



MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**June 8, 2015**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. PROCLAMATIONS**

1. Proclamation for Leo A. Drey

**E. APPROVAL OF MINUTES**

1. May 26, 2015, Study Session – 2016 budget
2. May 26, 2015, Regular Session

**F. APPOINTMENTS**

**G. SWEARING IN**

1. Elaine Henton to be sworn in to the Senior Commission

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

**I. PUBLIC HEARINGS**

1. Zoning map amendment for 7505 Pershing Ave and 415 N. Hanley from Single Family Residential District (SR) to Medium Density Residential District (MR)
2. Zoning map amendment for 7511 Pershing Ave from Single Family Residential District (SR) to Medium Density Residential District (MR)

**J. CONSENT AGENDA**

**K. CITY MANAGER'S REPORT**

**L. UNFINISHED BUSINESS**

*BILLS*

**M. NEW BUSINESS**

*RESOLUTIONS*

1. **RESOLUTION 2015 – 9** A resolution to approve the Fiscal Year 2016 General Fund Budget
2. **RESOLUTION 2015 – 10** A resolution to approve the Fiscal Year 2016 Park and Storm Water Sales Tax Budget
3. **RESOLUTION 2105 – 11** A resolution to approve the Fiscal Year 2016 Capital Improvements Sales Tax Budget
4. **RESOLUTION 2015 – 12** Requested by Councilmembers Carr and Crow. A resolution approving the committed fund reserves for street and sidewalk capital improvement.

## **BILLS**

5. **BILL 9263** - An ordinance amending Chapter 400 of the Municipal Code of the City of University City, Missouri, relating to zoning districts established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new official zoning map, thereby amending said map so as to change the classification of property that is located within the City limits of University City at 7511 Pershing Avenue from “SR” – Single Family Residential District to “MR” Medium Density Residential District; and establishing permitted land uses and developments therein; containing a savings clause and providing a penalty.
  
6. **BILL 9264** – An ordinance amending Chapter 400 of the Municipal Code of the City of University City, Missouri, relating to zoning districts established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new official zoning map, thereby amending said map the City limits of University City at 7505 Pershing Avenue and 415 N. Hanley Road from “SR” – Single Family Residential District to “MR” Medium Density Residential District; and establishing permitted land uses and developments therein; containing a savings clause and providing a penalty.

## **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**, Leo A. Drey served the community, this region and the world for many years as a philanthropist and leader in environmental advocacy, prior to his passing at the age of 98 on May 26, 2015; and

**WHEREAS**, Leo A. Drey began his life's work after serving in the U.S. Army for five years, before and during World War II; and

**WHEREAS**, Leo A. Drey had an idea of restoring wrecked forests by selectively harvesting and selling timber, while preserving the rest for nature lovers, recreation, and gradual harvesting; and

**WHEREAS**, Leo A. Drey's sustainable approach to timber harvesting has been utilized around the world, after it was proven effective on the first 1,407 acres of timberland he purchased in Shannon County, Missouri. Sustainable harvesting was practiced on all Missouri lands purchased by Mr. Drey, including the 146,000 acres in Pioneer Forest, worth \$180 million dollars, that was eventually given to the L.A.D. Foundation, a charity that continues his sustainable timber harvesting practices; and

**WHEREAS**, Leo A. Drey's legacy has been further enhanced by his active involvement in the establishment by the U.S. Congress of the Ozark National Scenic Riverways national park and in the Open Space Council and the Missouri Coalition for the Environment, two Missouri environmental organizations for which he served as the first President of the Board; and

**WHEREAS**, Leo A. Drey's partner and strong supporter in all his endeavors has always been environmental activist Kay Drey, to whom he was married for 59 years. They have three children, Laura, Eleanor and Leonard.

**NOW, THEREFORE**, I, Shelley Welsch, Mayor of the City of University City, do extend University City's sincere sympathies to Kay Drey and her children upon Leo Drey's passing. Our sympathies also extend to his many friends; to the members of the environmental movement who learned so much from Leo A. Drey and gained so much from his vision and his commitment to making that vision a reality; and to the forests of the world that have lost one of their true friends.

**WHEREOF**, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 8<sup>th</sup> day of June in the year Two Thousand and Fifteen.

Seal

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Mayor Shelley Welsch

Attest

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City Clerk Joyce Pumm

UNIVERSITY CITY COUNCIL  
STUDY SESSION  
5<sup>th</sup> Floor of City Hall  
6801 Delmar Blvd  
**May 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, May 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 Rod Jennings  
Councilmember Michael Glickert  
Councilmember Stephen Kraft

Also in attendance were the City Manager Lehman Walker, the Finance Director Tina Charumilind, the Parks & Public Works Director Rich Wilson, and the Community Development Director Andrea Riganti.

Mayor Welsch called the meeting to order at 5:31 p.m. She asked if there were any changes to the upcoming meeting's agenda.

Councilmember Glickert said he would like to add a proclamation.

Mayor Welsch reminded those in attendance that this study session was for Council's questions and discussion and there would not be any public comments at this meeting. She stated this session was for further discussion of the FY 2016 budget changes, formulated from the input the City Manager received at the previous study session and from various other public meetings.

City Manager Lehman Walker referred to his memo sent to Council on May 21, 2015.

Discussion points in staff's recommendations:

**CENTENNIAL COMMONS**

- Closing hours changed to 9:00 p.m. from 10:00 p.m.
- Summer Camp program would remain for summer of 2015 (as was always the case) but proposed changes are for the summer of 2016. The cost recovery of Summer Camp for the City is presently at 55 percent.
  - Eliminate program at a savings of \$98,826 a year
  - Increase fees so program has more cost-recovery
  - Seek to partner with other organizations to run the program

There was discussion of which FY would provide the funding for 2015 Summer Camps.

Mayor Welsch asked if Council could receive a report on how the previous cost recovery gap went from 82 percent to 55 percent.

Mr. Walker noted that the Council-approved policy is that the Summer Camp would pay for itself. He stated that with all of the City programs, there are a limited number of financial resources to cover costs. Mr. Walker said the City's cost of operation increases every year and the City's revenues remain flat.

Councilmember Carr noted the Summer Camp policy was passed in 2004 with a revision but was grouped under the Consent Agenda, therefore there was no discussion. She asked how it was decided that it should have a 100 percent cost recovery. Mayor Welsch commented that she believes the policy first came to Council in 2004, when she was previously on Council.

#### AQUATICS

- Has an operating deficit of \$213,000 per year
- The Natatorium is maintained by University City School District and they have indicated that there are no funds available for facility improvements.
- Cost recovery goal is 50 percent and currently has a 9 percent recovery.
- Heman Park pool cost recovery goal is 50 percent and is at 27 percent cost recovery.
- With reduced hours of operation, the cost savings would be \$148,700.

Mayor Welsch asked how the cost recovery of the Natatorium was calculated since most people using the Nat were actually purchasing the Centennial Commons' full pass which includes the Natatorium. She noted that the competitive environment of recreational facilities has an effect on memberships at our facility. Mayor Welsch said the City should look at options for working to sharing/open facilities with neighboring communities.

Councilmember Kraft stated the average number of swimmers at the Natatorium is seven. He noted that Olivette can use the Ladue High School pool.

Councilmember Glickert noted the issues have been identified with the City's recreation programs. He asked if staff has done a marketing program that addresses the changing trends. He noted that the recreation programs have some major facility issues. Councilmember Glickert asked if scholarships were being utilized.

Councilmember Carr read from a prepared statement, which can be found attached to the end of these minutes.

- Budget concentration should be on funding for streets and sidewalks.
- Reductions should also take place in the City Manager's budget, the Legislative budget and the Community Development budget.
- Funding for street and sidewalk work is available in the Capital Improvement Sales Tax Fund instead of being held for future grant matches. There is money in the Fund Reserve that can be used for grant matches.

Councilmember Kraft noted that two Councilmembers swim regularly and not at the Natatorium because the facility needs major updating and should be condemned because it is not ADA accessible and looks terrible. He noted that if \$12,000 were cut from the Legislative budget and with the cost to fix streets to be at \$600,000 per mile, how many streets would this fix, four feet? Councilmember Kraft stated that at the Park Commission meeting, they were talking of pending grants and the total came up to \$400,000 and asked if the City knew how much these grants would be and where they come from. He asked if money was not budgeted for local matches would this influence the City's ability to get grants.

Director of Parks and Public Works Rich Wilson stated that the City has received several grants already and have applied for others to which the local match would be a little over \$400,000 for park projects.

Councilmember Kraft noted that a former City Manager suggested the City take \$300,000 out of a project that was planned for the parks but rather uses it to pay for street repair and asked if this could be done.

Mr. Walker stated that money designated for the Capital Sales Tax has to be used under the perimeters of the particular legislation. He noted that at one time all of the money was put in one pot but that is no longer the case.

Councilmember Carr verified that the separate funds were established prior to the May 18, but not before May 11, 2015, suggesting that what Mr. Ollendorff referred to how the fund was originally set up. She spoke on the proposed, pending and anticipated grants before June 20, 2016, which would come from the Park and Sales Tax Fund in the amount of \$362,000. Councilmember Carr asked even if the City received every grant, this money would still come from the Park and Storm Water Sales Tax Fund as opposed to the Capital Improvement Sales Tax Fund.

Mr. Walker stated staff would take a look at it but as of right now the grant applications are construction projects that would fall under the Capital Sales Tax Fund.

Councilmember Carr asked to be provided with an outline showing what grant match would be paid from what fund.

Councilmember Kraft stated that the City is still using Capital Tax Funds to fund the construction of Centennial Commons that was passed by a previous administration without a vote of the residents.

Councilmember Carr stated there is \$420,000 in the Capital Improvement Sales Tax Fund being held on reserve for which only \$29,000 can be accounted for use as a match. She stated the rest should be used for a priority to fix streets and sidewalks.

Mayor Welsch stated that it was never appropriate to use funds from one sales tax to fund other projects not authorized, as was done in the past. She said this budget does not make emergency services suffer and would ask Councilmembers not to say that the City is not keeping U City residents safe – which is not the case. In closing Mayor Welsch stated that a majority of Council supports street improvements and showed that when they supported the bond issues that would have fixed 40 miles of streets in three years. She then adjourned the meeting at 6:05 p.m.

Joyce Pumm, City Clerk, MRCC/CMC

**Study Session – on Revised Budget Recommendations**  
**Paulette Carr                      May 26, 2015**

In February, the City Manager presented a budget that does not contain adequate funding for our street and sidewalk work. This budget appeared to be based upon the assumption that the bond issues would pass and most street and sidewalk work could be removed from the budget for a period of years. In April the voters overwhelmingly rejected the streets and parks bond issues, and the City Manager was asked to prepare a second draft budget with adequate funding for street and sidewalk work, maintaining the current levels of funding for Public Safety.

The City Manager presented the second draft budget at the May 18, 2015 Study Session, in which he proposed cuts to recreation, fire and police departments, but not reductions to the City Manager's Office budget (though increased by over \$168,000 over last year), the Legislative Budget or Community Development. Not one new sidewalk or street project was added to the budget. The second draft budget did not reflect the priorities of the community.

Following the May 18th meeting, City Manager Walker sent another proposal of revised budget recommendations (third draft \_ May 21, 2015 Memo to the Council from Lehman Walker, RE: Revised Budget Recommendations).

This latest proposal reads as a justification of his previous proposed changes with some slight modifications:

- Eliminate hours at Centennial Commons;
- Eliminate the summer camp program from 2016 and going forward;
- Eliminate the public indoor swim sessions;
- Reduce hours at Heman Park Pool.



The previously proposed cuts in the Police and Fire Department budgets remain - **and still, no new street or sidewalk projects have been included in proposed budget.**

When the City Manager was asked to present a new budget to incorporate funding for street and sidewalk work, it was not intended that Public Safety or recreation services to be cut in order to preserve the City Manager's bloated budget, and the legislative budget of the Council. It is unacceptable that we would minimize Public Safety, and reduce services to our residents, while being asked to further subsidize private organizations like the University City Chamber of Commerce and Fair U City, and pay for the extensive travel plans of some members of the Council.

Finally, the money for funding the street and sidewalk work (roughly \$500,000) is clearly available in the Capital Improvement Sales Tax Fund, but is being held as a “reserve” for some future grant match, which will not be required before June 30, 2016 (after which we will have a new budget). We already have a substantial uncommitted funds reserve, and do not need to create another reserve to avoid spending these funds on our streets. This money should be used for the street and sidewalk work.

**Council should not pass a budget that does not reflect the priorities of this community.**



Lehman Walker <lwalker@ucitymo.org>    
To: Paulette Carr <paulettexcarr@gmail.com>

May 22, 2015 1:31 PM

Cc: Terry Crow <terry@cttlaw.net>, Stephen Kraft <kraftstephene@gmail.com>, Paulette Carr <paulette\_carr@sbcglobal.net>, Michael Glickert <mgllickert@yahoo.com>, Rod Jennings <rmiracle007@gmail.com>, Arthur Sharpe <qforlifeasj@att.net>, Shelley Welsch <Mayor@ucitymo.org>, Joyce Pumm <jpumm@ucitymo.org>  
RE: Request for List of Pending Grant Applications

2 Attachments, 8 KB

Councilmember Carr,

See below for the information you requested regarding pending and anticipated grant applications that would require a local match.

