



MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**November 9, 2015**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. PROCLAMATIONS**

1. Proclamation for Hattie Jones for 60 years of service at Walgreens.
2. Proclamation for Small Businesses

**E. APPROVAL OF MINUTES**

1. October 12, 2015 Regular Session minutes
2. October 22, 2015 Special Session minutes
3. October 26, 2015 Study Session minutes
4. October 26, 2015 Regular Session minutes

**F. APPOINTMENTS**

1. Kymal Dockett is nominated to be appointed to the CALOP Commission by Mayor Welsch, replacing Dennis Finnegan.

**G. SWEARING IN**

1. Linda Shaw was sworn in to the Human Relations Commission in the City Clerk's office.

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

**I. PUBLIC HEARINGS**

**J. CONSENT AGENDA**

**K. CITY MANAGER'S REPORT**

1. Approval to grant authority to the City Manager to sign and enter into an amended agreement with Planning Design Studio, not to exceed \$69,340.00 above the original agreement, bringing the total agreement fees not to exceed \$89,790.00.  
*VOTE REQUIRED*
2. Approval to award the CDBG Concrete Sidewalk spot repairs project to Raineri Construction for \$40,800.00.  
*VOTE REQUIRED*

**L. UNFINISHED BUSINESS**

*BILLS*

**M. NEW BUSINESS**  
*RESOLUTIONS*

*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

**P. COUNCIL COMMENTS**

**Q. ADJOURNMENT**



# PROCLAMATION

## OF THE CITY OF UNIVERSITY CITY

**WHEREAS**, Mrs. Hattie Ellison started working the soda fountain at a Medicare Glaser drug store in December of 1955; was soon promoted to the checkout counter; and was then transferred to the store at McKnight and Delmar where she was working when her husband James Ellison was killed in a hit-and-run accident; and

**WHEREAS**, in 1991, Walgreens acquired the Medicare Glaser stores, and kept the entire staff at the McKnight and Delmar, including Mrs. Hattie Ellison, store when it reopened as a Walgreens; and

**WHEREAS**, Mrs. Hattie Ellison married Willie Jones after her children Diane, Patricia and Jerry were grown, and continued working at Walgreens as they lived their lives and gave her eight grandchildren; and

**WHEREAS**, Miss Hattie, as she is known, has been a faithful and dedicated employee with Walgreens for sixty years as of November 1, 2015; and

**WHEREAS**, Miss Hattie over the years has served as a mentor to many younger women, often saying "they're all my girls"; and

**WHEREAS**, Miss Hattie works two days a week on her feet; and prides herself on her accuracy in her job, saying "I count money twice, first to myself, and then to the customer. No mistakes"; and

**WHEREAS**, Miss Hattie's performance of her duties, her working relationships with her colleagues at Walgreens and with the citizens of University City are always characterized by kindness, friendliness, and getting the job done well.

**NOW, THEREFORE**, I, Mayor Shelley Welsch, on behalf of the people of University City, congratulate Miss Hattie Jones on the 60<sup>th</sup> anniversary of her work with Walgreens, and do hereby declare Tuesday, November 10, 2015 as

### Miss Hattie Jones Day

in the City of University City, Missouri.

**WHEREOF**, I have here unto set my hand and caused the Seal of the City of University City to be affixed this 9th day of November in the year Two Thousand and Fifteen.

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Mayor Shelley Welsch

Seal

Attest

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City Clerk Joyce Pumm



# **PROCLAMATION**

## **OF THE**

### **CITY OF UNIVERSITY CITY**

**WHEREAS**, the government of the City of University City, Missouri celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 27.9 million small businesses in the United States, they represent 99.7 percent of American employer firms, create more than two-thirds of the net new jobs, and generate 46 percent of private gross domestic product, as well as 54 percent of all US sales; and

**WHEREAS**, small businesses employ over 55 percent of the working population in the United States; and

**WHEREAS**, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

**WHEREAS**, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

**WHEREAS**, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

**WHEREAS**, the City of University City, Missouri supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

**Whereas**, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**NOW, THEREFORE**, I, Shelley Welsch, Mayor of the City of University City, Missouri do hereby proclaim, November 28, 2015, as:

## ***SMALL BUSINESS SATURDAY***

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

SEAL

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Mayor Shelley Welsch

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City Clerk

November 9, 2015

D-2-1



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.  
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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

time.  
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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**

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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 10

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 November 9, 2019

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 therefore, 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

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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.

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**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 [jlloyd@ucitymo.org](mailto:jlloyd@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

**COUNCIL COMMENTS**  
**OCTOBER 12, 2015**

I rise to correct several representations that were made at the last City Council meeting.

Most importantly, Steve McMahon stated that the City had committed an “intentional violation” of the Missouri Sunshine Law. Mr. McMahon filed a complaint with the Attorney General. Attached are copies of his Request, relevant correspondence and Complaint.

Although Mr. McMahon is a practicing lawyer and was a write-in candidate for Mayor at our last election, the documentation attached shows a complete misapprehension of both the law and the judicial process for alleged violations.

First, the Sunshine Law covers only the City’s “public records”. It does not cover any voluntary work product created by a citizen, unless it is formally adopted by the City.

Second, the City Clerk is obligated to produce records created in the normal course of conducting the business of the City. She is not required to create any summaries or compile specific data or perform calculations.

Third, Mr. McMahon’s request reads in total, “Ambulance/EMS response time records for August 28, 2015 to August 31, 2015”. Where the City Clerk provides records that a reasonable person would believe are responsive, there is no violation. The burden is on Mr. McMahon to be specific. If he did not receive what he “intended” by his initial request, he must modify his request and the 3-day response time starts anew. The attached correspondence shows that he did not clarify his request until September 28 – the same day that he filed his Complaint with the Attorney General.

Fourth, the law requires the Clerk to “respond to the request” within 3 working days, NOT to produce records in that short time period.

Fifth, the Complaint asserts that the Mayor was able to post “information” relating to his request on September 16 and implies that he should have been given “this information”. But that is not what the law requires. The Mayor can choose to rely on a volunteer citizen’s data compilations and calculations. The Clerk MUST produce only the City’s public records as they were created. She cannot presume to select data from those records and perform calculations.

Sixth, in the September 28 correspondence, Mr. McMahon rejected the Gateway documents that had been produced, and at the same time, in the September 28 Complaint, alleged that he should have been given those documents.



FINALLY, Mr. McMahon asks the Attorney General to “investigate” whether the City provides records to some people “in political alignment with the Mayor...” without a “formal request”. There is no law that prohibits any City official or employee from voluntarily providing records informally, unless those records are confidential.

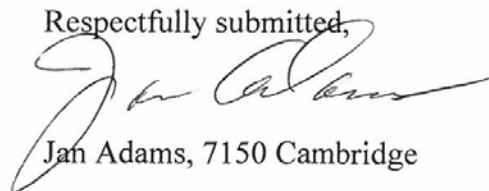
PostScript: Our famous volunteer citizen consultant, Greg Pace, did provide his work product to Mr. McMahon – all he had to do was ask!

**Paulette Carr** claimed she could not get hard data regarding EMS response times, but she has the same legal right to access as all other elected officials, she simply chose not to exercise her right. She stated that the “Mayor could not say definitively...”, but since she has proclaimed on numerous occasions that she will not talk to the Mayor outside of Council meetings, she would have no way of knowing what the Mayor could or could not do.

Paulette Carr offered a legal opinion that because one of the terms of the contract with Gateway allows for regulatory changes, the City could simply change its regulations, just weeks after signing, and not be in breach. Nothing could be further from the truth. Any student of business law 101 knows that a party to the contract cannot change the conditions that were in place at the time of the signing, voluntarily and within just a few weeks, and then claim that the other party must abide by those new changes – that practice would never be sanctioned by a Judge or jury.

**Councilmember Crow** speaking about the proposed Ordinance he submitted, stated that “all it does is hold them [Gateway] responsible”. But that Ordinance goes way beyond that proposition, it would negate a number of the terms in the existing Contract and expose us to a liability for breach that could cost us Hundreds of Thousands of Dollars.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jan Adams', written over the typed name.

Jan Adams, 7150 Cambridge

**Subject:** FW: New form entry is submitted  
**From:** Lawrence, Casey (Casey.Lawrence@ago.mo.gov)  
**To:** janadams@sbcglobal.net;  
**Date:** Wednesday, September 30, 2015 4:01 PM

Dear Ms. Adams

Below is a copy of Mr. McMahon's sunshine law complaint, which you requested during our phone conversation on September 30, 2015. We received this complaint on 9/28/2015.

On August 31, 2015, I sent an fax to 314-863-9146- the fax number for University City Sunshine requests as published on the City website. It was received that day. At the end of business on Sept. 3, 2015, I had no response. On September 4, 2015, I notified Ms. Pumm of this. She responded, but did not provide records, a reason for delay and said she would let me know. I waited. I had requested EMS response times. On Sept. 15, 2015, an event occurred regarding EMS which related to response times. Within 24 hours of that event, Mayor Shelley Welsch posted EMS response times on-line. I still did not have the information. I went to a City Council meeting on September 24, 2015 and voiced my concerns. I had waited 24 days. It is clear this information is readily available and can be produced in a short amount of time. My experience with University City is that if you are in political alignment with the Mayor and other Council members you can get records quite easily-even with out a formal request. The sunshine log has no record that such records were even produced. I was sent a document on September 25th, which is a records from a private ambulance service the City has contracted with. This document has been available since Sept. 1 2015, as I had been given a copy of it by a University City Resident. If the document was available since September 1, 2015, this is a clear violation of the Sunshine Law. It is not only a violation, but an intentional violation. I believe that the Attorney General's office should investigate the manner in which University City provides records and denies or grants access to records to individuals.

If you have any questions or concerns please let our office know.

Sincerely,

Casey Lawrence  
Sunshine Law Coordinator  
Office of Missouri Attorney General  
P.O. Box 899  
Jefferson City, Missouri 65102  
(573) 751-8905 Telephone  
(573) 751-5660 Facsimile

SUBMIT BY EMAIL

## SUNSHINE LAW PUBLIC RECORDS REQUEST FORM

The City of University City is committed to openness in government and to that end makes its public records available for public inspection and copying to the fullest extent possible, subject to certain exceptions as set out in Missouri's Sunshine Law, RSMo, Chapter 610. To better serve you, and to facilitate access to public records, you are asked (but not required) to complete this form. The City will act upon your request and make requested public records available to you for your inspection at City Hall at no cost as soon as possible, but in no event later than the end of the third business day following the date of the request is received by the City Clerk; provided however, your request may be subject to delays for reasonable cause or may be denied, in whole or part, under Sunshine Law as closed records. No records may be removed from the office of the City Clerk.

Request Date: 8/31/2015

Request Time: 11:55 AM

Requestor Name: Steve McMahon

Telephone: 314-422-6576

Address: 8135 Stanford Ave. University City MO 63130

Facsimile:

Email: steve\_mcmahon@att.net

Public Record\*\*\*Request:

Ambulance/EMS response time records for August 28, 2015 to August 31, 2015.

*Handwritten:*  
Paid \$40.10  
cash  
10/6/15

## REQUESTOR OPTIONS

- A. ☐ You may alternatively request the City to prepare paper copies of the requested records, at your cost, for: pick up at City Hall; or delivery to you via either ☐ US Mail; ☒ Email; or ☐ Facsimile
- B. Rather than in paper format, at your request the City will provide the requested records in a different format, if available, at your cost:  
☐ I ask that the requested records be provided, if available, in the format of:
- C. The requested records will not be certified unless requested:  
☐ I request certification of the record at my cost.
- D. All costs to be paid in advance. Prior to producing the records, you may ask for an estimate of the costs of your records request.  
☒ I request a cost estimate, and understand the City awaits my approval and advance payment of costs before acting on my request.

## FOR CITY USE ONLY / CITY REPLY

- E. ☐ Cost estimate of \$ \_\_\_\_\_ was provided on \_\_\_\_\_ Requestor Approval received \_\_\_\_\_
- F. ☐ Requested records were made available/provided to requestor on \_\_\_\_\_  
Delivery type: ☐ In person inspection; ☐ City Hall pick up; ☐ US Mail; ☐ Email; or ☐ Facsimile
- G. ☐ For reasonable cause, access to the requested record was not granted within three days because \_\_\_\_\_

The earliest time and date that the records will be available for inspection is \_\_\_\_\_

- H. ☐ Requestor was notified on \_\_\_\_\_ that:  
☐ i. No records exist satisfying the records request, and/or  
☐ ii. The records request sought closed records under Sunshine Law and therefore access was denied. (Upon requestor's request for a statement of explanation, the City will, no later than the end of the third business day following the date requestor's request is received, furnish to requestor a written statement of the grounds for such denial and will cite the specific provision of law under which access was denied.)

## COST ESTIMATE / PAYMENT

	Quantity/Hours/Other	Cost Rate	Subtotal
Certification(s) of Records - \$5.00 per Certification.....		\$ 5.00	
Staff Time / Research, Copying, TBD.....			
Copy costs - 9 x 14 or smaller - \$0.10 per page.....			
Postage / Courier / Long Distance Fax Costs: TBD.....			
Duplication Costs - Other, Non-standard: TBD.....			
Other Costs: TBD.....			
TOTAL COSTS:			

Payment: Amount Tendered: \_\_\_\_\_

Date Received: \_\_\_\_\_

## RESOURCES

Custodian of Records: Ms. Joyce Pumm, City Clerk, City of University City, Missouri; [jpumm@ucitymo.org](mailto:jpumm@ucitymo.org); 314-505-8605

**Joyce Pumm**

---

**From:** steve mcmahon <steve\_mcmahon@att.net>  
**Sent:** Monday, September 28, 2015 8:41 AM  
**To:** Joyce Pumm  
**Subject:** Re: Sunshine Request - Steve McMahon  
**Attachments:** EMS.jpg

Thank you for a document generated by Gateway. I was interested in the U-City forms for each incident, not the self reporting of Gateway. Here is an example. Patient identifying information can be redacted. Please forward the 37 such records for the incidents listed in the Gateway document.

On Friday, September 25, 2015 9:47 AM, Joyce Pumm <[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)> wrote:

Chief Adams just sent me the information you requested on the response time of Gateway ambulance service from August 28 to August 31. I have attached this spreadsheet to this email.

As shown on this email and any of my previous emails displaying the new logo that you have received from me, my fax number is 314-338-7803. The other fax number you used goes to another room and if that person is not at work, it is delayed before I receive it.

Thank you



Joyce Pumm  
City Clerk  
University City  
314-505-8605  
(Fax) 314-338-7803  
[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)

## Joyce Pumm

**From:** Joyce Pumm  
**Sent:** Wednesday, September 30, 2015 1:46 PM  
**To:** steve mcMahon  
**Subject:** RE: Sunshine Request - Steve McMahon

Per your Sunshine Request dated September 28, 2015, for addition information on Gateway's response time as previously provided. Please be advised that this will take staff time from the police department's IT personnel. The Fire Chief and the Assistant Fire Chief of 20 minutes for each.

Personnel time for total of one hour \$39.00

Pages at 10 cents per page

1.10

\$40.10

*Sent 9/30/15*

Upon receipt of payment this information will be sent to you.

Thank you



Joyce Pumm  
City Clerk  
University City  
314-505-8605  
(Fax) 314-338-7803  
[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)

**From:** steve mcMahon [[mailto:steve\\_mcmahon@att.net](mailto:steve_mcmahon@att.net)]  
**Sent:** Monday, September 28, 2015 8:41 AM  
**To:** Joyce Pumm  
**Subject:** Re: Sunshine Request - Steve McMahon

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Chief Adams just sent me the information you requested on the response time of Gateway ambulance service from August 28 to August 31. I have attached this spreadsheet to this email.

*Request placement of written comments in record, ~*

To: City Council of University City

From: Frank Ollendorff, 8128 Cornell Court, St. Louis MO 63130

Date: October 12, 2015

Subj: Police Station Alternatives Analysis

This study is not complete – far from it. The two alternatives to date are inadequate, incomplete, inaccurate, unaffordable, poorly informed by staff. Worse, no real public input opportunity. Many citizens with interest, expertise, knowledge, wish to participate in exploring and developing alternatives with a goal of achieving broad community consensus & support for a high quality police station. Many believe this process has been tightly controlled by one or more council/administration officials intent on removing police & court from Civic Plaza/ City Hall contravening all we have learned this Ferguson year of the City's responsibility for close oversight of the justice system. Nothing requires public involvement more than every aspect of our system of justice. I know University City can come up with better alternatives. Restart the process with meaningful public participation opportunities.

Frank Ollendorff

## Public Comment on October 12, 2015

Andrew Roberts  
940 Alanson Dr.

I have a few things to say about your restrictions on the freedom of speech, and then I have a short list of concerns.

At the last meeting, the mayor said she respects and values the freedom of speech. She values it so much, she asked a lawyer how much she could restrict it. Restrictions on Constitutional freedoms do rightfully exist, but those restrictions have to be proven necessary. In other words, the condition the restriction is meant to create must be more valuable than the freedom it restricts. That's all well and good, but the conditions the Mayor claims to be alleviating do not exist in this Chamber.

I have attended every meeting since the one where our EMS was outsourced. That meeting was heated, and there were disruptions, but it was warranted in that situation. Since then, we don't get up and shout at anyone, we don't use inappropriate language, and, except for a couple individuals, our comments have been respectful, if angry. There is a difference between attacks and dissent, even if that dissent is boisterous. This clamp-down is unconstitutional because it is unwarranted at this point. Disruptive citizens can be removed from the Chamber or addressed individually - there are no grounds for a blanket restriction.

Public comments are important to have during Council meetings because it is the only time we get to address the Council as a body. If you want fifty calls a week, get rid of public comments at meetings. I know the Mayor has stated she doesn't want to do that, but we never know what the Council's plans are, and you cannot rely on trust in matters of Constitutional rights.

The restriction on the signing of petitions is especially absurd. The writing of a name on a piece of paper has never disrupted anything other than the Establishment. The petitions have been at the back of the room, no one promoting them has left that table to get signatures, and they even whisper during meetings. The alternative is a long line at the door to leave the Chamber as people sign petitions in the hallway. That won't be a problem, though, when the Mayor decides that it presents a "fire risk", and restricts the signing of petitions anywhere in the building. Then she will say it is "detrimental to traffic flow", and we'll have to sign petitions on the sidewalk.

Please stop taking these petitions so personally. Our Council has taken a lot of criticism, but for the most part, our criticism is leveled at your professional work, and not you as people. We try to say, "You have neglected your responsibilities in a serious way," not, "You are a horrible person and your parents should be ashamed." (Please note I am *only* using that as an example - I don't think that about any of you.) While we do have petitions to recall the Mayor and Councilmember Kraft, these are petitions to remove you from office, not to threaten or harass you. I ask that you restrict your efforts to fighting the recall, not fighting the right of the people to push for a recall. Furthermore, most petitions are issues-based. For instance, we have a petition to amend the Charter so that certain historic buildings are better protected.

Though the majority of our comments have been civil, the response we receive from members of Council is disrespectful at best. Mr. Walker demonstrates a profound indifference to the proceedings. Mr. Kraft has been dismissive of citizens as they talk, showing his disdain for his constituents. I remember Mr. Jennings nodding his head in agreement when the people asked for a delay on the vote to outsource EMS before he voted against that motion without a second thought. This duplicity is reenacted at every meeting, where he pretends to understand the wishes of the people before completely ignoring them. Mr. Glickert's comments regarding social media's role in these present debates were not directly dismissive, but reflected a willful lack of understanding of his constituents: social media is a tool, not a force - it allows us to communicate with each other without the necessity of organizing meetings, and it has been a positive force for expanding involvement in local government.

The Social Contract theory, popularized by John Locke and contemporaries but existent since at least the second century BCE, states that we give up certain rights to the government in exchange for the protection of the rights we retain. We surrender to restrictions on private property, personal conduct, and income because you are meant to protect our rights to representative government, personal safety, and the collective good. I, and a thousand like me, believe this Council to be in gross violation of that contract. We pursue the most reasonable actions necessary to return responsible, representative governance to this city. This is not a war or an insurgency: it's actually more of a parliamentary procedure. You could restore the Social Contract and defeat the



petitions for your recall by addressing the needs and desires of your constituents. You don't have to reverse course, but compromise would be nice.

In that regard, I have a short list of requests on present issues facing the Council.

1. Stop union-busting. Unions are legitimate, necessary protections of workers against exploitation, and have been an essential component of this country's prosperity (declining now in an era of de-unionization).
2. Stop punishing the firefighters and police. Both are noble professions which include great sacrifice with little reward, and to disrespect these individuals is unconscionable, especially if it is for personal retribution.
3. Don't allow our historic buildings to be sold, demolished, or to fall into disrepair. U. City's history is special, and our buildings are corporeal testaments to our success and future.
4. Give greater attention to the people who live north of Olive. Comments last week opened my eyes to an unfair distribution of spending and services which should not exist in this progressive, diverse city.
5. Don't punish street performers in the Loop by requiring them to have licenses. Most of our street performers cannot obtain such licenses, either because of the Byzantine process or the cost itself. It only dilutes the character of this special neighbourhood.
6. Please give attention to enhancing the businesses and neighbourhoods along Olive as well. The Loop is doing incredibly well, which is a source of pride for me and the rest of our city. Profits from this increased prosperity can be reinvested in the betterment of Olive to help revitalize struggling areas of our community.
7. Mostly, let us know ahead of time when you are considering changes to the way the city functions. We appreciate the fact that you felt it necessary to seek public input on our website's redesign, but the fact that you felt the outsourcing of EMS to be a trifling matter is absurd. Thank you for postponing your decision to outsource mulch services.
8. That brings me to my final request: please stop outsourcing things. It makes lines of responsibility difficult to navigate, obscures oversight, and places public services in the hands of those whose only responsibility is to their shareholders.

Public operations have citizen oversight and a responsibility to the people.

Please weigh cost savings against responsible governance.

Last week, you referenced Robert's Rules of Order. Robert's Rules of Order are all about respect. We should receive that respect, too, even if we voice our vehement opposition to almost everything you do. Thank you.



**University City Professional Fire Fighters Association · IAFF Local 2665**

115 McMenamy · St. Peters, Missouri 63376 · Phone (636) 397-1572

Jen Stuhlman – Shop Steward

Bryan Wiegers – Assistant Steward



10.12.15

Jen Stuhlman  
1499 Urbandale Dr.  
Florissant MO 63031  
Shop Steward – Professional Firefighters of University City, MO Local 2665

I would like to thank the council for the opportunity to speak this evening. While there has been much discussion, speculation and information disseminated regarding the recent appearance in front of Judge DePriest on October 5<sup>th</sup> regarding the CBA between the Union and the City. As a First Responder our primary mission and goal remains the safety and services provided to our community. As such, I would be remiss if I didn't take this opportunity first and foremost to implore council to stress the importance of functioning Carbon Monoxide Detectors to your residents and constituents as we gear up for cooler weather and heaters and other heating devices are activated.

With that said, the recent outcome of October 5<sup>th</sup>'s events regarding staffing and the CBA within the Fire Department have unfortunately resulted in what can only be deemed misinformation at best, if not willful deceit. It has been stated that the recent order to staff the FD at 11 per day is the ongoing "status quo" within the fire department and that the outcome of this order will bring about no significant changes.

