



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
September 26, 2016
6:30 p.m.

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. PROCLAMATIONS**
- E. APPROVAL OF MINUTES**
 - 1. September 12, 2016 Regular session minutes
- F. APPOINTMENTS to BOARDS & COMMISSIONS**
- G. SWEARING IN to BOARDS & COMMISSIONS**
- H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**
- I. PUBLIC HEARINGS**
 - 1. Proposed Property Tax Rates
- J. CONSENT AGENDA**
- K. CITY MANAGER'S REPORT**
 - 1. Green Practices Commission Update Summary
- L. UNFINISHED BUSINESS**
 - 1. **BILL 9292** – An ordinance vacating and surrendering fifteen feet wide north/south public alley Right-Of-Way located on the south side of Delmar Boulevard and adjacent to the west boundary of Lot 17 of Block 4 of Delmar Heights subdivision and adjacent to the east boundary of lots 14, 15 and 16 of Block 4 of Delmar Heights Subdivision; reserving any public easements, and directing that this ordinance be recorded in the office of the Recorder of Deeds of St. Louis County, Missouri.
 - 2. **BILL 9293** – An ordinance amending Chapter 400 of the Municipal Code of the City of University City, relating to zoning, by amending Section 400.1740; thereof, relating to the Civic Complex Historic District; containing a savings clause and providing a penalty.
- M. NEW BUSINESS**
 - RESOLUTIONS*
 - 1. **Resolution 2016 – 23** A resolution approving the 2016 annual property tax rates
 - 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
 - Evaluation of City Council Employees: City Manager and City Clerk
Discussion and Vote requested by Councilmembers Carr and Crow

P. COUNCIL COMMENTS

**Q. ROLL CALL VOTE TO GO INTO A CLOSED SESSION authorized by Section 610.021 (2)
Real Estate**

R. ADJOURNMENT

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
September 12, 2016
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, September 12, 2016, Mayor Shelley Welsch, called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Terry Crow (*via Skype*)
Councilmember Michael Glickert (*via Skype*)
Councilmember Bwayne Smotherson

Mayor Welsch announced that as a result of the participation via Skype, all votes will be conducted by Roll Call. In the event a member loses their video connection during a discussion they will not be allowed to take part in the vote.

Mayor Welsch announced that due to technical difficulties Councilmember Glickert, who is participating in the meeting via telephone, will not be allowed to participate in any votes that relate to Ordinances.

C. APPROVAL OF AGENDA

Councilmember Jennings stated that Mr. John Owens' application was received last Friday and therefore would request that the agenda be amended to include Owens' nomination to the Board of Adjustment.

Councilmember Carr requested that the two items related to 7901 Glenside Place be moved to the beginning of the agenda to avoid any further delays and was seconded by Councilmember Smotherson.

Mayor Welsch noted that Councilmember Glickert and Councilmember Crow's connections were lost and that the vote will proceed with the majority of Council present in the Chambers.

Voice vote to approve the agenda as amended carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. August 8, 2016 Regular session minutes were moved for approval by Councilmember Smotherson and were seconded by Councilmember Jennings.

Councilmember Carr requested that the spelling of Ms. Nielson, found on pages 8 and 9, be amended to reflect the correct spelling N-e-i-l-s-e-n, of name of email she referenced.

Voice vote to approve the minutes as amended carried unanimously.

F. APPOINTMENTS to BOARDS & COMMISSIONS

1. Jeremy Schumacher was nominated for appointment to the Board of Adjustment by Mayor Welsch, replacing Deborah Arbogast. The motion was seconded by Councilmember Carr and carried unanimously.
2. Lisa Greening was nominated for appointment to the LCRA Board by Mayor Welsch, replacing Eric Vanderhoef. The motion was seconded by Councilmember Jennings and carried unanimously.
3. Jeff Mishkin was nominated for appointment to the Traffic Commission by Mayor Welsch, replacing Carol Wofsey. The motion was seconded by Councilmember Jennings and carried unanimously.
4. John Owens was nominated for appointment to the Board of Adjustment by Councilmember Jennings, replacing Kathy Straatmann. The motion was seconded by Councilmember Smotherson and carried unanimously.