**Proposed Grant Applications Pending in FY 16 with projected Local Match listed.**

**Parks**

- Millar Park Playground Construction \$ 88,000
- Fogerty Park Phase 1 Design \$ 13,000
- Majerus Park Trail Design \$ 30,000
- Majerus Park Trail Construction \$ 150,000
- Forestry TRIM \$ 6,000C
- River des Peres Southern Drainage \$ 75,000

**\$362,000**

**Capital Improvement**

- Kingsland Bridge \$ 29,000
- Old Bonhomme Lafon \$ 0

**\$ 29,000**

**Proposed Grant Applications Pending in FY 17**

- Kingsland Bridge \$ 440,000
- Old Bonhomme Lafon \$ 60,000



**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, May 21, 2015 9:17 AM  
**To:** Lehman Walker  
**Cc:** Terry Crow; Stephen Kraft; Paulette Carr; Michael Glickert; Rod Jennings; Arthur Sharpe; Shelley Welsch; Joyce Pumm  
**Subject:** Request for List of Pending Grant Applications

Mr. Walker:

I am requesting a list of all pending and anticipated grant applications, which would require payout of local match before June 30, 2016. The Council will need this information prior to the budget vote.

Please acknowledge receipt of this request.

Thank you for your assistance.

MEETING OF THE CITY COUNCIL  
 CITY HALL, Fifth Floor  
 6801 Delmar Blvd.  
 University City, Missouri 63130  
**May 26, 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 Tuesday, May 26, 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 Michael Glickert  
 Councilmember Arthur Sharpe, Jr.

Councilmember Terry Crow was excused.

Also in attendance was City Manager Lehman Walker.

**C. APPROVAL OF AGENDA**

Councilmember Glickert stated that he would like to add a proclamation to the agenda.

Mayor Welsch stated that she would like to add the swearing-in of Wilmetta Toliver-Diallo to the agenda.

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

**D. PROCLAMATIONS – Mayor Welsch read a proclamation** declaring May 26, 2015, as a day of honor for Reverend Michael Byrd, Christopher Lamont Ross and Richard Powell for the heroism shown during the robbery and assault of a U City resident.

On behalf of the U City Police Department, Chief Charles Adams stated that he would like to express his sincere gratitude for the actions that were taken by these three individuals.

**E. APPROVAL OF MINUTES**

1. May 11, 2015, Regular Session minutes were moved for approval by Councilmember Jennings and was seconded by Councilmember Sharpe.

Councilmember Carr stated that minutes did not reflect the same detail for all speakers, specifically Mr. Leif Johnson's referral of the Mayor using the term "tea party" in referencing a member of the Council. She asked that the record reflect that Mr. Johnson's statement was attached to the minutes.

Councilmember Carr stated that Council's rules indicate that the minutes should be a record of what was done and said. She stated that although her personal preference is that minutes be recorded in greater, rather than less detail, she is opposed to the selective application of these rules. The record of a statement should be of what was said and done.

2 Councilmember Carr stated that she is unable to approve minutes which are not objectively recorded by the City Clerk and asked that her written statement be attached to the minutes.

Voice vote on Councilmember Sharpe's motion to approve the minutes carried by a majority with a Nay vote from Councilmember Carr.

2. May 18, 2015, Study Session – 2016 budget, 2015 City Council Regular Session minutes were moved for approval by Councilmember Sharpe and seconded by Councilmember Jennings.

Councilmember Carr stated that she would like to note that Ms. Pumm was not present at the meeting and therefore her name should be replaced with Ms. LaRette Reese, who was acting in her behalf.

Mayor Welsch asked that the minutes be amended to reflect the correction made by Ms. Carr.

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

#### **F. APPOINTMENTS**

1. Elaine Henton was nominated for appointment to the Senior Commission by Councilmember Jennings, replacing Abbie Carter, was seconded by Councilmember Sharpe and the motion carried unanimously.

#### **G. SWEARING IN**

1. Wilmetta Toliver-Diallo was sworn in to the Arts & Letters Commission.

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

##### **Rick Salamon, 8342 Delcrest, University City, MO**

Mr. Salamon stated that while he would agree that streets are a high priority and believed that there are several reasons why Council's decision to eliminate specific items from the proposed budget to make these repairs is counterproductive.

1. Noted that the amount of money that can be pulled out of the budget after dealing with public safety, earmarked money for floods, etc is not the entire budget. He noted enough money could not be pulled out of the budget to do an adequate job on the \$20 million dollars of street repairs needed.
2. The City Council is already divided, and to get into a situation where one member wants to keep his pet project and eliminate someone else's will only result in a budget turf war.

Mr. Salamon stated that in his opinion the best solution would be to take the money for streets out of reserves, which has approximately eight million dollars, thus eliminating all of the infighting over specific budget items.

##### **Mary Ann Zaggy, 6303 McPherson, University City, MO**

Ms. Zaggy stated that residents of U City voted to tax themselves in order to invest in the community by building the Natatorium. She stated that there are several reasons why it is important for the City to not only keep the Natatorium open, but to increase its funding.

- In the fall of 2015 swimming lessons will be reintroduced into the high school curriculum as part of the general PE course for freshmen.
- Children who do not have access to swimming lessons are less likely to learn to swim.
- The City's population is 34% African-American and 90% of the high school's population is African-American. Deaths by drowning among African-Americans is four times higher than in the white population due to a lack of swimming lessons.

- 3 • Heman pool is only open in the summer with swimming classes.
- The health benefits from aquatic exercises are well established.
- The Natatorium is affordable and close in proximity for many residents.

**Jen Jenson, 706 Pennsylvania, University City, MO**

Ms. Jenson stated that she taught swim lessons at the Natatorium to children and adults of all ages for approximately fifteen years and can speak to its importance. She was also speaking for her friend Elsie Glickert, who was not able to attend, in asking the City to disregard reducing hours at the Natatorium, because to do so would be like cutting off your nose to spite your face.

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

Ms. Stuhlman appeared on behalf of the professional fire fighters of U City and Local 226 to speak to Council about issues related to staffing.

Ms. Stuhlman stated the Fire Chief's policy clearly defined the staffing requirements for U City. The Firefighter's Union mutually agreed to include this policy in their Collective Bargaining Agreement that was ratified by Council on April 13th. Ms. Stuhlman stated that the Fire Department's administration requests funding and support from Council to hire the eleven paramedic firefighters outlined in SOP(a)(1). This document states that by July 15th the Fire Department's shift personnel shall consist of 45 shift members. Currently the Fire Department is staffed by 34 shift members, which is a dangerously low number, and on more than one occasion has resulted in the need to take fire trucks out of service.

Ms. Stuhlman stated that the proposed 2016 budget illustrates the elimination of four shift positions, and two Captain positions, which is in contrast to the staffing policy and the Collective Bargaining Agreement. Ms. Stuhlman urged Council to take the necessary steps to provide her coworkers and this City with the resources needed to ensure that the community has quality protection in times of need, crisis's and emergencies.

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

Mr. Ollendorff stated that he has heard conversations about the City's proposed changes to the Fire Department for several months. One, to outsource the paramedic rescue ambulance, and two, to institute a part-time, no benefits staffing model. He stated that either of these changes would create a major reduction in the quality of life-saving services offered to citizens. He requested that Council have a 60 day period to conduct community discussions for U City residents' input before any decisions are made.

**I. PUBLIC HEARINGS**

1. Community Development Block Grant, CDBG, Public Hearing.

Mayor Welsch opened the public hearing at 6:51 p.m.

Councilmember Carr asked the City Manager if Council had been provided with information regarding the street work identified in the grant. Mr. Walker stated that the information would be provided.

Hearing no other requests to speak, Mayor Welsch closed the public hearing at 6:52 p.m.

**J. CONSENT AGENDA**

**K. CITY MANAGER'S REPORT**

1. Approval to award contract to Raineri Construction for the sidewalk and curb replacement for a reduced amount of \$400,000.00.

Councilmember Carr asked if this item was budgeted in the 2015 budget to which Mr. Walker noted it was in the 2015 budget.

Voice vote on the motion to approve carried unanimously.

## L. UNFINISHED BUSINESS

### BILLS

- BILL 9262** – An ordinance amending Chapter 400 of the Municipal Code of the City of University City, relating to zoning, by amending Sections 400.260; 400.280; 400.330; 400.340; 400.530; 400.590; 400.650; 400.770; 400.1120; 400.1130; and 400.1140; therefore, relating to multi-family residential development regulations, site size for planned development districts, and floor area regulations for commercial buildings; containing a savings clause and providing a penalty.  
Bill 9262 was read for the second and third time.

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

Councilmember Carr stated that this bill represents the second of two far-reaching changes in the City's Zoning Code related to multi-family, new development or renovation. The first change dealt with lowering the parking requirements and this dealt with a reduction in the lot size requirements, setbacks and building size regulations.

Councilmember Carr noted articles in the *Post Dispatch* and the *West-End Word*, quoted Community Development Director Andrea Riganti as stating that "*Neither the parking measure nor the multi-family build was related to any particular development, including the proposed Delmar/Harvard school site project.*" She noted that at the recent Historic Preservation Commission meeting, Washington University submitted plans for the renovation of 10 buildings in Parkview Gardens. Councilmember Carr stated this created several questions to her as to whether some administration members are working for the best interest of U City or of Washington University.

Councilmember Carr had the following questions:

1. Could Washington University, LLC apply for the Historic Tax Credits if these renovations did not meet the current code?
2. Was the catalyst for the changes in the Zoning Code driven by Wash-U's proposed renovations?
3. Why would staff say that these changes are not related to any particular development when it was clear that Wash-U would be a beneficiary of the code change a few weeks after the parking regulations were modified? (*The Washington University, LLC was established in January and the zoning code changes were brought to the Plan Commission Meeting in March.*)
4. Were these zoning changes made as directed by Wash-U or specifically made to help Wash-U develop their properties?
5. The vote from the Plan Commission was unanimous, but would it have been had they been apprised of the Wash-U project?

Councilmember Carr stated in conclusion she could not support Bill 9262 since the history of this administration's failure to disclose information causes her to have doubts.

Councilmember Kraft stated that this bill related to problems with the City's Zoning Codes and had been discussed several years ago when he was the Council liaison for the Plan Commission. The problem is that under the current code many of the buildings located in the 1st Ward were not legal conforming structures, and if ever destroyed, could not be replaced. So these conversations started long before Wash-U, as was suggested in the talk of a conspiracy to change the Zoning Code. Councilmember Kraft stated these changes are long

Citizen's Comments**Christine Mackey Ross, 21 Princeton, University City, MO**

Ms. Mackey-Ross reiterated her concerns expressed at the last meeting regarding the impact these changes would have on future projects, such as the overdevelopment of the Delmar/Harvard site, and would rather see developers obtain variances on a case-by-case basis. She stated that after conducting research on this issue, she has become highly suspect that what residents hear at Council meetings are inaccurate representations of the viewpoints held by members of Council

**Lisa Frumhoff, 6553 Wise Avenue, St. Louis, MO**

Ms. Frumhoff stated that she has been a real estate professional for 21 years and her primary focus has been U City, as she was born and raised here. She stated that currently she has a property located on Delmar which is unsellable because the U City Municipal Code says that anything less than 20,000 square feet cannot be built upon, as well as a listing that she sold eight years ago at 703 Harvard where the Delmar Harvard School sits and cannot sell it. Ms. Frumhoff stated that she believes staff is committed to doing what's best for this City, and if this proposal is turned down, the City will have numerous properties that will remain vacant because of this loophole in the code. She agreed that variances could be applied for, but no investor would purchase a piece of property knowing a variance would have to be approved for redevelopment.

Ms. Frumhoff concluded by stating that the City is losing tax dollars on these dilapidated buildings, so the smart thing to do is to look at what's at stake and stop focusing on issues that are unrelated to this proposal.

Council's Comments

Mayor Welsch mentioned that she believed Ms. Frumhoff was talking about a lot located in a prime location that became vacant as a result of the building being condemned and demolished in 2004, and now cannot be built upon because of the City's current restrictions. She stated that she would echo in support of her colleagues and others who have said that they have no doubt staff is working for the benefit of the City. She can accept the fact that people will disagree on issues, but is saddened when there are insinuations that staff is not doing their job or that they no longer care about this City.

Mayor Welsch stated that she is excited about this bill and the impact that it will have to bring the City's code into the 21st Century. U City is an old town consisting of small lots that cannot be redeveloped under the current code, and the passage of this ordinance will put the City in a much better position to compete and attract new development.

Roll Call vote was:

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

**NAYS:** Councilmember Carr.

Bill Number 9262 carried by a majority and became Ordinance number 6990.

**M. NEW BUSINESS***RESOLUTIONS*

- 1. Resolution 2015 – 8** A resolution adopting the Regional Bicycle Plan by Gateway Bike Plan developed by Great Rivers Greenway District and partner cities and agencies in St. Charles County, St. Louis City and St. Louis County. Introduced by Councilmember Jennings and seconded by Councilmember Kraft.

Councilmember Carr commented that it would have been helpful if staff had included the Great River's Plan for Council's review.

Vote on Councilmember Jennings motion to approve carried unanimously.

## *BILLS*

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

### **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 noted that Council had received several minutes from Commissions in their packet.

#### **4. Other Discussions/Business**

- Transfer resolution – Urgent Street Work, requested by Councilmembers Carr and Crow.

Councilmember Carr introduced a Transfer Resolution to address the urgent street work needed in locations north of Olive from North and South Road, west to Woodson Road, in the Belmont and Northwest neighborhoods. In 2013/2014 Council voted to transfer approximately five million dollars in uncommitted reserve funds to resolve this same issue and her request is that the same would be done to deal with this emergent situation.

