		
<b>REDUCTION IN FUND BALANCE</b>					
<b>PARK AND STORM WATER SALES TAX</b>					
<u>Account</u>		<u>Revenue Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>	
5)	8010 Park Improvements	\$82,600			Playground at Millar Park
	8010 Park Improvements	42,300			Lewis Park
	8010 Park Improvements	25,000			U City in Bloom Irrigation Project
	8010 Park Improvements	40,000			River De Peres
<b>TOTAL PARK AND STORM WATER SALES TAX FUND</b>			\$ 189,900		
<b>REDUCTION IN FUND BALANCE</b>					
<b>PARKING GARAGE</b>					
<u>Account</u>		<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>	
6)	8100 Building Improvement	\$300,000			Upgrade retail space at 6323 Delmar Blvd. for new tenants as authorized by City Council
<b>TOTAL PARKING GARAGE FUND</b>			\$ 300,000		
<b>REDUCTION IN FUND BALANCE</b>					

**CALOP Commission Meeting Minutes**  
**Thursday, September 24, 2015**  
**University City, U City Library, Room #2**  
**6:00 PM**

**Members in Attendance:** Patricia McQueen, David Stokes, Claire Linzee, Edward Luby, and Bob Wilcox

**Members Excused:** Beth Norton, Dennis Riggs

**Members Absent:** Councilmember Terry Crow

**Others in Attendance:** Patrick Wall, Keith Cole

**Call to Order**

The meeting was called to order by Ms. McQueen, acting Chairperson for the meeting, at 6:02pm.

**Approval of Agenda**

A motion was made to approve the agenda by Ms. Linzee and seconded by Mr. Stokes. The motion carried unanimously.

**Approval of Minutes**

A motion was made to approve the July 23, 2015, minutes as distributed. The motion carried unanimously.

Question was raised about if the City attorney got back in regards to the matching funds question. The City Attorney response was if you require some grantees to have matching funds, but not others, this may cause problems. If CALOP wants to require matching funds in order to give out grants, then CALOP would need to do so for all grant requests to avoid the appearance of discrimination or favoritism.

**Treasurer's Report**

Mr. Cole reported as of August 31, 2015, the current year to date expenses and ending fund balance. A motion was made to approve the Treasurer's Report. The motion carried unanimously.

The Fred Wehrenberg Story – a motion was made to extend the project another 60 days, until 11/25/15, by Mr. Stokes and seconded by Ms. Linzee. The motion carried unanimously.

Question was brought up about investing part of the money in CD's. The current interest rates on CD's are less than 1%. It would not be advantageous to lock in on a CD for 6 or 9 months when the interest rates are low and the direction of CALOP is uncertain.

**Agenda Items**

A motion was made to table the By-Laws discussion till the next meeting by Ms. Linzee, and seconded by Mr. Luby. The motion carried unanimously.

A motion was made to resend the previous motion made at the July 23, 2015 meeting, to approve the Keeping Saddam Alive: An American Soldier Story proposal in the amount of \$23,840.00 subject to matching funds in the amount of \$11,920.00 by Mr. Stokes, and seconded by Ms. Linzee. The motion carried unanimously.

A motion was made to approve the Keeping Saddam Alive: An American Soldier Story proposal in the amount of \$23,840.00 by Mr. Luby, and seconded by Mr. Stokes. The motion carried by four (4) yes and one (1) abstained.

A motion was made to approve the Library proposal request in the amount of \$12,300.00 by Mr. Stokes, and seconded by Ms. Linzee. The motion carried unanimously. Note: the original amount requested was \$14,800.00; however, a previous motion was made, July 23, 2015 meeting, and approved unanimously to remove the "Movie Contest" in the amount of \$2,500.00.

Discussion pursued on the Media Collaborative RFP. There were two individuals not related to the City or CALOP who reviewed the RFP. They made several good recommendations on formatting and verbiage.