G. SWEARING IN to BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Steve McMahon, 8135 Stanford Avenue, University City, MO

Mr. McMahon stated that after a review of the City's records on EMS response times, he found some discrepancies. He was pleased to see that this administration had issued an RFQ to obtain an analysis of the EMS Response Times for Gateway Ambulance. He stated that it has always been his position that although saving money is vital, the City must have a plan that will maintain the quality of its EMS service. If an in depth analysis demonstrates the promised improved response times, which would be great news. Mr. McMahon suggested that the City meet with Gateway to review communications, personnel, interagency relations, management, financial management, equipment, facilities, working conditions, public relations and a clinical standard; to ensure that residents are receiving quality services that are essential.

Councilmember Crow temporarily rejoined the meeting by video conferencing and questioned what procedure would be followed if his video connection was lost again? Mayor Welsch stated that they would try to contact him via his cell phone, although the City is still having problems with its phone connection. (Councilmember Crow's audio was lost shortly after this.)

Kristine Hendrix, 1205 Meyer Street, University City, MO

Ms. Hendrix stated that she had forwarded a copy of a video related to an incident that occurred yesterday during a benefit concert in the Loop to Councilmember Jennings. She then expressed concerns about the Police Department's continued violation of individual human rights and the need to hold them accountable for their actions.

Ms. Hendrix also expressed concerns about Council's failure to provide funding for Create Space, a vital organization within this community that promotes youth in business and entrepreneurship.

Thomas Jennings, 7055 Forsyth, University City, MO

Mr. Jennings questioned whether the City has been brought into the proposed Centene expansion, and if so, when University City residents would be informed about the impact this project may have on their neighborhood?

I. PUBLIC HEARINGS

1. Proposal to vacate a fifteen (15) foot-wide north/south public alley right-of-way located within Block 4 of Delmar Heights Subdivision, on the south side of Delmar Blvd and surrounded by properties at 7640 Delmar Blvd, 7634 Delmar Blvd, 555 N. Central Ave, and 550 North and South Rd.

Mayor Welsch opened the public hearing for the proposal to vacate, at 7:04 p.m., and hearing no requests to speak the hearing was closed at 7:04 p.m.

2. Text Amendment to Section 400.1740 in Article 6 of the University City Zoning Code (expansion of the Civic Complex Historic District)

Mayor Welsch opened the public hearing for a text amendment at 7:04 p.m., and hearing no requests to speak the hearing was closed at 7:04 p.m.

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Approval to authorize the City Manager to purchase de-icing road salt from the City of Chesterfield for \$39,384.00 to be delivered/hailed by Beelman Logistics, LLC for \$6,256.00 with both services being provided under the City of Chesterfield Salt Co-op per their 2016-2017 rates.

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

2. Approval of a site plan for 5-unit townhouse development for 7634 Delmar Blvd and 565 N. Central in the "MR" Medium Density Residential District.

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

3. Approval of a Conditional Use Permit application for 6757 Olive Blvd – Mark Groenda with Blackline Design and Construction, on behalf of Ellicia Qualls with Urban Sprouts Child Development Center, daycare facility in Industrial Commercial District.

Mayor Welsch asked Ms. Pumm if either Councilmember were currently on the phone. Ms. Pumm responded that they were not.

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

Councilmember Smotherson stated that since parking is an issue of importance in this area, he would like to know whether there will be any designated parking for the 16 employees who may be on the site at any given time.

Mark Groenda of Blackline Design and Construction stated that the parking stalls along the alley have been designated for staff.

Councilmember Carr asked Councilmember Smotherson whether his concern regarding egress into the alleyway had been addressed. Councilmember Smotherson stated that they had been, and the egress will now be off of Olive. Councilmember Carr asked Mr. Walker if it was correct to assume that no one from Urban Sprouts would be entering the alley. Mr. Walker stated that it would be correct.

4. Approval to grant the City Manager authority to execute the Flood Mitigation Agency, FMA grant agreement with the Federal Emergency Management Agency to complete the buyout of one home on Glenside Place.