Councilmember Carr stated that the estimated cost of these repairs is \$12 million dollars to overlay the streets, repair sidewalks, and comply with mandatory ADA regulations. She stated that the resolution is being introduced tonight for discussion only, in order to provide Council and the public with an opportunity to offer comments and suggestions.

Point of Clarification: Councilmember Kraft stated that the resolution actually reads \$1.2 million dollars and not 12 million dollars as Councilmember Carr just stated. Councilmember Carr concurred with the clarification.

Councilmember Kraft stated that he totally supports spending \$1.2 million dollars of reserve funds for streets, but was uncomfortable with Council making the decision as to what streets the money should be spent on. He stated that based on his understanding, some of these streets should not be repaired immediately because of MSD's impending plans that would drastically impact any street and sidewalk repairs that the City makes.

Richard Wilson, Director of Public Works and Parks agreed with Councilmember Kraft's assumption that in two to three years, MSD is scheduled to commence work on the streets located in the Belmont area. His recommendation would be to place the City's repairs on hold until after this work has been completed.

Councilmember Kraft agreed that taking the money from reserves to start fixing streets and sidewalks was the right way to go. He noted the following:

- There is very little extra money for streets in the budget.
- Money that should have been available for streets appears to have been pledged a decade ago to build Centennial Commons by a previous administration.
- The General Fund has 23.5 million dollars of revenue and almost an identical amount of expenses.
- Small cuts in this budget will cause controversy and even the most controversial cuts will only generate \$100,000.
- The Parks and Capital Improvement Fund has 3.4 million dollars and all of this money must be spent on parks and capital improvement projects as dictated by law.

- 7 • The Parks and Capital Improvement Fund collectively pays about \$850,000 per year in principal and interest on the Certificate of Participation Bonds raised in 2003 and 2004, and will continue to be used in that manner until approximately 2022. *(money that should have been available to use to maintain streets and parks.)*

Ms. Carr posed the following questions to Mr. Wilson:

1. *Would the streets in the Belmont neighborhood be something that is feasible to repair after MSD completes its project?*

Mr. Wilson stated that they would be.

2. *Does staff have a date certain for when MSD plans to initiate their project?*

Mr. Wilson stated that MSD has provided the City with plans, which indicates that it will be a two or three year process.

3. *Once a decision to make repairs is made by the City how long does it take to complete the work?*

Mr. Wilson stated that it is roughly a two year process.

4. *What does the process entail?*

Mr. Wilson stated that once a decision is made to make repairs the City hires a consultant to review the ADA issues, prepares a plan, submits an RFP, completes the concrete work; *(which may take up to a year depending on the season)*, and then the City would submit another RFP for the asphalt work.

Councilmember Carr stated that the money to complete this work is sitting in the Capital Improvement Sales Tax Fund, which consists of approximately \$420,000 held for reserves. According to Mr. Walker, the City plans to use \$29,000 of this money for a bridge on Kingsland, which leaves roughly \$390,000. She stated that the current budget has only allocated \$140,000 for streets, while the City Manager has increased the size of his budget by \$168,000. Councilmember Carr stated these sales taxes were created with the idea that the City would service the debt through previous bond issues and these funds would be available on an ongoing basis to take care of its streets.

Councilmember Carr stated that some streets will not need an overlay. She then provided Ms. Pumm with a list of streets she prepared, designated for HMA and sidewalk repairs, and asked that it be distributed to members of Council. She concluded by stating that the City should take every opportunity to maintain and improve its infrastructure before it looks to subsidizing things that are not the City's obligations.

Mayor Welsch stated that these sales taxes had not been approved to make bond payments, but were to be utilized for capital improvements.

Councilmember Kraft stated that if you look at the wrong numbers, you can come up with the wrong idea.

- The \$2.2 million dollars in the Capital Improvement Sales Tax Fund is all being spent properly.
- \$140,000 for street resurfacing is somewhat correct, but there is also \$50,000 being spent on the Jackson-Balson Pedestrian, \$380,000 for sidewalk and curb work, and improvements on Forsyth which consists of a grant and matching funds.

The theory is that the \$400,000 that is said to be just sitting in reserves is there to be utilized for the City's portion of matching funds.

Councilmember Kraft stated that he has no objection to taking the 1.2 million dollars out of reserves to fund street improvements, or to putting the \$419,650 into reserves, using it on streets and then taking the money out of reserves to satisfy the matches when grants become available. He noted that either way it was still the same money.



Mr. Ollendorff stated that he contacted Councilmembers Crow; and Carr, and urged them to prepare this Transfer Resolution as quickly as possible, so that the City could move forward in the one area where people agreed, and not worry about trying to come up with the whole solution. Mr. Ollendorff stated that he wanted to apologize to Councilmembers Sharpe and Jennings, because the appropriate thing for him to do would have been to contact Councilmembers in the 3rd Ward.

Councilmember Jennings accepted Mr. Ollendorff's apology and stated that although he thinks that money in the bank is good, he would concur with Councilmember Kraft's suggestion that the decision of what streets should be repaired, and when, should be left to staff. Councilmember Jennings stated that it is time for public engagement, but his primary concern is that using money from the reserve is just putting a band aid on an issue that will continue to hemorrhage.

Mayor Welsch stated that while her preference would be that the reserve fund maintain a higher percentage level, the City needs to keep at least 17 percent to handle any unforeseen events. She stated that with the knowledge that the City's pension funds are at least eight million dollars underfunded; the fire escape on this building, discussed in 2010 but still not replaced; pots being utilized above this building's dome to catch leaking water; and the fact that there are so many other capital needs, noting streets are not the only issue the City Council has to consider. Mayor Welsch stated that the City has one million dollars in its budget for streets this year and has not completed the three million dollars' worth of street repair work that Council approved last year. Her suggestion would be that Council first utilize these funds, see how the revenue from sales tax comes in over the next eleven months, and then reevaluate if the City can put another \$200,000 into the budget for streets in the upcoming fiscal year.

**P. COUNCIL COMMENTS**

Councilmember Carr stated that she had a lot of fun participating in the Memorial Day Run, which is a long-term tradition.

She then asked Mr. Walker if he would provide Council with staffing information and/or daily records for the Fire Department for the last six months

Mayor Welsch stated that she had talked to Mr. Walker with respect to staffing, and determined that the City will continue to maintain staff at the level approved in the contract with the firefighters approved by this Council in April. The information provided by a speaker earlier this evening is incorrect.

**Mayor Welsch made the following announcements:**

- Fair U City will be held June 5th through the 7th at Heman Park. This event is hosted by a local non-profit to raise funds to establish a U City Community Foundation. Additional information can be found by visiting their website at [www.fairucity.com](http://www.fairucity.com)
- The U City Jazz Festival will be held on June 6th.

**Q. ADJOURNMENT**

Mayor Shelley Welsch adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Joyce Pumm  
City

Clerk,

MRCC/CMC

**Regular City Council Meeting – on 20150511 City Council Meeting Minutes**  
**Paulette Carr                      May 26, 2015**

Once again, the record of the meeting made by City Clerk and presented for our approval gives great attention to detail for some speakers statements on one side of an issue, while giving far less attention to detail to the statement of other speakers. For instance, all citizen speakers who provided written statements to the City Clerk have a notation after the record of their statement with the exception of Mr. Leif Johnson. Additionally, no mention is made of his statements as belonging to him (for instance, Mr. Johnson stated that...) and the City Clerk's record of Mr. Johnson's statement makes no mention of his calling the Mayor to task for her use of the term "Tea Party" in referring to other members of this Council.

Whether or not these statements have any veracity, or validity remains a separate matter. A statement is an allegation, not necessarily fact. Many of these statements are recorded as fact. If the City Clerk can record personal attacks in great detail for one speaker, but expunge from the record something of a more personal or questionable nature from another speaker, she is not producing an objective record. Either all speakers statements should be recorded in the great detail of the first two speakers, or none of them should.

Our Council Rules say that the minutes should be a record of what was done not what was said. I personally prefer that greater detail rather than less detail be included, but I am absolutely opposed to the selective application of the Rules. The record of a statement should not depend upon who you are, or what your position is, but rather simply what was said and done.

I cannot vote to approve minutes which are not objectively recorded by our City Clerk.

The U City Natatorium was built in the 1950's during the greatest recession since the Great Depression. Citizens voted to tax themselves--to invest in their community--in order to finance the building of the Nat, even though times were tough economically. As a result, school children in University City received swimming lessons from the time they were in Third Grade, and every student graduated high school being water safe and knowing how to swim. The excellent swimming program of the past is no longer.

However, efforts have been made, successfully, to revitalize the swimming programs and to insure that more University City students learn to swim. While we no longer have the comprehensive learn-to-swim curriculum of the past, the Fall 2015 swimming lessons will be reintroduced into the high school curriculum as part of the General Physical Education course which all Freshmen take. Also, over the past few years, Swim Coach-Teacher Mary Lhotak has created many opportunities at the Nat for people of all ages to learn to swim as well as getting increased recreational swim hours at the Nat expanded so it is available for more hours and more activities. Also, as in the past, nonswimmers who join the swim and/or water polo teams at University City High will learn to swim--and will get swimming and playing time--rather than being excluded from the team. I will state that again:unlike other schools, University City High takes students who are not able to swim and helps them become aquatic athletes--and in the process, water safe.

Why is it even more important now that we keep the Nat open for swimming lessons and year-round swimming? If you do not have access to swim lessons near your home, you are less likely to learn to swim, right? Our city's population is 34% African American, and our high school's student body is approximately 90% African American. Deaths by drowning among African Americans is four times as high as in the White population--and these deaths are due to a lack of swimming lessons. These figures are from the National Centers for Disease Control. Year-round swimming instruction is the best way to reach as many of our students and others of all ages. Of course, we have Heman Pool, but that is only open in the summer, and of course times for swim instruction are limited.

There are a whole host of other reasons to not only keep the Nat open year-round for swimming, other aquatics, and swim lessons, but also to expand Natatorium hours. Health benefits from aquatics activities are well-established and can be engaged in all through one's life. I won't go into all of the reasons for expanding rather than cutting back on Natatorium hours. I would find it hard to believe that our City would turn its back on the Nat, where citizens swim, learn to swim, and so on, while members of our City Council and others, myself included,swim several times per week for exercise. So, there is agreement that frequent swimming at an available pool is very desirable. The Natatorium is affordable and closeby for many UCitians for swimming. Let's just make sure that we go forward, not backward, on behalf of U Citians.

Mary Ann Zaggy  
 J 5/26/2015

6303 McPherson 63130

**Regular City Council Meeting – on Bill 9262**  
**Paulette Carr                      May 26, 2015**

This bill is the second of two far-reaching changes to our zoning code with regard to Multi-family new development or renovation. The first dealt with the changes in parking requirements for the developer – lower the requirements, and this bill deals with lot size requirements, setbacks and building size regulations – again, reducing the requirement.

In recent articles in the St. Louis Post Dispatch and the West End Word, Community Development Director Andrea Riganti said that neither the parking measure nor the multifamily bill was related to any particular development, including the proposed Delmar-Harvard school site project.

Yet, at the recent Historic Preservation Commission Meeting, Washington University submitted plans for renovation of 10 buildings in Parkview Gardens. Could this redevelopment take place, in fact could the Washington University LLC (Eastgate ML, LLC) apply for Historic Tax Credits if their renovations did not meet code? The answer is no. Was the catalyst for the changes in the zoning code driven the renovation by Washington University?

It is not customary to change the codes for a specific project. The developers or business owners usually apply for a conditional use permit or a variance. When the project does not meet the code then a variance is usually sought... that is what they are for.

Why would the staff say these changes were not related to any particular development, when clearly Washington University was the beneficiary of the zoning code change just weeks after the change in parking? The WU LLC were established in January, and the zoning code changes were brought to the Plan Commission Zoning committee in March. Were these zoning code changes made as directed by WU or specifically made to help WU develop their properties.

I am not saying that the development does not benefit University City. What I am saying is that the information of how these changes might affect a project so far along was not brought to the attention of the Plan Commission, or to the attention of the Council. If these changes are so beneficial to University City, then why neglect to mention the Washington University redevelopment that was winding its way through Community Development and how these changes would affect that development?

This looks like manipulation of the outcome to me. The vote from the Plan Commission was indeed

unanimous, but would it have been if they were apprised of the Washington University project and how it might be helped or hindered with or without these changes? For me, it creates many questions about whether certain members of the Administration are working for the best interests of University City or Washington University. More importantly, what I am seeing is that when the Administration can control the outcome of an issue before any given board or commission then they will present that commission's findings to the Council with a recommendation to approve. If, however, as in the case of Traffic, Art and Letter, Urban Forestry, or Board of Adjustment when the outcome is not in line with the desires of the Administration, then their input is squelched or downplayed.

I cannot support these zoning code changes, because of the history of omission of information by this Administration. Behaviors have consequences, and trust in recommendations from this Administration comes when you can trust that you are being provided with complete and accurate information.

**Regular City Council Meeting – Transfer Resolution: Urgent Street Work**  
**Paulette Carr                      May 26, 2015**

In the months leading up to the April election on the bond issues, there appeared to be agreement between citizens, the City Council, and the City Manager, that streets and sidewalks in most urgent need of improvement are in Ward 3. As the Council addresses properly funding street and sidewalk work in the FY2016 budget, there is an area with streets in such poor condition that emergency action is required. In 2013 and 2014 this Council voted to transfer approximately \$5M in uncommitted reserve funds to this urgent need for street repair. We should do so once more.

