



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

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. May 11, 2015 Regular Session
2. May 18, 2015, Study Session – 2016 budget, 2015 City Council Regular Session

F. APPOINTMENTS

1. Elaine Henton is nominated for appointment to the Senior Commission by Councilmember Jennings, replacing Abbie Carter

G. SWEARING IN

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

I. PUBLIC HEARINGS

1. Community Development Block Grant, CDBG, Public Hearing

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

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

L. UNFINISHED BUSINESS

BILLS

1. **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.

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.

BILLS

N. CITIZEN PARTICIPATION (continued if needed)

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business
 - Transfer resolution – Urgent Street Work, requested by Councilmembers Carr and Crow.
DISCUSSION ONLY

P. COUNCIL COMMENTS

Q. ADJOURNMENT

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
May 11, 2015
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, May 11, 2015, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

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

Also in attendance was Lehman Walker, City Manager.

C. APPROVAL OF AGENDA

City Manager Lehman Walker requested that the agenda be amended to remove the scheduled Closed Session until a Study Session on the topic could be conducted. Voice vote to approve the agenda as amended carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. April 27, 2015 City Council Regular Session minutes were moved for approval by Councilmember Sharpe, seconded by Councilmember Glickert and the motion carried unanimously.

F. APPOINTMENTS

1. Daniel Savory was nominated for reappointment to the Civil Service Board by Councilmember Glickert, was seconded by Councilmember Sharpe and the motion carried unanimously.
2. Wilmetta Toliver-Diallo was nominated for appointment to the Arts and Letters Commission by Mayor Welsch, replacing Susan Stang, was seconded by Councilmember Carr and the motion carried unanimously.

G. SWEARING IN

1. Ryan Patterson was sworn in to the University City Loop Special Business District Advisory Commission in the City Clerk's office.

H. CITIZEN PARTICIPATION

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams questioned statements made by Councilmember Carr as to making verbal request to staff and consultants only in public, but Ms. Adams provided excerpts from Council meeting audio recordings to the contrary.

Ms. Adams noted statements by Councilmember Carr on being ignored and denied by staff, when in fact her requests were noted but declined.

Ms. Adams also challenged Councilmember Carr's statement that the bond election lost by 69 percent of University City voters, but in reality only 20 percent of residents voted. Ms. Adams' Fact and Check statement can be found at the end of these minutes.

Rick Salamon, 8342 Delcrest, University City, MO

Mr. Salamon expressed his thoughts about the following comments made at the April 27th Council Meeting.

- Councilmember Carr's claim that she received no response from the City Manager regarding her request for a Study Session
- Councilmember Carr's constant statements regarding the lack of respect from her colleagues
- Councilmembers Carr and Crow's assertion that Council and staff's actions prohibit them from adequately representing their constituents

Mr. Salamon stated that almost every agenda contains an item for discussion generated by Councilmembers Carr and Crow. Yet according to *Robert's Rules* a majority of Council could remove these items if they so desired but they had not done so. He stated that it also seems somewhat hypocritical to state that you are unable to represent your constituents when his request for a meeting with Councilmember Crow, made in late March, has been ignored.

Kathy Straatmann, 6855 Plymouth Avenue, University City, MO

Ms. Straatmann thanked Councilmembers Carr and Crow for taking the spin out of the Mayor's expensive campaign to pass the bond issues. She spoke of her neighbors who were poor who have live in Councilmember Jennings' and Councilmember Sharpe's ward for years and cannot afford any new taxes.

Ms. Straatmann noted U City is one of the highest taxed municipalities in St. Louis County with permits, inspection, licenses and fines also increasing. She said this current administration and its elected officials should find funds in the City's heavily- taxed budget. Ms. Straatmann asked that a copy of her comments be attached to the minutes.

Raheem Adegboye, 7629 Canton Avenue, University City, MO

Mr. Adegboye stated that there always seems to be a lot of poison coming out of the mouths of some members of Council. To sit in the audience every meeting and watch a City employee being grilled like this Council meeting is a congressional investigation is disrespectful. He stated that his statements represent the sentiments of many educated and responsible citizens who do not want to see their city being run in this manner. Mr. Adegboye suggested Council reach an agreement to work together in unity and peace for the progress of this City.

I. PUBLIC HEARINGS

1. Zoning Text amendments pertaining to multi-family residential development regulations, site size for Planned Development Districts.

Mayor Welsch opened the public hearing at 6:51 p.m. and hearing no request to speak the hearing was closed at 6:51 p.m.

2. University City 2016 proposed Draft Budget Hearing.

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

Citizen's Comments

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams stated that her understanding is that a significant number of houses in the areas prone to flooding are owned by absentee landlords and taxpayers should not be asked to bail them out. She then urged Council to repeal any and all ordinances or resolutions that specifically designate that monies be held in reserve for this purpose.

Ms. Adams noted that Councilmember Carr now claims that she is in favor of fixing the streets and suggests that this can be done by reducing discretionary spending. Thereafter she requested a detailed accounting of the monies given to Fair U City. Ms. Adams stated that she would challenge Council to distinguish how money spent on a fair is discretionary, but money spent for the Memorial Day Run, U City Jazz Festival or U City in Bloom is not. The \$60,000 noted by Councilmember Carr, that is spent on electricity for Heman Park allows citizens to utilize the park all year long, and was not installed exclusively for the fair. Ms. Adams asked if the \$60,000 was discretionary spending or was it for public safety. Ms. Adams stated that she would characterize the funds being held in reserve for the potential buyout of flood victims as discretionary, but would suggest that these are the kinds of questions that Council should give consideration to prior to approving the budget.

Leif Johnson, 846 Barkley Square, University City, MO

In 2014, the City spent \$2,250,359 on curbs, sidewalks, alleys and street construction. In 2015 the City spent \$917,000, and the proposed 2016 budget has only allocated \$823,300. Mr. Johnson stated that these astonishing reductions will most negatively impact the ward with the most streets.

- How did Council, the Mayor and the City Manager propose to restore the street construction budget back to the City's Engineers' recommendation of \$1,200,000 per yearly?

Frank Ollendorf, 8128 Cornell Court, University City, MO

Mr. Ollendorf was opposed to the bond issues for streets and park and wanted to offer his solution. He asked Council to consider using \$500,000 annually of the City's surplus to catch up on needed street repairs; to increase 2016 budget to 1.1 million dollars for street improvements; to lower the budget priority of drainage improvements for Ruth Park and digital message boards; and to review budgets for legislative, administration and community development.

Council's Comments

Councilmember Kraft stated that U City streets are in poor condition, with a rating of 6 on a 10 point scale. Therefore additional funds should be directed to street maintenance and the large backlog of non-ADA compliant intersections. Over the last two years U City has spent five million dollars of its reserve funds for street upgrades and related costs, and while he does support the use of these funds for the purpose of improving the City's infrastructure, they are limited and will not last forever. Councilmember Kraft stated that the budget needs to be permanently restructured in order to produce an ongoing source of funding for streets, curbs, intersections and sidewalks, and would suggest that Council look for 1 million dollars in the current budget to accomplish these repairs. He stated that 1 million dollars of savings in a 26 million dollar budget is a real challenge, especially when you take into consideration that 60 percent of that budget goes towards public safety. That meant that one million dollars in savings will have to come from the remaining 11 million dollars. He stated that significant savings have already been achieved by a restructuring of the U City workforce from 309 employees in 2007 to 266 in this year's budget, so further savings will require difficult choices. Councilmember Kraft stated that this is an opportunity for everyone to work together, so he would like to invite residents, staff and his colleagues to join him in a 1st Ward budget discussion on May 21st at 7 p.m. in the Board Room at McNair Administration.

Hearing no more requests to speak Mayor Welsch closed the public hearing at 7:07 p.m.

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Approval to authorize the City Manager to sign contract accepting the quote for the conversion of the City Hall decorative fixtures to LED, funded by The Missouri Department of Economic Development's Division of Energy – Energy Efficiency Loan Program at a cost of \$43,368.72.

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

2. Approval to grant authority to the City Manager to contract with M&M Golf Cars for 26 golf carts at a cost of \$77,350.00.

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

3. Approval to award asphalt emulsion sealer project to Missouri Petroleum at a reduced contract amount to fit budget, in the amount of \$43,160.00.

Councilmember Jennings moved to approve, seconded by Councilmember Sharpe.

Councilmember Carr asked why this bid was higher than expected.

Public Works and Parks Director Rich Wilson stated that the department re-estimated the cost using a different process than what was used in the past. This is another method used for maintaining streets and staff presented an estimated cost. They received only one bid with for doing the work at this new cost. This is a process the department wanted to try but do it at a reduced starting cost.

Voice vote on the motion to approve carried unanimously.

4. Approval to award the crack sealing project to Sweetens Concrete, in the amount of \$31,494.00.

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

5. Approval of change order for the ultrathin bonded asphalt wearing surface to NB West Contracting in the amount of \$31,450.00.

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

6. Approval to award the asphalt rejuvenation project to Corrective Asphalt Materials at a reduced contract amount to fit the budget, in the amount of \$80,000.00.

Councilmember Jennings moved to approve, seconded by Councilmember Glickert.

Councilmember Carr questioned why this bid was higher.

Mr. Wilson stated that when this same contract was presented last year the contractor provided the City with a unit price. So the thinking of staff was that if the contract was expanded to include more streets perhaps the contractor would reduce his costs. But unfortunately that was not the case and the contractor elected to maintain the same unit price.

Voice vote on the motion to approve carried unanimously.

7. Approval of a change order for sanitary sewer lateral repairs project to Labibco/Labib S. Wajih, in the amount of \$74,920.00.

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

8. Approval to grant authority to the City Manager to sign the grant agreement to improve the recycling drop-off area for \$45,000 and a City match of \$37,567.

Councilmember Glickert moved to approve, seconded by Councilmember Jennings.

Councilmember Carr asked if this item had been included in the budget. Mr. Wilson stated that over the last couple of years it has been the City's policy to exclude any grants from the budget prior to their receipt. He stated that the City had just received approval and subsequently this item is being submitted to Council for their review. Councilmember Carr asked where the funding for this item would come from. Mr. Wilson stated that it would either come out of the City's reserves or the Solid Waste reserves.

Voice vote on the motion to approve carried unanimously.

L. UNFINISHED BUSINESS

BILLS

M. NEW BUSINESS

RESOLUTIONS

BILLS

Introduced by Councilmember Jennings

1. **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 first time.

Citizen's Comments

Christine Mackey-Ross, 21 Princeton, University City, MO

Ms. Mackey-Ross stated that she is concerned that City Council is taking small, but steady steps to smooth the way for the overdevelopment of the Delmar/Harvard site and therefore would suggest that Bill 9262 be amended to ensure that the setback requirements for any high density housing that abuts single family residential neighborhoods and historic sites remain as they currently exist.

Don Fitz, 720 Harvard, University City, MO

Mr. Fitz concurred with the recommendation made by Ms. Mackey-Ross was concerned about having to look out his window and see a three to five story parking garage and 150 to 200 residents crammed into a very small space. Mr. Fitz stated that such a development would

not only destroy the entire character of the University Heights neighborhood, but it would set a precedent for the destruction of Civic Plaza, the old library, police station and firehouse.

Councilmember Kraft asked Mayor Welsch whether Council should add their comments tonight or hold them until the next meeting. Mayor Welsch asked Council to refrain from making comments until after the bill has been read for the second and third time.