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

Citizen's Comments

Bobette Patton, 7901 Glenside Place, University City, MO

Ms. Patton thanked staff for their work on this project and stated that she would appreciate anything they could do to expedite the buyout.

L. UNFINISHED BUSINESS

1. **Bill 9289** – An ordinance amending Section 355.240 – closing time on Municipal Parking lots – exceptions, Chapter 355 traffic code of the University City Municipal Code, to revise traffic regulation as provided herein. Bill 9289 was read for the second and third time.

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

Roll Call Vote:

Ayes: Councilmembers Jennings, Carr, Smotherson and Mayor Welsch

Nays: None.

2. **BILL 9290** – An ordinance amending Chapter 10.48 of the University City Municipal Code, relating to parking meters, by repealing Sections 10.48.030, 10.48.070 and 10.48.100, thereof, relating to parking meter zones, fees and hours of operation, and enacting in lieu thereof new sections to be known as “Section 10.48.030 Parking Meters Zones, Section 10.48.040 Parking Time Limits, Section 10.48.070 Parking Meter Fees and Section 10.48.100 Hours of Operation,” thereby amending said sections so as to re-designate Parking Meter Zones, increase Parking Meter Fees from seventy-five cents (\$0.75) to one dollar (\$1.00) each 60 minutes. Bill 9290 was read for the second and third time.

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

Councilmember Carr stated that she would like to go on record stating that she hates to pay for parking, and believed that this increase will prove to be an impediment for businesses located in the Loop. She then asked what efforts would be made to ensure that the meters remain in working order and the City is collecting the respective fees. Mr. Walker stated that currently staff monitors the meters on a regular basis to ensure that they are in proper working order.

Roll Call Vote:

Ayes: Councilmembers Jennings, Carr, Smotherson and Mayor Welsch

Nays: None.

3. **BILL 9291** – An ordinance authorizing the City Manager to execute an agreement with the Metropolitan St. Louis Sewer District (MSD) for reimbursement of the cost of a Federal Corps of Engineers Flooding Reduction study for the upper River des Peres area. Bill 9291 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember Jennings, Councilmember Carr, Councilmember Smotherson and Mayor Welsch

Nays: None.

**M. NEW BUSINESS
RESOLUTIONS**

Introduced by Councilmember Carr

- 1. RESOLUTION 2016 – 22** A resolution establishing a Voluntary Buyout Policy for the FY 2015 FMA/SRL Buyout. Seconded by Councilmember Jennings.

Voice vote on the motion to approve carried unanimously.

BILLS

Introduced by Councilmember Jennings

- 2. BILL 9292** – An ordinance vacating and surrendering fifteen feet wide north/south public alley Right-Of-Way located on the south side of Delmar Boulevard and adjacent to the west boundary of Lot 17 of Block 4 of Delmar Heights subdivision and adjacent to the east boundary of lots 14, 15 and 16 of Block 4 of Delmar Heights Subdivision; reserving any public easements, and directing that this ordinance be recorded in the office of the Recorder of Deeds of St. Louis County, Missouri. Bill 9292 was read for the first time.

Introduced by Councilmember Carr

- 3. BILL 9293** – An ordinance amending Chapter 400 of the Municipal Code of the City of University City, relating to zoning, by amending Section 400.1740; thereof, relating to the Civic Complex Historic District; containing a savings clause and providing a penalty. Bill 9293 was read for the first time.

N. CITIZEN PARTICIPATION (continued if needed)

Luke Babich, 750 Washington Avenue, University City, MO

Mr. Babich stated that he is running for City Council in the 1st Ward and wanted to take this opportunity to introduce himself. Mr. Babich provided a brief history of his educational and job experience with University City that has provided him with numerous opportunities to see how government works, as well as how he can make it work better for this community. He stated that he looks forward to meeting and talking with all of his fellow citizens about the issues, and would encourage everyone to join him in these conversations by phone, or at lukebabich.com.

Andrew Roberts, 940 Alanson Drive, University City, MO

Mr. Roberts encouraged everyone to vote for Steve McMahon for City Council.