According to the Director of Public Works and Parks and the Proposition S campaign brochures mailed to all residents, some of the worst streets and sidewalks in the city are located north of Olive from North and South Road west to Woodson Road - in the Belmont and the Northwest Neighborhoods. The cost of repairs is estimated to be around \$1.2 million to overlay the designated streets in these two Ward 3 areas and repair the sidewalks along with the required ADA installations, and that can be funded by using uncommitted reserves.

Councilmember Crow and I have placed a Resolution for Transfer of Uncommitted Funds for the Urgent Street Work on the Agenda for the Tues., May 26th City Council Meeting. We are introducing this resolution for discussion at this meeting tonight, rather than a vote, to provide Council, and the public the opportunity to consider, discuss and revise. The resolution will be placed on the following Council Agenda for a vote.

It is my hope that the members of Council, and in particular, those from Ward 3 will join us in supporting a resolution approving the use of reserve funding for the streets and sidewalks in these areas and will also support additional funding in the Capital Improvement Funds for street and sidewalk improvements.

**THIN HMA – NEXT CONTRACT**

**1. BELMONT NEIGHBORHOOD**

78 <sup>TH</sup>	Trenton-dead end	211'	No SW, no curbs
78 <sup>th</sup>	Trenton-Milan	335'	No SW, no curbs
Lyndale	Wayne-cul de sac	314'	No SW, curbs OK
Milan	79 <sup>th</sup> -Mendell	271'	SW needs work, ADA add to concrete contract
Trenton	78 <sup>th</sup> -Annandale	304'	No SW, curbs OK

**2. Northwest Neighborhood**

Braddock	Appleton-Seville	477'	SW not bad, needs ADA, add to concrete contract
Braddock	Seville-Fullerton	427'	SW not bad, needs ADA, add to concrete contract
Fullerton	Tamerton-Abundant Life	496'	High Priority SW + curb, ADA include in concrete contract
Fullerton	Braddock-Polk	381'	High Priority SW + curb, ADA include in concrete contract
Seville	Braddock-Tamerton	768'	No SW
Varney	Sheridan-Woodson	458'	No SW, no curb

**Note: 2052' = Three city blocks, needs SW/ADA based on condition, estimate \$90,000  
Include in next Capital Improvement concrete contract.**

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Eugene Holdenried  
University City, City Of  
6801 Delmar Blvd  
St. Louis, MO 63130-3104

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PO #	
Order #	10767560
Placement	Countian St. Louis (MO) Government Hearings and Minutes
Schedule	5/24/2015 - 5/24/2015
# of Times	1 inserts
Base Charge*	32.48
Add'l Charges/Disc*	0.00
Payment Amount	0.00
<b>AMOUNT DUE:</b>	<b>32.48</b>

### Notice of Public Hearing

Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, June 8, 2015 at 6:30 pm** in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard, to consider the application of **Scott Mehlman** with Mehlman Brothers Development, LLC, for a Zoning Map Amendment to rezone the properties located at 7505 Pershing Avenue and 415 N. Hanley Road from SR - Single Family Residential District to MR - Medium Density Residential District. Please contact Zach Greatens at 314-505-8501 with questions about the proposed Map Amendment. Persons with disabilities who require special arrangements to attend the public hearing should contact Joyce Pumm at 314-505-8605 at least 5 days prior to the meeting. All interested parties are invited to attend.  
CITY OF UNIVERSITY CITY  
Joyce Pumm  
City Clerk  
10767560 County May 24, 2015

### ORDER KEYWORDS:

NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN THAT  
THE CITY COUNCIL OF UNIVERSITY  
CITY WILL HOLD A PUBLIC  
HEARING ON MONDAY, JUNE 8,  
2015 AT 6:30 PM IN THE 5TH FLOOR  
COUNCIL CHAMBERS OF CITY  
HALL, 6801 DELMAR BOULEVARD,  
TO CONSIDER THE APPLICATION  
OF S

Anchor Rate:	\$32.48
Subsequent Rate:	\$0.00

**\*Changes to this order may result in pricing changes.**



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CITY OF UNIVERSITY CITY  
Joyce Pumm  
City Clerk  
10767561 County May 24, 2015

### Please Read Carefully

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<b>AMOUNT DUE:</b>	<b>30.16</b>

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2015 AT 6:30 PM IN THE 5TH FLOOR  
COUNCIL CHAMBERS OF CITY  
HALL, 6801 DELMAR BOULEVARD,  
TO CONSIDER A PROPOSAL OF  
THE CI

Anchor Rate: \$30.16  
Subsequent Rate: \$0.00

**\*Changes to this order may result in pricing changes.**



## Council Agenda Item Cover

**MEETING DATE:** June 8, 2015

**AGENDA ITEM TITLE:** Fiscal Year 2015 - 2016 Budget

**AGENDA SECTION:** New Business

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

**BACKGROUND REVIEW:** This resolution approves the Fiscal Year 2016 General Fund Budget.

The General Fund's operating budget submitted by all departments provides a surplus of \$50,700.

<b>Total Revenues – General Fund</b>	<b>\$23,561,000</b>
<b>Total Expenditures – General Fund</b>	<b><u>23,510,300</u></b>
<b>Budget surplus</b>	<b><u><u>\$50,700</u></u></b>

### General Fund – Proposed Budget

	Projected FY 2015	Final Proposed FY 2016
Beginning Unassigned Fund Balance	\$ 16,008,000	\$ 6,233,000
Projected Revenue	23,234,000	23,561,000
Projected Expenditures	(25,169,000)	(23,510,300)
Ending Fund Balance	14,073,000	6,283,700
Committed Fund Balance (see details)		
1 Police Facilities	(7,000,000)	-
2 City Hall Fire Escape	(90,000)	-
3 Future Flood Buyout	(750,000)	-
Unassigned Fund Balance	\$ 6,233,000	\$ 6,283,700
Fund Balance as a percentage of Annual Expenditures	<b>25%</b>	<b>27%</b>

At the end of FY 2015, General Fund's expenditures are projected to exceed total revenues by \$ 1.9 million. In April 2015, City Council approved transfers from the General Fund's balance of \$1.7 million for additional contributions to the Police and Fire and Non-Uniformed Retirement Plans, \$200 thousand to fund the Millar Park improvement project, and \$126 thousand to fund the cost study for the police facilities building.

Below are the details of the Capital Improvement Program. The total program cost of \$1,839,000 is funded by the General Funds reserve, Grants, and Economic Development Retail Sales Tax in the amounts of \$1,400,000, \$389,000 and \$50,000, respectively.

Please note that all projects that are funded by Capital Improvement and Park and Storm Water Sales Tax revenues are excluded from this table and resolution.

**Capital Improvement Program for FY 2016**

	<b>PROGRAM</b>	<b>GENERAL FUND RESERVE</b>	<b>GRANT FUND</b>	<b>EDRST</b>	<b>TOTAL</b>
1	Ackert Plaza Improvement			\$ 50,000	\$ 50,000
2	Curb, Sidewalks and Alleys		\$ 75,000	-	75,000
3	Forsyth Boulevard Improvement		120,000	-	120,000
4	Jackson Balson Pedestrian		194,000	-	194,000
5	Mapleview Dr.- Lafon Drainage Improvement		-	-	0
6	River Des Peres Improvement		-	-	0
7	Police Building	\$ 1,400,000	-	-	1,400,000
		\$ 1,400,000	\$ 389,000	\$ 50,000	\$ 1,839,000

Summaries of the revenues and expenditures for all funds except Capital Improvement and Park and Storm Water Sales Taxes are illustrated on the next page.

**RECOMMENDATION:** Approval

### All Funds Summary of Revenues and Expenditures

(Capital Improvement and Park and Storm Water Sales Tax Funds are excluded)

Revenues	FY 2016 Budget
General	\$ 23,561,000
Grants	482,400
Library	1,791,000
Fleet Maintenance	1,724,000
Solid Waste	2,796,500
Public Parking Garage	178,000
Loop Business District	96,900
Parkview Gardens Special District	88,100
Economic Development Sales Tax	621,200
Sewer Lateral	575,000
<b>Total</b>	<b>\$ 31,914,100</b>
Expenditures	FY 2016 Budget
General	\$ 23,510,300
Grants	482,400
Library	1,791,000
Fleet Maintenance	1,724,000
Solid Waste	3,032,300
Public Parking Garage	156,000
Loop Business District	96,900
Parkview Gardens Special District	88,100
Economic Development Sales Tax	621,200
Sewer Lateral	575,000
<b>Total</b>	<b>\$ 32,077,200</b>

- Library's budget is in here for information only. The Board of University City Library approved its own budget.

**Resolution 2015 - 9**

***A Resolution Approving the Fiscal Year 2015-2016 (FY 2016) Budget for the City of University City and Appropriating Said Amounts, for all funds with exception of Capital Improvement and Park and Storm Water Sales Tax Funds***

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2015, as prepared by the City Manager and presented to the City Council on June 8, 2015, after the required advertisement thereof, including any revisions as of this date, is hereby adopted.

**BE IT FURTHER RESOLVED**, that in accordance with the City Charter, the several amounts stated in the budget as presented, are herewith appropriated to the several objects and purposed named.

Adopted this 8th day of June, 2015

\_\_\_\_\_  
Shelley Welsch, Mayor

Attest:

\_\_\_\_\_  
Joyce Pumm  
City Clerk



Council Agenda Item Cover

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**MEETING DATE:** June 8, 2015

**AGENDA ITEM TITLE:** Fiscal Year 2015 - 2016 Budget – Park and Storm Waters Sales Tax

**AGENDA SECTION:** New Business

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

**BACKGROUND REVIEW:** This resolution approves the Fiscal Year 2016 Budget for the Park and Storm Water Sales Tax

- Parks Sales Tax - this fund is used to account for a revenue resource from the one-half cent parks sales tax passed by voters in November 2001. All parks and recreation activities are tracked through this fund. The remaining principal and interest payments on Certificates of Participation Series 2012 are made from revenue generated within this fund.

The Park and Storm Water Sales Tax Fund budget submitted by the Public Works and Parks Department provides a surplus of approximately \$217,500. When the Parks Division staff is seeking additional funds through grants, the City is required to have the matching portion. The proposed grant applications pending in FY 2016 with projected local match are listed below:

• Millar Park playground construction	\$88,000
• Fogerty Park Phase 1 design	13,000
• Majerus Park Trail design and construction	180,000
• Forestry trim	<u>6,000</u>
Total	<u>\$287,000</u>

**RECOMMENDATION:** Approval

Below are the summary of revenue and expenditures for this fund, and the details of the Park and Storm Water projects. The total project cost of \$380,000 is funded by Park and Storm Water Sales Tax.

<b>PARK &amp; STORM WATER SALES TAX</b>	
<b>FY 2016 BUDGET</b>	
<b>Revenue</b>	
Park & Stormwater Sales Tax	\$ 1,240,000
<b>Expenditures</b>	
Personnel services	204,000
Contractual services	115,600
Commodities	12,000
Capital outlay	5,000
Park improvements	
- River De Peres	80,000
- Driving Range	300,000
<b>Expenditures (Continued)</b>	
Debt service payment	
- Principal	284,900
- Interest	21,000
Revenue exceeds expenditures	<b>\$ 217,500</b>

	<b>PROGRAM</b>	<b>PARK&amp;STORM WATER SALES TAX</b>
1	Driving Range Regrading	\$ 300,000
2	River Des Peres Improvement	80,000
		<b>\$ 380,000</b>

**Resolution 2015 - 10**

***A Resolution Approving the Fiscal Year 2015-2016 (FY 2016) Budget for the City of University City and Appropriating Said Amounts, only for the Park and Storm Water Sales Tax Fund***

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2015, as prepared by the City Manager and presented to the City Council on June 8, 2015, after the required advertisement thereof, including any revisions as of this date, is hereby adopted.

**BE IT FURTHER RESOLVED**, that in accordance with the City Charter, the several amounts stated in the budget as presented, are herewith appropriated to the several objects and purposed named.

Adopted this 8th day of June, 2015

---

Shelley Welsch, Mayor

Attest:

---

Joyce Pumm  
City Clerk





## Council Agenda Item Cover

---

**MEETING DATE:** June 8, 2015

**AGENDA ITEM TITLE:** Fiscal Year 2015 - 2016 Budget – Capital Improvement Sales Tax

**AGENDA SECTION:** New Business

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

**BACKGROUND REVIEW:** This resolution approves the Fiscal Year 2016 Budget for the Capital Improvement Sales Tax

- Capital Improvement Sales Tax – this fund is used to account for a revenue resource from the one-half cent Capital Improvement sales tax passed by voters in April 1996. This revenue is used to pay for approximately 65% of principal and interest payments on Certificates of Participation Series 2012 (COPs 2012) as well as the City's capital projects for annual infrastructure maintenance.

The Capital Improvement Sales Tax Fund budget submitted by the Public Works and Parks Department provides a surplus of approximately \$400,200. The surplus has been committed for the City's match portion for Kingsland Bridge grant, \$29,000 in FY 2016 and \$440,000 in FY 2017. The grant application was approved by City Council on April 27, 2015.

**RECOMMENDATION:** Approval

Below are the summary revenue and expenditures for this fund, and the details of the Capital Improvement Projects. The total project cost of \$695,300 is funded by Capital Improvement Sales Tax.