To confirm and clarify, this could not be further from the truth. While the CBA was ratified and implemented in mid-April of this year, the City entered into an agreement with Gateway Ambulance that went into effect on August 30. On that date and since that date up until October 6<sup>th</sup>, the Fire Department has only realized staffing levels of 11 on 5 occasions. Please let me repeat From August 30<sup>th</sup> through October 5<sup>th</sup> the FD has only had staffing up to 11 five times, so 5 times during those 37 days have we seen 11 personnel on shift as outlined in our CBA leaving the remaining 32 days understaffed as outlined in the CBA. To claim this was accidental, unavoidable or anything beyond deliberate would be a fallacy as noted by the and I quote directive from the Fire Chiefs office received on Sept 3<sup>rd</sup> regarding calling in Overtime to meet the minimum 11 per day "not to call back overtime until we drop below seven"

This has been the standing directive until just October 6<sup>th</sup>. So while there remains debate on who won and who lost and what was ordered and what will change. Ultimately, it is the position of the men and women for whom I speak for this evening that true "winners" of Judge DePriest decision are our community and residents as it is them they who will benefit from our FD staffed as outlined in the CBA.

I want to close with again thanking the council for the opportunity to address it this evening and further thank the council for supporting the decision of Judge DePriest in providing the FD and Community with this much needed safe staffing....

*Affiliated with International Association of Fire Fighters · Missouri State Council of Fire Fighters  
Missouri AFL-CIO · St. Louis AFL-CIO · St. Louis Port Council*

Date	Regular Hours Paid	Overtime Hours Needed not Counting Chiefs	Overtime Hours Paid	Hours per day below 11 counting Chiefs	Days Under staffed	Number of Shift Personal on Duty	Hours that 2600 served as Shift	Hours that 2601 served as Staff
30-Aug	216	48	0	24	1	9		
31-Aug	216	48	0	24	1	9		
1-Sep	228	36	0	24	1	9.5		
2-Sep	218	46	0	24	1	9.2		
3-Sep	264	0	0	0	0	11		
4-Sep	216	48	0	24	1	9		
5-Sep	216	48	0	24	1	9		
6-Sep	192	72	0	24	1	8		
7-Sep	216	48	0	24	1	9		
8-Sep	216	48	0	24	1	9		
9-Sep	270	0	0	0	0	11.25		
10-Sep	240	24	0	24	1	10		
11-Sep	189	75	0	24	1	8.875		
12-Sep	103.5	160	33.5	24	1	6.5		
13-Sep	66	198	24	24	1	7		
14-Sep	192	72	0	24	1	8		
15-Sep	288	0	0	0	0	12		
16-Sep	270	0	0	0	0	11.25		
17-Sep	192	72	0	24	1	8		
18-Sep	192	72	0	24	1	8		
19-Sep	192	72	0	24	1	8		
20-Sep	176	88	0	24	1	7.3		
21-Sep	213.5	50.5	0	24	1	8.9		
22-Sep	210	54	0	24	1	8.75		
23-Sep	228	36	0	24	1	9.5		
24-Sep	216	48	0	24	1	9		
25-Sep	216	48	0	24	1	9		
26-Sep	192	72	0	24	1	8		
27-Sep	216	48	0	24	1	9		
28-Sep	248	16	0	24	1	10.3		
29-Sep	192	72	0	24	1	8		
30-Sep	185	79	0	24	1	7.75		
1-Oct	216	48	0	24	1	9		
2-Oct	192	72	0	24	1	8		
3-Oct	193	71	0	24	1	8.04		
4-Oct	264	0	0	0	0	11		
5-Oct	204	60	0	24	1	8.5		
Judge DePreist Issues Order that Shift staffing levels must be kept at 11								
6-Oct	192	72	48.5	3.5 hours	1	8.9.11	10 hrs 7-5pm	10 hrs 7-5
7-Oct	240	24	14	0	1	10.11	0 hrs n/a	10 hrs 7-5
8-Oct	264	0	0	0	0	11	0 hrs n/a	0 hrs n
9-Oct	258	6	6	0	0	11	0 hrs n/a	0 hrs n
10-Oct	240	24	0	0	0	11	0 hrs n/a	0 hrs n
11-Oct	192	72	72	0	0	11	0 hrs n/a	0 hrs n
12-Oct	196	68	48	0	0	9.11	10 hrs 7-5pm	10 hrs 7-5

Gregory Pace <tcpace2@swbell.net>

September 1, 2015 11:06 AM

To: Stephen Kraft <kraftstephene@gmail.com>, "Glickert, L. Michael" <lmglickert@yahoo.com>, Rod Jennings <rjmiracl007@gmail.com>, Arthur Sharpe <qforlifeasj@att.net>, Terry Crow <terry@cttlaw.net>, Paulette Carr <paulettexcarr@gmail.com>, Shelley Welsch <billandshelley@ucitymo.com>

Reply-To: tcpace2@swbell.net

[Fwd: Re: Gateway Response Time Summary for Aug]

1 Attachment: 84 KB

FYI

----- Forwarded Message -----

From: Gregory Pace <tcpace2@swbell.net>

Reply-To: tcpace2@swbell.net

To: Kent Mayrose <kmayrose@gatewayambulance.com>

Cc: Lehman Walker <lwalker@ucitymo.org>, Adam Long <along@ucitymo.org>,

David Crismon <dcrismon@ucitymo.org>, Carol Jackson

<cjackson@ucitymo.org>, Mike Mackin <mikemackin@interlockindustries.com>

Subject: Re: Gateway Response Time Summary for Aug

Date: Tue, 01 Sep 2015 09:27:56 -0500

1 minute 26 seconds faster than fire based ambulance times (see attached).

Excellent work Mr. Mayrose!

Excellent posting Asst Chief Crismon!

Greg

On Tue, 2015-09-01 at 10:04 -0400, Kent Mayrose wrote:

All,

Now that Aug is complete, I thought I'd provide a quick summary for you.

37 total calls

3 min 20 sec avg response time

We are very pleased with this overall performance, so far, and expect times to continue to improve, as we get more familiar with U City streets in the future.

Also as an FYI, I am still working back and forth with our CAD report writer, but I think we are getting very close to having the final report, which will satisfy the various reporting items outlined in the contract, ready for use.

As soon as this report is "in production" in our CAD (should be sometime this week), I can run it for all these Aug calls and get back with you all for your thoughts and feedback.

Please let me know if you have any questions in the meantime.

Thanks, Kent

Kent Mayrose, Director

1530 Fairview Ave, St. Louis, MO 63132

Cell: (314) 262-0654

Office: (314) 881-4502

Fax: (314) 351-4467

kmayrose@gatewayambulance.com



Summary as of December 11, 2014 EMS Calls Response Times: Average over course of Year/Month (2014)

RPT to DSP (Mins)	DSP to ONS (Mins)	RPT to ONS (Mins)	ONS to CLR (Mins)	Total Time DSP to CLR (Hrs)	Total Time ONS to CLR (Hrs)	Count						
1.32	4.77	6.09	39.92	6,363.75	5,684.40	8544	EMS Crew					

**Definitions:**

RPT to DSP (Mins) – Time Report Entered to Dispatched in Minutes Format

DSP to ONS (Mins) – Time Dispatched to On the Scene in Minutes Format

RPT to ONS (Mins) – Time Report Entered to On the Scene in Minutes Format

ONS to CLR (Mins) – Time On the Scene to Call Cleared in Minutes Format

Total Time DSP to CLR (Hrs) – Total Time from Call Dispatched to Call Cleared in Hours

Total Time ONS to CLR (Hrs) – Total Time from On the Scene to Call Cleared in Hours

\*\* Approximately 40 calls On the Scene time could not be calculated\*\*

## Response Times by Priority

Using Call Started Time

Date IS BETWEEN 08/13/2015 AND 08/31/2015; AND Ordering Facilities IS UNIVERSITY CITY DISPATCH  $\Delta$  (+ slower than reported)  $\nabla$  (- faster than reported)

Dispatch Priority	Date	Call Type	Started Time	At Scene	Response Time	Run #	Incident #	Late Reason	Dispatch Times
1 Emergency	8/13/2015	ALS	10:55:39	10:59:01	00:03:22	18837	1319	<None>	10:51:38 → 10:58:19
2 Emergency	8/13/2015	ALS	14:43:28	14:46:37	00:03:08	18858	310	<None>	10:51:38 → 10:58:19
3 Emergency	8/13/2015	ALS	17:34:52	17:39:09	00:04:17	18876	1027	<None>	10:51:38 → 10:58:19
4 Emergency	8/13/2015	ALS	19:53:49	19:57:09	00:03:20	18887	132	<None>	10:51:38 → 10:58:19
5 Emergency	8/13/2015	ALS	21:25:21	21:27:49	00:02:28	18894	2326	<None>	10:51:38 → 10:58:19
6 Emergency	8/14/2015	ALS	06:04:57	06:07:04	00:02:07	18905	30	<None>	10:51:38 → 10:58:19
7 Emergency	8/28/2015	ALS	12:15:37	12:20:00	00:04:23	20084	1123	<None>	10:51:38 → 10:58:19
8 Emergency	8/28/2015	ALS	15:58:47	16:02:12	00:03:25	20117	1142	<None>	10:51:38 → 10:58:19
9 Emergency	8/28/2015	ALS	21:48:10	21:49:30	00:01:20	20154	344	<None>	10:51:38 → 10:58:19
10 Emergency	8/28/2015	ALS	22:34:13	22:36:29	00:02:16	20156	1122	<None>	10:51:38 → 10:58:19
11 Emergency	8/28/2015	ALS	23:54:28	23:55:23	00:00:55	20159	549	<None>	10:51:38 → 10:58:19
12 Emergency	8/29/2015	ALS	08:41:52	08:42:54	00:01:02	20174	811	<None>	10:51:38 → 10:58:19
13 Emergency	8/29/2015	ALS	09:16:00	09:25:08	00:08:07	20179	356	<None>	10:51:38 → 10:58:19
14 Emergency	8/29/2015	ALS	11:45:05	11:50:36	00:05:31	20192	204	<None>	10:51:38 → 10:58:19
15 Emergency	8/29/2015	ALS	13:30:29	13:40:00	00:09:31	20203	424	<None>	10:51:38 → 10:58:19
16 Emergency	8/29/2015	ALS	19:32:34	19:34:14	00:01:40	20235	353	<None>	10:51:38 → 10:58:19
17 Emergency	8/30/2015	ALS	22:33:30	22:34:00	00:00:30	20246	346	<None>	10:51:38 → 10:58:19
18 Emergency	8/30/2015	ALS	00:42:03	00:42:54	00:00:51	20251	823	<None>	10:51:38 → 10:58:19
19 Emergency	8/30/2015	ALS	01:05:10	01:08:43	00:03:33	20253	424	<None>	10:51:38 → 10:58:19
20 Emergency	8/30/2015	ALS	07:10:00	07:12:09	00:02:09	20262	244	<None>	10:51:38 → 10:58:19
21 Emergency	8/30/2015	ALS	08:18:35	08:25:54	00:07:19	20265	1122	<None>	10:51:38 → 10:58:19
22 Emergency	8/30/2015	ALS	12:10:06	12:15:59	00:05:53	20279	255	<None>	10:51:38 → 10:58:19
23 Emergency	8/30/2015	ALS	12:47:40	12:48:26	00:00:46	20280	351	<None>	10:51:38 → 10:58:19
24 Emergency	8/30/2015	ALS	14:05:48	14:07:58	00:02:10	20282	222	<None>	10:51:38 → 10:58:19
25 Emergency	8/30/2015	ALS	14:51:10	14:54:29	00:03:19	20286	128	<None>	10:51:38 → 10:58:19
26 Emergency	8/30/2015	ALS	15:52:43	15:56:55	00:04:12	20290	352	<None>	10:51:38 → 10:58:19
27 Emergency	8/30/2015	ALS	17:10:54	17:13:31	00:02:37	20296	256	<None>	10:51:38 → 10:58:19
28 Emergency	8/30/2015	ALS	18:14:26	18:16:34	00:02:07	20301	202	<None>	10:51:38 → 10:58:19
29 Emergency	8/30/2015	ALS	20:48:29	20:52:31	00:04:02	20309	142	<None>	10:51:38 → 10:58:19
30 Emergency	8/31/2015	ALS	04:02:19	04:06:36	00:04:17	20319	102	<None>	10:51:38 → 10:58:19
31 Emergency	8/31/2015	ALS	08:55:33	08:59:28	00:03:55	20326	203	<None>	10:51:38 → 10:58:19
32 Emergency	8/31/2015	ALS	12:17:01	12:20:12	00:03:11	20339	204	<None>	10:51:38 → 10:58:19
33 Emergency	8/31/2015	ALS	14:03:02	14:06:45	00:03:43	20354	201	<None>	10:51:38 → 10:58:19
34 Emergency	8/31/2015	ALS	16:27:51	16:30:00	00:02:09	20379	314	<None>	10:51:38 → 10:58:19
35 Emergency	8/31/2015	ALS	17:19:34	17:22:23	00:02:49	20388	255	<None>	10:51:38 → 10:58:19
36 Emergency	8/31/2015	ALS	19:24:46	19:27:32	00:02:46	20404	338	<None>	10:51:38 → 10:58:19
37 Emergency	8/31/2015	ALS	22:07:29	22:10:59	00:03:30	20408	1127	<None>	10:51:38 → 10:58:19
Total Calls for Emergency: 37					Average Response Time: 00:03:20				

\* Times for "Dispatch Clock Times" taken from Daily Crime Log (redacted) 2015/08/01 - 2015/08/31 - provided by City of University City

Dispatch Response Time = (On Scene Time) - (Commuted Time)

Printed on: 9/1/2015 at 8:15:42AM

WYES10CADSERVER/RESCUENET/REPORTS32/DISPATCH/PERFORMANCE/RESPONSE TIMES/RESPONSE BY PRIORITY CALL STARTED.RPT

A = 14200 - 383.38 sec

BY GREG READ

# TRANSFORMING HISTORIC BUILDINGS

From streetcar maintenance to police headquarters

One of the most formidable juggling acts in a building's rehabilitation involves combining the preservation of a historic structure with nearly any other goal. With the building shell inviolable, an energy upgrade and an expansion of space are tall orders, or at least expensive ones.

Yet both were achieved during the transformation of the former Monroe Shops building in South Dallas, Texas, into what is now the Dallas Area Rapid Transit (DART) police headquarters. Interior space was almost doubled, from 35,000 to 65,000 square feet, and its LEED Platinum status is a first among publicly owned buildings listed on the National Register of Historic Places.

How this transformation took place is one that also can be replicated in other historic buildings.

Constructed in 1914 as a streetcar maintenance facility for the Texas Interurban Railway, Monroe Shops closed in 1948, leading to decades of intermittent use by businesses as diverse as a paper mill and a U-Haul rental. Purchased by DART in 1991, the derelict building was partially repaired and used as a museum and health center, and the agency sought and attained historic status for the building in 2007.

Without a dedicated headquarters of its own and with a growing workforce, the DART police department saw the building as an opportunity to meet its needs while reclaiming its transit-oriented past.

## Working within Constraints

Whether related to budget, site, code, or other issues, every project forces architects to work within some level of constraints. An adaptive reuse of an older structure already forces the

designer into a box, with a historic structure adding one more aspect of the project that can't be touched.

In this case, the box is a good metaphor for the design solution that was used to solve the problem of preserving a leaky building shell, while meeting the department's sustainability goals for the project. The designers only minimally disturbed the building shell (primarily masonry repair on the interior, as well as the addition of structural support elements), while creating a building-within-a-building concept that includes a glassed-in interior set away from the building shell.

Around the upper two floors inserted into the former central bay (the train maintenance area), the resulting four-foot-wide maintenance access space can be heated using radiant units installed there, leaving the inhabited portion of the interior unheated.

To cool the interior, under-floor air was specified on the upper two floors. This is both more efficient, since the full volume of air needn't be treated, and also allowed the designers to take advantage of a lower floor-to-floor height to get three floors where there ordinarily would have been two.

The central bay's vertical clearance of 30 feet to the bottom of the roof trusses made the insertion of these two floors above the main floor tricky. The under-floor air helped make possible the eventual solution of pushing the third floor up until the trusses aligned with the floor's door frames, limiting the amount of space in the building that is less than standard height.

The combination of unconventional design and efficient mechanical systems mitigates the lack of insulation on the building's brick exterior, but also brings

the historic structure within view of employees and visitors, alleviating the disconnect between modernized interior and classic exterior that sometimes occurs in such projects.

Even more, the effect within is of an almost negative space—the building's feature is its historic shell of brick, steel trusses, and factory-style windows, rather than the modern facility constructed within it. The age and first purpose of the building are showcased beginning in the three-story entry lobby that is the one part of the former central bay kept as it once was, though cleaned up.

Historic materials salvaged during demolition were preserved and original signs and other features reincorporated, while a refurbished streetcar parked on rails is a reminder for anyone unfamiliar with the building's history.

## Ensuring Functionality

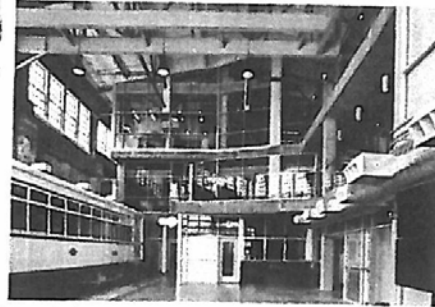
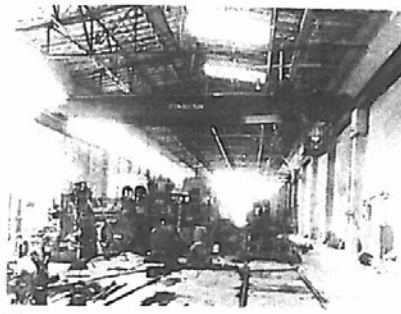
As befits a building constructed for the maintenance of train cars, Monroe Shops consists of one long narrow space, one narrow space half that length, and smaller appendages that served as maintenance shops and offices. Despite the narrow footprint, DART headquarters must, like all public safety facilities, remain functional for each specialist group and maintain certain adjacencies.

On the first floor, for example, members of the general public have access to the lobby and a community room, and the records department holds a central position so that it can be accessed by the public on one side and DART police staff on the other.

Beyond the public's reach, accessed by a dedicated staff entry, are such functions as the staff exercise room (in the former paint shop), men's and women's locker rooms, and the IT center. The back end of the first floor is set aside for DART's heavy work: evidence, quartermaster, and armory.

While those detained in criminal inquiries are brought to city lockup in each member city of the DART network, vehicles held for evidence are processed





Photos © Charles Davis Smith, courtesy of Brinkley Sargent Wiginton Architects.

## Two Projects in One

When adaptive reuse is paired with historic preservation, it often helps to think of it as two separate projects. The part that is pure preservation—maintaining a building's original character—stays outside, while the adaptive reuse creates a fully modern and up-to-date space inside.

here, and a bay for processing vehicles sits next to an evidence drop, evidence storage, evidence processing, and all other ancillary spaces required.

Next door sees a similar grouping of armory and quartermaster receiving, armory, quartermaster storage, and so on.

The second-floor patrol and emergency preparedness zones and the third-floor criminal investigation and internal affairs zones can be accessed by a stairwell located inside

the secured staff entry, as well as a stairwell within the evidence zone and a stairwell and elevator located just off the public lobby.

Natural light floods interior spaces from exterior windows and skylights (located, in some cases, on the other side of the interior glass). In another of the inclusions that earned the facility LEED Platinum, daylight-responsive lighting controls were installed within 15 feet of exterior windows or skylights.

The building-within-a-building concept used in the DART adaptive reuse maintains the original character of Monroe Shops and, what's more, brings that character into view of the people who come to work in the space on a daily basis. **PM**



**GREG READ** is a principal, Brinkley Sargent Wiginton Architects, Dallas, Texas (GRead@bsw-architects.com).

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OCTOBER 2015 | PUBLIC MANAGEMENT 23

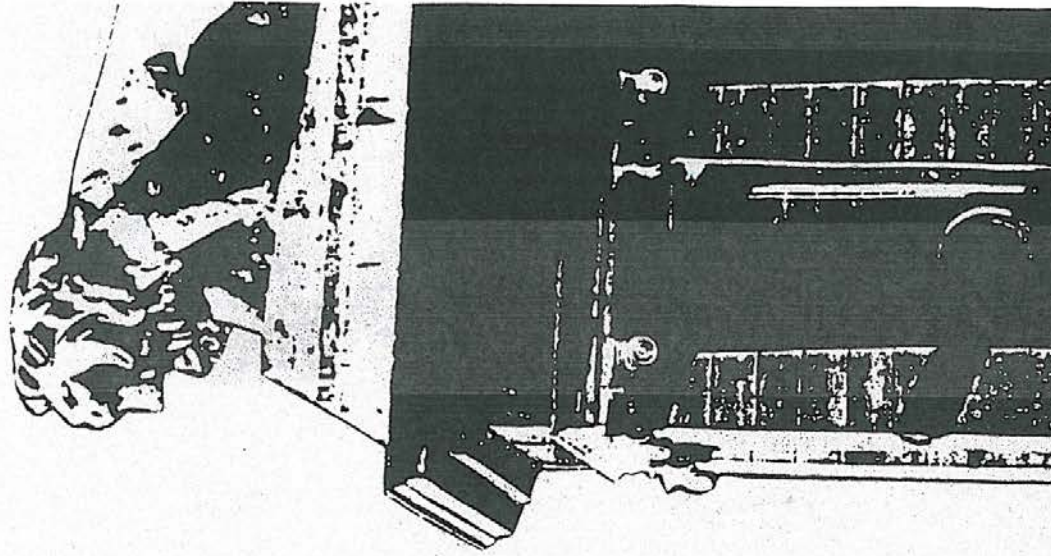
**PHASE TWO: MASTER PLAN**

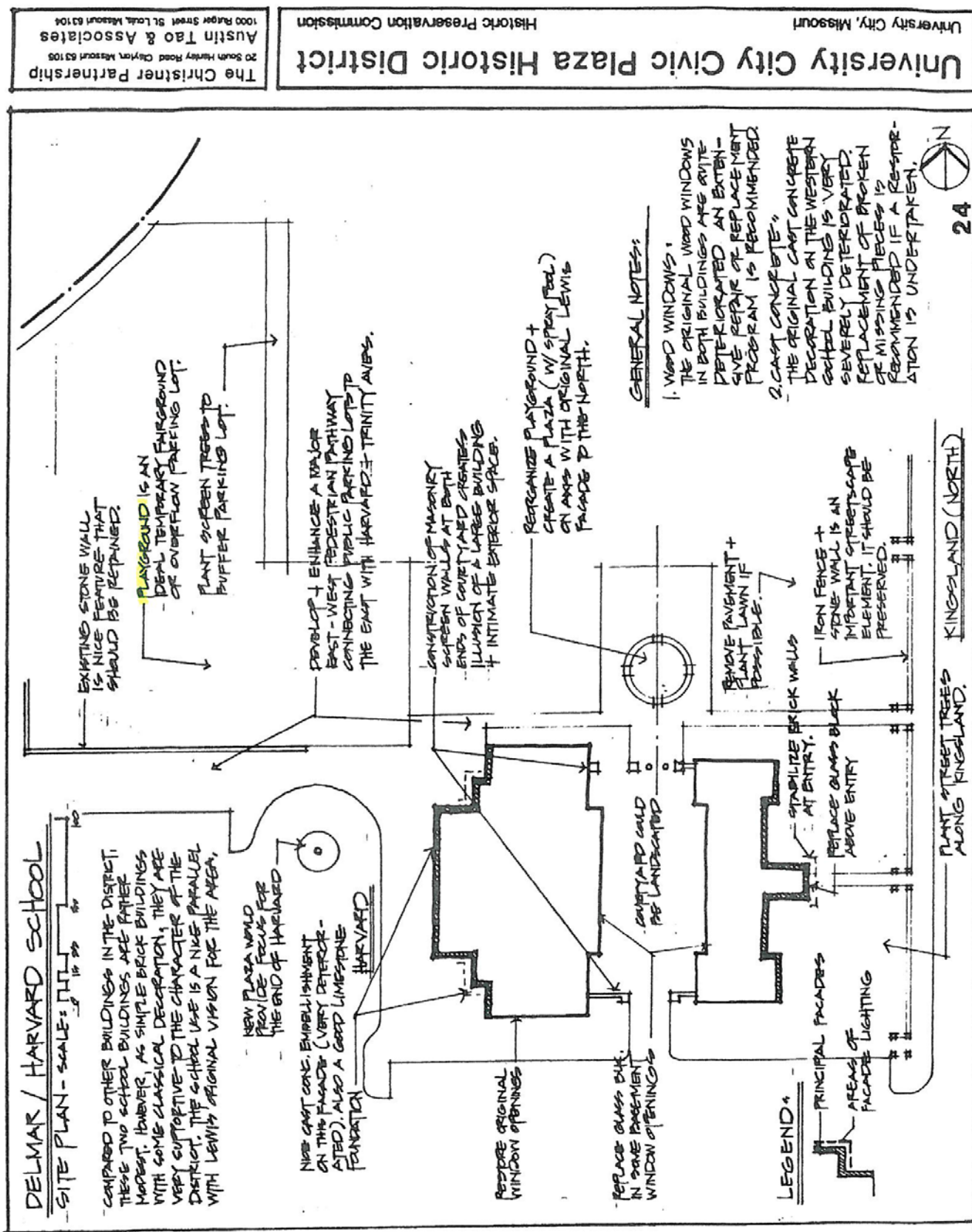
**UNIVERSITY CITY**  
**STREETSCAPE MASTER PLAN**  
**CIVIC PLAZA HISTORIC DISTRICT**

**July, 1985**

**Historic Preservation Commission**

**The Christner Partnership, Inc.**  
**Austin Tao & Associates**







**Option:**

- |    |   |          |
|----|---|----------|
| e. | Replace lions with replicas                               | \$90,000 |
| f. | Clean, point, seal, and structurally stabilize stone work | \$45,000 |

**Project #2: Provide for Adequate South-Side Parking**

The potential loss of the B'Nai Amoona parking lot as a recourse to absorb local institutional parking, and the specific parking requirements of the proposed development of the Greek Orthodox Church, suggest an urgent need to resolve a range of parking issues.