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams expressed concerns about the notice she received from Councilmember Smotherson, regarding a public meeting he conducted at the Heman Park Community Center on August 30th, to discuss the senior housing development being proposed for Ward 3. She questioned if Mr. Smotherson provided the proper meeting notice regarding a City housing development meeting and if he conducted the meeting with fair and proper rules, knowing that he silenced certain speakers. Ms. Adams suggested that Council establish rules for these types of meetings or require that individual Councilmembers who conduct meetings to advocate their political agenda, be required to pay rent, post the event as a private meeting and announce that Council rules will not be adhered to during the meeting. *(Ms. Adams asked that her written comments be made a part of the record.)*

Bart Stewart, 714 Harvard Avenue, University City, MO

Mr. Stewart stated that his understanding is that the meeting referenced by Ms. Adams was a town hall meeting, and was not on the City's dime. He stated a large part of this City have not been informed of things that have been going on for the past two years and others have attended public meetings, been removed from meetings and have not had their voices heard.

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
Mayor Welsch made the appointments that were needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
Mayor Welsch noted that Council had received some minutes in this week's packet.
4. Other Discussions/Business
 - RFQ for EMS Response Time Analysis requested by Councilmembers Carr and Smotherson.

Councilmember Carr stated that since September of 2015, she has been requesting City dispatch records as a basis of comparison with the self-reported time records produced by Gateway Ambulance. The City Manager and City Clerk have put up an incredible roadblock for access to those public records for citizens, as well as herself, who have requested information via Sunshine requests. However according to a legal opinion issued in the case of Ms. Lynn Ricci, as an elected officer of the City, she is entitled to everything. While the access of these public records was blocked for some, they were made readily available to Greg Pace, when the City wanted to use these records as a rationale for outsourcing. That the City Manager did not find it important to monitor a contractor is astounding.

On June 27, 2015, during the budget meeting, Councilmember Carr stated she proposed that funds be set aside to hire an independent consultant to evaluate Gateway's performance. That proposal was voted down, and was not included in the City Manager's subsequent budget amendments. However, on August 30th, she noticed that the City Manager had issued an RFQ for an EMS response time analysis. So while she is pleased that the City is finally getting this analysis, she would like to pose the following questions:

1. **What question/questions is the City hoping to answer through this analysis?** Mr. Walker stated that his belief is that the RFQ speaks for itself in terms of the basic questions that staff would like answered, which is an analysis of the response times in order to verify the information Gateway has been providing to the City on a monthly basis.
2. **Will the City's dispatch records now be provided to citizens and members of Council?** Mr. Walker advised Councilmember Carr that his belief is that she has been provided with all of the information requested that is not HIPPA-protected.
3. **What is missing from the data that now necessitates the need to spend taxpayer's money to hire an outside consultant?** Mr. Walker stated that the City has reached its first anniversary with respect to the outsourcing of these services and he believes that it is important to have an objective, outside review, completed by a third-party.

Councilmember Carr stated that she thoroughly agrees that the City needs to take a look at this data, and would like to read and enter into the record, the latest communication to the City Clerk, from the Attorney General's Office, dated September 2, 2016. *The letter from the Attorney General has been attached to the end of these minutes.*

Councilmember Carr stated that she has to ask herself whether the City is making every effort to comply with the Sunshine Law in spirit and in fact, or whether they are creating barriers to the access of public documents, especially with respect to this critical public safety issue.

P. COUNCIL COMMENTS

Mayor Welsch made the following announcements:

- Wednesday, September 14th - The Traffic Commission will be briefed on the Centene proposal and its possible effects on traffic. *(The Plan Commission will also be briefed at their meeting next week.)*
- The Department of Community Development has shared a memo with Council regarding the City's background and involvement with the Centene proposal, which she would be glad to share with anyone who would like to see it.

- Friday, September 16th - The U City Chamber of Commerce will hold its Golf Tournament
- Sunday, September 18th - U City Bloom will sponsor its Dining with the Artists fundraiser.