<b>CAPITAL IMPROVEMENT SALES TAX</b>	
<b>FY 2016 BUDGET</b>	
<b>Revenue</b>	
Capital Improvement Sales Tax	\$ 2,200,000
<b>Expenditures</b>	
Personnel services	195,000
Contractual services	211,800
Commodities	100,700
Capital outlay	29,000
Capital improvements	
- Jackson-Balson Pedestrian	48,300
- Sidewalk and Curb	380,000
- Street resurfacing	140,000
- Forsyth improvement	30,000
- Digital message boards	47,000
- Mapleview-Lafon drainage	50,000
<b>Expenditures (Continued)</b>	
Debt service payment	
- Principal	529,000
- Interest	39,000
Revenue exceeds expenditures	<b>\$ 400,200</b>

	<b>PROGRAM</b>	<b>CAPITAL IMPROVEMENT SALES TAX</b>
1	Asphalt Street Overlay	\$ 140,000
2	Curb, Sidewalks and Alleys Improvement	380,000
3	Digital Message Boards	47,000
4	Forsyth Boulevard Improvement	30,000
5	Jackson Balson Pedestrian Improvement	48,300
6	Mapleview Dr.- Lafon Drainage Improvement	50,000
		<b>\$ 695,300</b>

**Resolution 2015 - 11**

***A Resolution Approving the Fiscal Year 2015-2016 (FY 2016) Budget for the City of University City and Appropriating Said Amounts, only for the Capital Improvement Sales Tax Fund***

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2015, as prepared by the City Manager and presented to the City Council on June 8, 2015, after the required advertisement thereof, including any revisions as of this date, is hereby adopted.

**BE IT FURTHER RESOLVED**, that in accordance with the City Charter, the several amounts stated in the budget as presented, are herewith appropriated to the several objects and purposed named.

Adopted this 8th day of June, 2015

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Shelley Welsch, Mayor

Attest:

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Joyce Pumm  
City Clerk

**RESOLUTION 2015 – 12**

**A RESOLUTION APPROVING THE COMMITTED FUND RESERVES FOR STREET AND SIDEWALK CAPITAL IMPROVEMENT**

**WHEREAS**, Street and Sidewalk Capital Improvements have been deemed in public meetings and documents to be of the highest priority by the City Manager and the City Council, and

**WHEREAS**, there are streets in University City, which are in urgent need of improvement, and

**WHEREAS**, the General Fund has is in excess of the City Council Official Reserve Policy 17 percent maintained reserve, and

**WHEREAS**, immediate City Council action is required to facilitate the initiation of construction in FY2016,

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY**, that the City Council directs \$1,200,000 of the fund reserves to be committed to and applied to Capital Improvement of Streets and Sidewalks in urgent need of improvement to be selected by the City Manager and Director of Public Works.

Adopted this \_\_\_\_ day of June, 2015

\_\_\_\_\_  
Mayor

Attest:

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

Certified to be Correct as to Form:

\_\_\_\_\_  
City Attorney



## Council Agenda Item Cover

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**MEETING DATE:** June 8, 2015

**AGENDA ITEM TITLE:** Map Amendment – rezone 7511 Pershing Avenue from “SR” – Single Family Residential District to “MR” – Medium Density Residential District

**AGENDA SECTION:** New Business

**COUNCIL ACTION:** Passage of Ordinance required for Approval

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

**BACKGROUND REVIEW:** The Plan Commission recommended approval of the proposed Map Amendment at their May 27, 2015 meeting. This agenda item requires a public hearing at the City Council level and consideration for the passage of an ordinance. The first reading and public hearing should take place on June 8, 2015. The second and third readings and passage of the ordinance could occur at the subsequent June 22, 2015 meeting.

**Attachments:**

- 1: Transmittal Letter from Plan Commission
- 2: Staff Report
3. Draft Ordinance and Exhibits

**RECOMMENDATION:** Approval

ATTACHMENT 1:  
Transmittal letter from Plan Commission



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

May 29, 2015

Ms. Joyce Pumm, City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Map Amendment – 7511 Pershing Avenue

Dear Ms. Pumm,

At its regular meeting on May 27, 2015 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri, 63130, the City Plan Commission considered the proposal to rezone 7511 Pershing Avenue from “SR” – Single Family Residential District to “MR” – Medium Density Residential District.

By a vote of 6 to 0, the Plan Commission recommended approval of said Map Amendment to the University City Official Zoning Map.

Sincerely,

Linda Locke, Chairperson  
University City Plan Commission

ATTACHMENT 2:  
Staff Report





**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

MEETING DATE: May 27, 2015  
FILE NUMBER: PC 15-05  
COUNCIL DISTRICT: 1  
Applicant: City of University City  
Location: 7511 Pershing Avenue  
Proposal: Zoning Map Amendment (rezoning) from “SR” – Single Family Residential District to “MR” – Medium Density Residential District  
Existing Land Use: Four-unit multi-family residential building  
Proposed Land Use: No change

**Surrounding Zoning and Land Use**

North:	SR-Single Family Residential District	Vacant
East:	SR-Single Family Residential District	Multi-family residential
South:	PD-Planned Development District	Multi-family residential
West:	SR-Single Family Residential District	Single-family residential

**STAFF RECOMMENDATION**

Approval       Approval with Conditions       Denial

**ATTACHMENTS**

- A. Departmental Comments
- B. Maps

**Existing Property/Background**

The subject property is approximately 0.14 acres in total area, located on north side of Pershing Avenue, approximately 100 feet west of N. Hanley Road. A legal non-conforming, two-story, four-unit garden-type apartment building exists on the property, constructed in 1919. There is one curb-cut on Pershing Avenue.

Across Pershing Avenue from the subject site is a 22-unit garden-type multi-family condo complex, approved under a “PD” – Planned Development District on a 0.71-acre parcel in 1986.

To the east of the subject site is an approximately 0.16-acre parcel occupied by a legal non-conforming four-unit garden-type apartment building in the “SR” District, which is included in

another Map Amendment application (PC 15-04) being considered in conjunction with this rezoning request.

### **Proposal**

The proposal is to rezone the subject property from “SR” – Single Family Residential District to “MR” – Medium Density Residential District to bring the existing multi-family residential use in conformity to the zoning regulations. There is no plan to redevelop the site at this time.

### **Analysis**

At issue is the appropriateness of changing the zoning of the subject property from “SR” – Single Family Residential District to “MR” – Medium Density Residential District.

The existing multi-family residential building is not permitted in the current “SR” District and is grandfathered. The proposed land use map in the 2005 Comprehensive Plan Update depicts the property as multi-family residential, as well as the adjacent property to the east and the property to the south, across from Pershing Avenue. It is staff’s opinion that the “SR” District is no longer appropriate at this location.

Rather, it is staff’s opinion that the “MR” District is an appropriate zoning classification for this property. It would be consistent with the existing land uses to the east and south with comparable density, and will bring the existing four-family garden apartment on the subject site into conformity with zoning regulations. If the pending Map Amendment application for “MR” District (PC 15-04) for the adjacent properties to the north and east is approved, the proposed zoning would be consistent with any potential multi-family redevelopment there and comparable in density.

### **Conclusion/Recommendation**

Based on the preceding considerations, staff is of the opinion that the proposed Map Amendment is appropriate and reasonable, is consistent with the adjacent land use to the south and east, and would not create a detrimental impact on the surrounding area. Also, the existing legal non-conforming multi-family building would be brought into conformity with the zoning regulations. Thus, staff recommends approval of the Zoning Map Amendment from “SR” – Single Family Residential District to “MR” – Medium Density Residential District.



ATTACHMENT " A "

**Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

May 21, 2015

Department of Community Development  
6801 Delmar Boulevard  
University City, MO 63130

Attn: Mr. Zach Greatens, Planner

RE: 7511 Pershing Avenue

Dear Mr. Greatens;

We have reviewed the request to rezone above property from SR – Single Family Residential District to MR – Medium Density Residential District and would have no major comments or would be opposed to the change.

Our only concern would be Pershing has restricted parking and any new development would have to provide for off-street parking.

Sincerely,

Richard L. Wilson PE  
Director



**UNIVERSITY CITY POLICE DEPARTMENT**  
**6801 DELMAR BLVD.**  
**UNIVERSITY CITY, MISSOURI 63130**



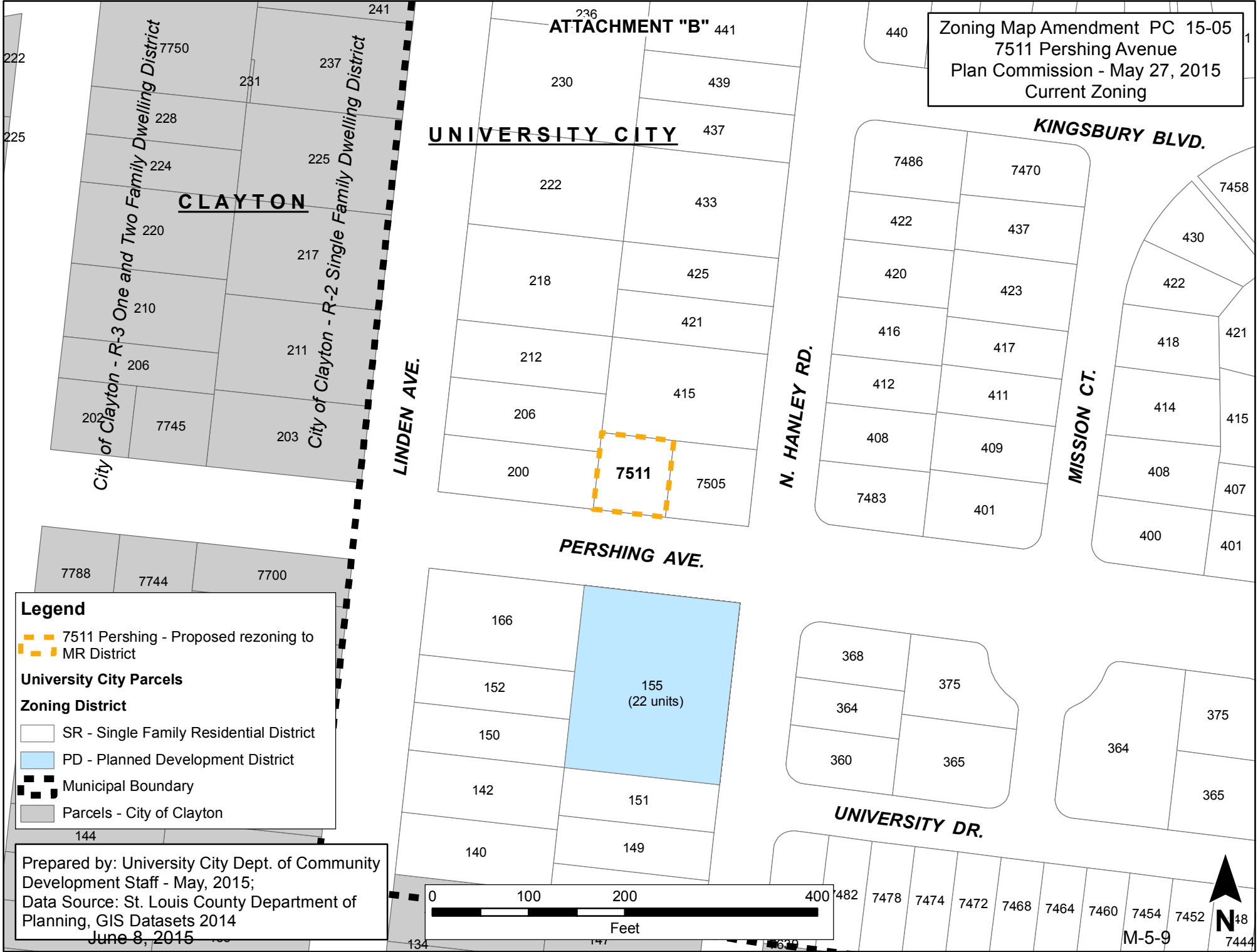
To: Zachariah Greatens

Reference: 7511 Pershing Avenue.

The Police Department had no comment regarding the plans for the above location. The proposal is to rezone the property from SR – Single Family Residential District to MR – Medium Density Residential District. A two-story, four-unit apartment building is located on the property. There is currently no plan to redevelop the property.

Charles Adams  
Chief of Police

Zoning Map Amendment PC 15-05  
 7511 Pershing Avenue  
 Plan Commission - May 27, 2015  
 Current Zoning



**Legend**

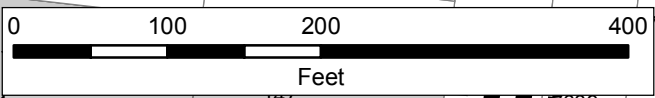
- 7511 Pershing - Proposed rezoning to MR District
- PD - Planned Development District
- Municipal Boundary
- Parcels - City of Clayton

**University City Parcels**

**Zoning District**

- SR - Single Family Residential District
- PD - Planned Development District

Prepared by: University City Dept. of Community Development Staff - May, 2015;  
 Data Source: St. Louis County Department of Planning, GIS Datasets 2014  
 June 8, 2015



M-5-9

Zoning Map Amendment PC 15-05  
7511 Pershing Avenue  
Plan Commission - May 27, 2015  
Existing Conditions

NOT TO SCALE



June 8, 2015

M-5-10

**ATTACHMENT 3:  
Draft Ordinance and Exhibits**

INTRODUCED BY: \_\_\_\_\_

DATE: June 8, 2015

BILL NO. **9263**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY THAT IS LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 7511 PERSHING AVENUE FROM "SR" – SINGLE FAMILY RESIDENTIAL DISTRICT TO "MR" MEDIUM DENSITY RESIDENTIAL DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City in to several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined a request for an amendment of the Official Zoning Map of the City to change the classification of property that is located within the city limits of University City at 7511 Pershing Avenue from Single Family Residential District ("SR") to Medium Density Residential District ("MR"); and

WHEREAS, the City Plan Commission, in a meeting at the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri, 63130 on May 27, 2015, considered said request for map amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on June 8, 2015, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on May 24, 2015; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

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

Section 1. Chapter 400 of the University City Municipal Code, relating to zoning, is hereby amended by repealing the Official Zoning Map illustrating the zoning districts



established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new Official Zoning Map, thereby amending the Official Zoning Map so as to change the classification of property that is located within the city limits of University City at 7511 Pershing Avenue from Single Family Residential District ("SR") to Medium Density Residential District ("MR").