N. CITIZEN PARTICIPATION (continued if needed)

Jen Stuhlman, 1499 Urbandale, Florissant, MO

Ms. Stuhlman stated that the current budget allows for 43 staffed fire personnel, which the City has yet to realize. To date U City has nine unfilled positions, resulting in a tremendous amount of overtime. Ms. Stuhlman stated that when the City's administration was approached about issues related to understaffing this is what she was greeted with, *"While the City is committed to maintaining a staffing level of eleven, as stated in the Article of the recently signed CDA, as a result of the failure of the bond issues presented in April and loss of revenue due to property value decreasing, every department is carefully reviewing their budgets and potential cuts. As a result, the City is reluctant to move forward with hiring for staffing of fifteen per crew, only then to be forced to reduce staff due to financial stresses."* Ms. Stuhlman that while she supports and appreciates the need for improvements in the City's infrastructure, she would ask Council to take the public safety of its employees and residents into consideration during their review of budgetary expenditures.

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed

Mayor Welsch read the appointments that were needed

- 2. Council liaison reports on Boards and Commissions**
- 3. Boards, Commissions and Task Force minutes**
- 4. Other Discussions/Business**

P. COUNCIL COMMENTS

Councilmember Carr made the following requests:

- That City staff talk to business owners in the Loop to determine what problems they are having with respect to panhandlers and see if there is some way to address their problems.
- That she be provided with a response to her December 3rd request for an accounting of the City funds allocated to Fair U City
- That she be provided with an explanation for the \$60,000 expenditure that had not been brought before Council as mandated.
- That she be provided with documentation illustrating that the \$750,000 designated for flood mitigation has been committed as mandated.

Councilmember Glickert stated that he, along with a number of his colleagues who participated in the Taste of U City on Thursday night and wished to recognize the Chamber of Commerce for its successful efforts. He stated that this event attracted over 500 participants and exemplified the types of unity and relationships one of the speakers brought up this evening.

Councilmember Crow stated that it was nice to see so many individuals in the audience tonight. He then acknowledged his appreciation of the fact that the vast majority of his questions on outsourcing had been answered and asked that Councilmember Carr questions be answered.

To come back to one of the issues that was brought up by one of tonight's speakers, Councilmember Crow stated that any time you ask citizens for 25 million dollars, you are asking for a vote of their trust and confidence in what you are doing, and what you are going

to do. These bond issues lost in every precinct, so it would behoove this Council and staff to look at the credibility that they either have or don't have and come up with measures to enhance this position. He stated that it is clear that the budget before Council was prepared based upon the passage of those bond issues and that it does not remotely parallel the concerns expressed over the condition of the City's infrastructure. So over the next six weeks there is a need for Council to ensure that this budget reflects those priorities, without paving the streets on the back of public safety to our residents and employees

Mayor Welsch announced that U City had been awarded the Make a Difference Day Community Award, along with a \$10,000 grant, one of only three cities in the country to receive this award. Two staff members were officially honored in Washington, DC last week and the local celebration will be held on May 12th at 11:30 a.m. in Heman Park. The grant will be donated to a local non-profit called SHED - Safe Homes for the Elderly and Disabled. Lunch will be provided during this celebration and everyone is invited to attend.

- Free health screenings will be held on Saturday, May 16th at the U City Public Library from 9 a.m. to 10:30 a.m.
- Kids to Park Day will be held on May 16th from 1 p.m. to 3 p.m. at Millar Park.
- The Green Center will continue its Pathways through Nature speaker's series on May 12th. Reservations have closed, but anyone who is interested in attending is encouraged to contact the Green Center to see if space is available.
- The U City Memorial Day is coming up on Memorial Day. This supports four local non-profit organizations, including the U City Public Library.
- Fair U City will be held June 5th through the 7th at Heman Park. This event is hosted by a local non-profit. Proceeds will be used to establish funds for a University City Community Foundation. Additional information can be found by visiting their website at www.fairucity.com
- The City Volunteer Corps general meeting will be held on June 1st at 6:30 p.m. at the Heman Park Community Center.

Mayor Welsch concluded by stating that no one is abdicating his or her fiduciary responsibility to the City, and pointed out the fact that the budget has allocated more than \$650,000 for streets, which does not include consultants or staff. So to say that the City has not made a good effort towards its streets was not correct, a fact she believes has been substantiated by the numerous authorizations made during tonight's meetings, as well as meetings in the past.

Mayor Welsch stated that Mr. Walker has advised Council, clearly, that he will honor resolutions of past Councils with respect proclamations related to funds being set aside for flood-related activities.

Q. ADJOURNMENT

Mayor Shelley Welsch adjourned the meeting at 7:31 p.m.

Joyce Pumm
City

Clerk,

MRCC/CMC

COUNCIL COMMENTS

MAY 11, 2015

My comments tonight consist of fact-checking the public comments of Paulette Carr at the last Council meeting.

First, Paulette Carr produced an e-mail that she perceives as a personal threat. Audio statement @ 1.19. Contrary to her spin, she did suggest that the Auditor correct an entry that she believed to be an error. The City Manager mailed a reminder that she is but one member of Council and has no authority to direct the Auditor to correct what she alone considered an error. Further, that staff had reported that she has attempted to direct them and that is a violation of Section 12 of the City Charter. That is not a threat. That is simply notice so that she can refrain from further violations.

Paulette also proclaimed that she always asks her questions in public. Audio @ 1.20.10. Here, she is being duplicitous. I filed a Sunshine request for all of the e-mails to and from Paulette since January of this year. On January 7, Andrea Riganti sent an e-mail to Paulette which reads in part, "I understand you left a voicemail with Zach...Please provide details regarding your question in an e-mail response to me...". Paulette's response reads simply, "I make my requests vocally. Shall I call you?" I am attaching that e-mail thread as proof that she does NOT ask her questions in public and is now caught in another lie.

Paulette also said that she requested a study session and the Administration's response was that she would receive written information from the Director. She then characterizes this transaction as a fact that she was both ignored and denied. Audio @ 1.25. Which is it? Were you ignored or denied? It cannot be both. Repeatedly Paulette has complained on the record that Council members or City staff have "ignored" her and others, when in fact the requests were duly considered and declined.

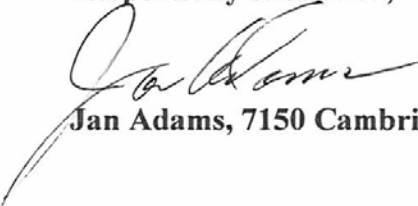
Paulette also said, and I quote, "you lost an election where 69% of the community said we don't like the way you are doing business...". Audio @ 1.25.50. This statement is a total fabrication. First, only 6,000 residents, or about 20% of our population, bothered to vote. Second, the issue before the voters was a tax increase, not a referendum on whether they like how certain council members do business. Paulette's statement is rank speculation on what was in the minds of each of the 4,000 voters who declined the tax

increase. I suggest to you that many voted no because they were misled to believe it would cause a 40% tax increase in their tax bills, instead of the estimated 3% increase.

Finally, and the most revealing glimpse into her mindset, Paulette offered as fact that the voters, by their vote, said “we don’t like you marginalizing our Council members...including myself”. Same audio cite. These statements, and many similar statements, expose a serious personality flaw. How can a person who has been given the opportunity to govern our City perform her duties when she thinks everything is all about her?

A Council member has a duty to present intellectually defensible arguments on real issues not incomprehensible, duplicitous political rhetoric for her own gain or retribution.

Respectfully submitted,



Jan Adams, 7150 Cambridge

Andrea Riganti

From: Paulette Carr <paulette_carr@sbcglobal.net>
Sent: Wednesday, January 07, 2015 2:17 PM
To: Andrea Riganti
Subject: Re: Inquiry of staff

I make my requests vocally. Shall I call you?



Paulette Carr
Councilmember, Ward 2
City of University City

7901 Gannon Ave.
University City, MO 63130
PH.: (314) 727-0919
email: paulette_carr@sbcglobal.net

On Jan 7, 2015, at 2:12 PM, Andrea Riganti <ariganti@ucitymo.org> wrote:

Good afternoon,

I understand you left a voicemail with Zach regarding Frida's Deli. Please provide details regarding your question in an e-mail response to me, and I will have staff look into the matter as per the e-mail below.

Thank you.

Andrea Riganti, AICP
Director of Community Development
City of University City, 6801 Delmar Boulevard, University City, MO 63130
P: 314.505.8516 | www.ucitymo.org

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-----Original Message-----

From: Andrea Riganti

Sent: Thursday, July 31, 2014 11:51 AM

To: Paulette Carr

Cc: Lehman Walker; Jared Agee; Raymond Lai; Lynda Euell-Taylor; Deanna Townson

Subject: Inquiries of staff

Good afternoon,

It was brought to my attention that you have been making several requests of my staff for information. These requests are being made directly to staff rather than through the City Manager or me as department director. While this may be permissible under the Charter, I respectfully request that you relay your requests through Lehman or me as you have done in the past. This will not place my staff in the position of determining department and City priorities.

I thank you in advance for understanding and your assistance in this matter.

Andrea Riganti

May 10, 2015

Dear City Council

There is an extraordinary hole in the 2016 proposed capital budget for street construction and resurfacing. That hole, as I read the budget, is over one million dollars deep.

In 2014, according to lines 8060 and 8080 on page 193 of the proposed budget, Curbs, Sidewalks & Alleys and Street Construction, the City spent \$2,250,359. In 2015, the City spent only \$917,000, and this proposed 2016 budget has only \$823,300 for the combined streets, curbs, sidewalks and alleys.

To make this clearer, the General Fund portion of the Capital Improvement Program, on page 192 of the proposed 2016 Budget, claims that \$470,000 was spent on Street Resurfacing in 2015, but only \$140,000 is budgeted for 2016. This is an astonishing reduction that will most negatively impact the ward with the most streets.

It has been claimed that the proposed 2016 budget is balanced. But it was balanced by wiping out a crucial expenditure. It's like a family deciding to balance its monthly budget by deciding not to eat for a month.

The City engineers say that \$1,200,000 is required for streets every year.

Question: How does the City Council, Mayor and City Manager propose to restore the streets construction budget to the needed \$1,200,000?

I note with dismay that in a recently published letter, Mayor Welsh had called Councilwoman Carr a member of the Tea Party. The media considers the Tea Party an ultra-right wing group, which in the eyes of many people means that it is probably racist.

Question (to Mayor Welsh): What is your proof that Councilwoman Carr is a member of the Tea Party? Or was this an example of McCarthyite name-calling?

Leif Johnson
836 Barkley Square
725-5429

Kathy Straatmann
6855 Plymouth Avenue
University City

In response to Mayor Welsch's letter in the April 28th, 2015, St Louis Post Dispatch

In part Mayor Welsch stated: "What we are seeing is the tea party approach to budgeting: Vote against any taxes..." and "...UCity residents are being provided with incorrect information by members of Council..." First, I would like to thank Councilmembers Paulette Carr and Terry Crowe for DOING THE MATH for us and for taking the "spin" out of the Mayor's expensive campaign to pass the 2 bond issues.

Thank you for clarifying things for us. Thank you for continuing the struggle to INFORM us correctly.

I've lived in UCity since 1989. UCity is one of the highest taxed municipalities in St Louis County.

- I pay for my trash pick-up
- I pay for bags and stickers for my yard waste
- I pay for permits for all structural, electrical and plumbing repairs on my properties
- I pay for inspections every time I get a new tenant
- My tenants pay for an occupancy permit

Recently the cost for these permits and inspections was increased. Also the list for required permits was lengthened. In fact, landlords now need a license in order to lease their apartments. In addition, all parking ticket fines and other UCity fines were increased. Obviously, UCity citizens pay significant funds in taxes, permits, licenses and fines.

Councilmember Jennings, during the bond issue campaign I tried to talk to you about our neighbors not being able to afford more taxes. You replied, "There will always be poor." I would now like to address both 3rd ward Councilmembers. I am not talking about the "poor who are always with us" we learned about in civics class. I am talking about my neighbors. They own their own homes. They have jobs. They help each other. They have lived in this community for years. Some of them are retired and live on fixed incomes.