The following specific proposals are made:

- |    |   |                       |
|----|---|-----------------------|
| a. | Provide spaces on the Trinity public right-of-way as designated parking for the Greek Orthodox Church Development.                            | 0                     |
| b. | The protection and improvement of the B'Nai Amoona parking lot for continued use by local institutions. (See parking section of Master Plan.) | \$10,000              |
| c. | The protection and improvement of the CASA parking lot for use by area institutions.  | \$10,000              |
| d. | The restriping of the Trinity/Delmar intersection as per Phase I Master Plan.   | \$ 400                |
| e. | Development of additional public parking lots.  | \$150,000 - \$800,000 |

**Project #3: Provide Increased City Hall Parking**

The shortage of parking around City Hall is particularly dramatized at peak times when employees must park at locations remote from City Hall. The problem is a very complex one, as minimum opportunities are apparent for the gaining of additional parking. A major opportunity could develop with the relocation of the fire and/or police departments.

This master plan makes the following specific recommendations:

- |    |   |          |
|----|---|----------|
| a. | The sidewalk to the north side of the fire station should be relocated and perpendicular parking provided as per the master plan.   | \$12,000 |
| b. | The area to the east of the fire station should be striped and improved to accommodate additional vehicles per the master plan.   | \$14,000 |
| c. | The north side of the Trinity/Delmar intersection should be restriped as per the Phase I Master Plan, and meters provided for up to 20 short-term spaces to assure the availability of these spaces for visitors. |          |
| d. | The long range development of a portion of the Delmar-Harvard playground for parking.   | \$1,200  |

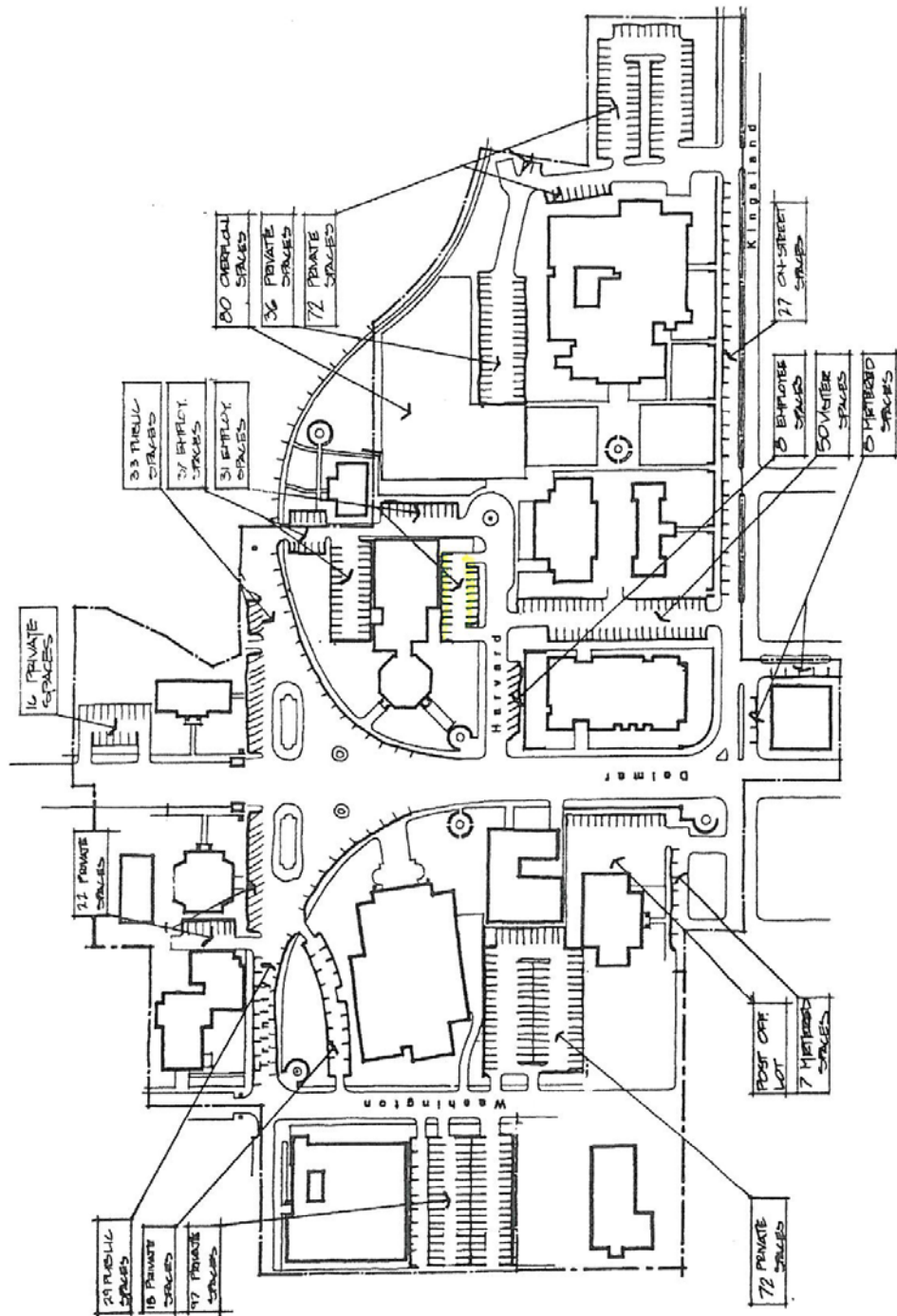
The Christner Partnership  
 Austin Tao & Associates  
 20 South Hurley Road Clayton, Missouri 63105  
 1000 Rungler Street St Louis, Missouri 63104

Historic Preservation Commission

University City, Missouri

# University City Civic Plaza Historic District

8



Proposed Long Range Parking - Site Plan N

MINUTES OF UNIVERSITY CITY COUNCIL  
Open Session to Closed Session  
City Hall, Fifth floor  
6801 Delmar Blvd  
8:00 a.m.  
October 22, 2015

Mayor Welsch called the Council session open at 8:02 a.m., October 22, 2015, at City Hall 2<sup>nd</sup> floor conference room, 6801 Delmar Blvd.

Mayor Welsch asked for a motion to adjourn into a Closed session according to RSMO 610.021 (2) real estate – leasing, purchase or sale or real estate by a public governmental body, where public knowledge of the transaction might adversely affect the legal consideration therefor.

Councilmember Sharpe moved to Closed the meeting at 8:06 a.m. and was seconded by Councilmember Jennings.

Roll Call vote to enter into a Closed session:

AYE: Councilmember Paulette Carr  
Councilmember Stephen Kraft  
Councilmember Michael Glickert  
Councilmember Arthur Sharpe, Jr.  
Councilmember Rod Jennings  
Mayor Shelley Welsch

Closed meeting adjourned into an Open meeting at 8:10 a.m. and Mayor Welsch adjourned Open meeting at 8:10 a.m.

Joyce Pumm, MRCC/MCC  
City Clerk

UNIVERSITY CITY COUNCIL  
STUDY SESSION  
5<sup>th</sup> Floor of City Hall  
6801 Delmar Blvd  
**October 26, 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 26, 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 Terry Crow  
Councilmember Michael Glickert.  
Councilmember Rod Jennings - arrived at 5:45 p.m.  
Councilmember Stephen Kraft - arrived at 5:50 p.m.

Also in attendance were Lehman Walker, Gary Nelling, Co-Chair of Washington University Advisory Committee along with several members of the committee: Kevin Taylor, Stephen Selipsky, Steve Stone and Christine Albinson

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. City Manager Lehman Walker said he was pulling Bill 9272 under Unfinished Business.

Mr. Walker stated that the Washington University Advisory Committee would provide a summary of their final report with Mr. Gary Nelling giving the presentation.

Mr. Nelling said the report was on the research and study the committee did about the impact of tax-exempt property of Washington University in University City. The committee was formed as the result of Resolution 2014-03. The committee formed five subcommittees:

1. Subcommittee 1 explored, "How much tax revenue is lost to University City taxing entities because of the tax-exempt status of Washington U City properties?"
2. Subcommittee 2 explored, "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?"
3. Subcommittee 3 explored, "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?"
4. Subcommittee 4 explored, "How does the University City taxing entities' relationship with Washington University compare with the relationship between other cities with comparable universities which have large tax exempt property holdings such as Brown University, Northwestern University, Rutgers University, Yale University, etc."
5. Subcommittee 5 explored, "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?"

The committee was directed 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. The final report contains the subcommittee findings and recommendations.

Mr. Nelling concluded by stating Washington U does wonderful things and they have both the resources and the intelligence to join with U City either financially or through in-kind services to take it to another level, which will help in the kind of development the City would like to see to mitigate its costs.

Councilmember Crow noted that he had never seen the level of detail and balance in a commission report. He said he appreciated the time and effort involved in putting together these conclusions and recommendations.

Councilmember Sharpe agreed with Councilmember Crow's comments and is looking forward to seeing what the City can do to implement some of the recommendations in the report.

Councilmember Glickert asked Mr. Nelling to weigh in on what he had alluded to previously, "Parallel Properties" and where you see "Parallel Properties" going. Councilmember Glickert noted the "Parallel Properties" is the "for-profit" real estate arm of Washington U. Secondly, Councilmember Glickert's asked who was the City's point person with Wash U in Governmental Affairs. Mr. Stone noted he thought Washington University's motivation in moving properties back onto the tax rolls in Parallel Properties is to take advantage of the historic tax credits by rehabilitating the for-profit properties. He stated that after five year holding period the property can become tax-exempt again. Mr. Stone said it would be good if Wash U did put more buildings back on the tax rolls, as the City needs the revenue. Mr. Selipsky noted that Wash U has been very confidential about their future property plans. He said Wash U has moved four million dollars' worth of property in the past year into the taxable category. Mr. Selipsky said Wash U's motivation is partially tax-credit and probably sustainable public opinion although this information is not supported by data.

Mr. Walker noted that Community Development Director Andrea Riganti is the contact point for in Governmental Affairs with Wash U.

Councilmember Jennings noted how impressed he was with the report also.

Mayor Welsch asked if the committee, in background study, looked into how much money Washington University put into renovating buildings in Parkview and how this work increased property values in the Loop. Mr. Nelling noted that the particular correlation was not addressed. She asked if Wash U really claimed \$36 million dollars for the value of the Loop Trolley as part of its contribution?. She noted that she thought that was a little high. Mayor Welsch asked if she could see "By the Numbers" document referenced in the report.

The Washington University Advisory Committee consisted of the following members:

- 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's final report can be found on the City's website under Public Documents, City Reports.

Meeting was adjourned at 6:25 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 26, 2015**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

- B.** At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, October 26, 2015, Mayor Shelley Welsch called the meeting to order at 6:31 p.m.

**C. 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.

**D. APPROVAL OF AGENDA**

City Manager Lehman Walker requested that Bill No. 9272 be removed from the agenda.

Point of Information: Councilmember Carr asked for an explanation of the untimely request for a discussion and vote on the Corrections and Clarifications requested by Councilmembers Kraft and Glickert.

Councilmember Kraft stated that it was just a misprint since he had asked that Discussion and Vote be added to the agenda on Wednesday of the previous week.

He stated that he had no objection to Bill No. 9272 being removed from the agenda, however since Council had voted to place this item on tonight's agenda his concern was whether a vote needed to be taken in order to remove it?

Councilmember Glickert stated that since the City Manager prepares the agenda he should be allowed to remove an item. Councilmember Kraft concurred.

Voice vote on approval of the agenda as amended, carried unanimously.

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.

## **E. PROCLAMATIONS**

## **F. APPROVAL OF MINUTES**

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

Councilmember Carr stated that previously she had asked that the approval of these minutes be postponed, and wished to note that since that time there have been some editorial changes. She stated that although she understands that the minutes are not verbatim, and does not wish to offer any further objections, but maintained that sometimes truncation of a sentence changes the meaning of someone's statement.

Voice vote on the motion to approve the September 24th minutes carried unanimously.

2. October 12, 2015 Study Session minutes were moved for approval by Councilmember Sharpe, seconded by Councilmember Jennings.

Councilmember Carr had requested a typo on her name be corrected to add the second r in Car.

Councilmember Crow stated that he wished to abstain from taking a vote as he was not present at this meeting.

Voice vote on the motion to approve the amended minutes carried unanimously.

3. October 12, 2015 Regular Session minutes were moved for approval by Councilmember Jennings, seconded by Councilmember Sharpe.

Councilmember Carr requested the following amendments:

*"voracity,"* be amended to read, *"veracity"*.

*"He did not need their vote,"* be amended to read, *"He did not need **her** vote"*.

Councilmember Crow noted that one of the speakers from the last meeting had asked that their comments be attached to the minutes, however there were no attachments. Ms. Pumm stated that while they are attached, and she can provide them, she did not send any attachments out in the packets. Councilmember Crow stated that while he understands that attachments can get pretty voluminous, this specific speaker requested that her written comments be submitted in lieu of her oral comments, so it should have been included for Council's review.

Mayor Welsch asked Councilmember Crow if he would like to postpone the vote until he has had an opportunity to review the comments. Councilmember Crow stated that he would so move and was seconded by Councilmember Glickert.

Voice vote on the motion to postpone carried unanimously.

Councilmember Carr asked Ms. Pumm if any of the materials she had presented at the last meeting had been attached to the minutes. Ms. Pumm stated that they had been.

## **G. APPOINTMENTS**

## **H. SWEARING IN**

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

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

Mr. Ollendorff expressed the following opinions about the Alternatives Analysis for the Police Station:

- That Administration's intent is to remove the police and the court from Civic Plaza;
- That the alternatives analysis is incomplete and should not move forward to a survey;
- That there be a review of the misrepresentations by City Administration on the plans submitted by Mr. Trivers;

Mr. Ollendorff requested that City Council restart this process with public participation.

Mr. Ollendorff stated that his administration was the one responsible for purchasing the Sutter-Meyer House correcting what he believes is the Mayor's statement indicating that he had recommended selling the Sutter-Meyer House and she had been responsible for its purchase.

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

Mr. McMahon objected to the City Clerk adding to or editorializing on his statements. Mr. McMahon provided his version of what he asked for in a Sunshine Request; the City Clerk's response he received; what the minutes originally were and how the minutes now read. He stated that none of these accurately reflect his original comments.

Mr. McMahon then expressed concerns regarding a citizen's request to have her written statement attached to the minutes, since portions of this statement questions his legal judgment as an attorney. He would ask Council not to approve such a request without first requiring that they be read into the record.

Mayor Welsch advised Mr. McMahon that he could continue with his second request to speak on EMS responsibilities.

Mr. McMahon stated that his Sunshine Request pertained to ambulance/EMS response times from August 28th through August 31st, 2015. On September 30, 2015, he was informed that he could obtain the records for \$40.20. He then provided a brief overview of his findings and asked that the documents obtained from Ms. Pumm be made a part of the record. Mr. McMahon stated that what he is now hearing is that these are not accurate records. He asked why the City asked him to pay for something that was inaccurate.

### **Raheem Adegbeye, 7629 Canton Avenue, University City, MO**

November 9, 2015

Mr. Adegboye stated that the issues discussed at these meetings should be about the progress of U City. Therefore he wished to voice an appeal to everyone that it is better to work together as a team, than to have confrontations and opposition about everything that they do. Mr. Adegboye provided several examples of rumors and misinformation that are being used to prohibit this administration from moving forward. He believed that if a lie runs for 20 years, the truth will eventually catch up with that lie and the truth will prevail.

## **J. PUBLIC HEARINGS**

## **J. CONSENT AGENDA**

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

### **1. Washington University Advisory Committee**

Gary Nelling, Co-chairman of the Advisory Committee, appeared before Council and presented the following report:

- The Washington University Advisory Committee was assembled to research and make recommendations about the impact of non-profit, tax-exempt, Wash U property located within U City.
- The study formulated by Subcommittee One concluded that the lost real estate tax revenue in 2014 was approximately \$1.86 million dollars. By 2018 this number will increase to approximately \$2.16 million dollars.
- The impact on City services measured against a number of Wash U students in U City is about \$3.1 million dollars of total City services. *(This number was derived from using the Assessor's assessed value, appraised value, and an income model, which looked at the amount of revenue per apartment that could be generated by a given building, in a given period of time, and in a given condition, coupled with the per capita rates, to come up with the building value when compared to other buildings of similar size.)*
- The study formulated by Subcommittee Five concluded that there are 2,840 Wash U students residing in U City, and about half of those students reside in Wash U-owned tax-exempt properties. The total City services were then divided by the number of students to come up with a per capita rate, times the 1400 students, which equaled roughly \$3.1 million dollars.
- The Committee looked at a broad range of tangible and intangible investments/contributions that Wash U has made in U City. *(Their primary focus was on tangible investments accrued to U City taxing entities, i.e., school district, library, etc.)* The Committee concluded that on an annual basis there are approximately \$114,000 of contributions to the City of University City, which are made up of two forms; \$90,000 to the police force and \$24,000 in discretionary funds to the City from parking meters.
- The Committee concluded that Wash U's investments within the City are substantial, totaling approximately \$130 million dollars in apartments, lofts, sidewalks, lighting, etc. These investments have an intangible effect of raising the quality and image of neighborhoods. But the offset amount is equal to about \$114,000, as opposed to somewhere between \$2 and \$3 million dollars a year. This represents about 6 percent of the City's revenue; typical for universities who make contributions to their cities. The more prestigious universities, similar in nature to Wash U, tend to do a little bit more in this regard. 2013 data indicates that Boston University contributes 8.5 percent; Harvard 6.4 percent and Yale 10.3 percent.

Mr. Nelling stated that copies of this report have been presented to Administration, City Council, and can be made available to anyone who is interested in reviewing it.

Councilmember Carr thanked the Committee for the hard work demonstrated and noted that as their liaison, it had been a pleasure to work with them. She stated that she was awed by the

professionalism and ideas that came forth, which is a true testament to the great contributions that have been made by the residents of U City.

Citizen's Comments

**Elsie Glickert, 6712 Etzel, University City, MO**

Ms. Glickert stated that U City does not have an industrial tax base like many university-located neighborhoods do, so her hope is that the Committee's study will be made available at the library's reference desk for residents to review Wash U's impact. She stated that 40 years ago City Council begged Wash U to utilize property in Parkview Gardens but they wanted no part of it, as they were not in the real estate business but the reverse is true now.

Ms. Glickert stated that everything Wash U does for this City is for their benefit, but it's the City who is subsidizing them. She suggested that the City's administration contact Wash U and request that their Shuttle Bus terminate at McKnight Road or I-170 instead of the Schnucks on Olive. This would allow their large Asian population at Wash U to benefit from the many Asian shops located along Olive and be a big help to the City.

2. Approval to award the CDBG Concrete Sidewalk spot repairs project to Raineri Construction for \$40,800.00.

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

Citizen's Comments

**Liz Erker, 7018 Maryland Avenue, University City, MO**

Ms. Erker stated that Raineri Construction had performed work on her street for approximately three months, and the end result is a complete mess. She stated that their work was so bad that she contacted a supervisor at Raineri. She asked Council to strongly reconsider awarding them any more money.

Council's Comments

Councilmember Crow stated that as a resident of Maryland Avenue, he too had lived through the Raineri construction project. He hoped a staff member of staff in attendance could speak to the quality of their product, and whether or not the City signed off on it before Raineri was paid.

Councilmember Crow asked that this proposal be postponed until consideration could be given to the work already Raineri has already performed.

Councilmember Glickert asked Mr. Walker if this proposal could be rescheduled. Mr. Walker stated that it could, and that he would recommend that it be postponed based upon these comments.

Councilmember Glickert made a motion to postpone this City Manager's request and was seconded by Councilmember Sharpe.

Voice vote on Councilmember Glickert's motion carried unanimously.

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.

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

Citizen's Comments

**Suzanne Greenwald, 836 Barkley Square, University City, MO**

Ms. Greenwald asked whether C. Rallo had been the only bidder on Items 3 and 4.

#### Council's Comments

Councilmember Crow stated that his question also related to City Manager's Report, items 3 and 4. Usually when a landlord invests \$300,000 in a property it has a lease term that ensures they will get a return on their investment. He asked how long it would take the City to get this money back from rental fees. Andrea Riganti, Director of Community Development, stated that it would take three years for the City to get a return on its investment. Councilmember Crow asked Ms. Riganti for the terms of the lease. Ms. Riganti stated that there are three tenants with varying terms and options to renew. Councilmember Crow asked if the tenant with the two-year lease had more square footage or less. Ms. Riganti stated that they had more. Councilmember Crow questioned whether the City would have trouble recouping its investment if this tenant decided not to renew? Ms. Riganti stated that the tenant with the two year term had a different lease structure than the other two tenants, who maintain the largest share of the lease and compensates for the two-year lease. Councilmember Crow asked whether the work being performed would allow the City to lease to other tenants, or whether it fell under a Special Use that would require additional work in order to acquire new tenants. Ms. Riganti stated that the work would allow the City to lease to tenants in most lines of work but would require a tenant to finish décor to their need. Councilmember Crow questioned whether C. Rallo had been the only bidder? Ms. Riganti stated that the project was put out for bid several times; the entire project with the MEP folded into the White Box; and then separately, in order to get a lower price. She stated that once the project was separated the City received one bid. Councilmember Crow asked whether the City had received any proposals on the RFP for the entire project. Ms. Riganti stated that they received two proposals, both which exceeded the amount that is now being presented.

Voice vote on Councilmember Glickert's motion carried unanimously.

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.