Section 2. Said property at 7511 Pershing Avenue, totaling 0.14 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit "B" and made a part hereof.

The above described tract having St. Louis County locator number of:  
7511 Pershing Avenue                      18K340730

Section 3. The new Official Zoning Map of the City is attached hereto, marked Exhibit "A", and incorporated herein by this reference thereto.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Chapter 400, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Article 9, Division 5 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

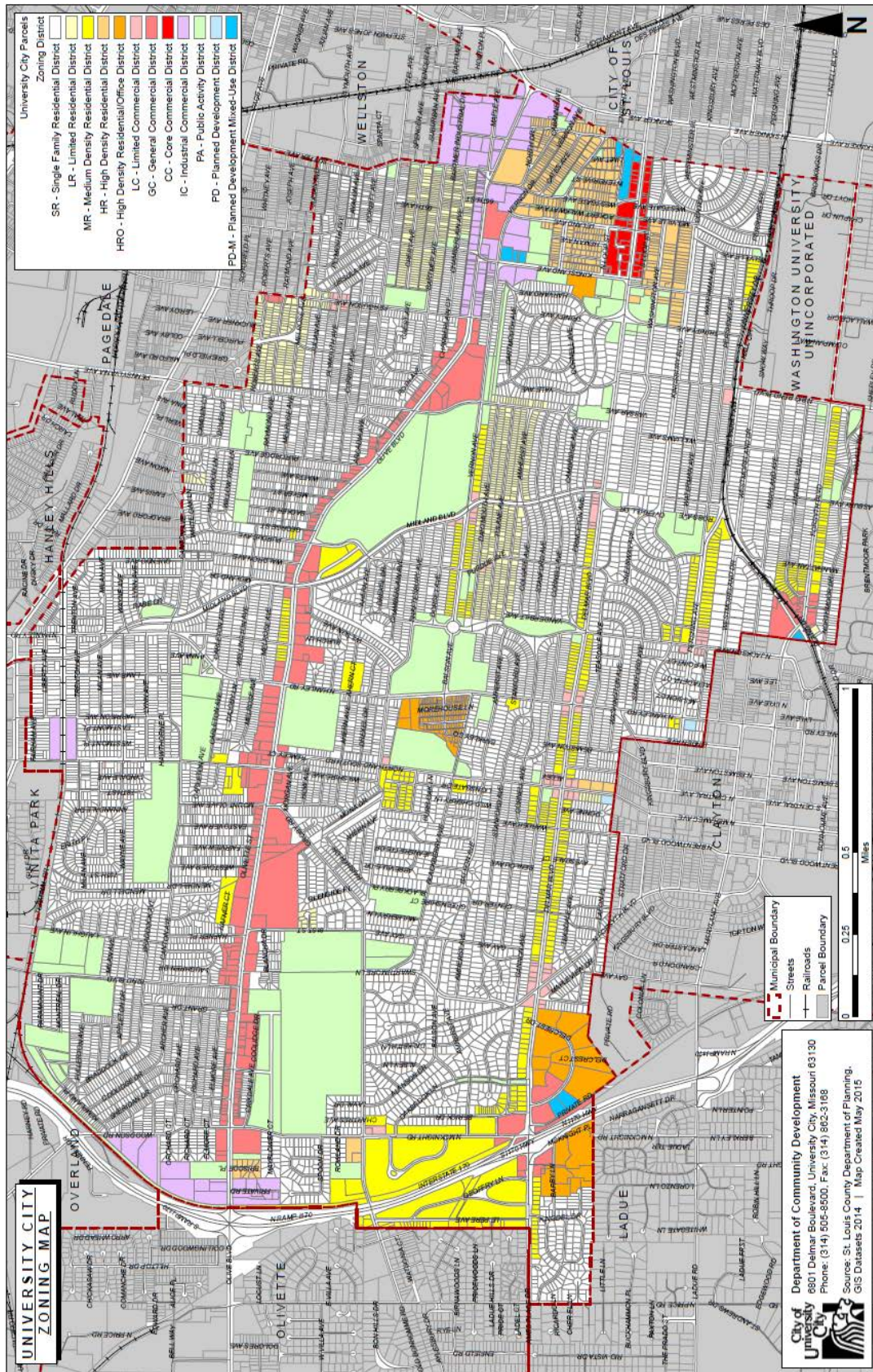
ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

# EXHIBIT A



**EXHIBIT B – LEGAL DESCRIPTION FOR REZONING – 7511 PERSHING AVENUE**

7511 Pershing Avenue – The Western 75 feet of Lot 1 in Block B of Bemiston, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3, Page 64 of the St. Louis County Records.



## Council Agenda Item Cover

---

**MEETING DATE:** June 8, 2015

**AGENDA ITEM TITLE:** Map Amendment – rezone 7505 Pershing Avenue and 415 N. Hanley Road from “SR” – Single Family Residential District to “MR” – Medium Density Residential District

**AGENDA SECTION:** New Business

**COUNCIL ACTION:** Passage of Ordinance required for Approval

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

**BACKGROUND REVIEW:** The Plan Commission recommended approval of the proposed Map Amendment at their May 27, 2015 meeting. This agenda item requires a public hearing at the City Council level and consideration for the passage of an ordinance. The first reading and public hearing should take place on June 8, 2015. The second and third readings and passage of the ordinance could occur at the subsequent June 22, 2015 meeting.

**Attachments:**

- 1: Transmittal Letter from Plan Commission
- 2: Staff Report and application documents
3. Draft Ordinance and Exhibits

**RECOMMENDATION:** Approval

ATTACHMENT 1:  
Transmittal letter from Plan Commission



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

May 29, 2015

Ms. Joyce Pumm, City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Map Amendment – 7505 Pershing Avenue and 415 N. Hanley Road

Dear Ms. Pumm,

At its regular meeting on May 27, 2015 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri, 63130, the City Plan Commission considered the application by Scott Mehlman with Mehlman Brothers Development, LLC to rezone 7505 Pershing Avenue and 415 N. Hanley Road from “SR” – Single Family Residential District to “MR” – Medium Density Residential District.

By a vote of 6 to 0, the Plan Commission recommended approval of said Map Amendment to the University City Official Zoning Map.

Sincerely,

Linda Locke, Chairperson  
University City Plan Commission

ATTACHMENT 2:  
Staff Report and application documents



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

MEETING DATE: May 27, 2015

FILE NUMBER: PC 15-04

COUNCIL DISTRICT: 1

Applicant: Scott Mehlman with Mehlman Brothers Development, LLC  
(property owner under contract)

Location: 7505 Pershing Avenue and 415 N. Hanley Road

Request: Zoning Map Amendment (rezoning) from “SR” – Single Family Residential District to “MR” – Medium Density Residential District

Existing Land Use: Vacant (415 N. Hanley) / Four-unit garden apartment building (7505 Pershing Avenue)

Proposed Land Use: 12-unit garden-type multi-family residential building

**Surrounding Zoning and Land Use**

North:	SR-Single Family Residential District	Single-family residential
East:	SR-Single Family Residential District	Single-family residential
South:	PD-Planned Development District	Multi-family residential
West:	SR-Single Family Residential District	Single-family residential
Southwest	SR-Single Family Residential District	Multi-family residential

**STAFF RECOMMENDATION**

Approval       Approval with Conditions       Denial

**ATTACHMENTS**

A. Departmental Comments      B. Maps      C. Application Documents

**Existing Property / Background**

The subject property consists of two contiguous parcels in the “SR” District, approximately 0.53 acres in total area, located at the northwest corner of N. Hanley Road and Pershing Avenue. There is an existing legal non-conforming, two-story, four-unit multi-family residential building, constructed in 1919, on the southern parcel (7505 Pershing Avenue). The northern parcel (415 N. Hanley Road) has been vacant since the demolition of a former single-family dwelling in September of 2012. The southern parcel has two curb-cuts, on Pershing Avenue and Hanley Road respectively. The northern parcel has one curb-cut on Hanley Road. The topography of the site slopes from north to south.



Across Pershing Avenue from the subject site is a 22-unit garden-type multi-family condo complex, approved under a “PD” – Planned Development District on a 0.71-acre parcel in 1986.

Abutting to the southwest of the subject site is an approximately 0.14-acre parcel occupied by a legal non-conforming four-unit garden-type apartment building in the “SR” District, which is the subject of another Map Amendment application (PC 15-05) being considered in conjunction with this rezoning request.

### **Applicant’s Request**

The applicant is requesting that the subject properties be rezoned from “SR” – Single Family Residential District to “MR” – Medium Density Residential District. Their intent is to raze the existing multi-family building for the redevelopment of the subject property with a 12-unit garden-type multi-family residential building. As this request is merely for a change of zoning, a preliminary site plan is not required.

### **Analysis**

At issue is the appropriateness of changing the zoning of the subject properties from “SR” – Single Family Residential District to “MR” – Medium Density Residential District, rather than consideration of a specific land use or site design.

The existing multi-family residential building on the southern parcel is not permitted in the “SR” District and is grandfathered. The proposed land use map in the 2005 Comprehensive Plan Update depicts the southern parcel as multi-family residential and the northern parcel as single-family residential. The map also depicts the adjacent property to the south and southwest as multi-family residential. It is staff’s opinion that the “SR” District is no longer appropriate at this location.

The purpose of the “MR” – Medium Density Residential District is to protect and conserve areas of predominantly multi-family apartments, built at a medium density, and provide for the construction of new medium density residential developments commonly referred to as townhouse apartments and garden apartments. The existing multi-family complex on the site is already a permitted use in the “MR” District. If the rezoning request is approved, the maximum development density allowable of the subject site would be comparable to, if not less than, those of the existing medium density multi-family developments on the southern parcel as well as those to the southwest and south. It is staff’s opinion that the “MR” District is an appropriate zoning classification for this property and would be reasonable and compatible with surrounding single-family properties, considering the building setbacks required, maximum building height, and maximum density.

Townhouse and garden apartment developments require a minimum building setback of 25 feet from all adjacent single-family residential properties, 20 feet more than the side yard setback required for single-family dwellings. The increased building setback would result in greater buffering between any proposed multi-family development and the single-family residential properties to the north and the west.

The maximum height allowed for townhouse or garden apartments in the “MR” District is three stories, which is consistent and compatible with maximum height allowed for single-family

dwellings in the adjacent “SR” District properties, as well as the existing multi-family buildings to the south and southwest. The subject property slopes from north to south, which would further reduce the potential impact of a development that maximizes its allowable building height.

Through the subsequent site plan review process, which would be required for the development of any multi-family building on the subject property, City Council may require additional landscape buffering for further protection of the adjacent single family properties. The density and dimensional regulations would allow for appropriate buffering and building height and mass that would result in a reasonable transition from existing and potential multi-family residential uses to the adjacent single-family uses.

**Conclusion/Recommendation**

Based on the preceding considerations, staff is of the opinion that the requested rezoning is appropriate and reasonable, would allow a density comparable to, if not less than, that of the existing multi-family developments to the south and southwest, and would not create a detrimental impact on the surrounding area. Thus, staff recommends approval of the Zoning Map Amendment from “SR” – Single Family Residential District to “MR” – Medium Density Residential District.



**Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

May 21, 2015

Department of Community Development  
6801 Delmar Boulevard  
University City, MO 63130

Attn: Mr. Zach Greatens, Planner

RE: 7505 Pershing Avenue and 415 N. Hanley Road

Dear Mr. Greatens;

We have reviewed the request to rezone above property from SR – Single Family Residential District to MR – Medium Density Residential District and would have no major comments or would be opposed to the change.

Our only concern would be Pershing has restricted parking and any new development would have to provide for off-street parking.

Sincerely,

A handwritten signature in black ink that reads "Richard L. Wilson". The signature is written in a cursive, slightly slanted style.