I have a neighbor whose biggest worry last week was trying to buy dress clothes and dress shoes for her foster child's 6th grade graduation from Pershing. She told me he is growing so fast I can't keep him in shoes. My household is already on "slave pot stew" this month. I had never heard that expression before. Another neighbor explained that "slave pot stew" is when the grocery money is gone and you put everything from the pantry into the pot.

Shame on you Councilmember Jennings that you don't know the difference between the poor and the working poor, particularly in your ward.

Shame on you Councilmember Arthur Sharpe Jr. that you are so disconnected from your constituents that you would further burden them with more taxes.

Shame on all of you who tried to further financially burden all UCity citizens.

If our current administration and staff, and our elected officials, are not capable of finding funds in our already heavily taxed and charged budget, then it's time for a change.

Shame on all of you.

Please attach this to the official minutes.

UNIVERSITY CITY COUNCIL
STUDY SESSION
5th Floor of City Hall
6801 Delmar Blvd
May 18, 2015
5:30 p.m.

The City Council Study Session was held in the Council Chamber, 5th floor of City Hall, on Monday, May 18, 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 and the Finance Director Tina Charumilind.

Mayor Welsch called the meeting to order at 5:30 p.m. and noted that the meeting was for Council's question and discussion and there would not be any public comments at this meeting.

City Manager Lehman Walker stated the purpose of the study session was to provide some of the revisions to the budget presented to Council in late February. He planned to present an overview of that budget and then move to present some changes to that draft budget that he is asking Council to consider. . Mr. Walker stated a question Council may have is why the City is looking for additional budget reductions. The fact is that City revenues have been consistently flat for the past several years but the City's costs continue to rise thus creating a need to find reductions.

Mr. Walker presented the proposed FY 2016 budget items for considerations.

- Establish two special revenue funds for better tracking:
 - ✚ Capital Improvement Sales Tax
 - ✚ Parks Sales Tax
- Consolidations in Park Maintenance and Parks and Recreation Maintenance
- Mr. Walker noted projected sales tax revenue line has decreased; there is a transfer of personnel services to other departments; vacant position in the Finance Department will not be filled for at least six months; vacant positions in police department will be filled in order to reduce present overtime pay; and he is suggesting the elimination of cut two Captains, positions that are presently not filled, in the Fire Department in accordance with the suggestions made by the consultants in their review.
- With a \$330,000 operating deficit per year at Centennial Commons the following cuts are being proposed.
 - ✚ Closing the Commons operation on seven holidays
 - ✚ Eliminating the summer camp program
 - ✚ Reduction in the purchase of new equipment and part-time help

With the above changes, Centennial Commons would only operate with an \$182,200 deficit per year. Mr. Walker stated the question should be what is the level of City subsidy to be provided to recreation services?

- Aquatics program operates with a \$213,000 annual deficit..
 - ✚ Eliminate Natatorium
 - ✚ Heman Park swimming pool hours. Return to eight hours per day and reduce those hours when students return to school - from August 10 to September 7With these changes the Aquatics program would have an operating deficit of \$148,700 per year. Mr. Walker noted that hourly changes reflect usage during the time periods.
- Debt Service. With the establishment of the Capital Improvement Sales Tax and the Park Sales Tax Funds, \$844,000 will be transferred into these two funds from the General Fund. This will allow for easier tracking. It is important to maintain a surplus to be used for local matches when grants are applied for and received.

Mr. Walker said these items are need to be brought forward because they are very heavily subsidized by the City's residents.

QUESTIONS:

Councilmember Glickert

- Asked about the different amounts the Council received on the estimated sales tax. Finance Director Charumilind stated the original estimated number was re-evaluated and lowered.

Councilmember Carr

- Rather than a question, Councilmember Carr read her statement. The full statement is attached to end of these minutes.
 - ✚ Against eliminating summer camp program
 - ✚ Against closing Centennial Commons for seven additional days
 - ✚ Against eliminating natatorium or reduced hours at Heman Park pool
 - ✚ For reducing Administrative and Legislative budgets
 - ✚ Use surplus money in Capital Improvement Sales tax for fixing streets and sidewalks
 - ✚ Not fund Fair U City
 - ✚ Not fund Chamber of Commerce

Councilmember Glickert

- ✚ Noted that it is said there will be no reduction in services in the draft budget. He asked for surveys and data on number of people using the Natatorium. He suggested working with the school district to negotiate use of City facilities by the school district in exchange for use of the Natatorium. As noted on citizens' read real estate taxes, the school district receives 59 percent of the property taxes levied.

Mayor Welsch

- ✚ Mayor Welsch noted that citizens pay taxes for a variety of reasons one of which is for recreation. She has spoken to the City Manager to express her concern about proposed cuts in recreation, health and wellness programs. She does understand

why cuts are being suggested – our budget is very tight. However, she hopes this Council can agree on a budget so that these proposed cuts can be avoided.

Council adjourned the Study session at 6:01 p.m.

Joyce Pumm, City Clerk, MRCC/CMC

Statement to Council, May 18, 2015_ Paulette Carr

In February, the City Manager proposed a budget that does not contain adequate funding for our street and sidewalk work. Because voters rejected the streets and parks bond issues in April, we need to return to good and responsible management of our city. Residents agree we want to fix and maintain our streets, sidewalks and parks. The election was about how, not whether we pay for these things, and I asked the City Manager to find \$1 million in his budget to fund capital improvement for streets and sidewalks, and cut discretionary spending and fat in the budget.

I have carefully read the packet containing the City Manager's proposed changes for the Draft FY2016 Budget, and I **cannot support the City Manager's proposed changes**. One of the most striking features of the City Manager's proposed budget changes is that the City Manager, rather than proposing cuts to discretionary spending, is proposing, "cuts to programs and services that our community needs and deserves":

- Eliminating the Summer Camp Program for our children;
- Closing Centennial Commons for seven additional days;
- Eliminating all public swim hours at the natatorium, and reducing the hours at the Heman Park Pool.

By contrast, Mr. Walker's budget for the City Manager's Office was untouched, though it was increased by \$168,300 (25%) over last year – and an increase of almost \$340,000 over 4 years. He, also, proposes cuts to the budgets of the Police and Fire Departments. Astonishingly, not one new street or sidewalk improvement project was added. So, City Manager Walker is proposing that the Council vote to cut your services, cut nothing from the City Managers Office or the Legislative (Council) budgets, and neglect our needed street and sidewalk work.

This budget causes so much pain to our citizens, and no pain to the people sitting around this table. The city manager has taken nothing from his budget, and nothing from the legislative budget. What message are we trying to send our citizens? The people to whom I spoke told me it feels like we are trying to settle a score for rejecting the bond issues. I am willing to

make some cuts in the budget to reallocate money for street and sidewalk work, but the cuts need to start with the people around this table.

- To take away summer camp for our children, but fund Fair U City is unconscionable;
- To take away summer camp for our children, but fund the Chamber of Commerce is unconscionable;
- To take away summer camp for our children, but spend \$12,000 on Council travel is unconscionable;
- To take away summer camp for our children, but send the City Clerk to Tan-tar-a one more time is unconscionable;
- To take away summer camp for our children, but to increase the City Manager's budget by over \$168,000 in one year is unconscionable.

If necessary, and it is necessary to find the money to fix our streets and sidewalks, there are plenty of places we can cut without penalizing our residents.

All you have to do is look at the two new funds, Mr. Walker established for the sales taxes collected for Capital Improvement and Parks and Stormwater. First he has transferred some expenses, which are clearly not capital – roughly \$500K. It was never the Council policy that these funds be used for maintenance. That policy is still summarized in our budget books under Revenue Sources - Capital Improvement Sales Tax. But if you look at the table on page 5 of the packet, you will note that there is a surplus of over \$400K in revenue for Capital Improvement collected from this sales tax. Why not use that money for streets and sidewalks and cut no services? – and use the money "questionably" designated as Capital (personnel, contractual, commodities, etc.), for real capital improvement, not maintenance?

Will we need additional money for contingencies? Perhaps, but we commonly find the money...

- We didn't budget for a change in the logo (signs. Letterheads, clothing, vehicles, etc.) yet we had the money
- Didn't budget for a city-wide educational campaign on the bond issues, yet we had the money

- Didn't budget for an electrical upgrade in Heman Park, yet we had the money...

But we don't have the money for our streets and sidewalks???

This budget does not reflect the priorities of this community... nor does it reflect the priorities this Council so recently expressed about our streets and sidewalks.

I will not support the City Manager's proposed changes. This budget causes so much pain to our citizens, and no pain to the people sitting around this table. In her recent letter to the Editor, Mayor Welsch wrote:

“What we are seeing is the tea party approach to budgeting: vote against any taxes, even for admittedly needed work for streets and to make our facilities ADA-compliant, and then try to gut the budget of programs and services that our community needs and deserves.”

If you approve Mr. Walker's changes, you are gutting the budget of programs and services that our community needs and deserves. I respectfully ask that my colleagues send Mr. Walker back to the drawing board to find an additional \$500K for street and sidewalk work to add to the street and sidewalk projects already proposed for the Capital Improvement Plan. You do not have to cut services... just use the money he is proposing as a surplus – and let's make a few “minor sacrifices” in funding our pet projects to provide the proper funding to run this City in line with the priorities of the community.



Council Agenda Item Cover

MEETING DATE: May 26, 2015

AGENDA ITEM TITLE: 2016 Community Development Block Grant Allocation

AGENDA SECTION: Public Hearing

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: Below is the CDBG proposed budget for calendar year 2016, along with the approved budgets for 2014 and 2015 for comparison. The fund will be allocated to the police overtime and street, sidewalks and alleys improvements.

Public comment will be taken at the Public Hearing during the Council Meeting.