Councilmember Jennings thanked everyone who participated in last month's panel discussion on gun violence, which resulted in his desire to establish the *"Tyrone and Tyrell Thompson 911 Health and Safety Bill"*. The bill is named after the sons of a resident of this community who lost their lives as a result of gun violence. The intent is to impose a \$10,000 fine and one-year imprisonment for anyone arrested for illegal possession or discharge of a weapon within the boundaries of U City. Councilmember Jennings stated that although he was surprised to learn that municipalities did not have the authority to legislate gun laws, he is committed to working with elected officials to create a petition that someday may be adopted into legislation.

Councilmember Jennings stated that there has been no substantial development in the 3rd Ward for 50 years, so although some of these are only in the preliminary stage, he is excited and proud to announce four new business proposals.

1. The Dog Friendly Cafe, proposed for Midland and Olive. This project is the brainchild of a current Loop business owner who would like to develop a restaurant with an outside play area for dogs;
2. Renovation of the Nathaniel Hawthorne School into the Nathaniel Hawthorne Senior Living Community;
3. Urban Sprouts, which has a small facility on Midland and Vernon, is converting the McCarthy Spice building into a major child development center, and
4. Senn Bierwerks will soon be opening on Olive and North and South.

He stated that all of these proposals represent game-changing events that provide an opportunity to develop Skinker, up to 1-70 as the City's new downtown. Councilmember Jennings asked for everyone's support in these efforts, and encouraged residents to address any concerns or questions with members of Council.

Councilmember Jennings stated that he had a blast at the Puppy Pool Party, a major fundraiser for the organization responsible for the U City Dog Park. He encouraged residents to support this organization by attending next year's event.

Councilmember Jennings asked residents to not only attend U City High School's Homecoming on October 1st, but give consideration to supporting the PTO, which is in need of uniforms, supplies for the Senior Dance and items to help build floats. Let's show these kids that this community does care through our participation and support of their efforts.

Q. ADJOURNMENT

Mayor Welsch adjourned the meeting at 7:46 p.m.

Respectfully submitted,

Joyce Pumm
City Clerk, MRCC/CMC

COUNCIL COMMENTS – SEPTEMBER 12, 2016

I rise to clarify the protocol for public meetings on City business, held in City buildings that are owned and maintained by the taxpayers, but called by, and controlled by, one Council Member. I am referring to the meeting controlled by Councilmember Smotherson on August 30 at the Heman Park Community Center.

My first question: What is proper notice? The notice I received was on social media. A number of people complained that they would have attended if they had known. I contend that if you are an elected official, conducting a meeting regarding a City housing development, you should be required to provide the same notice required for all other City business.

My second question: What are fair and proper rules? I believe the vast majority of citizens agree that as a fundamental principal rules should be 1) reasonable, 2) objective, 3) published and 4) uniformly applied.

The rules for this meeting were not clearly stated. The hand out included a Q&A session, but it did NOT say that the session would be in private nor held AFTER the close of the meeting. Therefore, when I raised my hand, was recognized by the Councilman and allowed to ask a question, I was quite surprised that the Councilman then would not allow Mr. Babich the same opportunity. Others were also allowed to engage in Q&A during the presentation. And, I was not the only person to verbally object to the denial of Mr. Babich.

My immediate conclusion was that he was being silenced because he was a political candidate and the other candidate failed to attend the meeting. Yes, I advocated for Mr. Babich's right to speak by calling out one simple phrase, "right to free speech". Another person called out "no right to speak when not a resident of Ward 3". I was admonished, she was not. So the rules at this meeting were NOT published, NOT objective and certainly NOT uniformly applied.

In fact, Mr. Smotherson admits this in a social media post and admits that he violated his own rules, I quote:

"I also specifically informed him he could not speak concerning his campaign. ... the end of Tim Person's presentation...Candidate Babich stated that he had something to say and wanted to address some of the things being presented.... I requested Candidate Babich immediately take his seat, explaining that his actions and request were unprofessional. He stated he wanted to tell us what he had been studying and what he knew about the discussion. I again asked him to take his seat, and he could not address the group... He then asked if he could then ask a question. I reiterated that he could not..." MR. SMOTHERSON'S WORDS NOT MINE.