Richard L. Wilson PE  
Director



**UNIVERSITY CITY POLICE DEPARTMENT**  
**6801 DELMAR BLVD.**  
**UNIVERSITY CITY, MISSOURI 63130**



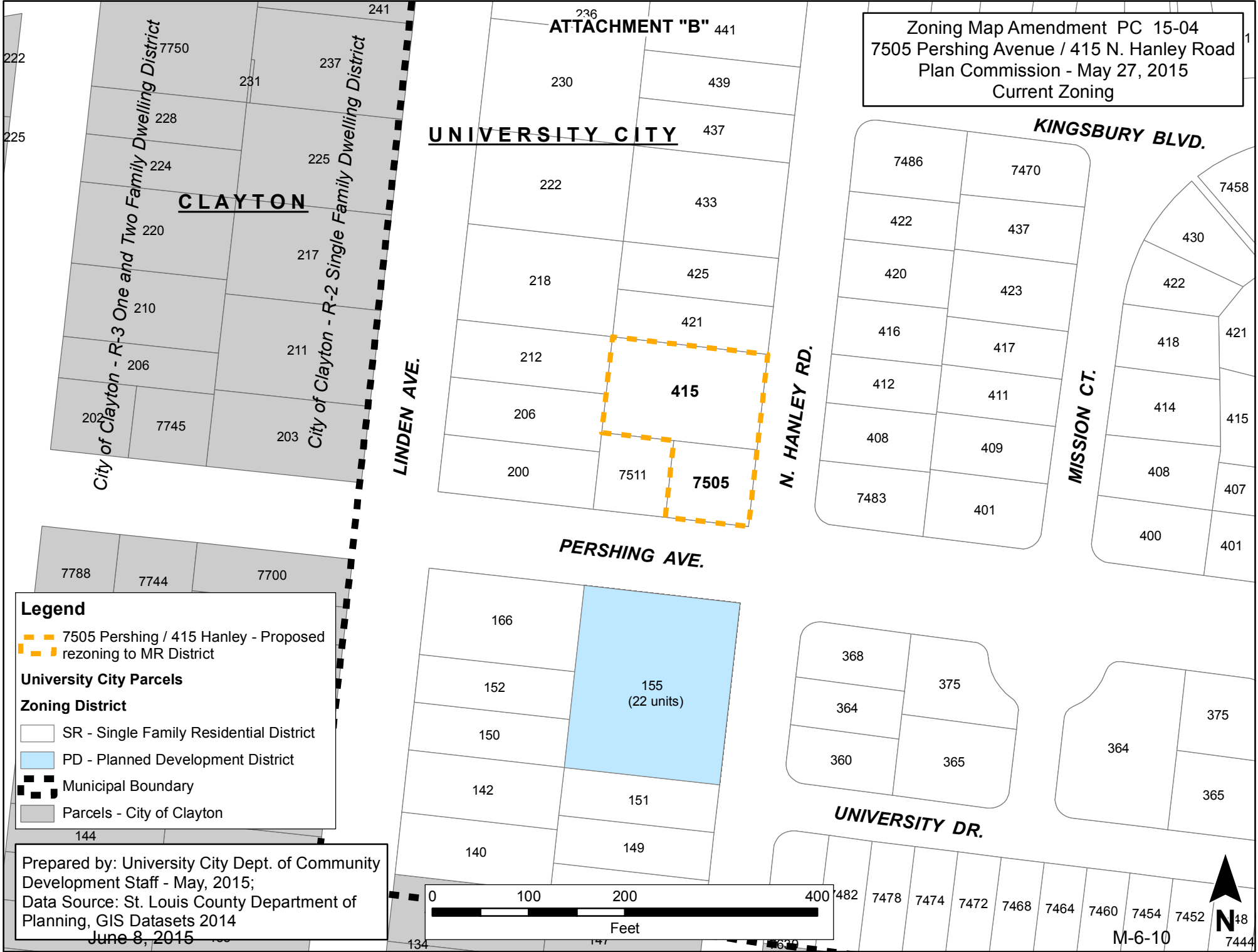
To: Zachariah Greatens

Reference: 7505 Pershing Avenue and 415 N. Hanley Road.

The Police Department has no comment regarding the project. The proposal is to rezone the properties from SR – Single Family Residential District to MR – Medium Density Residential District. A two-story, four-unit apartment building is located on the southern part of the property. The applicant is proposing to redevelop the site with a 12-unit multi-family building.

Charles Adams  
Chief of Police

Zoning Map Amendment PC 15-04  
 7505 Pershing Avenue / 415 N. Hanley Road  
 Plan Commission - May 27, 2015  
 Current Zoning



**Legend**

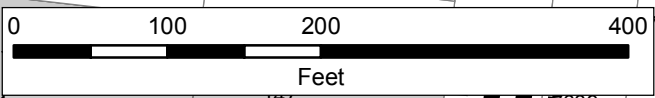
- 7505 Pershing / 415 Hanley - Proposed rezoning to MR District

**University City Parcels**

**Zoning District**

- SR - Single Family Residential District
- PD - Planned Development District
- Municipal Boundary
- Parcels - City of Clayton

Prepared by: University City Dept. of Community Development Staff - May, 2015;  
 Data Source: St. Louis County Department of Planning, GIS Datasets 2014  
 June 8, 2015




M-6-10

Zoning Map Amendment PC 15-04  
7505 Pershing Avenue / 415 N. Hanley Road  
Plan Commission - May 27, 2015  
Existing Conditions

NOT TO SCALE



 Subject Property

Source: St. Louis County Property Viewer - [maps.stlouisco.com/propertyview/](https://maps.stlouisco.com/propertyview/)  
Aerial Photography - 2014



## DEVELOPMENT

141 N Meramec | Suite 101  
Clayton, MO 63105

May 6, 2015

University City  
Community Development Department  
6801 Delmar Blvd.  
4<sup>th</sup> Floor  
University City, MO 63130

**RE: Map Amendments – Article 14, Section 400.3160.B**

Community Development Department,

Please allow this memo to serve as my application to request a change in zoning for the following two properties:

415 North Hanley Road, University City, MO 63130  
7505 Pershing Avenue, University City, MO 63130

**Applicant Name and Interest in the Property**

Mehlman Brothers Development, LLC – Scott Mehlman  
141 North Meramec Avenue  
Suite 101  
Clayton, MO 63105  
314-265-1386  
scott@mehlmanbrothers.com

Mehlman Brothers Development, LLC is currently the owner under contract for both the above referenced properties.

**Property Owners**

415 North Hanley Road – Michael R. Georgen & Christopher M. Georgen – 7298  
Greenway Avenue, St. Louis, MO 63130

7505 Pershing Avenue – Huong Nyugen – 2621 North Ballas Road, St. Louis, MO 63131

**Summary of Request**

The applicant is requesting to rezone the properties at 415 North Hanley Road and 7505 Pershing Avenue from SR – Single Family Residential District to MR – Medium Density Residential District for the development of a 12 unit multi-family residential building.

# MEHLMAN BROTHERS

## DEVELOPMENT

141 N Meramec | Suite 101  
Clayton, MO 63105

### Legal Descriptions

415 North Hanley - Lot 2 in Block B of Bemiston, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3, Page 64 of the St. Louis County Records.

7505 Pershing Avenue - The Eastern 87 feet of Lot 1 in Block B of Bemiston, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 3 Page 64 of the Saint Louis County Records.

### Filing Date with Zoning Administrator

May 6, 2015

Thank you,



Scott Mehlman

314-265-1386

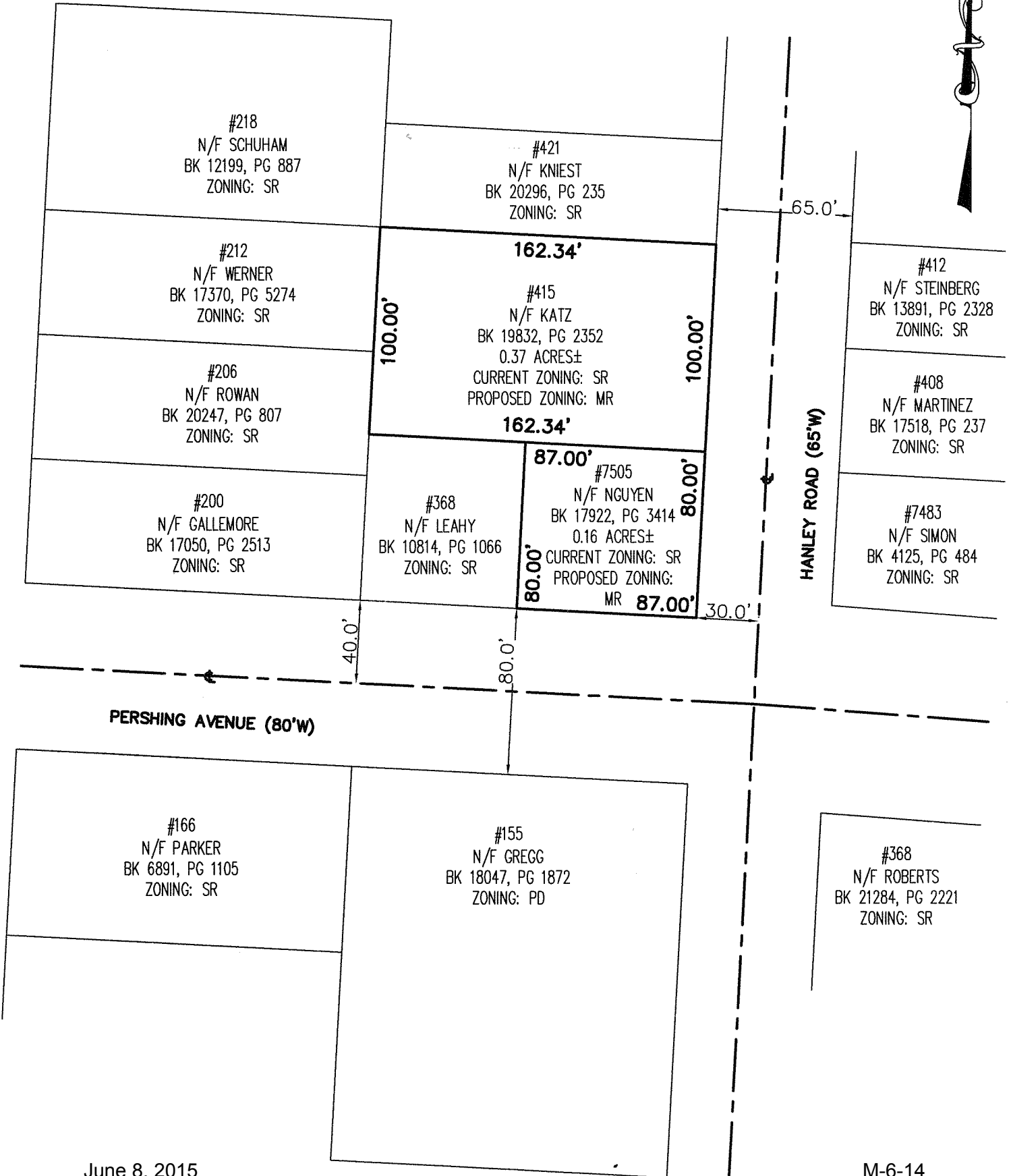
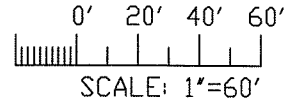
[scott@mehlmanbrothers.com](mailto:scott@mehlmanbrothers.com)

Mehlman Brothers Development



# ZONING MAP

PROPOSED REZONING OF PROPERTIES AT 415 N. HANLEY ROAD  
AND 7505 PERSHING AVENUE, REQUESTED FOR THE DEVELOPMENT  
OF A 12 UNIT MULTI-FAMILY RESIDENTIAL BUILDING



May 6, 2015


**RE: Map Amendments – Article 14, Section 400.3160.B**

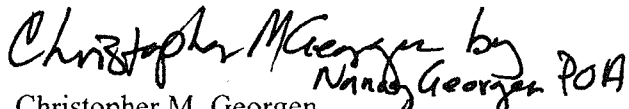
City of University City  
Community Development Department,

This letter shall serve as confirmation that we, Michael R. Georgen and Christopher M. Georgen are the property owners of 415 North Hanley Road, St. Louis, MO 63130.

We currently have this property under contract to sell to Mehlman Brothers Development, LLC for the development of a 12 unit multi-family residential building and have been made aware of the requested Map Amendments "rezoning" request.

Thank you,

  
Michael R. Georgen  
7298 Greenway Ave  
St. Louis, MO 63130

  
Christopher M. Georgen  
7298 Greenway Ave  
St. Louis, MO 63130  
(Signed by Nancy B Georgen as Power of Attorney for Christopher M. Georgen)

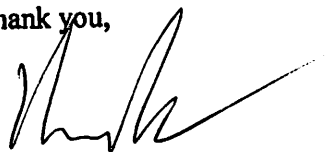
May 6, 2015

**RE: Map Amendments – Article 14, Section 400.3160.B**

Community Development Department,

This letter shall serve as confirmation that I, Huong Nyugen am the property owner of 7505 Pershing Avenue, St. Louis, MO 63130 and currently have this property under contract to sell to Mehlman Brothers Development, LLC for the development of a 12 unit multi-family residential building and have been made aware of the requested Map Amendments “rezoning” request.

Thank you,

A handwritten signature in black ink, appearing to read 'Huong Nyugen', with a long, sweeping horizontal stroke extending to the right.

**Huong Nyugen**

June 8, 2015

M-6-16

**ATTACHMENT 3:  
Draft Ordinance and Exhibits**

INTRODUCED BY: \_\_\_\_\_

DATE: June 8, 2015

BILL NO. **9264**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTIES LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 7505 PERSHING AVENUE AND 415 N. HANLEY ROAD FROM "SR" – SINGLE FAMILY RESIDENTIAL DISTRICT TO "MR" MEDIUM DENSITY RESIDENTIAL DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City in to several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined a request for an amendment of the Official Zoning Map of the City to change the classification of properties located within the city limits of University City at 7505 Pershing Avenue and 415 N. Hanley Road from Single Family Residential District ("SR") to Medium Density Residential District ("MR"); and

WHEREAS, the City Plan Commission, in a meeting at the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri, 63130 on May 27, 2015, considered said request for map amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on June 8, 2015, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on May 24, 2015; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

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

Section 1. Chapter 400 of the University City Municipal Code, relating to zoning, is hereby amended by repealing the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new Official Zoning Map, thereby amending the Official Zoning Map so as to change the classification of properties located within the city limits of University City at 7505 Pershing Avenue and 415 N. Hanley Road from Single Family Residential District (“SR”) to Medium Density Residential District (“MR”).