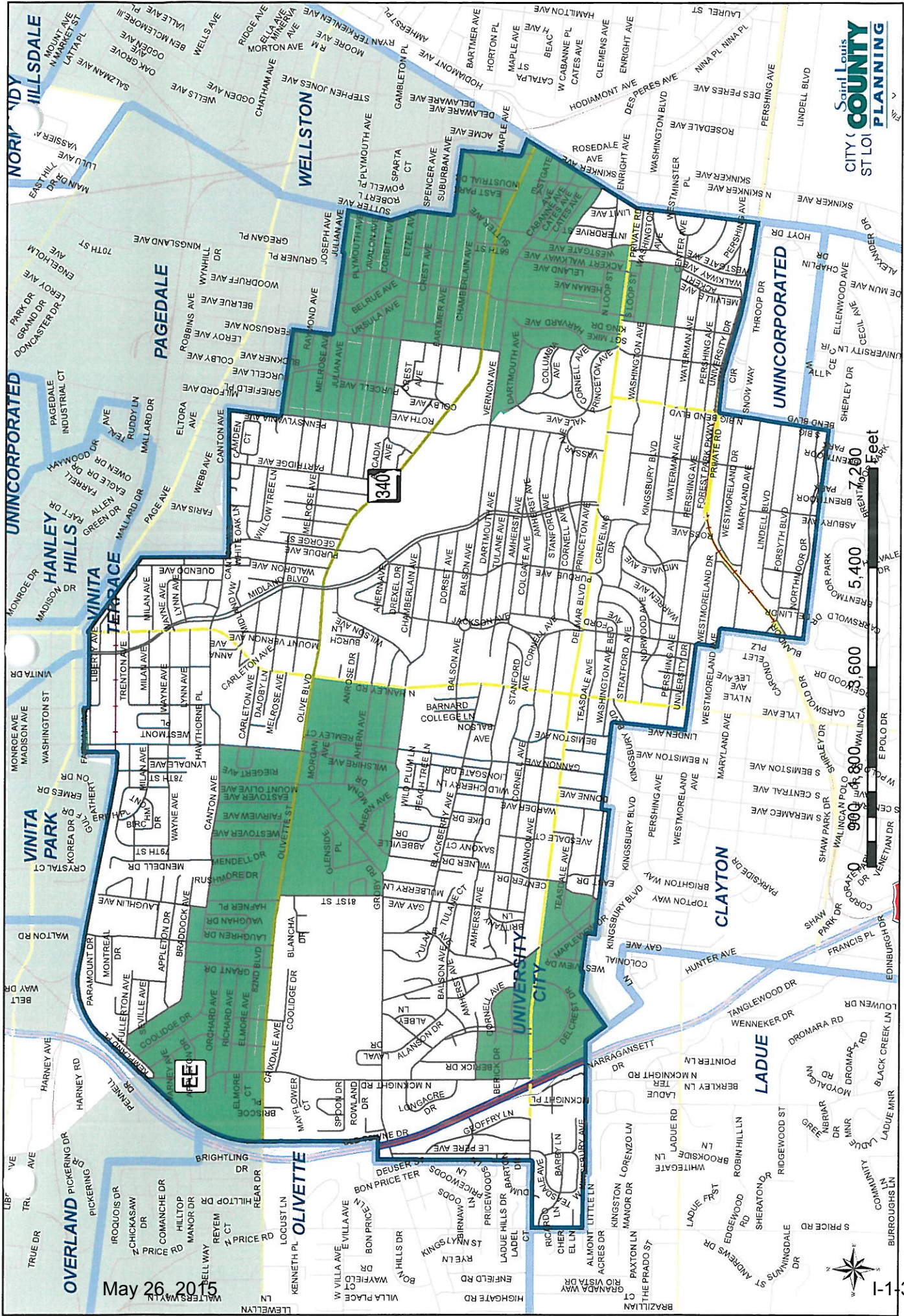
FY16 Proposed CDBG Allocation:

<u>Activity</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Public Service			
Police	\$26,585	\$25,000	\$25,000
Scholarships	\$0	\$0	\$0
<i>Subtotal</i>	\$26,585	\$25,000	\$25,000
Street Improvements			
Streets, Sidewalks and Alleys	\$76,815	\$78,400	\$78,400
<i>Subtotal</i>	\$76,815	\$78,400	\$78,400
TOTAL	\$103,400	\$103,400	\$103,400

**ST. LOUIS COUNTY DEPARTMENT OF PLANNING
OFFICE OF COMMUNITY DEVELOPMENT
FISCAL YEAR 2016 CDBG ALLOCATIONS**

<u>Municipality</u>	<u>Allocation</u>	<u>Municipality</u>	<u>Allocation</u>
Ballwin	40,400	Kirkwood	46,800
Bel-Nor	20,000	Lakeshire	20,000
Bel-Ridge	38,100	Mackenzie	20,000
Bella Villa	20,000	Manchester	24,300
Bellefontaine Neighbors	29,500	Maplewood	64,000
Bellerive Acres	20,000	Marlborough	27,100
Berkeley	121,600	Maryland Heights	52,800
Beverly Hills	20,000	Moline Acres	32,700
Black Jack	20,000	Normandy	66,000
Breckenridge Hills	36,200	Northwoods	29,000
Brentwood	20,000	Norwood Court	20,000
Bridgeton	31,900	Oakland	20,000
Calverton Park	20,000	Olivette	20,000
Charlack	20,000	Overland	112,000
Chesterfield	41,900	Pagedale	67,700
Clayton	22,500	Pasadena Hills	20,000
Cool Valley	20,000	Pasadena Park	20,000
Country Club Hills	20,000	Pine Lawn	86,700
Crestwood	23,400	Richmond Heights	20,000
Creve Coeur	20,000	Riverview	24,000
Crystal Lake Park	20,000	Rock Hill	20,000
Dellwood	20,000	Shrewsbury	20,000
Edmundson	20,000	St. Ann	92,700
Ellisville	20,000	St. John	21,400
Eureka	20,000	Sunset Hills	22,000
Fenton	20,000	Sycamore Hills	20,000
Ferguson	155,300	University City	103,400
Flordell Hills	20,000	Uplands Park	20,000
Frontenac	20,000	Valley Park	20,000
Glen Echo Park	20,000	Velda City	20,000
Glendale	20,000	Velda Village Hills	20,000
Grantwood Village	20,000	Vinita Park	24,300
Green Park	20,000	Vinita Terrace	20,000
Greendale	20,000	Webster Groves	33,300
Hanley Hills	20,000	Wellston	87,100
Hazelwood	65,490	Wildwood	25,500
Hillsdale	40,000	Winchester	20,000
Jennings	186,800	Woodson Terrace	29,700
Kinloch	20,000		

These allocations are based on a per capita amount tied to census data which tabulates the number of low and moderate income residents for each city in St. Louis County. The allocations for those municipalities which census data indicated had population concentrations of low and moderate income residents that were greater than 50% had allocations calculated by multiplying the low/mod population by factors varying from 2 to 5 based on the percentage of low/mod population in the municipality.



May 26, 2015



1-13

Low to Moderate Income by Census Block Group
City of University City

Office of Community Development, St. Louis County Department of Planning, April 2015



Municipal Boundary
51% to 100% Low-Mod

St. Louis
COUNTY
 CITY OF
PLANNING

PUBLIC NOTICE

The CITY OF UNIVERSITY CITY will hold a public hearing to discuss the allocation of \$103,400 in Community Development Block Grant funds which will become available after January 1, 2016. The public hearing will be held at 6:30 p.m. on May 26, 2015, at the City Hall, 5th Floor, 6801 Delmar Blvd, University City, MO 63130. To further its commitment to fair and equitable treatment of all citizens, the CITY OF UNIVERSITY CITY has enacted and/or enforces the following:

A Fair Housing Ordinance prohibiting unlawful discrimination against any person because of race, sex, color, religion, disability, familial status or national origin;

A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and business.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following municipal official or employee who has been designated to coordinate compliance with equal employment opportunity requirements referenced above.

Tina Charumilind, Director of Finance

TITLE

6801 Delmar Blvd., University City, MO 63130

ADDRESS CITY STATE ZIP

(314) 862-6767

PHONE

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact Joyce Pumm at (314) 505-8605 no later than May 22, 2015.

For More Information Call:

314-862-6767

Voice

800-735-2966

TDD

800-735-2966

Relay Missouri

EQUAL OPPORTUNITY EMPLOYER



Council Agenda Item Cover

MEETING DATE: May 26, 2015

AGENDA ITEM TITLE: Project 1213 - Sidewalk and Curb Replacement Project

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED?: YES

BACKGROUND: Every two years, the City inspects all streets for deficiencies and rates them based on severity of deterioration/damage. By documenting the actual conditions of the pavement, the City is able to develop a sidewalk-curb replacement budget, make timely repairs and use cost-effective procedures.

The City replaces sidewalks that are not Americans with Disabilities Act (ADA)-compliant, extensively cracked, failed, faulted and/or causing trip hazards. Curbs are replaced when severe enough to disrupt drainage or when deteriorated and adjacent to street pavement that is being resurfaced. The City is also upgrading curb ramps for mandatory ADA-compliance on streets planned to be resurfaced in the next fiscal year.

On April 22, 2015, the City opened bids for the Sidewalk and Curb Replacement Project. The tabulation of bid proposals is as follows:

Contractor	Base Bid Price
Raineri Construction	\$497,025.00
Spencer Contracting	\$745,850.00
RV Wagner	\$875,240.00

Raineri Construction is the only contractor participating in the bid that is a minority- or female-owned entity.

The funds for this project will come from the account 01-40-90_8060 Curbs, Sidewalks & Alleys with a budget of \$400,000.

RECOMMENDATION: It is recommended that the City Council approve the award for the Sidewalk and Curb Replacement Project to Raineri Construction for a reduced contract amount of \$400,000.00 to fit the budget.

ATTACHMENT: Project locations list

LOCATIONS

Street	From	To
Maryland	Big Bend	Dead End
Northmoor	Big Bend	Del-Lin
Tulane	Swarthmore	Groby
Orchard	Grant	Sheridan
Archer	Grant	Coolidge
Coolidge	Archer	Appleton



Council Agenda Item Cover

MEETING DATE: May 26, 2015

AGENDA ITEM TITLE: Text Amendments to Sections 400.260, 400.280, 400.330, 400.340, 400.530, 400.590, 400.650, 400.770, 400.1120, 400.1130, and 400.1140 in Articles 4 and 5 of the University City Zoning Code (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)

AGENDA SECTION: Unfinished Business

COUNCIL ACTION: Passage of Ordinance required for Approval

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW: Attached are the documents for the above-referenced Zoning Text Amendments to the University City Zoning Code.

In order to address missed or potential redevelopment opportunities in vacant and underutilized properties due to unrealistic regulations that are not in keeping with existing development patterns, the current proposal would better position the City for appropriate redevelopments in the future without compromising their integrity and their impact on surrounding property.

The Plan Commission considered the matter at their April 22 meeting and recommended approval of the proposed Text Amendments by a vote of 6 to 0.

This agenda item requires a public hearing at the City Council level and passage of an ordinance. The public hearing and first reading should take place on May 11, 2015. The second and third readings and passage of the ordinance could occur at the subsequent May 26, 2015 meeting.

Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: Material for April 22, 2015 Plan Commission meeting
- 3: Draft Ordinance

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 1, 2015

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

RE: Zoning Text Amendments –
Multi-family residential development regulations, site size for Planned
Development Districts, and floor area regulations for commercial buildings

Dear Ms. Pumm,

At its regular meeting on April 22, 2015 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, the Plan Commission considered a Zoning Text Amendments to certain sections of the Zoning Code 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.

By a vote of 6 to 0, the Plan Commission recommended approval of the proposed Amendment.

Sincerely,

A handwritten signature in black ink that reads "Linda Locke". The signature is written in a cursive, flowing style.

Linda Locke, Chairperson
University City Plan Commission

May 27, 2015

L-1-3

ATTACHMENT 2:
Material for April 22, 2015 Plan Commission meeting



Department of Community Development

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

MEMORANDUM

TO: Plan Commission members

FROM: Zach Greatens, Planner

DATE: April 17, 2015

SUBJECT: Study Session (April 22, 2015) – Proposed Text Amendments related to multi-family residential development, site area for PD – Planned Development Districts, and regulations for building size in the GC – General Commercial District, CC – Core Commercial District, and IC – Industrial Commercial District

Due to time constraint at the March 25 Plan Commission Study Session and regular meeting, several proposed text amendments of the Zoning Code included on the agenda were not able to be discussed. Similar to the effort in reviewing and addressing the parking regulations, these proposed amendments attempt to address issues related to redevelopment and economic growth opportunities.

In recent years, there have been missed opportunities for redevelopment of both multi-family residential properties and commercial properties due to unrealistic regulations that are not consistent with existing development patterns. This has resulted in vacant and underutilized properties, often due to the inability to meet current lot size requirements, setbacks, or building size regulations that have been restrictive to redevelopment. Sustainable redevelopment is critical for future growth and economic development of a land-locked city such as University City. More realistic and reasonable development regulations will help to achieve this. The proposed changes to the Code are warranted to address potential opportunities for redevelopment of commercial and multi-family residential properties.

At their March 11, 2015 meeting, the Code Review Committee (CRC) briefly discussed the proposed Zoning Code Text Amendments and, due to their multi-faceted aspects, suggested that a follow-up study session to include all Plan Commission members would be beneficial. The following sections and attached material provide more specific information regarding the proposed changes in three different topics. They have not been revised since the distribution of the last memorandum from staff to Plan Commission members dated March 21, 2015.