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

5. Approval to grant authority to the City Manager to sign a 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

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

#### Citizen's Comments

##### **Eric Karch, 7310 Shaftsbury Avenue, University City, MO**

Mr. Karch appeared before Council as a representative the River des Peres Watershed Coalition, which strongly supports the proposal to close the current yard waste processing facility because of the pollution it contributes to River des Peres. In 2008 the Department of Natural Resources cited the City, noting that both the Heman and Ruth Park facilities were in violation of water quality regulations. The City has tried to make modifications to the sites, and while some of those efforts have improved the situation, they were not enough to bring the City into full compliance. Mr. Karch stated that although the proposed process to outsource the processing of yard waste will address the Coalition's concerns related to water quality, their hope is that the City will use the time afforded by this one-year contract to continue working on developing their relationship with Richmond Heights and Clayton, which are also looking for cost-effective ways to deal with their yard debris. The Coalition also hopes that the City will give consideration to the Green Practices Commission's recommendation to ensure that residents have access to mulch going forward,

regardless of how the process is handled in the future. Mr. Karch stated that as an environmentalist, he would urge the ongoing review of options that might lessen the economic and environmental cost of driving leaves around the region.

#### Council's Comments

Councilmember Carr stated that she is very pleased to see that this proposal was presented to the Green Practices and Parks Commissions, and that they both recommended a one year trial. It is important to know how this process is going to affect the City, since this is a City service that many citizens are going to be losing. Councilmember Carr asked Mr. Walker how and where mulch would be made available to residents by delivery only. Councilmember Carr asked if it was correct to state that U City would no longer be providing this service to its residents. Mr. Alpaslan stated that the City's proposal is to deliver to residents at cost, and the rate that the City receives it from St. Louis Composting is \$9.00 per cubic yard. Staff is also in the process of analyzing the delivery operation to ensure that it is also offered at cost. He noted that presently the City charges \$35 to deliver but will be re-evaluating whether this covers all of the costs incurred by the City, so there may be a slight increase. Councilmember Carr encouraged residents to be creative and combine their requests with friends and neighbors to reduce the cost of a delivery.

Councilmember Kraft stated that he was the liaison to both Green Practices and the Parks Commission, and this has been an ongoing issue for Green Practices. He stated that this proposal seems to be an excellent interim solution, because his understanding is that 15 acres are needed to execute this process. He noted that if anyone is aware of a location please let one of these Commissions know.

Voice vote on Councilmember Sharpe's motion carried unanimously.

#### **L. UNFINISHED BUSINESS**

##### *BILLS*

**1. BILL 9272** – Bill was removed.

**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 second and third time.

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

Councilmember Kraft stated that he was at the meeting where this was discussed, and although it may sound like the City is taking away benefits, it's really just a bizarre quirk in the law. The way the City had written this benefit program employees who received disability were required to take a certain benefit that worked against them. So this bill is designed to eliminate that problem.

Roll Call Vote was:

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

**Nays:**

**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 second and third time.

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

Roll Call Vote was:

November 9, 2015

E-4-7



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

**Nays:**

## **M. NEW BUSINESS**

### **RESOLUTIONS**

*Introduced by Councilmember Sharpe*

**Resolution 2015 – 23** Fiscal Year 2015 – 2016 Budget Amendment #1. The motion was seconded by Councilmember Glickert.

Councilmember Crow asked whether there was a specific formula to determine the EDRST and fund reserve for retail businesses that demonstrate a loss in sales. Andrea Riganti stated that the program will be administered through St. Louis County's Economic Development Partnership, wherein the City is asked to provide income statements from the business' past three years. Those businesses which can demonstrate a loss will qualify for the program. In terms of the amounts provided to each business, she stated that there is a formula, based on square footage and past performance that will be used to allocate funds.

Councilmember Kraft asked Ms. Riganti if this program was only available to retail businesses. Ms. Riganti stated it was only for retail. Councilmember Kraft asked whether this type of program had ever been implemented in the past. Ms. Riganti stated that this program was established as a result of an appeal from retailers in the Loop who experienced a 30 to 60 percent loss, due to the construction activity. It was modeled after a similar program in Seattle, and other communities, whose retailers experienced a negative impact resulting from significant construction projects that necessitated some kind of financial assistance in order to retain businesses. Councilmember Kraft stated that the losses these merchants are experiencing is a direct result of the trolley construction, which has a budget of \$51 million dollars. So while he does believe that these retailers deserve relief, he does not understand why it must come from the taxpayers of U City and not the trolley? Ms. Riganti stated that a part of the City's economic development activity includes retention, expansion and attraction, so this program was instituted with that in mind. The City is matching funds that have been contributed by the Loop Special Business District, and has asked The Loop Trolley Company to partner on this program but their funds are tied up in the Loop is Open program, which is designed to assist in retaining the retail mix in the Loop. Councilmember Kraft asked whether a retailer has a right to be compensated for a loss of profits if the City initiates construction on the street where their business is located. Ms. Riganti stated that the City would not be setting that type of precedent since this program is specific to the trolley construction period.

Councilmember Carr asked Ms. Riganti if she could explain what kind of an investment the TDD is making in The Loop is Open Program. Ms. Riganti stated that they will be contributing a cash match with the City and The Loop Special Business District, as well as in-kind services. Councilmember Carr asked for a rough estimate of what that would equate to in dollar amounts? Ms. Riganti stated that she did not recall. Councilmember Carr stated that she applauds the City's efforts for retail retention and development, but would like some assurance that the TDD is really carrying its fair share.

Councilmember Glickert concurred with the comments made by his colleagues. But while the ideation is good, he is not really confident about voting on this proposal without first being provided with more information on The Loop is Open contribution. He would like to see the City pursue the TDD to assist with finding additional funds for these businesses. Mr. Glickert moved to postpone this resolution until the next Council meeting.

Councilmember Kraft suggested that only this portion of the resolution be postponed. Councilmember Glickert asked Councilmember Kraft to make the motion. Councilmember Kraft stated that his motion would be to remove Item Number 3 from the Resolution 2015 - 23 and

revisit it at a later date and was seconded by Councilmember Jennings.

Councilmember Crow stated that his belief is that this issue highlights the need for Council to initiate a conversation as to the relationship between the City, the TDD and the Loop, because he would like to see the TDD become an active partner with the City, rather than just a one-way street. He stated Council has to ask the question of whether the City would rather have the County's maintenance funds going to help complete the trolley, or be used to repair the countless number of County roads that exist throughout all of U City.

Councilmember Carr stated that several of her constituents have businesses in the Loop and have experienced difficulty as a result of this construction. So she is not willing to hold this portion of the resolution hostage to the TDD. Instead, she would suggest that Council sit down with the TDD and express the fact that they really need to make a greater contribution.

Councilmember Kraft stated that his motion was simply to delay Item 3 until Councilmembers could get some answers to their questions. He stated that his understanding is that it will be quite some time before any checks will be distributed to retailers, so he does not believe that a delay of two to four weeks would have a significant impact on the process.

Mayor Welsch stated that she has heard concerns expressed by restaurateurs located in the Loop about the fairness of retailers being the only entity to benefit from this program. She has also heard concerns from restaurants located outside of the Loop asking why this program is only applicable to a certain area of the City. She stated that their concerns are problematic, so she would gladly support Councilmember Kraft's motion to postpone. Mayor Welsch stated that her hope is that staff can sit down with Council to provide more details about this program, which does appear to set a bad precedent for all businesses located throughout the City. She stated that she has not heard anything about what the Loop building owners have done to reduce rent payments for their tenants, but since they did vote in favor of the trolley tax she thinks they should be offering some type of relief to their tenants.

Councilmember Carr asked Ms. Riganti for a rough estimate of the dollar amount retailers could expect to receive and when they could expect this payment to be disbursed? Ms. Riganti stated that since the application has already been developed and the process with St. Louis County has been established, there could be a quick turnaround of five to seven days once the appropriate information is submitted. She stated that the dollar amount would be roughly around \$10,000.

Councilmember Carr stated that she would give consideration to postponing if information about what the TDD is willing to offer could be provided at the next Council meeting. Ms. Riganti stated that she would be able to provide that information at the next Council meeting.

Mr. Walker stated that staff is already faced with deadlines for reports that must be submitted to the City Clerk's Office within the next two or three days for the first Council meeting in November and he advised that it be considered in the last Council meeting in November.

Councilmember Carr asked Ms. Riganti if she believed that some of these businesses could hold on for another month. Ms. Riganti stated that while she could not speak for them, she would certainly encourage businesses to reach out to Council with that information. Ms. Riganti stated that she would be remiss if she did not add that the Economic Development Retail Sales Tax Board had voted to approve this program on September 3rd.

Voice vote on the amended motion to remove Item 3 from the budget amendment carried by a majority, with a Nay vote from Councilmember Carr.

## *BILLS*

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

**Andrew Roberts, 940 Alanson Drive, University City, MO**

Mr. Roberts expressed several problems associated with Bill 9272.

1. How does the City plan to inform street performers about this new process?
2. What will the consequences be for performers who do not obtain a license?
3. Has the City given consideration to the ethical and negative impact this bill will have?

Mr. Roberts reminded Council that one reason people really enjoy the Loop is because of the ability to experience an open society that includes street performers.

**Kent Mayrose, 4950 Eichelberger, St. Louis, MO**

Mr. Mayrose, Director of Gateway Ambulance, stated that he could not tell Council how proud, excited and grateful they are for the opportunity to provide EMS to the City of U City. He then provided a few thoughts on some of the topics that have been discussed in recent weeks.

- **Qualifications of Gateway Staff:** The dedicated advanced life support ambulances provided to U City are staffed by competent, compassionate, two-person teams, composed of one paramedic and one EMS medical technician, per the requirements set forth by the Missouri Bureau of EMS. All paramedics and EMT(s) are state-licensed and have passed a rigorous training and certification program, which includes significant time spent in the classroom and in clinical settings. All paramedics and EMT(s) are required to complete additional training on an on-going basis, such as a mandatory full day of skills training provided by St. Louis University Hospital. Gateway has a large number of paramedics and EMT(s) who work secondary jobs with local municipal fire departments and fire protection districts.
- **Mutual Aid:** Gateway's contract stipulates that two dedicated ambulances will be provided 24/7, with additional backup units provided as volume dictates. These dedicated units post west at Ruth Park Golf Course and east at the municipal lot behind Cicero's. When either of these units receives a call the other unit moves to a central posting at Heman Park. Gateway has created an additional priority post in Heman Park, and from time to time there will be two ambulances at this location, one dedicated and one backup. On a typical day Gateway has more than twenty ambulances running and has additional posting locations at 1-70 and St. Charles Rock Road, and another in Forest Park. Gateway's goal is to provide its own mutual aid; needing no assistance from surrounding communities.
- **Response Times:** Response times are measured as the difference between the time Gateway's units are dispatched by U City dispatch, and the time they arrive on the scene. Gateway's results to date have been solid and consistent, with an overall average response time of approximately 3 minutes, 45 seconds, since launch. This includes response times for mutual aid provided by Gateway, which compares very favorably with its contractual requirement to achieve a 4 minute, 30 second response time within three months from August 30, 2015. Since that date Gateway has made multiple refinements to the response time process, including the implementation of the active 911 app for smartphones, which provides Gateway with turn-by-turn directions and addresses in text form derived from U City's dispatch system, as well as the placement of a P-25 800 megahertz radio in its dispatch center. This ensures that Gateway's dispatch can start and stop the response time clock precisely, based on the communications between their crew and U City dispatch.

Mr. Mayrose stated that anecdotally, Gateway has heard from multiple members of UCFD leadership that they have routinely beat U City pumpers to scenes where they have been dispatched simultaneously; as is the case for any call deemed life-threatening. He stated that he expects Gateway's times to continue to improve and strives to provide U City with the best EMS in the St. Louis area.

**Gregory Pace, 7171 Westmoreland, University City, MO**

Mr. Pace stated that when Metrolink was built it created an extensive down time for Forest Park Expressway and Forsyth, which affected the businesses located at Big Bend and Forest Park.

However, they did not receive compensation for their losses, so perhaps Resolution 2015 should be broader.

Mr. Pace stated that he would suggest that the City reimburse Mr. McMahon for the money he paid to receive the requested documents, because based on his own review it is true that the call times and the committed times are the same. He stated that although it is his belief that the report was prepared and presented in good faith, it is flawed.

## **O. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed  
Mayor Welsch made the appointments that were needed.  
Mayor Welsch made a special plea to anyone who would be interested in serving on the CALOP or the Youth Commission.
2. Council liaison reports on Boards and Commissions  
Mayor Welsch noted that Council had received several copies of minutes in their packet.
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business
  - Corrections and Clarifications requested by Councilmembers Kraft and Glickert

Councilmember Kraft stated that he wished Council had been able to discuss Bill No. 9272 so that everyone could have talked about how bad it was and voted it down.

He stated that lies, misrepresentations or a misunderstanding of facts can have serious consequences. Councilmember Kraft stated that he had planned to go through his colleague's fantasy world of asparagus, and misinterpreted EMS data, and self-proclaimed expertise on municipal law, but instead, will only focus on the Trivers' fantasy plan.

Councilmember Kraft spoke of a fellow Councilmember displaying a free plan for a police station that included a developer interested in a sale that would make historic tax credits available. She stated that Mr. Trivers was not seeking to be the architect for the City, because he already had a client, since the concept was on behalf of the developer client, Mr. Henry Warshaw. Councilmember Kraft stated that he talked to Mr. Warshaw, and his response to this statement was that this was not true and he was not a client of Mr. Trivers. Mr. Warshaw also stated that he had worked with Mr. Trivers in the past, so agreed to attend a meeting with him but after the meeting had occurred, he knew Andy Trivers' idea was not going to go anywhere. Councilmember Kraft stated that Mr. Trivers was contacted and he said that he barely even remembers the meeting. He noted that there were no Councilmembers present at the meeting nor did any of them discuss it with a Councilmember.

Councilmember Kraft stated that the point of all of this is he's tired of these long fantasy stories that go on and on without regard to Robert's Rules of Order. He thought the Chair has been remiss in enforcing these rules. Councilmember Kraft said that for every section of the agenda, except Council Reports/Business, the requirement is that Council needs a written motion in order to place an item on the agenda. He pleaded guilty of not presenting a written motion for his discussion tonight and noted that it will be the last time it ever happens. In addition to the fact that there have been no written motions, these discussions go on and on, with no regard to Council's rule that members are afforded two, ten-minute segments for comments, and thereafter the vote shall be taken. Councilmember Kraft then made a motion with respect to the Council Reports/Business section of the agenda, and asked that *Robert's Rules of Order* be interpreted as follows: any motion that has not been included in written form in the agenda packet will be ruled out of order. During discussions where there is no vote, each Councilmember will be allowed two turns to speak, each lasting up to ten minutes.

Councilmember's Kraft motion was seconded by Councilmember Jennings.

Councilmember Glickert stated that he does not believe this topic should be voted on. However, he is concerned by the fact that he had received no information on the discussion topics that were brought up by his colleagues at the last meeting, and yet, he had been asked to vote on them. He

has stated on several occasions that Council needs to have a study session to look at the rules, or implement a rule, that when two colleagues bring a discussion and vote to a meeting, Council must be provided with the substantive information before a vote can be taken.

Councilmember Crow stated that based on the Mayor's comment last week, *"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. However, those who speak so regularly about a lack of transparency in government and then ask members of this Council to vote on items with no prior notice, does call into question their commitment to transparency,"* his assumption is that she will probably be in agreement with Councilmember Glickert. Councilmember Crow stated that he would be happy to have a study session on this topic, in spite of the fact that Councilmember Kraft's introductory comments were very personal and inappropriate. He stated that it is his opinion, that there is only one member of this Council who has been caught on camera lying.

Councilmember Glickert stated that although he is not in disagreement with Councilmember Kraft's comments, his greatest concern is that Council be provided with information prior to taking a vote.

Councilmember Sharpe concurred with Councilmember Glickert's comments.

Councilmember Carr stated that the discussion was about the public survey for the police station and whether Council should have the right to review that survey. Her concern was about the process; that Council not be manipulated, and that before making a decision ensure that everything is considered. One of the things that has not been presented is the use of tax credits. However, based on responses she received from several accountants that is something that should be discussed when talking about this kind of a project.

Councilmember Carr stated that she is here to do the business of the people and to deal with the issue which is to be sure the survey was brought to Council's attention first.

She stated that when the logo was changed what was put on the agenda was marketing for U City, and she had no idea that Council was going to discuss the logo. But last week's discussion was to talk about the survey and make certain that Council was getting good information. Councilmember Carr stated that in the last two years Council has directly limited the voice of the people, and indirectly limited their voice by restricting the voice of the minority members and she is having trouble representing her constituents. Her colleague suggests that Council have all these meetings outside of the public, but she does not believe in that, because in her mind, that is a violation of the Sunshine Law.

Point of Order: Councilmember Glickert asked that the discussion move on from this point.

Councilmember Kraft stated that he listened for a long time last week about a free plan. But what is so fascinating about this free plan is that the three people who attended the meeting and discussed the plan, barely remembered it, but yet a Councilmember has details of the meeting. He concluded that the motion he had made tonight was unnecessary because last week's discussions should have been ruled out of order since there was no documentation presented on what Council was being asked to vote on. Therefore, he would like to make a Point of Order on his motion, and ask that it be declared out of order.

Mayor Welsch declared that Councilmember Kraft's motion was out of order.

Mayor Welch stated that when she had asked Council to add this section to the agenda in 2010, Councilmember Kraft advised her that she would have to watch out, because if there is no motion, *Robert's Rules* will not come into play. He was correct. This section has been problematic. It was used only three times in the first two years after implementation, and since 2012, Council Reports/Business has been used approximately ninety times. She stated that when there is a motion, Council is restricted to two, ten-minute segments to express their comments. But without

a motion the conversation is allowed to go on and on. Mayor Welsch stated that her main concern about the last meeting is that there were five items placed on the agenda, each asking for a "Discussion and Vote". However, Council was provided no written information or background information about what they were being asked to discuss and vote upon prior to the meeting. So she thinks that both of the suggestions made by Councilmembers Kraft and Glickert are good. She hoped that Council can commit to talking to each other and work together to figure out a time when they could conduct a study session to discuss these rules.

Mr. Walker stated that with respect to last week's discussion regarding the free plan submitted by Mr. Andy Trivers, he recently spoke with Mr. Trivers who barely remembered the meeting. Mr. Walker stated that Mr. Trivers referred to what he had submitted as a sketch, and informed him that he had not taken a tour of the entire City Hall Annex and had only viewed a portion of the police station; that he had not toured the jail; and that he had not done an analysis of the structural conditions, space, mechanical, electrical or plumbing needs.

## **P. COUNCIL COMMENTS**

Councilmember Jennings stated that Make a Difference Day was a wonderful event, consisting of approximately 500 volunteers who worked on River des Peres, Olive Street Road and thirty-plus homes in the 3rd Ward, which made him very proud.

He stated that he and Councilmember Sharpe have been invited to a community meeting that neither of them will be able to attend due to a conflict in their schedules. So he would like to announce that on Thursday, November 19th, at 7:00 p.m. he and Councilmember Sharpe will host a Town Hall Meeting for residents of the 3rd Ward. The meeting will be held at the Mt. Gideon Missionary Baptist Church, 6505 Etzel at Sutter.

Councilmember Carr stated that she attended the last Loop BD meeting where staff brought up the proposed ordinance regarding street performers. The Board decided that the issue should be tabled until they were able to have a discussion with the police department about the options. She stated that prior to the Board going into Executive Session she had suggested to Mr. Edwards, the Chair, that he attend a Council Meeting and voice their concerns. However, he later informed her that the Board's preference was to handle the issue of panhandling in a different manner than what has been proposed by the City.

Councilmember Carr stated that she appreciated Mr. Pace's suggestion that a refund be given to Mr. McMahon. In no case has it been verified what the call time and/or the committed time is; a 911 call or the times as indicated by Mr. Mayrose as the only way to tell what they are is to listen to the audio tape.

Councilmember Carr stated that on the thirteenth, she requested information from Mr. Walker for staffing levels and emails/written correspondence from thirteen individuals from August 29th through September 7, 2015. Mr. Walker's response, was that to honor such a request would take a lot of his staff's time; was not a good use of his staff's time; and that he would only provide the information if the majority of Council instructed him to produce it. Later, the city Clerk advised her that the cost of receiving the requested information under a Sunshine Request would be \$401.00. Councilmember Carr stated that even after her reminder that she was an Officer of the City; that the Charter provides for inquiry, and does not indicate that a majority of Council must vote on whether she should be provided this information, she has received nothing. Yet, at the same time, she was asked to provide the drawings as requested by a Sunshine Request. Since the drawings are a public document, she made the provisions to provide a copy of what she had presented. Councilmember Carr stated she will be making a Sunshine Request to St. Louis County in order to obtain the tape and may be forced to join in the complaint to the Attorney General regarding the City's refusal to comply with the Sunshine Law.

Councilmember Glickert thanked Our Lady of Lourdes' and the Department of Community Development for their contributions on Make a Difference Day. He stated that he is also pleased

to see that there is a bookstore, at the old Walgreen's location, and that there's now appears to be 100 percent occupancy on the first floor of that building.

Councilmember Crow stated that he appreciates the fact that the contract with Raineri was postponed, and hopes that staff, as well as his colleagues, will take the time to inspect the work they performed on Maryland Avenue.

He stated that he does think that the ideation of the haves and the have not's continues to be very apparent, and that Council has created this dangerous environment with respect to one's ability to obtain public information.

He stated that although he was very pleased that Mr. Mayrose was in attendance at tonight's meeting, he continues to have a panoply of questions about response times, since we've now discovered that reports disbursed by the City are not quite up to snuff. And while some may say that this is just petty, local politics, when it is all said and done, this really is about the services that this City is providing to its citizens in life or death situations. U City has a contractual relationship with a third-party entity, which means that the City has an obligation to know enough about the numbers, how they are calculated and how they are being reported, in order to be able to answer simple questions about response times, dispatches and service calls.

Councilmember Crow stated that he wished to re-ask the questions that he posed last week; which still remain unanswered.

1. Does the City have eleven firefighters who are willing and able to man equipment every day?
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 has 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 Crow stated that these questions are contractual and not the subject of litigation, and therefore believes that he should expect to receive answers.

Councilmember Crow applauded the Washington University Task Force for their professional report. He stated that the report exceeded his expectations and there is no doubt that each member put in far more hours than anyone could have anticipated. Councilmember Crow agreed that the report, which also highlights various pathways that can be taken going forward, should be made available to everyone.

Councilmember Sharpe stated that recently he discovered that he has been breaking the law by driving in the bicycle lane. He wanted to make sure that everyone was aware of the fact that automobiles are prohibited from driving in those lanes, and if caught, they could receive a ticket for doing so.

Mayor Welsch stated that she hopes everyone has noticed that U City has started to install sharrows on the street, which were recommended by the City's task force on biking and walking. Wherever an outline of a bicycle is painted in the line of traffic, it should serve as a notice that you are sharing that lane with bicyclists.

She stated that the City Manager and Clerk are the only two employees that work for this Council. So if any member of Council encounters a problem with either of these two individuals, she would respectfully ask that they request an Executive Session to discuss these concerns.

Mayor Welsch stated that this year's Make a Difference Day was probably the largest volunteer event in the history of U City, and she hopes that next year will be even larger. She then thanked the River des Peres Watershed Coalition for scheduling their Trash Bash to coincide with this event, which she hopes they will continue to do so in the future.

- The Police Department Focus Group meeting will be held tomorrow at 6:00 p.m., at

Heman Park Community Center.