Section 2. Said properties at 7505 Pershing Avenue and 415 N. Hanley Road, totaling 0.53 acres, are more fully described with legal descriptions, attached hereto, marked Exhibit “B” and made a part hereof.

The above described tracts having St. Louis County locator numbers of:  
7505 Pershing Avenue                    18J130804  
415 N. Hanley Road                      18K340785

Section 3. The new Official Zoning Map of the City is attached hereto, marked Exhibit “A”, and incorporated herein by this reference thereto.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Chapter 400, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Article 9, Division 5 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

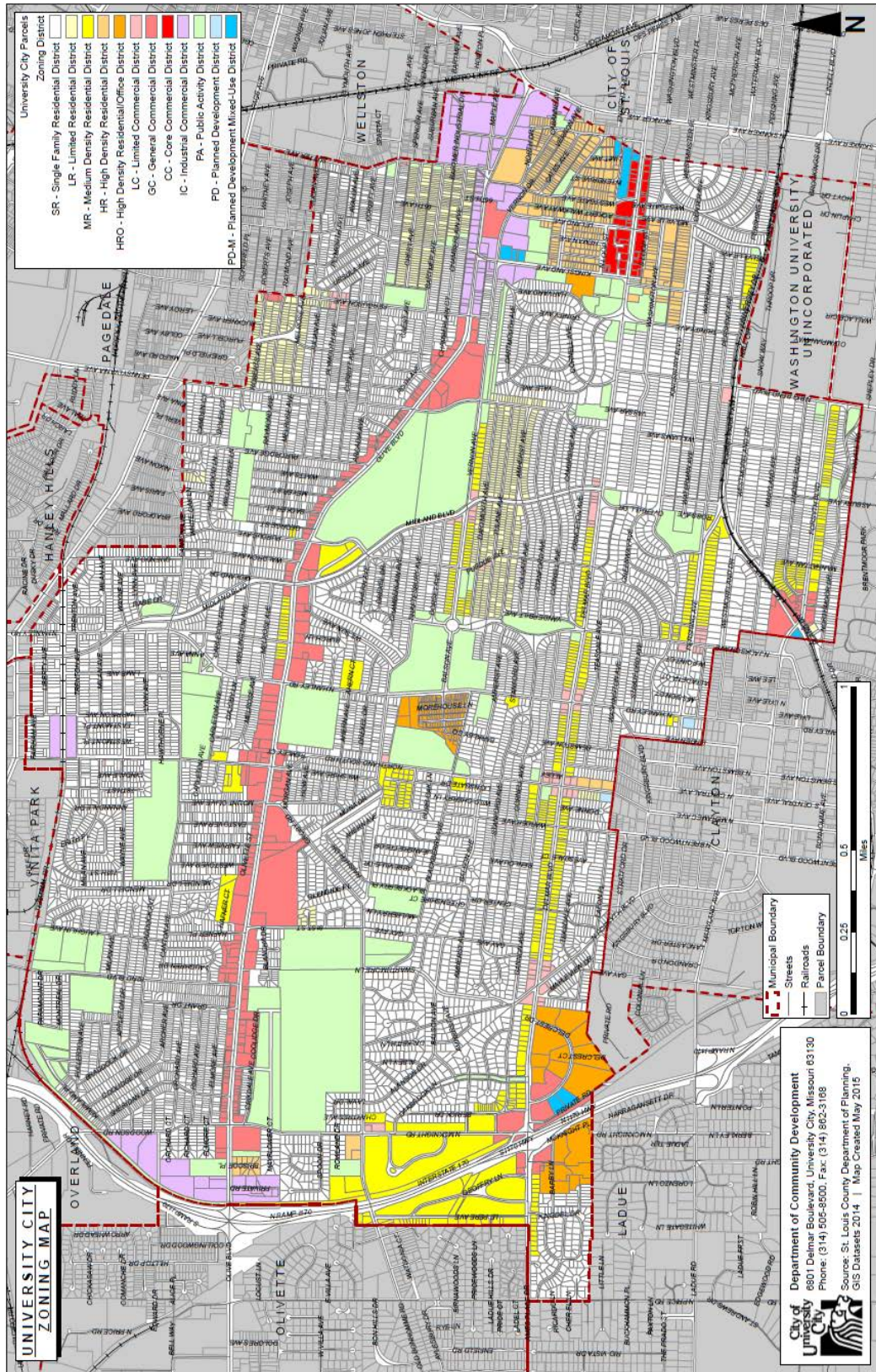
ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

# EXHIBIT A



**EXHIBIT B – LEGAL DESCRIPTION FOR REZONING – 7505 PERSHING AVENUE  
AND 415 N. HANLEY ROAD**

7505 Pershing Avenue – The Eastern 87 feet of Lot 1 in Block B of Bemiston, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3, Page 64 of the St. Louis County Records.

415 N. Hanley Road – Lot 2 in Block B of Bemiston, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3, Page 64 of the St. Louis County Records.



**Plan Commission  
April 22, 2015 Meeting Minutes  
(approved 5-27-2015)**

The Plan Commission held their regular meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Wednesday, April 22, 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 Absent (excused)**

Michael Glickert

**Staff Present**

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

**2. Approval of Minutes**

**2.a. March 25, 2015 Plan Commission Study Session**

A motion was made by Mr. Miller to approve the March 25, 2015 study session minutes. The motion was seconded by Ms. Moran and carried unanimously.

**2.b. March 25, 2015 Plan Commission meeting**

A motion was made by Ms. Moran to approve the March 25, 2015 meeting minutes. The motion was seconded by Mr. Salamon and carried unanimously.

**3. Public Hearings – None**

**4. Hearings – None**

**5. Old Business – None**

**6. New Business**

**6.a. Text Amendment – PC 15-03 (*continued from 3/25/15 Plan Commission meeting*) – Proposed Zoning Code Text Amendments pertaining to multi-family residential development regulations, site size for Planned Development Districts, and floor area regulations for buildings in the GC – General Commercial District, CC – Core Commercial District, and IC – Industrial Commercial District**

Staff summarized the proposed Text Amendments and stated that staff recommended approval, subject to the changes discussed at the 5:30 p.m. Plan Commission study session and approved by the Code Review Committee (CRC).

Mr. Miller, Code Review Committee (CRC) Chairperson read the changes, which consisted of revisions to the Garden Apartment Building regulations, including: removing the word

“grouping” and replacing it with “cluster”, removing the word “attached”, using “dwelling units” instead of “d.u.s.”, and rewording the language pertaining to setbacks from adjacent property in the same district to state, “adjacent to property line of adjacent lot in the same zoning district. Five (5) feet.”

A motion was made by Mr. Miller to approve the proposed Zoning Text Amendment, subject to the changes proposed. The motion was seconded by Mr. Jones.

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

Mr. Mike Jackson, 719 Harvard Avenue, addressed the Plan Commission members and stated that these were changes to the entire Code that could be addressed through variances. He also stated that the building separations should be consistent with the International Building Code requirements.

Staff stated that the proposed setback of five feet between properties in the same zoning district would allow for ten feet between buildings which was consistent with the International Building Code.

Ms. Paulette Carr, 7901 Gannon Avenue, addressed the Plan Commission members and stated that some of the proposed text amendments may have unintended consequences, including impacts on proposed development in the Civic Plaza. She stated that she had received questions from one of her constituents including the following – What were the unmet housing demands being addressed? What population would such new housing serve? Was there a study to support the proposed changes? Would rental units reach full capacity? She also stated that the proposed Delmar-Harvard redevelopment would be coming before them in the future and it was important to take that into consideration.

Staff stated that the proposed Delmar-Harvard development concept was proposed as a PD – Planned Development District which was more site specific than typical developments with conditions that could be established by the City.

#### Questions / Comments and Discussion

- Plan Commission members asked if there was anything in the proposed text amendments that would result in automatic approval of the proposed Delmar-Harvard development. Staff stated there was nothing in the proposed Text Amendments that would result in automatic approval. Staff added that there were no conditions under which a proposal for redevelopment of that site would move forward without a public hearing.
- Plan Commission members asked if there were any projects that were waiting for these proposed Text Amendments to be approved in order to move forward. Staff stated there were not.
- Commission members stated that the proposed Text Amendments were to address problems in the Code and would allow for smaller developments and duplexes.
- Plan Commission members stated there would not be any situation that would not allow public involvement and agreed about the Delmar-Harvard development.
- Commission members asked that the Code Review Committee would consider introducing buffering requirements between multi-family residential developments and single-family residential developments in the future.

The motion to approve the proposed Text Amendments carried unanimously (6 to 0).

## **7. Other Business**

### **7.a. Presentation – Gateway Bike Plan (regional plan for bicycle routes)**

Mr. Greatens stated that the presentation regarding the Gateway Bike Plan was an informational item only and no vote from the Plan Commission was requested.

Mr. Paul Wojciechowski with ALTA Planning and Design provided a presentation about the Gateway Bike Plan including a summary of the plan, projects that had been implemented, and proposed projects. He added that there were education opportunities available for communities to take advantage of and that performance of implementation actions were measured based on safety-related statistics.

#### Questions / Comments and Discussion

- Plan Commission members asked about funding for projects. Mr. Wojciechowski stated that the plan was important for funding projects because funding agencies always ask if the proposed improvements are shown on a plan.
- Plan Commission members asked about maximum speed of roads for proposed improvements. Mr. Wojciechowski stated that improvements were typically made on roads with a speed limit of 35 mph or less.

### **7.b. Public Comments**

There were no additional public comments.

## **8. Reports**

### **8.a. Code Review Committee Report – None**

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

Mr. Lai stated that a public forum for realtors was held on April 15 that was well attended with a great deal of valuable feedback provided. He stated that the deadline for receiving surveys and public comments was April 18.

### **8.c. Council Liaison Report – None**

### **8.d. Department Report**

Mr. Lai stated that the Conditional Use Permit for a pizza restaurant in The Loop considered by the Plan Commission at the March meeting was approved by Council with revisions to the conditions including no outdoor speakers and no outdoor dining allowed on Westgate Avenue. He also stated that a public hearing was held at the last City Council meeting for the Text Amendments related to off-street parking requirements and the ordinance had its first reading.

## **9. Adjournment**

The meeting adjourned at 7:30 pm.

**Plan Commission**  
**April 22, 2015 Study Session Minutes**  
**(approved 5-27-2015)**

The Plan Commission held a study session at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Wednesday, April 22, 2015. The meeting commenced at 5:30 pm.

**Plan Commission Members Present**

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

**Plan Commission Members Absent (excused)**

Andrew Ruben\*

**Non-Voting Council Liaison Absent (excused)**

Michael Glickert

\*Code Review Committee (CRC) members

**Staff Present**

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

**Proposed Zoning Code Text Amendments pertaining to multi-family residential development regulations, site size for Planned Development Districts, and floor area regulations for buildings in the GC – General Commercial District, CC – Core Commercial District, and IC – Industrial Commercial District**

Mr. Lai provided background information and stated that the proposed Text Amendments were discussed at the March 11 CRC meeting. The proposed Text Amendments were intended to be discussed at the March 25 Plan Commission study session and regular meeting, but there was only enough time to address the Text Amendments related to off-street parking regulations. He stated that the goal of the study session was for the CRC to make a recommendation to the Plan Commission for their consideration and vote at the regular meeting following the study session.

Mr. Greatens provided an overview of the proposed changes including the current problems in the Zoning Code that the changes were intended to correct. A significant majority of properties in the “MR” – Medium Density Residential District and the “HR” – High Density Residential District were not in conformance with the current regulations related to lot size. The current regulations for multi-family residential developments did not adequately address setbacks, which were addressed in the proposed changes to the Code.

**Questions / Comments and Discussion**

- Plan Commission members asked about how two-family dwellings and single-family dwellings were addressed in the “MR” District regulations. Staff stated that dimensional regulations for two-family and single-family dwellings were not addressed in the current Code and the proposal would establish the dimensional regulations.

- Plan Commission members asked about the proposal and how it fit with the intent and purpose of the “MR” District and “HR” District. Staff stated that the proposed Code changes were consistent with the intent and purpose of both Districts.
- Plan Commission members asked about how the proposed changes would impact properties owned by Washington University and if the changes could open the door for large-scale redevelopment by Washington University. Staff stated that the proposed Text Amendments would not open the door for large-scale redevelopment as the process for such development would remain the same as under the current regulations.
- Plan Commission members asked if there were any requirements for buffering between garden apartments and single family residential property. Staff stated that this issue could be addressed by the CRC at a future meeting.
- Plan Commission members discussed changes to some of the wording proposed under the Garden Apartment Building regulations including: removing the word “grouping” and replacing it with “cluster”, removing the word “attached”, using “dwelling units” instead of “d.u.s.”, and rewording the language pertaining to setbacks from adjacent property in the same district to state, “adjacent to property line of adjacent lot in the same zoning district. Five (5) feet.”
- Plan Commission members stated there were no additional concerns regarding the proposed changes related to “PD” – Planned Development District site size or floor area regulations for commercial buildings in the “GC” District, “CC” District, and “IC” District.

A motion was made by Mr. Miller for the CRC to recommend that the Plan Commission approve the proposed Text Amendment pertaining to multi-family residential development regulations, site size for Planned Development Districts, and floor area regulations for buildings in the GC – General Commercial District, CC – Core Commercial District, and IC – Industrial Commercial District, with the changes as discussed. The motion was seconded by Mr. Jones and carried by a vote of 2 to 0.

The study session adjourned at 6:30 pm.