1. Multi-Family Residential Development Regulations in the MR – Medium Density Residential District, HR – High Density Residential District, and HRO – High Density Residential/Office District

A significant number of multi-family properties within the MR – Medium Density Residential District (93%) and HR – High Density Residential District (95%) are not in conformance with the current zoning code requirements for minimum lot size (20,000 square feet) and are grand-fathered. Two maps, Attachments A and B, are included to show properties in the MR District and HR District that do not conform to the minimum lot size required and lots that are in conformance. The resulting problem is that it is not possible to redevelop most of the properties in these zoning districts with their existing lot sizes.

A summary table of the proposed changes is included in Attachment C. See Attachment D for the detailed changes proposed in each applicable Code Section. The proposed revisions would impact townhouse apartments, garden apartments, and elevator apartments in the MR – Medium Density Residential District, HR – High Density Residential District, and HRO – High Density Residential/Office District. While the occurrence of non-conforming lots has not been an issue in the HRO District, it is included because the multi-family residential uses addressed by the proposed changes are permitted in the HRO District. The proposed changes would bring most of the lots into conformance, reflecting current land development patterns, and would allow for redevelopment of lots when opportunities exist.

The proposed Text Amendments would reduce the minimum lot sizes required to those comparable of existing lots, while still maintaining the integrity of the multi-family zoning districts. Also, the building setbacks of such developments have been adjusted and some of the more complicated regulations simplified, allowing for easier administration.

2. Minimum Site Area for PD – Planned Development Districts

Staff proposes to reduce the minimum site size from two acres to one acre. This would allow for more opportunities in which the Planned Development District could be utilized for smaller properties, while ensuring site design control by the City, an efficient and coordinated development, and compatibility with adjacent properties. See Attachment E for details.

3. Maximum Floor Area for buildings in Commercial Zoning Districts

Currently, the maximum gross floor area for a principal building in the GC District, CC District, and IC District is 30,000 square feet, unless approved as a Planned Development. The floor area of some of the existing commercial buildings is inconsistent with the current regulations in these commercial zoning districts and presents an obstacle for potential building expansions or new development of larger buildings than currently allowed.

The proposed revision to increase the maximum allowable floor area to 50,000 square feet in those commercial districts and allowance of even larger buildings via the Conditional Use Permit process would allow for opportunities for building expansions or development of larger buildings than currently allowed. This would provide the City with an opportunity to consider requests for buildings larger than 50,000 square feet, with potentially greater impact on surrounding properties, on a case by case basis. See Attachment E for details.

Conclusion




The proposed Text Amendments would encourage redevelopment in the City without compromising the integrity of potential development projects and their impact on the surroundings. If approved, staff is of the opinion the proposed update of the Code would allow the City to poise itself for appropriate redevelopment opportunities in the immediate future.

The action requested is for the CRC to consider staff's recommendation for the proposed Zoning Code Text Amendments, and to make a recommendation to the full Plan Commission. The Plan Commission will make a recommendation to City Council on the proposed Text Amendments. A formal public hearing would be held at the City Council level.

**University City
MR - Medium Density
Residential District**






ATTACHMENT A

Legend

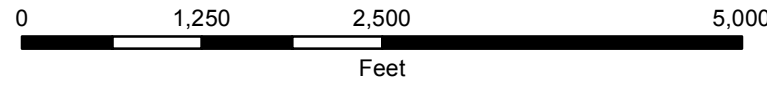
-  City Boundary
-  Parcel Boundary
-  Streets

MR District Parcels

Parcel Area in Sq. Ft.

-  Non-Conforming properties < 6000 (88)
-  6000 - 7999 (230)
-  8000 - 9999 (111)
-  10000 - 19999 (108)
-  Conforming properties > 20000 (38)




575 Total Parcels Zoned MR



**University City
HR - High Density
Residential District**




ATTACHMENT B

Legend

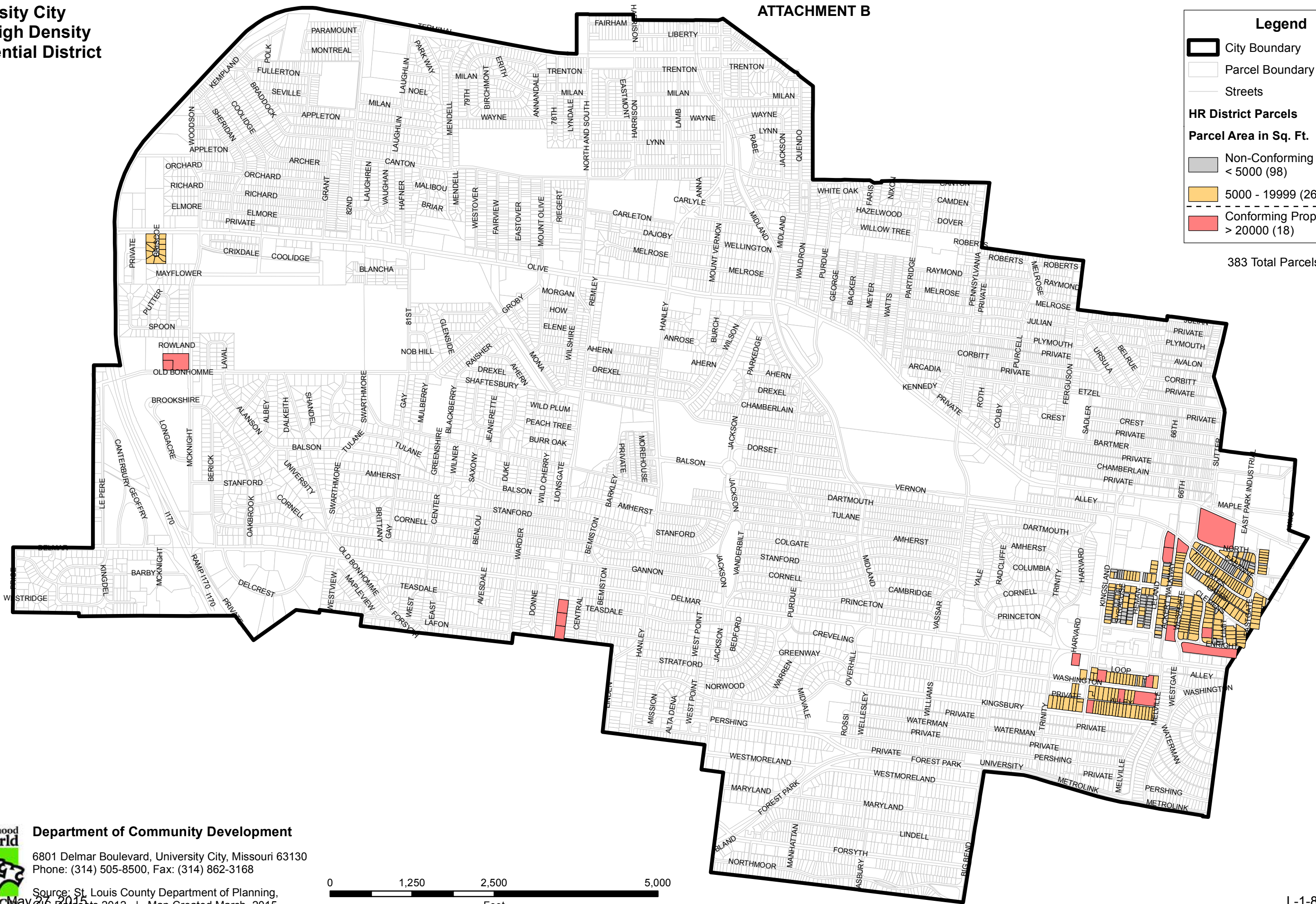
-  City Boundary
-  Parcel Boundary
-  Streets

HR District Parcels

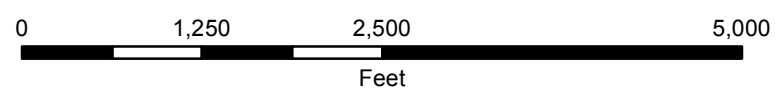
Parcel Area in Sq. Ft.

-  Non-Conforming Properties < 5000 (98)
-  5000 - 19999 (267)
-  Conforming Properties > 20000 (18)

383 Total Parcels Zoned HR



Neighborhood to the World
 Department of Community Development
 6801 Delmar Boulevard, University City, Missouri 63130
 Phone: (314) 505-8500, Fax: (314) 862-3168
 Source: St. Louis County Department of Planning, City Assets 2012 | Map Created March, 2015



Attachment C

Summary table of proposed changes to multi-family residential regulations in the MR – Medium Density Residential District, HR – High Density Residential District, and HRO – High Density Residential/Office District; proposed additions are shown as blue/underlined; proposed deletions are shown as ~~red/strikethrough~~. Please note, Code Sections to remain unchanged have not been included. Code Sections included in table for reference.

MR District (Ch. 400, Article 4, Division 3)	Proposed Revisions
Permitted Uses	<u>Two-family dwellings</u>
Density/Dimensional Regulations	
Minimum Lot Size	<u>Two-family dwellings – 6,000 square feet area, 50 feet lot width</u> <u>Single-family dwellings – 6,000 square feet, 50 feet lot width</u>
Building Setback Requirements	<u>Two-family dwellings – Front Yard: 20 feet; Side Yard: 5 feet; Rear Yard: 25 feet</u> <u>Single-family dwellings – Front Yard: 20 feet; Side Yard: 5 feet; Rear Yard: 25 feet</u>
Building Height Limitations	4 stories or 45 feet <u>3 stories or 35 feet</u>
HR District (Ch. 400, Article 4, Division 4)	Proposed Revisions
Conditional Uses	<u>Two-family dwellings</u>
Minimum Lot Size	<u>Two-family dwellings – 5,000 square feet, 50 feet lot width</u>
Building Setback Requirements	<u>Two-family dwellings – Front Yard: 20 feet; Side Yard: 5 feet; Rear Yard: 25 feet</u>
Supplementary Regulations - applies to MR, HR, and HRO Districts (Ch. 400, Article 5, Division 4)	Proposed Revisions
● Townhouse Apartments	
Density and Dimensional Regulations	
Minimum lot area	20,000 square feet, <u>except 8,000 square feet in MR District, 6,000 square feet in HR District</u>
Minimum lot width and depth	100 feet
<u>Minimum lot width</u>	<u>70 feet</u>
Minimum building setbacks	From private drives or parking areas. Fifteen (15) Ten (10) feet. -Exception: Parking areas may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall. <u>From rear property line: Twenty (20) feet</u> <u>Adjacent to property in the same zoning district: Five (5) feet</u>
Minimum distance between buildings groupings	30 <u>15</u> feet <i>(remove exception for windowless walls)</i>

● Garden Apartment Buildings	
Density and Dimensional Regulations	
Minimum lot area	20,000 square feet, <u>except 8,000 square feet in MR District, 6,000 square feet in HR District</u>
Minimum lot width and depth	100 feet
<u>Minimum lot width</u>	<u>100 feet, except 60 feet in the MR District, 50 feet in the HR District</u>
Minimum building setbacks	From private drives or parking areas. Fifteen (15) Ten (10) feet. -Exception: Parking areas may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall. <u>From rear property line: Twenty (20) feet</u> <u>Adjacent to properties in the same zoning district: Five (5) feet</u> Adjacent to all other properties 15 <u>10</u> feet
Minimum distance between buildings s groupings	30 <u>15</u> feet (<i>remove exception for windowless walls</i>)
● Elevator Apartment Buildings	
Density and Dimensional Regulations	
Minimum lot area	30,000 <u>20,000</u> square feet
Minimum lot width and depth	150 <u>120</u> feet

Attachment D

Proposed Code changes to multi-family residential regulations in the MR – Medium Density Residential District, HR – High Density Residential District, HRO – High Density Residential/Office District, and Article V – Supplementary Regulations. Proposed additions are shown as blue/underlined, proposed deletions are shown as ~~red/strikethrough~~.