- The citizen's volunteer group on Conversations on Race, Class and Culture, will host a citizens discussion on the "*Ferguson Report: What It means for U City*," The meeting will be held on Wednesday, 7:00 p.m. at the Heman Park Community Center, and will be conducted by a facilitator whose charge is to encourage an open discussion. The group has provided a list of suggested readings they believe may be helpful in better understanding this topic.
- On Thursday, at 6:00 p.m. Mayor Welsch will be conducting a meeting to receive input regarding the City's summer camp program. Non-profit organizations, professionals throughout the community and residents have been invited to this meeting to present ideas on how they might be able to assist in developing a better summer camp program. The meeting will be held at the Heman Park Community Center.

#### **Q. ADJOURNMENT**

Mayor Shelley Welsch adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Joyce Pumm  
City Clerk, MRCC/CMC



Paulette Carr <paulettexcarr@gmail.com>

October 14, 2015 11:04 AM

To: Lehman Walker and 6 more...

Re: Request for records - Fire Department Communications

Mr. Walker:

The Charter grants individual members of the Council the right of inquiry. There is no provision in the Charter or Code that allows for the body (by a majority vote) to decide whether or not an individual member of Council has that right.

Please let me know when you will be providing the information requested below.

Thank you for your assistance.

Sincerely,  
Paulette Carr



Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH.: (314) 727-0919  
email: [paulettexcarr@gmail.com](mailto:paulettexcarr@gmail.com)

*No response received  
Paulette Carr  
10/26/2015*

On Oct 13, 2015, at 3:40 PM, Lehman Walker <[lwalker@ucitymo.org](mailto:lwalker@ucitymo.org)> wrote:

Councilmember Carr,

Your request detailed below involves collecting and reviewing the emails of 11 different people. This is not the best use of staff time.

I will provide this information if directed to do so by the majority of Council.

<image001.jpg>

Lehman Walker  
City Manager  
City of University City, 6801 Delmar Boulevard, University City, MO 63130  
P: 314.505.8534 | F: 314.863.9146 | [www.ucitymo.org](http://www.ucitymo.org)

From: Paulette Carr [<mailto:paulettexcarr@gmail.com>]  
Sent: Thursday, October 08, 2015 2:04 PM  
To: Lehman Walker  
Subject: Request for records - Fire Department Communications

Mr. Walker:

As an officer of the City of University City I am requesting that you provide to me any and all emails and written communication between the Captains, Battalion Chiefs, Asst. Chief and Fire Chief regarding staffing levels, Overtime and "clarifications" on the previously referenced between the dates of August 29th, 2015 and September 7th, 2015.

I am simultaneously submitting a Sunshine Request through the City Clerk for these records.

Thank you for your assistance.

Sincerely,  
Paulette Carr

Paulette Carr <paulettexcarr@gmail.com>  
To: Joyce Pumm, Cc: Lehman Walker  
Re: Sunshine Requ P Carr - Fire Department Communications

October 14, 2015 12:05 PM

Ms. Pumm:

You have been copied on all the emails between Mr. Walker and myself on this particular request. You and I, also, have quite a record of interactions. If the only way this member of Council can obtain the information to which I am entitled in a timely manner is to submit a Sunshine Request, then, I will do that.

I repeat:

The Charter grants individual members of Council the right of inquiry. There is no provision in the Charter or Code that allows for the body (by a majority vote) to decide whether or not an individual member of Council has that right. The information, whether or not it is requested via a Sunshine Request or verbally, should be provided to me as a duly elected officer of the City - without any charge as you would any other member of the Council. Please let me know when that information will be available.

Thank you for your assistance.

Sincerely,  
Paulette Carr

*No response received  
Paulette Carr  
10/26/2015*



Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH.: (314) 727-0919  
email: [paulettexcarr@gmail.com](mailto:paulettexcarr@gmail.com)

On Oct 14, 2015, at 11:45 AM, Joyce Pumm <[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)> wrote:

Councilmember Carr

I have never had a Councilmember give me a Sunshine Request in the ten years I have been here.

Thank you

<image004.jpg>

Joyce Pumm  
City Clerk  
University City  
314-505-8605  
(Fax) 314-338-7803  
[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)

From: Paulette Carr [<mailto:paulettexcarr@gmail.com>]  
Sent: Wednesday, October 14, 2015 11:12 AM  
To: Joyce Pumm  
Cc: Lehman Walker  
Subject: Re: Sunshine Requ P Carr - Fire Department Communications

Ms. Pumm:

It seems to me that you have been the City Clerk of University City for about 10 years or so. In all that time, have you ever asked a member of Council to pay for information?

The Charter grants individual members of Council the right of inquiry. The information should be provided to me as a duly elected officer of the

City without any charge as you would any other member of the Council. Please let me know when that information will be available.

Sincerely,  
Paulette Carr

<image003.jpg>

Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH.: (314) 727-0919  
email: [paulettexcarr@gmail.com](mailto:paulettexcarr@gmail.com)

On Oct 13, 2015, at 5:43 PM, Joyce Pumm <[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)> wrote:

Paulette Carr,

Your Sunshine Request on Thursday, October 8, asked for emails and written correspondence from 13 individuals from August 29 through September 7, 2015. Using an approximate time of one hour for each of the thirteen employees you mentioned, the City requests an approximate payment of \$401.00. Upon receipt of \$401.00, the individuals will be asked to gather the information you requested.

Thank you

<image004.jpg>

Joyce Pumm  
City Clerk  
University City  
314-505-8605  
(Fax) 314-338-7803  
[jpumm@ucitymo.org](mailto:jpumm@ucitymo.org)

---

From: Paulette Carr [<mailto:paulettexcarr@gmail.com>]  
Sent: Tuesday, October 13, 2015 4:56 PM  
To: Lehman Walker; Joyce Pumm  
Cc: Arthur Sharpe; L. Michael Glickert; Mayor Shelley Welsch; Rod Jennings; Shelley Welsch; Stephen Kraft; Terry Crow  
Subject: Re: Request for records - Fire Department Communications

Mr. Walker and Ms. Pumm:

I have made a Sunshine Request to the City Clerk for this information. More than 72 hours has passed. Are you refusing to provide this information to me?

Thank you for your assistance.

Sincerely,  
Paulette Carr

<image003.jpg>

Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH: (314) 727-0919  
email: [paulettexcarr@gmail.com](mailto:paulettexcarr@gmail.com)

On Oct 13, 2015, at 3:40 PM, Lehman Walker <[lwalker@ucitymo.org](mailto:lwalker@ucitymo.org)> wrote:

Councilmember Carr,

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<image001.jpg>

Lehman Walker  
*City Manager*  
City of University City, 6801 Delmar Boulevard, University City, MO 63130  
P: 314.505.8634 | F: 314.863.9146 | [www.ucitymo.org](http://www.ucitymo.org)

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To: Lehman Walker  
Subject: Request for records - Fire Department Communications

Mr. Walker:

As an officer of the City of University City I am requesting that you provide to me any and all emails and written communication between the Captains, Battalion Chiefs, Asst. Chief and Fire Chief regarding staffing levels, Overtime and "clarifications" on the previously referenced between the dates of August 29th, 2015 and September 7th, 2015.

I am simultaneously submitting a Sunshine Request through the City Clerk for these records.

Thank you for your assistance.

Sincerely,  
Paulette Carr

<image002.jpg>

Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH: (314) 727-0919  
email: [paulettexcarr@gmail.com](mailto:paulettexcarr@gmail.com)

Paulette Carr <paulette\_carr@sbcglobal.net>  
To: Lehman Walker and 6 more...  
Re: Architects for Police Facility Analysis

October 14, 2015 11:30 AM

Mr. Walker:

A direct request of me for the information below would have been appreciated. That said, I can bring copies of the plan and the cost estimate to you City Hall this afternoon after 4:00 PM. Will you be available?

Please note that the plan is dated 3/21/2014 - six months BEFORE the police facility RFQ Ms Riganti references below, so her information is not relevant to this concept plan. Mr. Trevors' calendar shows that he met with you at City Hall on April 1, 2014, to hand-deliver this concept plan to you.

Sincerely,  
Paulette Carr



*delivered 10/23/2015*  
*Paulette Carr*

Paulette Carr  
Councilmember, Ward 2  
City of University City

7901 Gannon Ave.  
University City, MO 63130  
PH.: (314) 727-0919  
email: [paulette\\_carr@sbcglobal.net](mailto:paulette_carr@sbcglobal.net)

On Oct 13, 2015, at 4:52 PM, Lehman Walker <[lwalker@ucitymo.org](mailto:lwalker@ucitymo.org)> wrote:

Please see the information below.

Mr. Trivers from Trivers and Associates did not officially respond to the RFQ for the Police Facility Space Needs Analysis.

Staff did not receive a copy of the document that was displayed at the meeting last night by Councilmember Carr.

I would appreciate receiving a copy of this document for review to better understand Mr. Trivers "free" design according to Councilmember Carr. I would also like a copy of the cost estimate referenced and any other relevant information.

<image002.jpg>

Lehman Walker  
City Manager  
City of University City, 6801 Delmar Boulevard, University City, MO 63130  
P: 314.505.8534 | F: 314.863.9146 | [www.ucitymo.org](http://www.ucitymo.org)

From: Andrea Riganti  
Sent: Tuesday, October 13, 2015 1:57 PM  
To: Lehman Walker

Subject: Architects for Police Facility Analysis

Lehman,

Below is a list of respondents to the Police Facility RFQ. Trivers and Associates did not respond. No one from that firm attended the walk-thru either, which was attended by prospective respondents in advance of the RFQ deadline. Therefore, any submittal or plan from Trivers was unsolicited. Though I did not review the document displayed at the last night's Council meeting, the \$8 million suggested renovation cost could not have taken into consideration constructing the building to required essential services standards, environmental remediation (as no sampling was/could have been performed by Trivers), police staff needs (he did not perform a survey) and many additional factors that are critical to developing a sound cost estimate. I suggest that what Trivers provided is a preliminary sketch or simplified adjacency and renovation diagram rather than a comprehensive analysis with verified costs prepared performed by a professional estimator.

The submittal would also have been in violation of RSMo 8.285 - 8.291 regarding the procurement of professional development services (see excerpt below and attached information).

<image001.png>

The City is bound by this state mandated RFQ process in the selection of architects. The American Institute of Architects constantly monitors RFQs and the selection process to ensure municipalities are in compliance. Again, no one from the City officially received a plan from Trivers and Associates as purported at last evening's Council meeting. A municipality cannot circumvent this process in order to engage its own "experts".

	<b>Police Facility Analysis Response to RFQ: Architecure Firm</b>
1	FGM
2	Treanor
3	Ross & Baruzzini
4	Chiodini
5	Lawrence Group
6	Powers Bowersox
7	LePique & Ome
8	Langton & Assoc

9	Hoefer Wysocki
10	Architects Design Group
11	Brinkley Sargent
12	Archimages

Ms. Carr indicated that the \$8 million renovation cost provided by Trivers could be reduced to \$6 million with the assistance of tax credits. Governments and tax-exempt institutions are not eligible for historic tax credits. We cannot access them to renovate City Hall/Annex. I verified this information today with the State Historic Preservation Officer. I am aware of some tax exempt institutions creating a for-profit company for this purpose, however, we could not engage in such a scenario and retain ownership of City Hall and the Annex. Please see information on tax credit eligibility below.

<image004.png>

<image006.png>

<image005.jpg>

**Andrea Riganti, AICP**

*Director of Community Development*

City of University City, 6801 Delmar Boulevard, University City, MO 63130

P: 314.505.8516 | [www.ucitymo.org](http://www.ucitymo.org)

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<SKMBT\_C35314090411340.pdf>

Joyce Pumm <jpumm@ucitymo.org>  
To: "Paulette Carr (paulettexcarr@gmail.com)" <paulettexcarr@gmail.com>  
Sunshine Request Jan Adams

October 13, 2015 5:50 PM

1 Attachment, 3 KB

Councilmember Carr

Please see the Sunshine Request below requesting copies of the architect's drawings that you referred to at the October 12, 2015, Council meeting and a copy of all of the hand-outs provided to Council members. I have a copy of the handouts provided to Council but I do not have the drawings you displayed at the meeting. When can you supply me with these drawings so I may make a copy to answer Ms. Adams Sunshine Request.

Thank you



Joyce Pumm  
City Clerk  
University City  
314-505-8605  
(Fax) 314-338-7803  
jpumm@ucitymo.org

*delivered to Mr. Walker  
10/23/2015  
Paulette Carr*

**From:** Jan Adams [mailto:janadams@sbcglobal.net]  
**Sent:** Tuesday, October 13, 2015 4:30 PM  
**To:** Joyce Pumm  
**Subject:** Sunshine Request

Pursuant to the Missouri Sunshine Law, please provide me with copies of the architect's drawings that Paulette Carr referred to at last night's Council Meeting and a copy of all of the hand-outs provided to Council members.



## McMahon Sunshine Request

Attached is the information requested by Mr. McMahon, ( see the highlighted areas). The times on these reports may be slightly different from the previously submitted Gateway reports because our dispatch clocks and the Gateways dispatch clocks are not synchronized.

Call Date/Time: 08/13/2015 03:24:12 am	Dispatch# 201557835	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503320
Location: [REDACTED]		Committed Date/Time: 08/13/2015 03:24:12 am
Address: [REDACTED]		On Scene Time: 03:33:38 am Clear Time: 03:45:06 am
Call Date/Time: 08/13/2015 07:54:38 am	Dispatch# 201557878	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503321
Location: [REDACTED]		Committed Date/Time: 08/13/2015 07:54:38 am
Address: [REDACTED]		On Scene Time: 08:02:05 am Clear Time: 08:15:23 am
Call Date/Time: 08/13/2015 09:26:31 am	Dispatch# 201557904	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503322
Location: [REDACTED]		Committed Date/Time: 08/13/2015 09:26:31 am
Address: [REDACTED]		On Scene Time: 09:30:20 am Clear Time: 10:14:17 am
Call Date/Time: 08/13/2015 10:51:38 am	Dispatch# 201557928	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503323
Location: [REDACTED]		Committed Date/Time: 08/13/2015 10:51:38 am
Address: [REDACTED]		On Scene Time: 10:58:19 am Clear Time: 11:37:41 am
Call Date/Time: 08/13/2015 12:13:47 pm	Dispatch# 201557948	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503324
Location: Sta [REDACTED]		Committed Date/Time: 08/13/2015 12:13:47 pm
Address: [REDACTED]		On Scene Time: 12:20:18 pm Clear Time: 12:45:13 pm
Call Date/Time: 08/13/2015 01:41:58 pm	Dispatch# 201557975	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503325
Location: [REDACTED]		Committed Date/Time: 08/13/2015 01:41:58 pm
Address: [REDACTED]		On Scene Time: 01:41:58 pm Clear Time: 01:44:02 pm
Call Date/Time: 08/13/2015 02:39:47 pm	Dispatch# 201557991	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503326
Location: [REDACTED]		Committed Date/Time: 08/13/2015 02:39:47 pm
Address: [REDACTED]		On Scene Time: 02:46:05 pm Clear Time: 04:01:30 pm
Call Date/Time: 08/13/2015 03:20:50 pm	Dispatch# 201558006	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503327
Location: [REDACTED]		Committed Date/Time: 08/13/2015 03:20:50 pm
Address: [REDACTED]		On Scene Time: 03:31:00 pm Clear Time: 04:12:38 pm

Call Date/Time: 08/13/2015 03:22:15 pm	Dispatch# 201558007	Disposition:
Incident Type: [REDACTED]		Occurrence# 201503328
Location: [REDACTED]		Committed Date/Time: 08/13/2015 03:22:15 pm
Address: [REDACTED]		On Scene Time: 03:22:15 pm Clear Time: 03:22:15 pm
Call Date/Time: 08/13/2015 05:26:12 pm	Dispatch# 201558038	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503329
Location: [REDACTED]		Committed Date/Time: 08/13/2015 05:26:12 pm
Address: [REDACTED]		On Scene Time: 05:40:56 pm Clear Time: 06:30:58 pm
Call Date/Time: 08/13/2015 05:35:13 pm	Dispatch# 201558040	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503330
Location: [REDACTED]		Committed Date/Time: 08/13/2015 05:35:13 pm
Address: [REDACTED]		On Scene Time: 05:40:48 pm Clear Time: 05:58:24 pm
Call Date/Time: 08/13/2015 06:52:15 pm	Dispatch# 201558055	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503331
Location: [REDACTED]		Committed Date/Time: 08/13/2015 06:52:15 pm
Address: [REDACTED]		On Scene Time: 06:57:18 pm Clear Time: 07:54:55 pm
Call Date/Time: 08/13/2015 07:49:41 pm	Dispatch# 201558068	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503332
Location: [REDACTED]		Committed Date/Time: 08/13/2015 07:49:41 pm
Address: [REDACTED]		On Scene Time: 07:54:38 pm Clear Time: 08:59:10 pm
Call Date/Time: 08/13/2015 08:44:32 pm	Dispatch# 201558082	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503333
Location: [REDACTED]		Committed Date/Time: 08/13/2015 08:44:32 pm
Address: [REDACTED]		On Scene Time: 08:54:14 pm Clear Time: 08:54:25 pm
Call Date/Time: 08/13/2015 09:22:31 pm	Dispatch# 201558091	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503334
Location: [REDACTED]		Committed Date/Time: 08/13/2015 09:22:31 pm
Address: [REDACTED]		On Scene Time: 09:27:25 pm Clear Time: 10:20:40 pm
Call Date/Time: 08/13/2015 11:10:09 pm	Dispatch# 201558108	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503335
Location: [REDACTED]		Committed Date/Time: 08/13/2015 11:10:09 pm
Address: [REDACTED]		On Scene Time: 11:19:47 pm Clear Time: 11:23:32 pm



Call Date/Time: 08/13/2015 11:42:54 pm	Dispatch# 201558113	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503336
Location: [REDACTED]	Committed Date/Time: 08/13/2015 11:42:54 pm	
Address: [REDACTED]	On Scene Time: 11:52:44 pm	Clear Time: 12:04:23 am
Call Date/Time: 08/14/2015 05:59:17 am	Dispatch# 201558146	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503337
Location: [REDACTED]	Committed Date/Time: 08/14/2015 05:59:17 am	
Address: [REDACTED]	On Scene Time: 06:06:54 am	Clear Time: 06:17:07 am
Call Date/Time: 08/14/2015 07:09:22 am	Dispatch# 201558156	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503338
Location: [REDACTED]	Committed Date/Time: 08/14/2015 07:09:22 am	
Address: [REDACTED]	On Scene Time: 07:16:57 am	Clear Time: 07:24:26 am
Call Date/Time: 08/14/2015 09:26:13 am	Dispatch# 201558180	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503339
Location: [REDACTED]	Committed Date/Time: 08/14/2015 09:26:13 am	
Address: [REDACTED]	On Scene Time: 09:36:34 am	Clear Time: 10:34:09 am
Call Date/Time: 08/14/2015 10:40:03 am	Dispatch# 201558194	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503340
Location: Sta [REDACTED]	Committed Date/Time: 08/14/2015 10:40:03 am	
Address: [REDACTED]	On Scene Time: 10:40:17 am	Clear Time: 10:48:37 am
Call Date/Time: 08/14/2015 11:27:35 am	Dispatch# 201558199	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503341
Location: [REDACTED]	Committed Date/Time: 08/14/2015 11:27:35 am	
Address: [REDACTED]	On Scene Time: 11:27:35 am	Clear Time: 12:55:48 pm
Call Date/Time: 08/14/2015 02:44:28 pm	Dispatch# 201558233	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503342
Location: [REDACTED]	Committed Date/Time: 08/14/2015 02:44:28 pm	
Address: [REDACTED]	On Scene Time: 02:51:36 pm	Clear Time: 04:16:46 pm
Call Date/Time: 08/14/2015 03:08:54 pm	Dispatch# 201558240	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503343
Location: [REDACTED]	Committed Date/Time: 08/14/2015 03:08:54 pm	
Address: [REDACTED]	On Scene Time: 03:16:34 pm	Clear Time: 03:56:47 pm

Call Date/Time: 08/27/2015 11:55:29 pm	Dispatch# 201561643	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503523
Location: [REDACTED]		Committed Date/Time: 08/27/2015 11:55:29 pm
Address: [REDACTED]		On Scene Time: 12:01:05 am Clear Time: 12:38:39 am
Call Date/Time: 08/28/2015 02:01:03 am	Dispatch# 201561654	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503524
Location: [REDACTED]		Committed Date/Time: 08/28/2015 02:01:03 am
Address: [REDACTED]		On Scene Time: 02:09:06 am Clear Time: 03:44:26 am
Call Date/Time: 08/28/2015 05:10:18 am	Dispatch# 201561690	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503525
Location: [REDACTED]		Committed Date/Time: 08/28/2015 05:10:18 am
Address: [REDACTED]		On Scene Time: 05:14:24 am Clear Time: 05:21:41 am
Call Date/Time: 08/28/2015 12:14:30 pm	Dispatch# 201561779	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503526
Location: [REDACTED]		Committed Date/Time: 08/28/2015 12:14:30 pm
Address: [REDACTED]		On Scene Time: 12:20:16 pm Clear Time: 01:06:24 pm
Call Date/Time: 08/28/2015 12:44:35 pm	Dispatch# 201561789	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503527
Location: [REDACTED]		Committed Date/Time: 08/28/2015 12:44:35 pm
Address: [REDACTED]		On Scene Time: 12:51:21 pm Clear Time: 01:52:41 pm
Call Date/Time: 08/28/2015 12:45:14 pm	Dispatch# 201561788	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503528
Location: [REDACTED]		Committed Date/Time: 08/28/2015 12:45:14 pm
Address: [REDACTED]		On Scene Time: 12:45:14 pm Clear Time: 12:50:52 pm
Call Date/Time: 08/28/2015 03:52:04 pm	Dispatch# 201561821	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503529
Location: [REDACTED]		Committed Date/Time: 08/28/2015 03:52:04 pm
Address: [REDACTED]		On Scene Time: 03:57:11 pm Clear Time: 04:56:06 pm
Call Date/Time: 08/28/2015 04:16:50 pm	Dispatch# 201561826	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503530
Location: Sta [REDACTED]		Committed Date/Time: 08/28/2015 04:16:50 pm
Address: [REDACTED]		On Scene Time: 04:24:32 pm Clear Time: 05:15:42 pm

## Daily Crime Log

Call Date/Time: 08/28/2015 09:44:06 pm	Dispatch# 201561887	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503531
Location: [REDACTED]		Committed Date/Time: 08/28/2015 09:44:06 pm
Address: [REDACTED]		On Scene Time: 09:49:10 pm Clear Time: 10:16:19 pm
Call Date/Time: 08/28/2015 10:07:07 pm	Dispatch# 201561891	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503532
Location: [REDACTED]		Committed Date/Time: 08/28/2015 10:07:07 pm
Address: [REDACTED]		On Scene Time: 10:15:26 pm Clear Time: 11:11:06 pm
Call Date/Time: 08/28/2015 10:32:55 pm	Dispatch# 201561894	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503533
Location: [REDACTED]		Committed Date/Time: 08/28/2015 10:32:55 pm
Address: [REDACTED]		On Scene Time: 10:36:33 pm Clear Time: 10:54:48 pm
Call Date/Time: 08/28/2015 11:18:59 pm	Dispatch# 201561904	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503534
Location: [REDACTED]		Committed Date/Time: 08/28/2015 11:18:59 pm
Address: [REDACTED]		On Scene Time: 11:28:29 pm Clear Time: 12:18:40 am
Call Date/Time: 08/28/2015 11:45:04 pm	Dispatch# 201561907	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503535
Location: [REDACTED]		Committed Date/Time: 08/28/2015 11:45:04 pm
Address: [REDACTED]		On Scene Time: 11:51:48 pm Clear Time: 02:00:07 am
Call Date/Time: 08/29/2015 01:51:56 am	Dispatch# 201561925	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503536
Location: [REDACTED]		Committed Date/Time: 08/29/2015 01:51:56 am
Address: [REDACTED]		On Scene Time: 02:02:44 am Clear Time: 02:13:03 am
Call Date/Time: 08/29/2015 02:28:08 am	Dispatch# 201561933	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503538
Location: [REDACTED]		Committed Date/Time: 08/29/2015 02:28:08 am
Address: [REDACTED]		On Scene Time: 02:33:39 am Clear Time: 03:29:15 am
Call Date/Time: 08/29/2015 08:36:00 am	Dispatch# 201561987	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503539
Location: Sta		Committed Date/Time: 08/29/2015 08:36:00 am
Address: [REDACTED]		On Scene Time: 08:45:13 am Clear Time: 09:16:11 am