A motion was made to move forward with the draft Media Collaborative RFP and make the recommended changes to have a final draft at the October 22, 2015 meeting to review by Mr. Stokes, and seconded Mr. Wilcox. The motion carried unanimously.

**Next Meeting Date (Tentative)**

The next meeting is scheduled for October 22, 2015, at 6:00 pm. Location is U City Library – Room 2.

**Adjournment**

A motion was made to adjourn the meeting at 7:16pm. The motion carried unanimously.

Meeting minutes of the Board of Trustees for the University City Public Library for September 21, 2015

Members Present: Edmund Acosta, Deborah Arbogast, Dorothy Davis, Joan Greco-Cohen, Luise Hoffman, LaTrice Johnson, Rubina Stewart-McCadney, Rosalind Turner

Members Absent: Joy Lieberman

City Council Liaison: absent

Library Staff: Patrick Wall – Director, Christa Van Herreweghe, Cynthia Scott

The meeting was called to order at 5:17pm by Edmund Acosta.

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New member, Rubina Stewart-McCadney was welcomed. She was just sworn in and replaces outgoing board member, Susan Glassman.

Minutes - The minutes from the September 9, 2015 special meeting were approved.

Correspondence – There were several thank you notes and a letter from a patron requesting to keep books indefinitely.

Friends' Report – The Friends had their September luncheon meeting. Program speakers have been confirmed for the upcoming year.

Council Liaison Report – none

Librarian's Report -

Information items were reviewed. Circulation and patron visits have been down this summer, due to the construction on Delmar.

Discussion items - We are polling the participants of the community Strategic Planning committee to schedule the second meeting for October or November.



Action Items –

- Tax Rates for the University City Public Library district:

The board voted to accept the proposed tax rates of:

Residential:	0.259
Commercial:	0.238
Personal:	0.280

- Lynda.com subscription:

The board voted to renew our lynda.com subscription for another year for \$4,050.00. This very popular service is fully funded by the MOREnet grant.

President's Report – Edmund's interest areas for further discussion and study are Strategic Planning and Metrics and would like the board to work on a three phase study. He would like input from each board member as to their own interest areas and ideas.

Committee Reports – Personnel Policy meeting will follow this one.

Old Business – None.

New Business – None.

Meeting adjourned at 6:25pm.



## Commission on Senior Issues

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8777

### Meeting Minutes – University City Commission on Senior Issues

**June 15, 2015**

Location: Heman Park Community Center

Attendees Present: Margaret Diekemper, Mary Hart, Elaine Henton, Evelyn Hollowell, Sue Slater, William Thomas, Arthur Sharpe, Jr. (Council Liaison) and LaRette Reese (staff Liaison)

Excused: None

Guests:

Ms. Margie Diekemper called the meeting to order at 6:05p.m.

Roll call was done by Ms. LaRette Reese

#### Approval of Minutes:

Ms. Slater moved to approve the meeting minutes from the April 20<sup>th</sup> meeting; it was seconded by Ms. Hart. The motion passed.

There was one new email from Ackert Park Skilled Care Community looking to see how they could get involved with the Commission; Margie responded. There were no phone calls to report.

Council Update: Councilman Sharpe confirmed that the FY 2016 Budget has been approved and a part-time staff position for Senior Services was included. Commission members would like to request that they be involved in the hiring process for this position. Chairperson Diekemper will draft a note to Mr. Walker with the ideas and input from the commission members. She will send the draft to members for final input before she sends it to Mr. Walker.

Members discussed the idea of having a Senior Fair, maybe making it an annual event. Multiple ideas and funding options were discussed at a high level. Members will think more about this idea and discuss at a later date. Mary Hart will look through her files and share some ideas from the fair's she's done in the past.

#### Actions / Follow-Up Items:

ROARS newsletter article: Bill Thomas will draft an article for the next submission.

Sue Slater would to see Customized Travel for People with Disabilities as an agenda item for a future meeting

**Next Meeting: Monday, July 20<sup>th</sup> at 6:00 PM. – Heman Park Community Center**

Meeting Adjourned at 7:05p.m.