Chapter 400. Zoning Code

ARTICLE IV. District Regulations

Division 3. "MR" Medium Density Residential District

Section 400.260. Permitted Uses.

A. The following land uses and developments are permitted in the "MR" district. In addition to the land uses permitted in this district, certain other land uses may be conditionally allowed per Section 400.270.

1. Accessory uses (see Article V "Supplementary Regulations", Division 3);
2. Dwellings, two-family;
- ~~2. 3.~~ 3. Dwellings, garden apartment;

Section 400.280. Density and Dimensional Regulations.

A. Minimum Lot Size.

1. Dwellings, Single Family and Two-Family
 - a. Minimum lot area. Six thousand (6,000) square feet.
 - b. Minimum lot width. Fifty (50) feet.
- ~~1. 2.~~ 2. Town house apartment and garden apartment dwellings. See Article V "Supplementary Regulations", Sections 400.1120 or 400.1130 as applicable.

B. Building Setback Requirements.

1. Dwellings, Single Family and Two-Family
 - a. Minimum front yard setback. Twenty (20) feet
 - b. Minimum side yard setback. Five (5) feet
 - c. Minimum rear yard setback. Twenty-five (25) feet
- ~~1. 2.~~ 2. Town house apartment and garden apartment dwellings. See Article V "Supplementary Regulations", Sections 400.1120 or 400.1130 as applicable.

C. Building Height Limitations. Except as provided for in Article V "Supplementary Regulations", Section 400.1030, no principal building shall exceed ~~four (4)~~ three (3) stories or ~~forty-five (45)~~ thirty-five (35) feet in height, whichever is less.

Division 4. "HR" High Density Residential District

Section 400.330. Conditional Uses.

A. The following land uses and developments may be permitted in the "HR" district, subject to the issuance of a conditional use permit in accordance with the procedures and standards contained in Article XI, "Conditional Uses":

4. Dwellings, Two-Family

- ~~5.~~ 6. Dwellings, elevator apartment, with a F.A.R. between one (1.0) and three (3.0) (see Section 400.340(D));

Section 400.340. Density and Dimensional Regulations.

A. Minimum Lot Size.

1. Dwellings, Two-Family

a. Minimum lot area. Five-thousand (5,000) square feet

b. Minimum lot width. Fifty (50) feet

- ~~4.~~ 2. Town house apartment, garden apartment, and elevator apartment dwellings. See Article V "Supplementary Regulations", Sections 400.1120, 400.1130, or 400.1140 as applicable.

B. Building Setback Requirements.

1. Dwellings, and Two-Family

a. Minimum front yard setback. Twenty (20) feet

b. Minimum side yard setback. Five (5) feet

c. Minimum rear yard setback. Twenty-five (25) feet

- ~~4.~~ 2. Town house apartment, garden apartment, and elevator apartment dwellings. See Article V "Supplementary Regulations", Sections 400.1120, 400.1130, or 400.1140 as applicable.

ARTICLE V. Supplementary Regulations

Division 4. Supplemental Residential Development Standards

Section 400.1120. Town House Apartments.

C. Density And Dimensional Regulations.

1. Minimum lot area.

a. Minimum.

(1) Per development. Twenty thousand (20,000) square feet, except:

a. "MR" zoned property. Eight thousand (8,000) square feet.

b. "HR" zoned property. Six thousand (6,000) square feet.

(2) Average per dwelling unit. Fifteen hundred (1,500) square feet.

b. Minimum lot ~~width and~~ depth. One hundred (100) feet.

c. Minimum lot width. Seventy (70) feet.

c. Minimum unit width. Fifteen (15) feet.

d. Minimum/maximum unit groupings. Three-eighths (3/8).

e. Minimum building setbacks.

(1) From street right-of-way. Twenty (20) feet.

(2) From rear property line. Twenty (20) feet.

~~(2) (3)~~ From private drives or parking areas. ~~Fifteen (15)~~ Ten (10) feet.

~~Exception: Off Street parking lots may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall.~~

~~(3) (4)~~ Adjacent to "SR" zoned property. Twenty-five (25) feet.

~~(4) (5)~~ Adjacent to "LR" zoned property. Twenty (20) feet.

(6) Adjacent to property in the same zoning district. Five (5) feet.

~~(5) (7)~~ Adjacent to all other properties. Ten (10) feet.

g. Minimum distance between buildings groupings. All buildings within the development shall be separated by a distance of not less than ~~thirty (30)~~ fifteen (15) feet, ~~except that such distance may be reduced to twenty (20) feet where the windows of a building have a line of sight to a windowless wall of any other building, or may be reduced to ten (10) feet between opposing windowless walls.~~

Section 400.1130. Garden Apartment Buildings.

C. Density And Dimensional Regulations.

1. Minimum lot area.

a. Per development. Twenty thousand (20,000) square feet, except:

(1) "MR" zoned property. Eight thousand (8,000) square feet.

(2) "HR" zoned property. Six thousand (6,000) square feet.

b. Average per dwelling unit. Twelve hundred (1,200) square feet.

2. Minimum lot ~~width and~~ depth. One hundred (100) feet.

3. Minimum lot width. One hundred (100) feet, except:

a. "MR" zoned property. Sixty (60) feet.

b. "HR" zoned property. Fifty (50) feet.

~~3.~~ 4. Maximum attached building grouping and perimeter.

a. Attached building group. Four (4) buildings.

b. Perimeter of attached building group. Six hundred (600) linear feet.

~~4.~~ 5. Maximum number of d.u.s per building. Twelve (12).

~~5.~~ 6. Minimum building setbacks (including accessory structures).

a. From street right-of-way. Twenty (20) feet.

b. From rear property line. Twenty (20) feet.

~~b.~~ c. From private drives or parking areas. ~~Fifteen (15)~~ Ten (10) feet.

~~Exception: Parking areas may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall.~~

~~c.~~ d. Adjacent to "SR" zoned property. Twenty-five (25) feet.

~~d.~~ e. Adjacent to "LR" zoned property. Twenty-five (25) feet.

f. Adjacent to property in the same zoning district. Five (5) feet.

~~e.~~ g. Adjacent to all other properties. ~~Fifteen (15)~~ Ten (10) feet.

~~6.~~ 7. Minimum distance between buildings groupings. All buildings within the development shall be separated by a distance of not less than ~~thirty (30)~~ fifteen (15) feet, ~~except that such distance may be reduced to twenty (20) feet where the windows of a building have a line of sight to a windowless wall of any other building, or may be reduced to fifteen (15) feet between opposing windowless walls.~~

Section 400.1140. Elevator Apartment Buildings.

C. Density And Dimensional Regulations.

1. Minimum lot area.

a. Per development. ~~Thirty thousand (30,000)~~ Twenty thousand (20,000) square feet.

b. Average per dwelling unit. Five hundred (500) square feet.

2. Minimum lot width and depth. ~~One hundred fifty (150)~~ One hundred twenty (120) feet.

Attachment E

Proposed changes to site size for Planned Development Districts and floor area regulations for buildings in the GC, CC, and IC Districts

PD – Planned Development Districts

Section 400.770. Minimum Planned Development Site Size.

The minimum site size for any of the planned development districts shall be ~~two (2)~~ one (1) acres. This minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the use proposed is desirable or necessary in relationship to the surrounding neighborhood; or if the City Council should determine such waiver to be in the general public interest.

GC – General Commercial District

Section 400.530. Other Development Standards.

A. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ fifty thousand (50,000) square feet in gross floor area. The exception to this is for developments approved under the provisions of a ~~"Planned Development" District (see Division 11 of this Article)~~ Conditional Use Permit under Article XI, "Conditional Uses".

CC – Core Commercial District

Section 400.590. Other Development Standards.

B. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ fifty thousand (50,000) square feet in gross floor area. The exception to this is for developments approved under the provisions of a ~~"Planned Development" District (see Division 11 of this Article)~~ Conditional Use Permit under Article XI, "Conditional Uses".

IC – Industrial Commercial District

Section 400.650. Other Development Standards.

A. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ fifty thousand (50,000) square feet in gross floor area. The exception to this is for developments approved under the provisions of a ~~"Planned Development" district (see Division 11 of this Article)~~ Conditional Use Permit under Article XI, "Conditional Uses".

ATTACHMENT 3:
Draft Ordinance

INTRODUCED BY: Councilmember Jennings

DATE: May 11, 2015

BILL NO. **9262**

ORDINANCE NO. _____

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; THEREOF, 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.

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

WHEREAS, Chapter 400 of the Municipal Code of the City of University City, Missouri divides the City into several zoning districts and regulates the uses and off-street parking on which the premises located therein may be put; and

WHEREAS, the City Plan Commission in a meeting held at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on April 22, 2015 at 6:30 pm recommended amendments of Sections 400.260; 400.280; 400.330; 400.340; 400.530; 400.590; 400.650; 400.770; 400.1120; 400.1130; and 400.1140 of said Code, and

WHEREAS, due notice of a public hearing to be held by the City Council in the 5th Floor City Council Chambers at City Hall at 6:30 pm, May 11, 2015, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on April 26, 2015; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendments of the Zoning Code 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 Municipal Code of the City of University City, Missouri, relating to zoning, is hereby amended, by amending the following Sections and relating to the descriptions thereafter 400.260; 400.280; 400.330; 400.340; 400.530; 400.590; 400.650; 400.770; 400.1120; 400.1130; and 400.1140 – multi-family residential development regulations, site size for Planned Development Districts, and floor area regulations for commercial buildings; and as so amended shall read as follows (where applicable, bolded text is added text and stricken text is removed):

Article 4: District Regulations

Division 3: "MR" Medium Density Residential District

Section 400.260. Permitted Uses.

A. The following land uses and developments are permitted in the "MR" district. In addition to the land uses permitted in this district, certain other land uses may be conditionally allowed per Section 400.270.

1. Accessory uses (see Article V "Supplementary Regulations", Division 3);
- 2. Dwellings, two-family;**

Section 400.280. Density and Dimensional Regulations.

A. Minimum Lot Size.

- 1. Dwellings, Single Family and Two-Family**
 - a. Minimum lot area. Six thousand (6,000) square feet.**
 - b. Minimum lot width. Fifty (50) feet.**

B. Building Setback Requirements.

- 1. Dwellings, Single Family and Two-Family**
 - a. Minimum front yard setback. Twenty (20) feet**
 - b. Minimum side yard setback. Five (5) feet**
 - c. Minimum rear yard setback. Twenty-five (25) feet**

C. Building Height Limitations. Except as provided for in Article V "Supplementary Regulations", Section 400.1030, no principal building shall exceed ~~four (4)~~ **three (3)** stories or ~~forty five (45)~~ **thirty-five (35)** feet in height, whichever is less.

Division 4: "HR" High Density Residential District

Section 400.330. Conditional Uses.

A. The following land uses and developments may be permitted in the "HR" district, subject to the issuance of a conditional use permit in accordance with the procedures and standards contained in Article XI, "Conditional Uses":

- 5. Dwellings, Two-Family**

Section 400.340. Density and Dimensional Regulations.

A. Minimum Lot Size.

- 1. Dwellings, Two-Family**
 - a. Minimum lot area. Five-thousand (5,000) square feet**
 - b. Minimum lot width. Fifty (50) feet**

B. Building Setback Requirements.

- 1. Dwellings, and Two-Family**
 - a. Minimum front yard setback. Twenty (20) feet**
 - b. Minimum side yard setback. Five (5) feet**
 - c. Minimum rear yard setback. Twenty-five (25) feet**

Division 7: "GC" General Commercial District

Section 400.530. Other Development Standards.

A. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ **fifty thousand (50,000)** square feet in gross floor area. The exception to this is for developments approved under the provisions of a "~~Planned Development~~" District (see ~~Division 11 of this Article~~) **Conditional Use Permit under Article XI, "Conditional Uses"**.

Division 8: "CC" Core Commercial District

Section 400.590. Other Development Standards.

B. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ **fifty thousand (50,000)** square feet in gross floor area. The exception to this is for developments approved under the provisions of a "~~Planned Development~~" District (see ~~Division 11 of this Article~~) **Conditional Use Permit under Article XI, "Conditional Uses"**.

Division 9: "IC" Industrial Commercial District

Section 400.650. Other Development Standards.

A. A principal building, in which one (1) or more uses may locate, shall not exceed ~~thirty thousand (30,000)~~ **fifty thousand (50,000)** square feet in gross floor area. The exception to this is for developments approved under the provisions of a "~~Planned Development~~" district (see ~~Division 11 of this Article~~) **Conditional Use Permit under Article XI, "Conditional Uses"**.

Division 11: "PD" Planned Development Districts

Section 400.770. Minimum Planned Development Site Size.

The minimum site size for any of the planned development districts shall be ~~two (2)~~ **one (1)** acres. This minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the use proposed is desirable or necessary in relationship to the surrounding neighborhood; or if the City Council should determine such waiver to be in the general public interest.

ARTICLE V. Supplementary Regulations

Division 4: Supplemental Residential Development Standards

Section 400.1120. Town House Apartments.

C. Density And Dimensional Regulations.

1. Minimum lot area.

a. Minimum.

(1) Per development. Twenty thousand (20,000) square feet, **except:**

a. "MR" zoned property. Eight thousand (8,000) square feet.

b. "HR" zoned property. Six thousand (6,000) square feet.

(2) Average per dwelling unit. Fifteen hundred (1,500) square feet.

b. Minimum lot ~~width and~~ depth. One hundred (100) feet.

c. Minimum lot width. Seventy (70) feet.

~~e.~~ **d. Minimum unit width. Fifteen (15) feet.**

~~d.~~ **e. Minimum/maximum unit groupings. Three-eighths (3/8).**

~~e.~~ **f. Minimum building setbacks.**

(1) From street right-of-way. Twenty (20) feet.

(2) **From rear property line. Twenty (20) feet.**

~~(2)~~ **(3) From private drives or parking areas. Fifteen (15) Ten (10) feet.**

~~Exception: Off Street parking lots may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall.~~

~~(3)~~ **(4)** Adjacent to "SR" zoned property. Twenty-five (25) feet.

~~(4)~~ **(5)** Adjacent to "LR" zoned property. Twenty (20) feet.

(6) Adjacent to property in the same zoning district. Five (5) feet.

~~(5)~~ **(7)** Adjacent to all other properties. Ten (10) feet.

g. Minimum distance between buildings ~~groupings~~. All buildings within the development shall be separated by a distance of not less than ~~thirty (30)~~ **fifteen (15)** feet, ~~except that such distance may be reduced to twenty (20) feet where the windows of a building have a line of sight to a windowless wall of any other building, or may be reduced to ten (10) feet between opposing windowless walls.~~

Section 400.1130. Garden Apartment Buildings.

C. Density And Dimensional Regulations.

1. Minimum lot area.

a. Per development. Twenty thousand (20,000) square feet, **except:**

(1) "MR" zoned property. Eight thousand (8,000) square feet.

(2) "HR" zoned property. Six thousand (6,000) square feet.

b. Average per dwelling unit. Twelve hundred (1,200) square feet.

2. Minimum lot width and depth. One hundred (100) feet.

3. Minimum lot width. One hundred (100) feet, except:

a. "MR" zoned property. Sixty (60) feet.

b. "HR" zoned property. Fifty (50) feet.

3. 4. Maximum attached building ~~grouping cluster~~ and perimeter.

a. ~~Attached building group cluster~~. Four (4) buildings.

b. Perimeter of ~~attached building group cluster~~. Six hundred (600) linear feet.

4. 5. Maximum number of ~~d.u.s~~ **dwelling units** per building. Twelve (12).

5. 6. Minimum building setbacks (including accessory structures).

a. From street right-of-way. Twenty (20) feet.

b. From rear property line. Twenty (20) feet.

~~b. c.~~ From private drives or parking areas. ~~Fifteen (15)~~ **Ten (10)** feet.

~~Exception: Parking areas may be located within five (5) feet and private drives may be located within ten (10) feet of any windowless wall.~~

~~e. d.~~ Adjacent to "SR" zoned property. Twenty-five (25) feet.

~~d. e.~~ Adjacent to "LR" zoned property. Twenty-five (25) feet.

f. Adjacent to property line of adjacent lot in the same zoning district. Five (5) feet.

~~e. g.~~ Adjacent to all other properties. ~~Fifteen (15)~~ **Ten (10)** feet.

6. 7. Minimum distance between buildings ~~groupings~~. All buildings within the development shall be separated by a distance of not less than ~~thirty (30)~~ **fifteen (15)** feet, ~~except that such distance may be reduced to twenty (20) feet where the windows of a building have a line of sight to a windowless wall of any other building, or may be reduced to fifteen (15) feet between opposing windowless walls.~~

Section 400.1140. Elevator Apartment Buildings.

C. Density And Dimensional Regulations.

1. Minimum lot area.
 - a. Per development. ~~Thirty thousand (30,000)~~ **Twenty thousand (20,000)** square feet.
 - b. Average per dwelling unit. Five hundred (500) square feet.
2. Minimum lot width and depth. ~~One hundred fifty (150)~~ **One hundred twenty (120)** feet.

Section 2. This ordinance shall not be construed to so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of said Sections mentioned above, nor bar the prosecution for any such violation.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance, shall upon conviction thereof, be subject to the penalty provided in Title 1 Chapter 1.12.010 of the Municipal Code of the City of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this _____ day of _____, _____.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY



Council Agenda Item Cover

MEETING DATE: May 26, 2015

AGENDA ITEM TITLE: Gateway Bike Plan

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Gateway Bike Plan is a result of a collaborative effort between the Great Rivers Greenway District, Missouri Department of Transportation, East-West Gateway Council of Governments, Metro, numerous municipalities, St. Louis and St. Charles counties, City of St. Louis and Trailnet.

The Gateway Bike Plan provides a long-term vision for providing a connected system of on-road bicycle routes between and among communities, transit, greenways and trails. The Plan was completed in August 2011 and covers St. Louis County, City of St. Louis, and the urbanized communities of St. Charles County.

During the 16 month planning process, the development of the Plan included wide-reaching public engagement and involvement, as well as consultation with numerous stakeholders and agencies in the greater St. Louis region. A variety of interests, from citizens, elected officials and their staff to local, County and State transportation agencies, were consulted.

The Plan provides both a coordinated vision for accommodating and encouraging bicycling as a viable transportation mode, and practical action strategies for how to achieve this vision over the next 20 years. By working as a unified region across political boundaries, citizens will have access to one of the larger bicycle networks in the United States. The Plan includes detailed maps as well as strategic actions to achieve the recommended facilities along with education, enforcement and encouragement programs.

To implement the Plan, Great Rivers Greenway is working with the various agencies and partners to adopt the Plan within their jurisdiction. Recognizing the long-term vision and in view of scarce funding options, the Plan identified a prioritization methodology to assist the various public agencies responsible for implementing the regional network. Destinations such as transit stations, employment centers, town centers, colleges and universities, regional parks, and on-street facilities that connect to trails were identified. Maps show priority areas and identifies near (2011-2017), medium (2018-2023) and long-term (2023-2031) priorities.

The Gateway Bike Plan is available online at <http://stlbikeplan.com/plan-documents>.

In April of 2015 both the Plan Commission and the Traffic Commission were presented with the overview of the Plan and its relation with the University City Bicycle and Pedestrian Master Plan adopted by City Council in October 14, 2013 by Resolution 2013-17.

STAFF RECOMMENDATION: To approve the resolution adopting the Gateway Bike Plan.

RESOLUTION 2015 - 8

A RESOLUTION ADOPTING THE REGIONAL BICYCLE PLAN IDENTIFIED AS THE 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.

WHEREAS, the Bicycle & Pedestrian Master Plan of the City of University City envisions a community-wide network of trails, walking paths, sidewalks, and on-street bicycle facilities; and

WHEREAS, the City of University City intends to implement the improvement of pedestrian facilities throughout the City as well as the incorporation of on and off street pathways; and

WHEREAS, the City of University City intends to implement and partner with adjacent communities and regional partners on the implementation of specific actions, policies, bikeways included in the Gateway Bike Plan document; and

WHEREAS, the City of University City is committed to providing a bicycle friendly environment which will improve community health, reduce auto emissions; foster a greater sense of community, while increasing the quality of life for our residents; and

WHEREAS, the City of University City has adopted a “Complete/Livable Streets” policy which is to be used as a guiding principle, where practicable and economically feasible, in the design, operation and maintenance of City streets to promote safe and convenient access and travel for all users including pedestrians, bicyclists, motorists, transit riders, and people of all abilities.

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

The City of University City hereby adopts the Gateway Bike Plan dated August 2011, and is committed to implementing plan elements and network facilities as resources and regional/local neighborhood support become available.

Passed and approved this ____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

CALOP Commission Meeting Minutes
Thursday, April 23, 2015
University City, U City Library, Auditorium
6:00 PM

Members in Attendance: David Stokes, Dennis Riggs, Patricia McQueen, Dennis Finnegan, Claire Linzee, Beth Norton, and Councilmember Terry Crow

Members Excused:

Members Absent: Edward Luby

Guests: Mayor Welsch, Councilmember Jennings, Art Holliday, Brian Woodman, Kathy Corley, Vicki Atlas, Catharine Magel, and Ron Fondaw

Others in Attendance: Patrick Wall, Keri Berjer

Call to Order

The meeting was called to order by Ms. McQueen, acting Chairperson for the meeting, at 6:08pm.

Approval of Agenda

A motion was made to approve the agenda. The motion carried unanimously.

Approval of Minutes

A motion was made to approve the April 2, 2015, minutes by Ms. Linzee and seconded by Mr. Finnegan. The motion carried unanimously.

Agenda Items

Presentations/Grant Proposals:

Mayor Welsch, Councilmember Jennings, and Dennis Riggs presented a proposed idea of having an Apple Center in University City to create a training center for technology. This training center would be created for all ages to be trained in the technology field and to be able to use and have internet access.

DocSpot – Brian Woodman and Kathy Corley

DocSpot Project is a documentary which will showcase a special multidisciplinary arts education program that will be of benefit to the youth and artists in the University City / St. Louis Region. The film and the project profiled illustrate a vital cultural / artistic experience and inspirational medial arts projects.

The documentary would be intended for the general audiences and will be of particular interest to young viewers.

DocSpot will be a living example of an educational art partnership with artists associated with University City. It would also serve as a pilot project for an expanded arts program for the youth in University City and St. Louis schools.

Johnnie Be Good – Art Holliday presented an update on the film project Johnnie Be Good. Mr. Holliday now has a new editor and executive producer and says the film project should be moving forward. He explained that he ran into some legal issues over the past couple of years, and went over some of the future challenges eh will be facing. Mr. Holliday hopes he is able to move forward and work on the completing the film project.

A motion was made to not accept any new grant applications until the future of CALOP is known, and all current applicants will be grandfathered in by Mr. Stokes and seconded by Mr. Finnegan. The motion carried unanimously.

Due to time constraints, a motion was made to table the rest of the agenda until the next meeting date by Mr. Finnegan and seconded by Ms. Linzee. The motion carried unanimously.