Call Date/Time: 08/29/2015 09:07:37 am	Dispatch# 201561996	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503540
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:07:37 am
Address: [REDACTED]		On Scene Time: 09:15:01 am Clear Time: 09:49:43 am
Call Date/Time: 08/29/2015 09:13:31 am	Dispatch# 201561998	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503542
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:13:31 am
Address: [REDACTED]		On Scene Time: 09:26:34 am Clear Time: 10:25:24 am
Call Date/Time: 08/29/2015 09:14:46 am	Dispatch# 201561999	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503541
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:14:46 am
Address: [REDACTED]		On Scene Time: 09:14:46 am Clear Time: 09:20:32 am
Call Date/Time: 08/29/2015 09:26:42 am	Dispatch# 201562001	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503543
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:26:42 am
Address: [REDACTED]		On Scene Time: 09:33:23 am Clear Time: 09:52:13 am
Call Date/Time: 08/29/2015 09:27:51 am	Dispatch# 201562004	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503544
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:27:51 am
Address: [REDACTED]		On Scene Time: 09:27:51 am Clear Time: 09:40:38 am
Call Date/Time: 08/29/2015 09:29:37 am	Dispatch# 201562005	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503545
Location: [REDACTED]		Committed Date/Time: 08/29/2015 09:29:37 am
Address: [REDACTED]		On Scene Time: 09:36:49 am Clear Time: 09:45:44 am
Call Date/Time: 08/29/2015 11:40:10 am	Dispatch# 201562027	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503546
Location: [REDACTED]		Committed Date/Time: 08/29/2015 11:40:10 am
Address: [REDACTED]		On Scene Time: 11:45:37 am Clear Time: 12:55:05 pm
Call Date/Time: 08/29/2015 11:43:10 am	Dispatch# 201562029	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503547
Location: [REDACTED]		Committed Date/Time: 08/29/2015 11:43:10 am
Address: 8035 Cornell Ave		On Scene Time: 11:50:45 am Clear Time: 12:11:22 pm

Call Date/Time: 08/29/2015 01:28:43 pm	Dispatch# 201562047	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503548
Location: [REDACTED]		Committed Date/Time: 08/29/2015 01:28:43 pm
Address: [REDACTED]		On Scene Time: 01:33:50 pm Clear Time: 02:18:34 pm
Call Date/Time: 08/29/2015 02:04:02 pm	Dispatch# 201562053	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503549
Location: [REDACTED]		Committed Date/Time: 08/29/2015 02:04:02 pm
Address: [REDACTED]		On Scene Time: 02:08:58 pm Clear Time: 02:21:32 pm
Call Date/Time: 08/29/2015 04:42:30 pm	Dispatch# 201562075	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503550
Location: [REDACTED]		Committed Date/Time: 08/29/2015 04:42:30 pm
Address: [REDACTED]		On Scene Time: 04:42:30 pm Clear Time: 04:48:22 pm
Call Date/Time: 08/29/2015 04:50:59 pm	Dispatch# 201562078	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503551
Location: [REDACTED]		Committed Date/Time: 08/29/2015 04:50:59 pm
Address: [REDACTED]		On Scene Time: 04:55:37 pm Clear Time: 05:03:43 pm
Call Date/Time: 08/29/2015 06:21:07 pm	Dispatch# 201562094	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503552
Location: [REDACTED]		Committed Date/Time: 08/29/2015 06:21:07 pm
Address: [REDACTED]		On Scene Time: 06:27:47 pm Clear Time: 06:32:34 pm
Call Date/Time: 08/29/2015 07:29:33 pm	Dispatch# 201562105	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503553
Location: YES		Committed Date/Time: 08/29/2015 07:29:33 pm
Address: [REDACTED]		On Scene Time: 07:35:06 pm Clear Time: 07:46:59 pm
Call Date/Time: 08/29/2015 10:30:40 pm	Dispatch# 201562143	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503554
Location: [REDACTED]		Committed Date/Time: 08/29/2015 10:30:40 pm
Address: [REDACTED]		On Scene Time: 10:34:56 pm Clear Time: 11:07:26 pm
Call Date/Time: 08/29/2015 10:30:58 pm	Dispatch# 201562145	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503555
Location: [REDACTED]		Committed Date/Time: 08/29/2015 10:30:58 pm
Address: [REDACTED]		On Scene Time: 10:38:39 pm Clear Time: 10:49:03 pm



## Daily Crime Log

Call Date/Time: 08/30/2015 12:39:58 am	Dispatch# 201562165	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503556
Location: [REDACTED]	Committed Date/Time: 08/30/2015 12:39:58 am	
Address: [REDACTED]	On Scene Time: 12:42:34 am	Clear Time: 01:05:14 am
Call Date/Time: 08/30/2015 12:41:09 am	Dispatch# 201562166	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503557
Location: [REDACTED]	Committed Date/Time: 08/30/2015 12:41:09 am	
Address: [REDACTED]	On Scene Time: 12:50:25 am	Clear Time: 12:53:55 am
Call Date/Time: 08/30/2015 01:00:53 am	Dispatch# 201562169	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503558
Location: [REDACTED]	Committed Date/Time: 08/30/2015 01:00:53 am	
Address: [REDACTED]	On Scene Time: 01:08:50 am	Clear Time: 01:38:38 am
Call Date/Time: 08/30/2015 01:16:33 am	Dispatch# 201562170	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503559
Location: [REDACTED]	Committed Date/Time: 08/30/2015 01:16:33 am	
Address: [REDACTED]	On Scene Time: 01:31:41 am	Clear Time: 02:09:23 am
Call Date/Time: 08/30/2015 07:07:22 am	Dispatch# 201562220	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503560
Location: [REDACTED]	Committed Date/Time: 08/30/2015 07:07:22 am	
Address: [REDACTED]	On Scene Time: 07:12:18 am	Clear Time: 07:43:34 am
Call Date/Time: 08/30/2015 08:16:54 am	Dispatch# 201562232	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503561
Location: [REDACTED]	Committed Date/Time: 08/30/2015 08:16:54 am	
Address: [REDACTED]	On Scene Time: 08:25:40 am	Clear Time: 09:07:42 am
Call Date/Time: 08/30/2015 11:21:44 am	Dispatch# 201562256	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503562
Location: [REDACTED]	Committed Date/Time: 08/30/2015 11:21:44 am	
Address: [REDACTED]	On Scene Time: 11:25:15 am	Clear Time: 11:38:54 am
Call Date/Time: 08/30/2015 12:09:21 pm	Dispatch# 201562265	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503563
Location: [REDACTED]	Committed Date/Time: 08/30/2015 12:09:21 pm	
Address: [REDACTED]	On Scene Time: 12:18:09 pm	Clear Time: 01:01:12 pm

Call Date/Time: 08/30/2015 12:43:47 pm	Dispatch# 201562270	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503564
Location: [REDACTED]		Committed Date/Time: 08/30/2015 12:43:47 pm
Address: [REDACTED]		On Scene Time: 12:48:24 pm Clear Time: 01:00:18 pm
Call Date/Time: 08/30/2015 02:02:27 pm	Dispatch# 201562282	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503565
Location: [REDACTED]		Committed Date/Time: 08/30/2015 02:02:27 pm
Address: [REDACTED]		On Scene Time: 02:07:59 pm Clear Time: 02:11:29 pm
Call Date/Time: 08/30/2015 02:51:38 pm	Dispatch# 201562292	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503566
Location: [REDACTED]		Committed Date/Time: 08/30/2015 02:51:38 pm
Address: [REDACTED]		On Scene Time: 02:56:25 pm Clear Time: 03:45:28 pm
Call Date/Time: 08/30/2015 03:48:44 pm	Dispatch# 201562301	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503567
Location: [REDACTED]		Committed Date/Time: 08/30/2015 03:48:44 pm
Address: [REDACTED]		On Scene Time: 03:56:48 pm Clear Time: 04:45:28 pm
Call Date/Time: 08/30/2015 04:58:42 pm	Dispatch# 201562310	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503568
Location: [REDACTED]		Committed Date/Time: 08/30/2015 04:58:42 pm
Address: [REDACTED]		On Scene Time: 05:04:17 pm Clear Time: 05:15:59 pm
Call Date/Time: 08/30/2015 05:07:01 pm	Dispatch# 201562313	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503569
Location: [REDACTED]		Committed Date/Time: 08/30/2015 05:07:01 pm
Address: [REDACTED]		On Scene Time: 05:13:34 pm Clear Time: 05:58:31 pm
Call Date/Time: 08/30/2015 05:20:58 pm	Dispatch# 201562315	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503570
Location: [REDACTED]		Committed Date/Time: 08/30/2015 05:20:58 pm
Address: [REDACTED]		On Scene Time: 05:22:14 pm Clear Time: 05:46:28 pm
Call Date/Time: 08/30/2015 06:12:36 pm	Dispatch# 201562324	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503571
Location: [REDACTED]		Committed Date/Time: 08/30/2015 06:12:36 pm
Address: [REDACTED]		On Scene Time: 06:16:50 pm Clear Time: 06:48:43 pm



Call Date/Time: 08/30/2015 08:08:10 pm	Dispatch# 201562348	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503572
Location: [REDACTED]		Committed Date/Time: 08/30/2015 08:08:10 pm
Address: [REDACTED]		On Scene Time: 08:14:25 pm Clear Time: 08:19:25 pm
Call Date/Time: 08/30/2015 08:45:52 pm	Dispatch# 201562356	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503573
Location: [REDACTED]		Committed Date/Time: 08/30/2015 08:45:52 pm
Address: [REDACTED]		On Scene Time: 08:52:43 pm Clear Time: 10:23:12 pm
Call Date/Time: 08/31/2015 04:00:58 am	Dispatch# 201562402	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503574
Location: [REDACTED]		Committed Date/Time: 08/31/2015 04:00:58 am
Address: [REDACTED]		On Scene Time: 04:07:02 am Clear Time: 04:56:54 am
Call Date/Time: 08/31/2015 07:09:34 am	Dispatch# 201562432	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503575
Location: [REDACTED]		Committed Date/Time: 08/31/2015 07:09:34 am
Address: [REDACTED]		On Scene Time: 07:13:48 am Clear Time: 07:57:09 am
Call Date/Time: 08/31/2015 08:54:24 am	Dispatch# 201562442	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503576
Location: [REDACTED]		Committed Date/Time: 08/31/2015 08:54:24 am
Address: [REDACTED]		On Scene Time: 09:00:22 am Clear Time: 09:54:09 am
Call Date/Time: 08/31/2015 09:48:49 am	Dispatch# 201562458	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503577
Location: [REDACTED]		Committed Date/Time: 08/31/2015 09:48:49 am
Address: [REDACTED]		On Scene Time: 10:00:16 am Clear Time: 10:27:11 am
Call Date/Time: 08/31/2015 12:15:10 pm	Dispatch# 201562482	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503578
Location: [REDACTED]		Committed Date/Time: 08/31/2015 12:15:10 pm
Address: [REDACTED]		On Scene Time: 12:20:25 pm Clear Time: 12:56:18 pm
Call Date/Time: 08/31/2015 02:01:48 pm	Dispatch# 201562500	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503579
Location: [REDACTED]		Committed Date/Time: 08/31/2015 02:01:48 pm
Address: [REDACTED]		On Scene Time: 02:05:32 pm Clear Time: 02:43:04 pm

Call Date/Time: 08/31/2015 04:25:15 pm	Dispatch# 201562523	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503580
Location: [REDACTED]		Committed Date/Time: 08/31/2015 04:25:15 pm
Address: [REDACTED]		On Scene Time: 04:30:38 pm Clear Time: 05:16:11 pm
Call Date/Time: 08/31/2015 04:41:03 pm	Dispatch# 201562526	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503581
Location: [REDACTED]		Committed Date/Time: 08/31/2015 04:41:03 pm
Address: [REDACTED]		On Scene Time: 04:46:31 pm Clear Time: 05:47:04 pm
Call Date/Time: 08/31/2015 05:12:52 pm	Dispatch# 201562529	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503582
Location: [REDACTED]		Committed Date/Time: 08/31/2015 05:12:52 pm
Address: [REDACTED]		On Scene Time: 05:21:35 pm Clear Time: 05:28:16 pm
Call Date/Time: 08/31/2015 05:47:26 pm	Dispatch# 201562532	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503583
Location: [REDACTED]		Committed Date/Time: 08/31/2015 05:47:26 pm
Address: [REDACTED]		On Scene Time: 05:53:36 pm Clear Time: 06:43:50 pm
Call Date/Time: 08/31/2015 07:08:41 pm	Dispatch# 201562544	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503584
Location: [REDACTED]		Committed Date/Time: 08/31/2015 07:08:41 pm
Address: [REDACTED]		On Scene Time: 07:15:58 pm Clear Time: 07:17:16 pm
Call Date/Time: 08/31/2015 07:25:59 pm	Dispatch# 201562548	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503585
Location: [REDACTED]		Committed Date/Time: 08/31/2015 07:25:59 pm
Address: [REDACTED]		On Scene Time: 07:28:07 pm Clear Time: 07:57:12 pm
Call Date/Time: 08/31/2015 10:05:21 pm	Dispatch# 201562577	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503586
Location: [REDACTED]		Committed Date/Time: 08/31/2015 10:05:21 pm
Address: [REDACTED]		On Scene Time: 10:10:08 pm Clear Time: 11:01:28 pm
Call Date/Time: 08/31/2015 10:55:02 pm	Dispatch# 201562580	Disposition: Report to Follow
Incident Type: [REDACTED]		Occurrence# 201503587
Location: [REDACTED]		Committed Date/Time: 08/31/2015 10:55:02 pm
Address: [REDACTED]		On Scene Time: 10:58:41 pm Clear Time: 11:45:28 pm

## Comparison of Gateway and University City's Records for Response Times: Gateway Ambulance's First 37 Calls

Gateway Ambulance's Reported Response Times				University City Dispatch Records Response Times			
Date	Dispatched	On Scene	Response Time	Dispatched	On Scene	Response Time	Difference
8/13/2015	10:55:39	10:59:01	0:03:22	10:51:38	10:58:19	0:06:41	0:03:19
8/13/2015	14:43:28	14:46:37	0:03:09	14:39:47	14:46:05	0:06:18	0:03:09
8/13/2015	17:34:52	17:39:09	0:04:17	17:26:12	17:40:56	0:14:44	0:10:27
8/13/2015	19:53:49	19:57:09	0:03:20	19:49:41	19:54:38	0:04:57	0:01:37
8/13/2015	21:25:21	21:27:49	0:02:28	21:22:31	21:27:25	0:04:54	0:02:26
8/14/2015	6:04:57	6:07:04	0:02:07	5:59:17	6:06:54	0:07:37	0:05:30
8/28/2015	12:15:37	12:20:00	0:04:23	12:14:30	12:20:16	0:05:46	0:01:23
8/28/2015	15:58:47	16:02:12	0:03:25	15:52:04	15:57:11	0:05:07	0:01:42
8/28/2015	21:48:10	21:49:30	0:01:20	21:44:06	21:49:10	0:05:04	0:03:44
8/28/2015	22:34:13	22:36:29	0:02:16	22:32:55	22:36:33	0:03:38	0:01:22
8/28/2015	23:54:28	23:55:23	0:00:55	23:45:04	23:51:48	0:06:44	0:05:49
8/29/2015	8:41:52	8:42:54	0:01:02	8:36:00	8:45:13	0:09:13	0:08:11
8/29/2015	9:16:00	9:25:08	0:09:08	9:13:31	9:26:34	0:13:03	0:03:55
8/29/2015	11:45:05	11:50:36	0:05:31	11:43:10	11:50:45	0:07:35	0:02:04
8/29/2015	13:30:29	13:40:00	0:09:31	13:28:43	13:33:50	0:05:07	(-0:04:24)
8/29/2015	19:32:34	19:34:14	0:01:40	19:29:33	19:35:06	0:05:33	0:03:53
8/29/2015	22:33:30	22:34:00	0:00:30	22:30:40	22:34:56	0:04:16	0:03:46
8/30/2015	0:42:03	0:42:54	0:00:51	0:41:09	0:50:25	0:09:16	0:08:25
8/30/2015	1:05:10	1:08:43	0:03:33	1:00:53	1:08:50	0:07:57	0:04:24
8/30/2015	7:10:00	7:12:09	0:02:09	7:07:22	7:12:18	0:04:56	0:02:47
8/30/2015	8:18:35	8:25:54	0:07:19	8:16:54	8:25:40	0:08:46	0:01:27
8/30/2015	12:10:06	12:15:59	0:05:53	12:09:21	12:18:09	0:08:48	0:02:55
8/30/2015	12:47:40	12:48:26	0:00:46	12:43:47	12:48:24	0:04:37	0:03:51
8/30/2015	14:05:48	14:07:58	0:02:10	14:02:27	14:07:59	0:05:32	0:03:22
8/30/2015	14:51:10	14:54:29	0:03:19	14:51:38	14:56:25	0:04:47	0:01:28
8/30/2015	15:52:43	15:56:55	0:04:12	15:48:44	15:56:48	0:08:04	0:03:52
8/30/2015	17:10:54	17:13:31	0:02:37	17:07:01	17:13:34	0:06:33	0:03:56
8/30/2015	18:14:26	18:16:34	0:02:08	18:12:36	18:16:50	0:04:14	0:02:06
8/30/2015	20:48:29	20:52:31	0:04:02	20:45:52	20:52:43	0:06:51	0:02:49
8/31/2015	4:02:19	4:06:36	0:04:17	4:00:58	4:07:02	0:06:04	0:01:47
8/31/2015	8:55:33	8:59:28	0:03:55	8:54:24	9:00:22	0:05:58	0:02:03
8/31/2015	12:17:01	12:20:12	0:03:11	12:15:10	12:20:25	0:05:15	0:02:04
8/31/2015	14:03:02	14:06:45	0:03:43	14:01:48	14:05:32	0:03:44	0:00:01



8/31/2015	16:27:51	16:30:00	0:02:09	16:25:15	16:30:38	0:05:23	0:03:14
8/31/2015	17:19:34	17:22:23	0:02:49	17:12:52	17:21:35	0:08:43	0:05:54
8/31/2015	19:24:46	19:27:32	0:02:46	19:25:59	19:28:07	0:02:08	(-0:00:38)
8/31/2015	22:07:29	22:10:59	0:03:30	22:05:21	22:10:08	0:04:47	0:01:17

Gateway's Reported AVG Response Time	0:03:21	Ucity's Reported AVG Gateway Response Time	0:06:27
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**Ucity Fire Department Average Ambulance Response Time: 4 minutes, 30 seconds**

**Gateway's Self Reported Average Response Time: 3 minutes, 21 seconds**

**University City's Dispatch Records Average Gateway Response Time: 6 Minutes, 27 Seconds**

The data used to generate this report was Gateway Ambulance's "Response Time By Priority" report and University City's Computer Aided Dispatch Report. It should be noted that Gateway's dispatch clock is not synchronized with University City's dispatch clock for the purpose of reporting, but that does not account for the significant differences in the overall response times.



## Council Agenda Item Cover

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**MEETING DATE:** November 9, 2015

**AGENDA ITEM TITLE:** Ruth Park Driving Range Improvements and Landscape Berm Installation

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

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

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### BACKGROUND:

In September 2013, the City entered into an agreement with Planning Design Studio, LLC (PdS) to complete an evaluation and prepare a memorandum type report of potential improvements to the driving range drainage area, design improvements to the drainage and erosion issues within the driving range, and complete any construction period services. This agreement provided a maximum compensation of \$20,450.00. Not far into the study, City staff was instructed to stop work on the study pending a lawsuit.

In the approved budget for fiscal year 2016, \$300,000 was allocated to Golf Course Driving Range improvements based on the limited scope of making drainage improvements through re-grading in order to prevent future erosion of the area. The Park Commission later indicated that a golf course architect consultant should be added to the team completing the design. PdS agreed to bring in a sub consultant. City staff and the Golf Course subcommittee from the Park Commission later met on site and discussed additional changes that should be incorporated into the project, all with an understanding that no work was to be completed until the lawsuit was settled.

In September 2015, the City entered into a settlement agreement which included the installation of a landscape berm spanning the length of the range, as well as the replacement of the existing lighting with pedestrian level lighting. This settlement agreement indicates that the landscape berm and lighting work be completed within six (6) months of the agreement date. City staff has requested additional funds to complete the construction of the landscape berm and lighting work, as well as additional improvements to the driving range.

With the settlement agreement and the improvements added to the scope of design work, PdS submitted a draft amendment to the original agreement executed in 2013. This amendment allows for maximum compensation in the amount of \$69,340.00 above the original agreement, bringing the total agreement fees not to exceed \$89,790.00. The funds for these services will come from account number 14-40-90\_8010.

### RECOMMENDATION:

Approval to grant authority to City Manager to sign and enter into this amended agreement with the Consultant (Planning Design Studio, LLC).

**ATTACHMENTS:**

Executed Planning & Design Services Agreement with Planning design Studio, LLC

Draft Planning & Design Services Agreement – Amendment #1 with Planning design Studio, LLC



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## ***Planning & Design Services Agreement – AMENDMENT #1***

***for Ruth Park Golf Course Driving Range, University City, MO***

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**Project:** Ruth Park Golf Course Driving Range

**Client or City:** **City of University City** (also referred to as the City or Client)  
**Department of Public Works**  
6801 Delmar Boulevard  
University City, Missouri 63130

**City's Contact:** Megan Fuhler, Senior Project Manager  
Phone: 314. 505.8565  
Email: [mfuhler@ucitymo.org](mailto:mfuhler@ucitymo.org)

**Consultant:** **Planning Design Studio LLC** (also referred to as PDS)  
727 North First Street – Suite 360  
St. Louis, Missouri 63102

**PDS Contact:** Noel T. Fehr, Principal  
Telephone: (314) 241 3600 (Ext 12)

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**1.0 PROJECT LOCATION & OVERVIEW:** The Project location does not change. Amendment # 1 to the Agreement provides for additional design, bidding and construction period services to include the following items.

- Completion of a topographic survey to expand the existing survey to include the entire berm and driving range areas. The extent of the survey is shown on Attachment A – Survey Limits.
- Developing a landscape screen berm between the driving range tee and Goby Road following the Berm Landscape Concept Plan for this area dated 9/1/15. These improvements will include:
  - Clearing and grubbing existing trees and vegetation.
  - Removal of existing driving range pole lighting
  - Subgrade preparation, filling and grading to create a continuous 6' high berm between the tee and street.
  - Landscape planting of over story/street trees, ornamental trees, evergreen trees, shrubs, ornamental grasses, native grasses and turf sod.
  - Landscape irrigation.
  - Pedestrian level (12' high) lighting along the driving range tee.
- Additional Concept Design level studies for lighting the driving range with bunker type lighting that would be lower than the top of the 6' high landscape screen berm defined above. This would include reviewing options to re-utilize some or all of the existing driving range lights VS. Using new lighting fixtures.
- The addition of Golf Course Architect consulting services in the development of the facility design, with an emphasis on the teaching/clinic area development and shaping of the fairway target greens.
- Additional final design, bidding and construction period services for the following items:
  - Additional grading design to include practice fairway target greens and expanding the existing grass tee areas.
  - Upgrading the driving range and tee turf improvements to include irrigation and zoysia grass sod.
  - Site design to address the work area on the north side of the existing range building.
  - Adding an MSD Water Quality Submittal.
  - Adding lighting and electrical design, bidding and construction period services for driving range bunker lighting (no higher than the 6' high landscape berm).