Next Meeting Date (Tentative)

The next meeting is scheduled for May 28, 2015, at 6:00 pm. Location is U City Library – Room 2.

Adjournment

A motion was made to adjourn the meeting at 8:32 pm by Mr. Finnegan and seconded by Ms. Linzee. The motion carried unanimously.

**Historic Preservation Commission
November 20, 2014 Meeting Minutes
(approved 3-19-2015)**

The Historic Preservation Commission held a meeting in the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Thursday, November 20, 2014. The meeting commenced at 7:05 pm.

1. Roll Call

Voting Members Present

Donna Marin, Chairperson
Esley Hamilton, Vice-Chairperson
Richard Wesenberg
Bill Chilton

Voting Members Absent

James Guest
Mark Critchfield

Non-Voting Members Present

Rod Jennings, Council Liaison

Staff Present

Zach Greatens, Planner

2. Approval of Minutes

2.a. October 16, 2014 Historic Preservation Commission meeting minutes

A motion was made by Mr. Wesenberg to approve the October 16, 2014 meeting minutes as written. The motion was seconded by Mr. Chilton and carried unanimously.

3. Old Business – None

4. New Business

4.a. 244 Linden Avenue – Review of setback variance request for proposed detached garage in the Linden-Kingsbury Historic District (Local Historic District) *RECOMMENDATION TO BOARD OF ADJUSTMENT REQUESTED*

Mr. Greatens provided a brief overview of maps and pictures of the site and summarized the variance request and the action requested of the Historic Preservation Commission. The applicant was requesting a variance to maintain a setback of five (5) feet from the northern property boundary in lieu of fifteen (15) feet required in the Zoning Code. Under the powers and duties of the Historic Preservations Commission as specified in the Zoning Code, variance requests within a historic district are reviewed by the HPC for a recommendation to the Board of Adjustment.

The applicant, Mr. Jeff Nornberg, explained the proposal. The proposed garage was the same design previously approved by the HPC, but the current proposal was to shift the proposed garage north by ten (10) feet in order to allow for more room between the existing dwelling and

the proposed garage. He stated that the shape of the lot was restrictive to the location of the detached garage.

Questions, Comments, and Discussion:

- Commission members discussed the setbacks and location of buildings in the Historic District, comparison of surrounding lot sizes, the shape of the existing lot, and the location and height of the proposed garage.
- Commission members expressed concern about the potential impact of the two-story garage as opposed to other detached garages in the subdivision that were one-story structures.
- Commission members noted that the trapezoidal shape of the lot as compared to surrounding rectangular lots. It was also noted by Commission members that the proposed orientation of the garage, at an angle rather than parallel to the property line, could reduce the perceived prominence in comparison to the development pattern and location of buildings on surrounding property.
- Commission members discussed a setback of ten feet as a compromise to allow additional space from the existing dwelling while respecting the character and scale established within the historic district.

A motion was made by Mr. Wesenberg to recommend to the Board of Adjustment that a minimum setback of 10 feet from the northern property boundary be maintained, rather than the 5 feet as requested by the applicant, in keeping with the character and scale of other structures within the historic district. The motion was seconded by Mr. Hamilton and carried unanimously.

5. Other Business

5.a. Public Comments

There were no further public comments.

6. Reports

6.a. Council Liaison Report

Mr. Jennings had no update.

6.b. Department Report: Update from staff

Staff had no update.

7. Adjournment

The meeting adjourned at 7:45 pm.

COUNCIL AGENDA ITEM COVER

TO: Mayor, City Council, City Manager
FROM: Councilmembers Crow, Carr
DATE: May 26, 2015
RE: Transfer Resolution – Urgent Street Work

We believe there is an area of agreement between citizens, Members of Council and the City Manager that streets and sidewalks most in urgent need of improvement are in the Third Ward. While we debate the total Capital Improvement program, there is a concentrated area with streets in such poor condition that emergency action is called for. A list of those streets is attached, along with a cost estimates. This Council voted to approve transfers of uncommitted reserves to the urgent need for street and sidewalk improvement in the FY2013 and FY2014 budgets, and we propose doing so once more in the amount of \$1,200,000. Although we believe the need is greater, we recognize that the uncommitted reserves must be shared with other priorities such as pension, Police Building (renovated or new), and potential sales tax reductions. As in past, such action is needed prior to final Budget adoption so that staff can facilitate the earliest possible initiation of construction.

We are introducing this resolution for discussion at this meeting, rather than a vote, to provide Council and the public the opportunity to consider, discuss and revise. The resolution will be placed on the next Agenda for a vote.

**DRAFT RESOLUTION 2015 –
A RESOLUTION APPROVING THE COMMITTED FUND RESERVES**

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, a great majority of streets in most urgent need of improvement are located north of Olive, 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 2015,

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 previously delineated Streets and Sidewalks in urgent need located north of Olive from North and South Road west to Woodson Road, and

BE IT FURTHER RESOLVED, that the City Manager is encouraged and authorized to take all reasonable action to achieve the initiation of this urgent need improvement during the 2015 construction season.

Adopted this ____ day of May, 2015

Mayor

Attest:

City Clerk

Certified to be Correct as to Form:

City Attorney

**\$1.2 MILLION TRANSFER
OVERLAY AND SW/CURB/ADA
NORTHWEST NEIGHBORHOOD**

Appleton	82 nd -Tamerton	765'	SW north side only	
Archer	Grant-Coolidge	1000'		
Coolidge	Appleton-Archer	380'		
Coolidge	Appleton-Kempland	967'	No SW	
Elmore	Sheridan-Woodson	478'		
Orchard	Coolidge-Grant	1000'	Northside SW only	
Orchard	Sheridan-Coolidge	365'	No SW	
Richard	Coolidge-Grant	943'		
Richard	Coolidge-Sheridan	471'		
Richard	Sheridan-Woodson	510'		
Sheridan	Elmore-Olive	303'	SW east side only	
Sheridan	Orchard-Richard	318'		
Sheridan	Richard-Elmore	292'	SW west side only	
Sheridan	Appleton-Orchard	498'		
Sheridan	Appleton-Varney	410'	SW west side only	
Sheridan	Varney-Kempland	478'	SW west side only	
	TOTAL	9,178'	68% SW	
	COST ESTIMATE	\$732,000		

**OVERLAY AND SW/CURB/ADA
BELMONT**

78th	Milan-Wayne	354'	No SW	
79th	Milan-Wayne	625'	½ block SW	
Annandale	Trenton-Milan	319'		
Annandale	Wayne-Milan	397'	No SW	
Birchmont	All	950'		
Erith	Trenton-Milan	309'		
Lyndale	Milan-Wayne	355'	No SW	
Milan	Lyndale-N&S	251'	No SW	
Milan	79 th -Birchmont	299'		
Milan	Birchmont-Birchmont	626'		
Milan	Annandale-78 th	200'	No SW	
Wayne	Lyndale-78 th	250'	No SW	
Wayne	Lyndale-N&S	248'	No SW	
Wayne	78 th -Annandale	273'	No SW	
Wayne	Annandale-79 th	1,056'	No SW	
	TOTAL	6,512'	43% SW	
	COST ESTIMATE	\$468,000		

COST ESTIMATE

NORTHWEST

9178' overlay
÷ 700' = 13 blocks
\$40,000 per block
\$520,000

68% SW = 8.8 blocks
Estimate \$24,000 per block for spot
repairs, ADA, based on condition
X 8.8 blocks = \$211,000

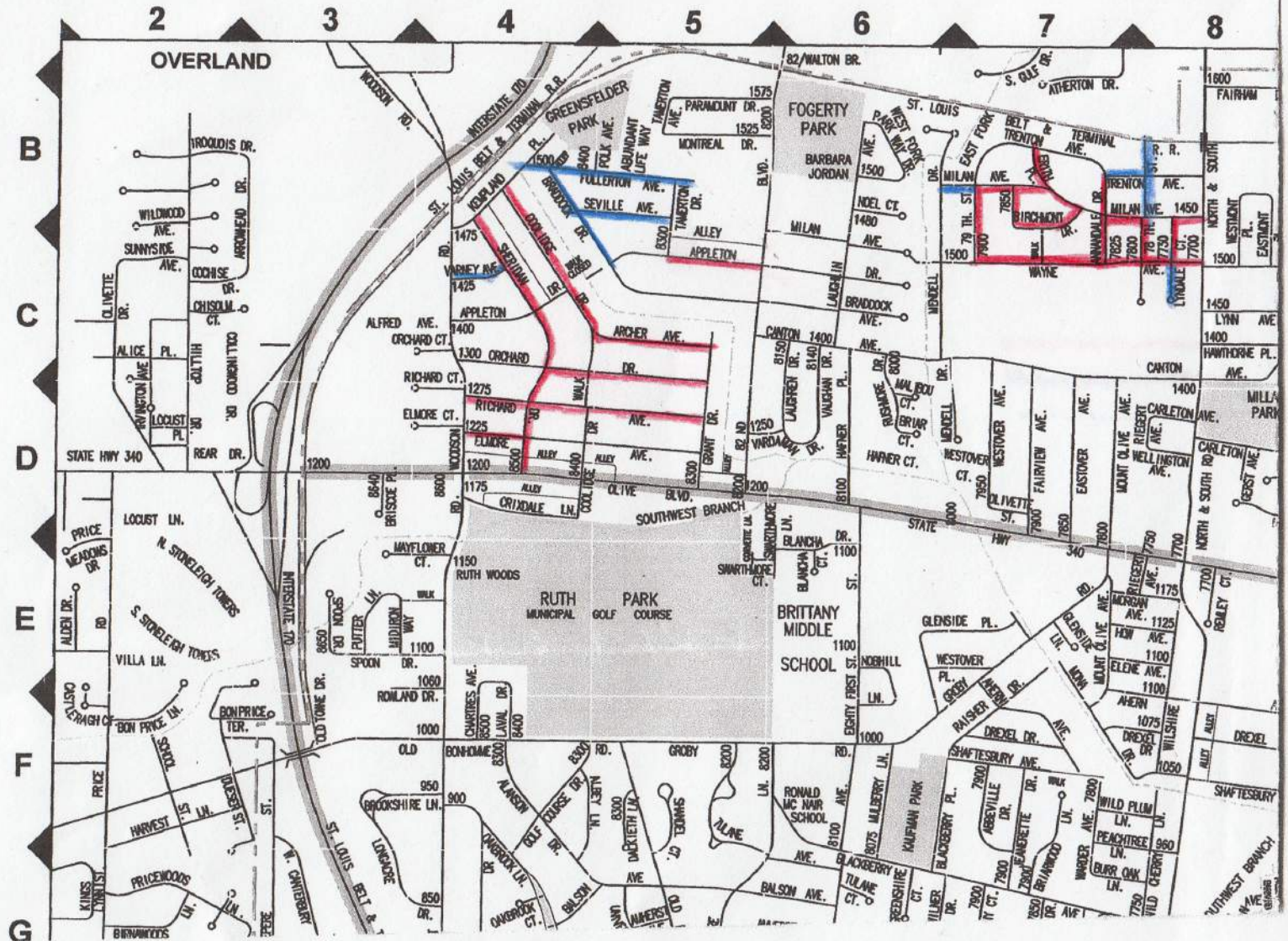
Total est. \$732,000

BELMONT

6512' overlay
÷ 700' = 9.3 blocks
\$40,000 per block
\$372,000

Sidewalk/curb/ADA estimate:
43% of lineal feet SW, needs ADA,
and limited spot repairs
43% X 9.3 = 4 blocks
X \$24,000 = \$96,000
Total est. \$468,000

Grand Total
\$1,200,000



— OVERLAY
— THIN HMA