**2.0 SCOPE OF SERVICES:** The Scope of Services will be amended as described below:

### Amendment #1 Site Survey

1. Survey work will be performed to establish horizontal and vertical control. The horizontal control shall be referenced to Missouri State Plane Coordinate System. A project coordinate

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## ***Planning & Design Services Agreement – AMENDMENT #1***

### ***for Ruth Park Golf Course Driving Range, University City, MO***

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system will be used for ground surveys with a state plane to project conversion. The vertical control shall be U.S.G.S. datum. Project Control Points will be tied by three-way reference ties. The survey work should pick up and tie to an MSD benchmark and a St. Louis County Highway benchmark.

2. Topographic Survey: The survey work will include a topographic survey of the referenced project that will:
  - A. Locate all improvements (curbs, sidewalks, pavement, signs, fences, buildings, etc.) and utilities (visible from existing paint marks, flagging, or utility maps).
  - B. Locate all trees within maintained sections of the project site. In wooded and/or natural areas, all trees three (3) inches in diameter or larger shall be located.
  - C. Obtain available utility maps for the entire project limits and request field locations of utilities.
  - D. Additionally, coordinate with City staff who will assist in flagging locations of utilities and water irrigation lines.
  - E. Include sewer structure information (top, flow line, and pipe sizes) of all sewers within the project limits (and structures upstream and downstream from any pipe within the project area). This scope does not require the surveyor to enter sewer structures to determine flow lines or measure pipe sizes. For sewer structures that are buried shall first be uncovered by MSD. Utility maps for the entire project limits will be obtained and field utility locates requested via Missouri One Call and MSD. The surveyor will not be responsible for subsurface investigations or utilities that are not marked.
  - F. Include shooting sufficient spot elevations and cross sections as necessary for the preparation of one foot contours.
  - G. Be prepared in AutoCAD format. The topographic drawing shall include all topographic features, utilities and contours at 1 foot intervals. Provide PDS with electronic files of the completed topographic survey data in recent versions of ACAD and include electronic copies of the point files, TIN files and survey logs. Upon completion of the new survey, these new ACAD files will be combined with the ACAD files of the survey previously completed into one file.

#### Driving Range Planning Study

1. Additional lighting and electrical concept design level analysis will be completed for lighting the driving range with bunker type lighting that would be lower than the top of the 6' high landscape screen berm. This task would include reviewing options to re-utilize some or all of the existing driving range lights VS. using new lighting fixtures.
2. Review meeting with City staff and if needed review with Park Commission or other oversight group.
3. The key aspects of the Driving Range Planning Study have been completed to a point that the findings and product of this task will be summarized in a Concept Design Submittal to include concept design drawings, design memorandum and construction cost estimates.
4. Presentation of findings and recommendations to City staff and Park Commission (or other oversight group).

#### Design, Bidding and Construction Period Services

5. The Design Bidding and Construction Period Services will remain with the same submittals, except the additional facilities and items identified in the Project Overview will be added to the scope.

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## ***Planning & Design Services Agreement – AMENDMENT #1***

*for Ruth Park Golf Course Driving Range, University City, MO*

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6. The project may be bid as one to three construction packages. Options are as one package with all work to a General Contractor; two packages (one site grading/landscape and one lighting/electrical); or three packages (one landscape berm screening package; one driving range site grading/irrigation package and one lighting/electrical package)
7. The Preliminary and Final Design documents will be revised and expanded to include:
  - a. Landscape/Berm Removals & Stormwater Pollution Prevention Plan (SWPPP)
  - b. Landscape/Berm Grading & Drainage Plan
  - c. Landscape/Berm Cross Sections
  - d. Landscape/Berm Planting Plan
  - e. Landscape/Berm Planting Details & Schedule
  - f. Landscape/Berm Pedestrian Lighting/Electrical Plan & Details
  - g. Landscape/Berm Irrigation Plan & Details
  - h. Driving Range Removals & Stormwater Pollution Prevention Plan (SWPPP)
  - i. Driving Range Grading & Drainage Plans (2 sheets)
  - j. Driving Range – MSD Drainage Area Map
  - k. Driving Range – Target Green Enlargement Plans
  - l. Driving Range – Turfing Limits Plan & Planting Schedule
  - m. Driving Range – Irrigation Plan
  - n. Driving Range – Irrigation Details
  - o. Driving Range - Drainage & other Typical Details
  - p. Driving Range – Lighting Plan
  - q. Driving Range – Lighting Details
8. Additional services to prepare technical specifications and/or Job Special Provisions for the additional items added to the project.
9. Additional preliminary and final design level cost estimates for the additional items added to the project.

### **Bidding & Construction Period Services**

10. Provide additional Bidding & Construction Period Services to cover the additional items added to the project.
  - a. Expands Bidding Services from 6 hours to 12 hours
  - b. Expands Construction Period Services from 14 hours to 80 hours (including PDS, Golf Course Consultant and Lighting/Electrical Engineer)
  - c. Extends the construction schedule to include the additional items from 2 months to approximately 5 months.

### **3.0 CITY RESPONSIBILITIES.** No changes.

### **4.0 SCHEDULE:** PDS will coordinate with the City to identify mutually agreeable submittal dates. It's generally anticipated that the project will be completed in the following schedule framework.

1. Topographic Survey .....2 Weeks of NTP
2. Driving Range Lighting Analysis .....3 Weeks of NTP
3. Preliminary Design Submittal.....7 Weeks of NTP
4. Final Design Submittal .....11 Weeks of NTP

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## **Planning & Design Services Agreement – AMENDMENT #1**

*for Ruth Park Golf Course Driving Range, University City, MO*

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- 5. Final Design & Bid Documents .....12 Weeks of NTP
- 6. Bidding Period Services.....Within a 4 week period
- 7. Construction Period Services .....Within an 18 week period

**5.0 COMPENSATION:** The City will increase the compensation to PDS for the additional Scope of Services described above on a Lump Sum Fee basis as follows:

- a) Topographic Survey.....\$ 5,650.00
- b) Lighting & Electrical Design Services .....\$ 20,000.00
- c) Golf Course Architect Consultant Services .....\$ 7,500.00
- d) Additional Landscape Berm and Driving Range Site Grading-Landscape Design, Bidding & Construction Period Services .....\$ 36,190.00

TOTAL ADDITIONAL Design, Bidding & Construction Period Services.....\$ 69,340.00

ORIGINAL AGREEMENT TOTAL FEES .....\$ 20,450.00

NEW TOTAL AGREEMENT FEES .....\$ 89,790.00

(NOTE: \$4,260.00 of services included in the original Agreement have been expended.)

Other compensation terms remain the same as the original Agreement.

**6.0 TERMS & CONDITIONS:** The Agreement's Standard Terms & Conditions remain the same as the original Agreement.

**7.0 ACCEPTANCE:** The following authorized representatives hereby execute this Amendment #1 to the original Agreement and accept the terms and conditions herein.

**Planning Design Studio LLC**

**City of University City, Missouri**

\_\_\_\_\_  
Signature

Noel T. Fehr

\_\_\_\_\_  
Typed Name

Principal

\_\_\_\_\_  
Title

October 14, 2015

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date





**ATTACHMENT A - SURVEY LIMITS - RUTH PARK GOLF COURSE DRIVING RANGE**



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## ***Planning & Design Services Agreement***

*for Ruth Park Golf Course Driving Range, University City, MO*

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**Project:** Ruth Park Golf Course Driving Range

**Client or City:** **City of University City** (also referred to as the City or Client)  
**Department of Public Works**  
6801 Delmar Boulevard  
University City, Missouri 63130

**City's Contact:** Megan Fuhler, Senior Project Manager  
Phone: 314. 505.8565  
Email: [mfuhler@ucitymo.org](mailto:mfuhler@ucitymo.org)

**Consultant:** **Planning Design Studio LLC** (also referred to as PDS)  
727 North First Street – Suite 360  
St. Louis, Missouri 63102

**PDS Contact:** Noel T. Fehr, Principal  
Telephone: (314) 241 3600 (Ext 12)

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### ***1.0 PROJECT LOCATION & OVERVIEW:***

The Project location is the golf driving range area at Ruth Park Golf Course, in University City, Missouri. The initial Driving Range Planning Study services will complete an evaluation and prepare a memorandum type report of potential improvements to an expanded driving range drainage area (extending from Groby Road, across the entire range drainage area and the drainage corridor below and north of the driving range area across holes 8 and 2. The area extent of the Driving Range Drainage & Erosion Design Services (including final design, construction documents and bidding/construction period services) is the Driving Range from Groby to the netting for improvements to drainage and turf within the practice fairway. Drainage will be taken to the area inlet just below the netting. (Note: A scope for design services for other types of improvements and areas below (north of) the driving range cannot developed until extent of the improvements are defined in the planning study. Additional services can be added at that time.)

The Driving Range Planning Study will review existing conditions and provide comment and recommendations (including preliminary cost estimates) on potential improvements that address the following issues:

- Drainage and Erosion in fairway (making it difficult to maintain and pick).
- Size of existing practice tee.
- Impact of low level lighting in front of practice tee.
- Large tree with net in middle of practice range.
- Balls going over existing netting – investigate making taller or other solutions.
- No netting on east side of practice range – balls often hit into #9.
- The need for and concept plan of an areas set aside for teaching clinics or classes.
- Is there adequate parking and/or is there a conflict with residences on south side of Groby.
- Do areas need additional landscape plantings for buffering/screening.
- Lack of irrigation on the practice fairway prevents establishment of a good stand of turf.
- Drainage corridor condition below the driving range where it crosses hole #8 and hole #2 needs treatment to address playability, maintenance and aesthetic conditions.

The Driving Range Drainage & Erosion Design Services will prepare construction documents to improve drainage and maintainability of the turf in the practice fairway by:

- Installing additional drainage facilities/structures;
- Re-grading and contouring the practice to eliminate the rutting and rills; and
- Turf establishment of disturbed areas

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## ***Planning & Design Services Agreement***

*for Ruth Park Golf Course Driving Range, University City, MO*

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**2.0 SCOPE OF SERVICES:** The Scope of Services includes the following items.

### Site Survey &/or Base Mapping

1. Project Base Mapping: PDS will prepare project base mapping utilizing East West Gateway LIDAR aerial and topographic mapping to prepare base mapping of the entire project area.

### Driving Range Planning Study

2. Site Investigation & Analysis of the driving range area will include an overview of available background information, on-site field review of conditions and photo documentation. Staff Interviews & Coordination will gather input from City and Golf Course to assist in defining issues and opportunities.
3. Concept options to address the driving range issues identified above will include drawings (plans and/or sketches), written narrative and conceptual level cost estimates.
4. Review meeting with City staff and if needed review with Park Commission or other oversight group.
5. Prepare Draft Final Driving Range Planning Study to include:
  - a. Summary of Existing Conditions.
  - b. Recommendations for each of the issue items listed above to include drawings (plan and/or sketches),
  - c. Narrative description of improvements
  - d. Conceptual level cost estimates
6. Presentation of findings and recommendations to City staff and Park Commission (or other oversight group).

### Driving Range Drainage & Erosion Design Services

7. Prepare base drawing sheets (22" x 34" full size – 11" x 17" half size) based on the site survey completed.
8. Based on the Drainage and Erosion recommendations of the Driving Range Planning Study, prepare Preliminary Design documents, including:
  - a. Site Grading & Drainage Plan
  - b. Stormwater Pollution Prevention Plan (SWPPP)
  - c. Drainage Details & other Typical Details
  - d. Preliminary design level cost estimate
9. Coordination with any affected utility agencies/companies. PDS will coordinate with MSD to review the plans with the intent of getting concurrence that this is a landscape-turf management/restoration project and not a new construction project. PDS's fee does not include design and submittals to MSD for water quality BMP improvements. Any new drainage structures would be private structures and not part of the MSD system.
10. Submit Preliminary Design Documents to the City and conduct a review meeting with City staff to review the design documents.
11. Based on the comments and input received from the City on the Preliminary Design documents and any further adjustments in the scope or budget of the project directed by the City, PDS shall prepare final construction documents consisting of drawings and technical



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## **Planning & Design Services Agreement**

*for Ruth Park Golf Course Driving Range, University City, MO*

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specifications setting forth in detail the requirements for the construction of the Improvements for the project. The construction documents are anticipated to be:

- a. Site Grading & Drainage Plan
- b. Stormwater Pollution Prevention Plan (SWPPP)
- c. Drainage Profiles, Details & other Typical Site Details
- d. Final Specifications and Bid Documents
- e. Final design level cost estimate

12. Submit Final Design Documents to the City and conduct review meeting with City Staff.

13. Finalize the Design/Bid Documents. Provide digital files in PDF format on a CD with the Bid Documents for distribution to contractors. City will forward the digital files to Drexel Technologies who will distribute the Bid Documents to prospective bidders/contractors.

14. Assist the City with Bidding Period Service by providing the following task.

- a. Participate in a pre-bid conference answer questions and issue addendum (if required) during the bid period.
- b. Assist as requested in the evaluation of bids.

15. Provide Construction Period Services to assist the City in the oversight of construction on the project during the anticipated construction period of 2 month. The services include

- a. Pre-Construction Meeting with Contractor and City staff
- b. Responding to Request for Information (RFI's)
- c. Periodic field visits to review construction progress
- d. Issue Change Orders during construction
- e. Assist the City in completing a final inspection, preparation of a Punch List.

**3.0 CITY RESPONSIBILITIES.** The CITY shall work with PDS to provide input and direction as requested, and provide the following required for successful completion of the project:

- A contact person to issue instructions and authorizations to PDS.
- All necessary information and data for PDS to carry out the tasks contained in the scope of services.
- Payment of any required Agency review and permit fees.

**4.0 SCHEDULE:** PDS will coordinate with the City to identify mutually agreeable submittal dates, but generally the project will be completed in the following schedule framework.

### Driving Range Planning Study

Task 1 – 3 Preliminary Study w/Options .....	2-4 Weeks
Task 4 – City Review.....	TBD
Task 5 – 6 Final Study.....	1-2 weeks

### Driving Range Drainage & Erosion Design Services

Task 7 – 9 Preliminary Design Documents .....	4 weeks
Task 10 – City Review.....	TBD
Task 11 - Finalize Design Documents.....	3 Weeks
Task 12 – City Review.....	TBD
Task 13 – Final Bid Documents .....	2 week



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## **Planning & Design Services Agreement**

*for Ruth Park Golf Course Driving Range, University City, MO*

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### Driving Range Drainage & Erosion – Bidding & Construction Period Services

Task 14 - Bid Period Services ..... 3 weeks  
Task 15 - Construction Period Services ..... 8 weeks

**5.0 COMPENSATION:** The City will compensate PDS for the Scope of Services described above on a Lump Sum Fee basis as follows:

a) Base Mapping prepared based on EWG LIDAR data ..... \$ 450.00  
b) Driving Range Planning Study (Task 2 – 6) ..... \$ 5,900.00  
c) Drainage & Erosion Design Services (Task 7 – 13) ..... \$ 11,700.00  
d) Drainage & Erosion Bidding & Construction Period Services  
(Task 14 – 15) ..... \$ 2,400.00

TOTAL ..... \$ 20,450.00

The Lump Sum Fee amounts include all costs including direct expenses required to complete the scope of work. Payment shall be made monthly upon submission of an invoice based on the percentage of the work completed in the preceding month. All invoices shall be due and payable within thirty (30) calendar days.

**6.0 TERMS & CONDITIONS:** Included as Exhibit A - Standard Terms & Conditions.

**7.0 ACCEPTANCE:** The following authorized representatives hereby execute this Agreement and accept the terms and conditions herein.

**Planning Design Studio LLC**

**City of University City, Missouri**



Signature

Noel T. Fehr

Typed Name

Principal

Title

August 28, 2013

Date



Signature

LEHMAN WALKER

Typed or Printed Name

CITY MANAGER

Title

SEPTEMBER 5, 2013

Date

**1. INTERPRETATION**

This AGREEMENT, consisting of these standard terms and conditions and the terms/instructions typed on the face of this AGREEMENT together with the Exhibits attached hereto, and all documents, drawings, specifications and instructions specifically referred to herein and made a part hereof shall constitute the entire AGREEMENT between the parties, and no other proposals, conversations, bids, memoranda, or other matter shall vary, alter or interpret the terms hereof.

Failure of either party to exercise any option, right or privilege under this AGREEMENT or to demand compliance as to any obligation or covenant of the other party shall not constitute a waiver of any such right, privilege or option, or the performance thereof, unless waiver is expressly required in such event or is evidenced by a properly executed instrument.

**2. SEVERABILITY**

It is understood and agreed by the parties hereto that if any part, term, or provision with this AGREEMENT is held illegal or in conflict with any law having jurisdiction over any of the parties hereto, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the AGREEMENT did not contain the particular part, term, or provisions held to be invalid, unless the effect thereof would materially change the economic burden of or benefit to either party.

**3. GOVERNING LAW**

This AGREEMENT and the Attachments hereto shall be governed by and construed in accordance with the laws governing the location where the work is performed.

**4. INDEPENDENT CONTRACTOR**

In the performance of the services under this AGREEMENT, PLANNING DESIGN STUDIO (PDS) shall be an independent contractor, maintaining complete control of PDS's personnel and operations. As such, PDS shall pay all salaries, wages, expenses, social security taxes, unemployment taxes and any similar taxes relating to the performance of this AGREEMENT. PDS, its employees and agents shall in no way be regarded nor shall they act as agents or employees of the CLIENT.

**5. CHANGES**

The CLIENT, through its authorized representative, without invalidating this AGREEMENT, may order changes within the general scope of the services required by this AGREEMENT by altering, adding to and/or deducting from the services to be performed. If any changes under this clause cause an increase or decrease in PDS's cost of, or the time required for, the performance of any part of the work under this AGREEMENT, an equitable adjustment shall be made by mutual AGREEMENT and the AGREEMENT modified in writing accordingly. All such changes in the Services shall be in writing and shall be performed subject to the provisions of this AGREEMENT.

**6. STOP WORK ORDER**

CLIENT may at any time, by written notice to PDS, require PDS to stop all or any part of the work called for by this order for a period of up to ninety (90) days after the notice is delivered to PDS ("Stop Work Order"). Upon receipt of the Stop Work Order, PDS shall forthwith comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Within a period of ninety (90) days after a Stop Work Order is delivered to PDS, or within any extension of that period to which the parties have agreed, CLIENT shall either cancel the Stop Work Order, or terminate the work covered by this order as provided in the "Termination" paragraphs of this AGREEMENT. PDS shall resume work upon cancellation or expiration

of any Stop Work Order. An equitable adjustment shall be made in the delivery schedule or prices hereunder, or both, and this AGREEMENT shall be modified in writing accordingly. If the Stop Work order results in an increase in the time required for the performance of this order or in PDS's costs properly allocable thereto, PDS may stop work, at its sole option, if CLIENT fails to make payment of PDS invoices within 30 days of receipt as required by Article 17 below.

**7. TERMINATION.**

A. The CLIENT may terminate this AGREEMENT in the whole or in part at any time by written notice to PDS. Such termination shall be effective in the manner specified in the said notice, shall be without prejudice to any claims which the CLIENT may have against PDS and shall be subject to the other provisions of this AGREEMENT. On receipt of such notice PDS shall, except as and to the extent directed, immediately discontinue the services and the placing of subcontractor orders for materials, facilities and supplies in connection with the performance of the services, and shall, if requested, make every reasonable effort to procure termination of existing subcontracts upon terms satisfactory to the CLIENT. Thereafter, PDS shall do only such work as may be necessary to preserve and protect the services already in progress and to dispose of any property as requested by the CLIENT.

B. A complete settlement of all claims of PDS upon termination of the AGREEMENT, as provided in the preceding paragraph, shall be made as follows: (A) the CLIENT shall assume and become liable for all obligations and commitments that PDS may have in good faith undertaken or incurred in connection with the services which have not been included in prior payments; (B) the CLIENT shall compensate PDS for the reasonable cost of terminating existing subcontracts and preserving, protecting or disposing of the CLIENT's property and performing any other necessary services after the notice of termination has been received; and (C) the CLIENT shall pay PDS for all Services performed, prior to the date of termination, in accordance with this AGREEMENT. Prior to final settlement, PDS shall deliver to the CLIENT all Documents and all other required information and data prepared by PDS under this AGREEMENT and execute and deliver all documents, and take such other steps as are necessary, to vest fully in the CLIENT the rights and benefits of PDS arising from subcontracts issued in connection with this AGREEMENT, unless otherwise requested by the CLIENT in writing.

**8. STANDARD OF CARE**

PDS and its employees, independent professional associates, subconsultants, and subcontractors will exercise that degree of care and skill ordinarily practiced under similar circumstances by design professionals providing similar services. CLIENT agrees that services provided will be rendered without any warranty, express or implied. PDS shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws rules, ordinances, and such other requirements in effect as of the date of execution of this AGREEMENT.

**9. INDEMNITY**

PDS shall indemnify and hold the CLIENT harmless from and against claims, liabilities, suits, loss, cost, expense and damages arising from any negligent act or omission of PDS in the performance of work and service pursuant to this AGREEMENT. PDS's liability for all of the aforesaid matters shall not exceed the total compensation received by PDS under this agreement.

**10. FORCE MAJEURE**

The respective duties and obligations of the parties hereunder (except the CLIENT's obligation to pay PDS such sums as may become due from time to time for services rendered by it) shall be suspended while and so long as performance thereto is prevented or impeded by strikes, disturbances, riots, fire severe weather, government action, war acts, acts of God, acts of the CLIENT, or any other cause similar or dissimilar to the foregoing which are beyond the reasonable control of the part from whom the affected



performance was due.

### 11. ASSIGNMENTS

All obligations and covenants herein contained shall be intended to be binding upon the successors and assigns of PDS and the CLIENT. PDS shall not assign this AGREEMENT without the prior written consent of the CLIENT, which consent shall not be unreasonable withheld.

### 12. CONSEQUENTIAL DAMAGES

Neither the Client nor PDS shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of, or connected in any way to the project or this agreement. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings, or diminution of property value and shall apply to any cause of action including negligence, strict liability, breach of contract and breach of warranty.

### 13. INSURANCE

PDS shall place and maintain with responsible insurance carriers the following insurance. At CLIENT's request, PDS shall deliver to CLIENT certificates of insurance, which shall provide thirty days' notice to be given to CLIENT in the event of a cancellation.

#### A. Workers' Compensation and Employer's Liability Insurance:

- Workers' Compensation in compliance with the applicable laws.
- Employer's Liability. Limit \$1,000,000

B. Comprehensive General Liability Insurance including Blanket Contractual, Broad Form Property Damage, Complicated Operations and Independent Contractor's Liability all applicable to Personal Injury, Bodily Injury and Property Damage to a combined single limit of \$1,000,000 each occurrence subject to \$2,000,000 annual aggregate for Completed Operations and Personal Injury other than Bodily Injury.

C. Comprehensive Automobile Liability Insurance including owned, hired and non-owned automobiles, Bodily Injury and Property Damage to a combined single limit of \$1,000,000 each occurrence.

D. Architects & Engineers Professional Liability Insurance affording, professional liability, if any, to a combined single limit of \$1,000,000 each occurrence/claim, subject to \$1,000,000 annual aggregate.

### 14. ACCEPTANCE BY CLIENT

The WORK shall be deemed accepted by CLIENT unless, within fifteen (15) days after receipt of PDS's written notification of final completion, CLIENT will have given PDS written notice specifying in detail wherein the WORK is deficient, whereupon PDS will promptly proceed to make necessary corrections and, upon completion, the Work shall be deemed accepted by CLIENT.

### 15. CLIENT FURNISHED DATA, DRAWINGS AND SPECIFICATIONS

PDS shall have no liability for defects in the work attributable to PDS's reliance upon or use of data, design criteria, drawings, specifications or other information furnished by CLIENT and CLIENT agrees to indemnify and hold PDS harmless from any and all claims and judgments, and all losses, costs and expenses arising there from. PDS shall disclose to CLIENT prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications or other information furnished by CLIENT to PDS that PDS may reasonably discover in its review and inspection thereof.

### 16. OWNERSHIP & REUSE OF DOCUMENTS

All documents including plans, reports, drawings and specifications prepared by PDS pursuant to this AGREEMENT are instruments of its services in respect of the PROJECT, and become the property of the Client upon meeting the AGREEMENT terms. The documents are not intended or

represented to be suitable for reuse by CLIENT or others on extension of the PROJECT or on any other project. Any reuse without specific written verification or adaptation by PDS will be at CLIENT's sole risk and without liability or legal exposure to PDS, and CLIENT shall indemnify and hold harmless PDS from all claims, damages, losses and expenses including attorney's fees arising out of or resulting there from. Any such verification or adaptation will entitle PDS to further compensation at rates to be agreed upon by CLIENT and PDS.

### 17. INVOICING & PAYMENTS.

Invoices are due and payable within 30 days after receipt. Interest at the rate of 1½% per month is due on all payments not paid on or before the 45th day after the invoice date. Interest shall be computed from the date of the invoice. In the event legal proceedings are necessary to collect payments not paid when due, CLIENT shall pay, in addition to such payments, PDS's reasonable attorney's fees and legal costs associated therewith.

In addition, PDS may, after giving seven days written notice to CLIENT, suspend services under this AGREEMENT until PDS has been paid in full all amounts due for services, expenses and charges. The contract value shall be increased accordingly by the amount of PDS's reasonable costs of shut down, delay and start up, which shall be effected by Change Order in accordance with Article 5, above.

If CLIENT disputes any portions of a request for payment, CLIENT shall pay the undisputed portion of such request as provided herein and shall promptly notify PDS of the amount in dispute and the reason therefore. Any portion of the disputed amount, which is ultimately agreed upon by CLIENT and PDS, to be owed to PDS, shall accrue interest at the rate and commencing upon the date stipulated in this Article.

Unless otherwise specified on the face page of this AGREEMENT, invoices will not require support documentation.

### 18. EQUAL EMPLOYMENT OPPORTUNITY

The Non-Discrimination clause contained in Section 202, Executive Order 11246, as amended, relating to Equal Employment Opportunity for all persons without regard to race, color, religion, sex, or national origin and the implementing rules and regulations prescribed by the Secretary of Labor (41 CFR, Chapter 60, 41 CFR 60-250 and 41 CFR 60-741 are incorporated herein.

### 19. ORDER OF PRECEDENCE

Any inconsistency or conflict between the standard terms and conditions set forth therein and those typed on the face of this AGREEMENT or any attachment thereof shall be resolved by giving precedence in the following order: First, typed instructions and/or conditions on the face of this AGREEMENT; Second, the Standard Terms and Conditions; and Third, the attachment(s) (if any) attached hereto.

### 20. DISPUTE RESOLUTION

Prior to the initiation of any legal proceedings, the CLIENT and PDS agree to submit all claims and disputes arising out of this AGREEMENT to non-binding mediation. Mediation shall be conducted under the auspices of mediation upon which the parties agree. The party seeking to initiate mediation shall do so by submitting a formal written request to the other party to this AGREEMENT. This provision shall survive completion or termination of this AGREEMENT; however, neither party shall seek mediation of any claim or dispute arising out of this AGREEMENT beyond the period of time that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law.

### 21. HAZARDOUS MATERIAL

The scope of PDS's services for this agreement does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead, or other hazardous materials, as defined by Federal, State, and local laws or regulations.



## Council Agenda Item Cover

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**MEETING DATE:** November 9, 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?:** No.

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**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:

Contractor	Bid Price
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. Raineri has been made aware of the outstanding restoration items in the 7000 through 7200 blocks of Maryland Avenue, and have agreed to have all issues addressed by November 13, 2015. Our inspection staff is currently reviewing Raineri Construction's other completed work after Maryland Ave. in University City to ensure all remaining work items are addressed before Raineri Construction is given a notice to proceed on the Project #1241.

**ATTACHMENT:** Construction project punch list for 7000 through 7200 Maryland Ave.

House Number at Maryland Ave.	Action Needed
7006	Tree lawn area needs more seed
7010	Along sidewalk – needs gravel raked out and more seed applied to a 12” wide x 20’ long area
7018	Entire tree lawn in front of this house needs reseeded.
7020	At edge of sidewalk needs seeded on both sides
7030	In tree lawn near tree a bare spot needs reseeded
7034	Tree lawn has bare spots that need seed
7042	Bare spots in tree lawn need reseeded
7046	12” wide x 10’ along edge of sidewalk needs seed
7056	Bare spots in tree lawn needs seed
7060	Tree lawn area needs graded and seeded
7065	Needs seed at corner of Williams near ramp
7061	Tree lawn area has bare spots that need seed
7055	Area along sidewalk edge needs seed 12” wide x 10’ long
7049	Area along sidewalk edge needs seed 12” wide x 10’ long
7037	Area along sidewalk edge needs seed 12” wide x 10’ long
7033	Tree lawn has bare spots that need seed
7027	Tree lawn has bare spots that need seed
7025	Tree lawn has bare spots that need seed
7015	Tree lawn has bare spots that need seed
7007	Tree lawn has bare spots that need seed
7201	On east side of lot – in tree lawn along edge of sidewalk cement wash off is present. Need to remove loose gravel and reseed area
7119	In tree lawn between carriage walk and driveway needs reseeded
7117	Tree lawn has bare spots that need seed
7102	Reseed tree lawn area from sidewalk to curb
7106	Tree lawn has bare spots that need seed
7114	Tree lawn has bare spots that need seed
7118	Reseed tree lawn area next to tree
7122	Tree lawn has bare spots that need seed and along curb at east side of tree lawn
7130	Reseed bare spot in tree lawn near drive 5’ long x 2’ wide
7134	Tree lawn has bare spots that need seed
7137	Tree lawn has bare spots that need seed, remove gravel
7138	Reseed bare spot west of drive in tree lawn
7141	Tree lawn has bare spots that need seed
7148	Bare spot along sidewalk edge 5’ long x 6” wide
7152	At the corner of Ashbury near ramp needs more seed in tree lawn
7200	Tree lawn near driveway needs seeded

House Number at Maryland Ave.	Action Needed
7214	Reseed bare spot in tree lawn 3' x 5' and area along sidewalk 5' long x 6" wide
7118	Tree lawn has bare spots that need seed
7222	Reseed bare spot in tree lawn
7246	Reseed bare spot in tree lawn by driveway & tree east side of lot
7270	Reseed bare spot in tree lawn on east end
7287	Reseed bare spot in tree lawn near Westmoreland & near carriage walk
7255	Reseed 4' long x 12" wide area on both sides of walk
7233	Reseed bare spot in tree lawn 5' x 8'
7221	On each side of handicap cross ramp needs more seed
7227	Tree lawn has bare spots that need seed
7266	Tree lawn has bare spots that need seed
7274	Tree lawn has bare spots that need seed
7282	Tree lawn has bare spots that need seed
7284	Tree lawn has bare spots that need seed
7287	Tree lawn has bare spots that need seed



**Board of Adjustment  
January 20, 2015 Meeting Minutes**

A Board of Adjustment meeting was held on Tuesday January 20, 2015 at the Heman Park Community Center located at 975 Pennsylvania Ave., University City, Missouri. The meeting commenced at 6:40 pm.

**1. Roll Call**

**Members Present**

John Solodar, Chairperson  
Deborah Arbogast, Vice-Chairperson  
Peggy Holly  
Kathy Straatmann  
Charles Marentette, Alternate

**Members Absent (excused)**

Roger McFarland

**Non-Voting Members Present**

Rod Jennings, Council Liaison

**Staff Present**

Raymond Lai, Deputy Director of Economic and Community Development  
Zach Greatens, Planner

**2. Approval of Minutes**

The minutes from the December 15, 2014 Board of Adjustment meeting were approved.

**3. Case # BOA 15-01 – 536 Overhill Drive**

Mr. Dennis Naylor with Jeff Day and Associates, LLC, on behalf of Paul and Anne Gill, property owners, requested a variance to construct a detached garage, accessory to an existing single-family dwelling, maintaining a building height of eighteen (18) feet in lieu of fifteen (15) feet as required by Section 400.1090 of the Zoning Code for the residential lot in the “SR” – Single Family Residential District.

Mr. Naylor explained proposal and noted that existing garage (attached) did not fit vehicles in it and was currently used for storage. The proposed garage would allow for storage of vehicles with additional storage in the second floor. The reason for the proposed height was to try to match the architecture of the existing single-family dwelling, which has a steep pitched roof.

Mr. Greatens explained the definition of building height in the Zoning Code and provided further explanation of the proposed setbacks as the property lines between the subject property and properties to the east had changed several years ago due to a right-of-way vacation. Mr. Greatens also noted that the University Hills Subdivision trustees had provided a letter stating their support for the proposed variance and conformance with the subdivision indentures.

**Public Comments**

Mr. Steve Skrainka – 7170 Washington Avenue (property to the east of 536 Overhill). Mr. Skrainka stated his house had a bay window on the west side between the second and third floor and the proposed garage would impact the amount of light between the two buildings. He also stated that since the building height was based on the mean calculation between the ridge and the eave, a building height increase of three feet based on that calculation would end up being an increase of

much more in reality. He added that, even though the proposal was supported by the University Hills trustees, the proposal would diminish the value of houses to the east in University Heights 3.

Mr. Naylor showed an aerial view of the subject property and surrounding area and stated the distance between the proposed garage and the neighbor's dwelling would result in much less impact than he had stated.

Paul and Anne Gill, owners of the subject property, addressed the Board members and stated their intent was to maintain the same architecture as the existing dwelling and that during the summer and spring it would be difficult to see the proposed garage due to the amount of foliage surrounding the property.

Mr. Skrainka requested to withdraw his objections.

Board members discussed the height of the proposed garage and if the same roof pitch was maintained, the height was dependent on the depth of the garage. If the layout of the garage was revised to reduce the depth it would not be necessary to build it to 18 feet. Board members discussed the standards for granting variances and whether or not a hardship had been demonstrated rather than the request being a result of actions by the property owners.

The variance was approved by a vote of 5 to 0 with the condition that the maximum height allowed for the proposed garage was 15.75 feet.

### **3. Election of Officers**

Mr. Marentette made a motion for Mr. Solodar to continue serving as Chairperson. The motion was seconded by Ms. Arbogast and carried unanimously.

Ms. Holly made a motion for Ms. Arbogast to continue serving as Vice-Chairperson. The motion was seconded by Mr. Marentette and carried unanimously.

### **4. Adjournment**

The meeting adjourned at 7:40 p.m.



**Historic Preservation Commission  
July 16, 2015 Meeting Minutes**

The Historic Preservation Commission held a meeting in the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Thursday, July 16, 2015. The meeting commenced at 6:35 pm.

**1. Roll Call**

**Voting Members Present**

Donna Marin, Chairperson  
Richard Wesenberg  
James Guest  
Bill Chilton  
Mark Critchfield  
Mary Pat Gallagher

**Voting Members Absent**

Esley Hamilton, Vice-Chairperson

**Non-Voting Members Absent**

Rod Jennings, Council Liaison

**Staff Present**

Andrea Riganti, Director of Community Development  
Zach Greatens, Planner

**2. Approval of Minutes**

**2.a. May 21, 2015 Historic Preservation Commission meeting minutes**

A motion was made by Mr. Guest to approve the May 21, 2015 meeting minutes as written. The motion was seconded by Mr. Chilton and carried unanimously.

**3. Old Business – None**

**4. New Business**

**4.a. File Number: HPC 15-02 – 6826 Chamberlain Court – Design review for proposed addition of a storm door to the Sutter-Meyer House (Local Historic Landmark and National Register of Historic Places)**

Mr. Greatens provided a brief overview of a map and pictures of the property and summarized the review criteria for the proposal.

The applicant, Ms. Jen Jensen with the Sutter-Meyer Society, summarized the proposal. The proposed storm door would be added to the rear of the house to protect the existing exterior door, which was one of the original doors that had been previously refinished. She stated that they were not proposing a wood door, but there were two aluminum door options included in the material submitted with their application.

Mr. Greatens explained that for the Sutter-Meyer House Historic Landmark, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings were the guidelines for the Commission members to base their decision on.

## Questions, Comments, and Discussion:

- Commission members discussed the Secretary of the Interior's Standards and pointed out that there was no specific guidance regarding doors. They also discussed the proposed door material and agreed that aluminum, a substitute material, would be acceptable in this case as wood would be too costly and might impact the existing frame. It was also noted that the proposed material would be different from any existing historic materials or building elements, which was consistent with the Standards. The option presented on page two of the door options was recommended.

A motion was made by Mr. Wesenberg to recommend approval of the proposed addition of a storm door, specifically the model selected on the second page of door options presented by the applicant. The motion was seconded by Mr. Guest and carried unanimously.

## **5. Other Business**

### **5.a. Public Comments**

There were no further public comments.

## **6. Reports**

### **6.a. Council Liaison Report – None**

### **6.b. Department Report: Update from staff**

Staff had no update.

## **7. Adjournment**

The meeting adjourned at 7:15 pm.

**Plan Commission  
May 27, 2015 Meeting Minutes**

The Plan Commission held their regular meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Wednesday, May 27, 2015. The meeting commenced at 6:30 pm.

**1. Roll Call**

**Voting Members Present**

Linda Locke (Chairperson)  
Cirri Moran (Vice-Chairperson)  
Michael Miller  
Rick Salamon  
Rosalind Williams  
Samuel Jones

**Voting Members Absent (excused)**

Andrew Ruben

**Non-Voting Council Liaison Present**

Michael Glickert

**Staff Present**

Andrea Riganti, Director of Community Development  
Ray Lai, Deputy Director of Community Development  
Zach Greatens, Planner

**2. Approval of Minutes**

**2.a. April 22, 2015 Plan Commission Study Session**

A motion was made by Mr. Salamon to approve the April 22, 2015 study session minutes. The motion was seconded by Mr. Jones and carried unanimously.

**2.b. April 22, 2015 Plan Commission meeting**

Ms. Moran stated she had asked a question during the discussion about the Zoning Text Amendment that was not reflected in the minutes. The question was about any projects that were waiting on the approval of the proposed Text Amendments in order to move forward. She asked that it be included in the minutes. A motion was made by Mr. Salamon to approve the amendment to the minutes as stated. The motion was seconded by Ms. Williams and carried unanimously. A motion was made by Mr. Salamon to approve the April 22, 2015 meeting minutes as amended. The motion was seconded by Mr. Miller and carried unanimously.

**3. Public Hearings – None**

**4. Hearings – None**

**5. Old Business – None**

**6. New Business**

**6.a. Zoning Map Amendment – PC 15-04 – 7505 Pershing Avenue and 415 N. Hanley Road – Proposal to rezone property from “SR” – Single Family Residential District to “MR” – Medium Density Residential District**

Mr. Greatens explained the proposed rezoning and provided background information including pictures and maps.

The applicants, Mr. Scott Mehlman and Mr. Blair Mehlman with Mehlman Brothers Development, LLC, and the project architect, Mr. Tyler Stephens with Core 10 Architects, were all present to explain the request. Mr. Blair Mehlman stated that the proposal to rezone the property from “SR” to “MR” was for the development of a 12-unit luxury condo building with a mix of two and three bedroom units. There was a strong market for condos in this area. The building would likely be brick with as much landscaping as possible.

#### Questions, Comments, and Discussion

- Would 7511 Pershing Avenue be a part of the proposed redevelopment? Mr. Mehlman stated that it was not.
- Was there any consideration for subdividing 415 Hanley in to two 50-foot wide lots for single-family dwellings? Mr. Mehlman stated at this corner the best use was multi-family to complement the multi-family residential development across Pershing Avenue to the south, not single family.
- Commission members discussed parking and proposed curb-cuts. Mr. Stephens stated that 24-space parking area would be partially underground, below the condo units, and the curb-cut would be off Hanley Road, as far north as possible from the intersection at Pershing Avenue.
- Commission members discussed setbacks and lot sizes. Mr. Stephens explained that the setback from the adjacent single-family residential property was 25 feet under the “MR” District regulations. The lot size would be in conformance with the Zoning Code.

Although this was not a public hearing, the Chairperson opened the meeting to public comments:

Ms. Stevie Werner, 212 Linden Avenue, was concerned about parking in the area and potential impact the proposed development would have on parking.

Mr. Frank Leahy, owner of 7511 Pershing, stated he was not against the proposed rezoning. He had some concerns about the impact on parking in the area. Mr. Leahy also pointed out that there was a shared driveway between 7505 Pershing and his property. He also wanted to make sure the proposed rezoning would not increase his taxes.

Mr. Nick Kalist, 421 N. Hanley, asked if a study had been completed to determine the impact the proposal would have on surrounding property values. He was concerned about the future location of the driveway onto Hanley, which already has a high amount of traffic. He asked about the 25 foot setback and if it would be green space. He asked where construction parking would be located.

Staff stated that his concerns were more applicable to the Site Plan process and he should follow up with staff when that time comes.

Mr. Stephens stated that the 25 foot setback from single-family residential property was a requirement in the Zoning Code and construction fencing would also be required during construction. He added that the proposal was for condominiums rather than apartments so there would not be a detrimental impact on property values.

Mr. Richard Byers, president of the Oaks Condominium Association (development to the south of Pershing Avenue) inquired about the proposed building type and had concerns about parking on Pershing Avenue, especially for service vehicles (UPS, plumber, electrician, etc.) and guest parking.

Mr. Mehlman explained the proposed parking garage location and layout. The proposed development would provide access to units with internal hallways and parking would be partially underground.

Staff recommended approval of the proposed Map Amendment.

A motion was made by Ms. Moran to approve the proposed Zoning Map Amendment to rezone the properties at 7505 Pershing Avenue and 415 N. Hanley Road from “SR” – Single Family Residential District to “MR” – Medium Density Residential District. The motion was seconded by Mr. Salamon and carried unanimously.

The Chairperson stated that the official public hearing would be conducted at an upcoming City Council meeting.

**6.b. Zoning Map Amendment – PC 15-05 – 7511 Pershing Avenue – Proposal to rezone property from “SR” – Single Family Residential District to “MR” – Medium Density Residential District**

Mr. Greatens explained the proposed rezoning and provided background information including pictures and maps.

**Questions, Comments, and Discussion**

- Plan Commission members asked about conformity with the Zoning Code. Staff stated that the proposed rezoning would bring the property into conformance.

Staff stated that the proposed Map Amendment was initiated by the City after PC 15-04 was proposed in order to bring the property into compliance and to be consistent with the adjacent property to the north and east if that rezoning were to be approved.

A motion was made by Mr. Miller to approve the proposed Zoning Map Amendment to rezone the property at 7511 Pershing Avenue from “SR” – Single Family Residential District to “MR” – Medium Density Residential District. The motion was seconded by Mr. Jones and carried unanimously.

**6.c. Zoning Map Amendment – PC 15-06 – 1052, 1056, 1060, 1064, 1068, 1072, 1076, 1080, 1084, 1086, 1088, 1090, 1092, 1094, 1100, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138, 1142, 1146, 1150, and 1158 Wilson Ave – Proposal to rezone property from “SR” – Single Family Residential District to “PA” – Public Activity District**

Mr. Greatens provided an overview of maps and pictures of the properties and explained the “PA” – Public Activity District regulations.

**Questions, Comments, and Discussion**

- Commission members asked about the status of 1138 Wilson Avenue, one of the two properties not owned by the City. The other properties along the east side of Wilson Avenue were acquired through a FEMA grant. Staff stated that while there may be additional funds in the future, it was a complex matter.

- There was discussion about the existing single-family dwelling (1052 Wilson) and if it could be rebuilt under the “PA” – Public Activity District. Staff stated that it could be rebuilt and it would have to comply with the floodplain regulations. Staff reached out to the property owner and invited them to the Plan Commission meeting.

Staff recommended approval of the proposed rezoning.

A motion was made by Mr. Salamon to approve the map amendment to rezone the 28 properties on the east side of Wilson Avenue from “SR” – Single Family Residential District to “PA” – Public Activity District. The motion was seconded by Ms. Moran and carried unanimously.

## **7. Other Business**

### **7.a. Public Comments**

There were no additional public comments.

## **8. Reports**

### **8.a. Code Review Committee Report**

Mr. Lai stated that a Code Review Committee (CRC) meeting would be scheduled in June to review revisions to the landscape buffer and screening regulations. Staff would be contacting the CRC members to schedule the meeting.

### **8.b. Comprehensive Plan Committee Report**

Mr. Lai stated that the consultants would be in University City to meet with the Comprehensive Plan Advisory Committee (CPAC) next week on Tuesday, June 2. The CPC members and other Plan Commission members were welcome to attend that meeting.

### **8.c. Council Liaison Report**

Mr. Glickert stated that budget approval would be completed next month. Fair U City was also coming in June. He added that the properties involved in the Wilson Avenue rezoning provided an opportunity for additional greenway use in the City, but flooding was still an issue in other parts of University City that would need to be addressed.

### **8.d. Department Report – None**

## **9. Adjournment**

The meeting adjourned at 7:40 pm.



## Commission on Senior Issues

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8777

### Meeting Minutes – University City Commission on Senior Issues

**August 17, 2015**

Location: Heman Park Community Center

Attendees Present: Margaret Diekemper, Elaine Henton, Evelyn Hollowell, William Thomas, Eleanor Mullin, Arthur Sharpe, Jr. (Council Liaison) and LaRette Reese (staff Liaison)

Excused: Sue Slater

Absent: Mary Hart

Ms. Margie Diekemper called the meeting to order at 6:08PM

Roll call was done by Ms. LaRette Reese

#### Approval of Minutes:

Mr. Thomas moved to approve the meeting minutes from the June 15<sup>th</sup> meeting; it was seconded by Ms. Hollowell. The motion passed.

There no new emails or phone calls to report.

Council Update: Councilman Sharpe provided an update on the Lewis and Millar park improvements; Lewis Park will reopen this fall. Improvements to Millar Park are well underway. Emergency Medical Services will be outsourced to Gateway Ambulance starting September 2015. There was some discussion related to tracking and monitoring for accountability purposes.

Ms. Diekemper attended the Transportation Forum and thought it was a very good event. It was well organized and the keynote speaker for the east coast was very good. ITN America's (Independent Transportation Network) model is a door-to-door, arm-to arm type of model wherein volunteer drivers transport and assure that assistance is provided if needed. ITN America is looking at possibly doing a pilot here in the St. Louis area. Ms. Diekemper will try to get out more information about the program already running in St. Charles.

The idea of changing the Commission meetings to every other month was discussed; members agreed it was a good idea. Ms. Mullin motioned to start meeting every other month in September. The motion was seconded by Mr. Thomas. The motion passed. There will be no meeting in September; the next meeting will be October 19<sup>th</sup>.

Ms. Diekemper agreed to inform any members not present of the change.

A reminder of upcoming City events was shared and the meeting was adjourned at 7:06PM.

**Next Meeting: Monday, October 19 at 6:00 PM. – Heman Park Community Center**