Mr. Smotherson allowed Joe Adams to speak and he is on record as endorsing Steve McMahon – so political speech WAS on the agenda.

Mr. Smotherson also posted a challenge to me, I quote:

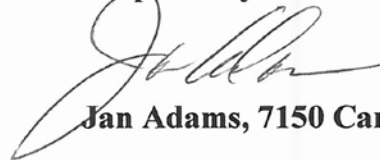
“... I want to specifically address Jan Adams’ view [which was]...completely inaccurate, misplaced, and unprofessional...filled with misinformation in hopes of making people believe I did something against our protocol and therefore against Candidate Babich. ...I answered her questions as she noted because everyone has a right to questions.” But he just admitted above that he would not allow Mr. Babich to ask questions.

His post also states, “Out of professional consideration for our proceedings, I refused to allow him to speak.” So, my question is who is the “our” in “our proceedings”? I receive a notice of a public meeting about housing development for seniors. I am a senior, interested in housing development so I attend. But, that was not an open and fair public meeting.

Where is it written that one council member has the power to make the rules as he goes along and apply them based on his political affiliation to one candidate over the other? If you want to conduct political theater, say that, so I don’t waste my time. Also, don’t use my tax money when you do.

My request is that this Council either establish rules for these types of meetings, or require individual Council Members to pay rent, post it as a private meeting and announce that Council Rules will not be applied.

Respectfully submitted,



Jan Adams, 7150 Cambridge Ave.



ATTORNEY GENERAL OF MISSOURI

CHRIS KOSTER
ATTORNEY GENERAL

JEFFERSON CITY
65102

P.O. BOX 899
(573) 751-3321

September 2, 2016

City of University City
c/o Ms. Joyce Pumm
6801 Delmar Boulevard
University City, MO 63130

Re: Sunshine Law Complaint

Dear Ms. Pumm,

The Missouri Attorney General's Office has received another complaint from a constituent regarding the fees the City of University City is charging to fulfill open records requests.

Mr. Jeff Hales contacted our office on August 19, 2016 and stated that he requested the Gateway Ambulance Response Report for the Months of April, May and June of 2016. These response reports appear to have all of the ambulance response times reported by the private contractor. The city informed Mr. Hales on August 11, 2016, that it would cost \$49.52 for the Fire Chief to research the request for one hour, and that there would be a \$5.60 charge for the 56 pages of information.

Mr. Hales is concerned that the Fire Chief has been assigned the task of looking up three emails, and they are likely the highest paid staff member in the office. The body's response did not indicate that the office would have to spend time redacting the information. Our office would like to know why Mr. Hales is being charged for the Fire Chief's time to fulfill the request. It is likely that the Fire Chief is paid a higher salary than other department employees and the Sunshine Law requires in § 610.026.1(1), RSMo, "Based on the scope of the request, the public governmental body shall produce the copies using employees of the body that result in the lowest amount of charges for search, research, and duplication time."

Currently our office also has been working the city regarding an open records request made by Ms. Aren Ginsberg. Ms. Ginsberg asked to receive copies of the city's ambulance response times recorded in University City's Computer Aided

www.ago.mo.gov

City of University City
Page 2
September 2, 2016

Dispatch System. Ms. Ginsberg is being charged over \$700 for these records because the city indicated the records would need to be redacted.

The Missouri Sunshine Law specifically states in § 610.023.4, RSMo, "If a request for access is denied, the custodian shall provide, upon request, a written statement of the grounds for such denial. **Such statement shall cite the specific provision of law under which access is denied** and shall be furnished to the requester no later than the end of the third business day following the date that the request for the statement is received." While our office has received a statement from the city indicating why they believe the information is closed, we have not yet received a specific citation regarding this issue. Please provide our office with the specific citation allowing the city to close this information.

We are aware that Mr. Hales' information would have been provided by Gateway Ambulance Services and Ms. Ginsberg's information would have been created by the public governmental body. Apart from the information origins though, these two requests seem to be very similar. Please provide our office with an explanation stating why there is such a large discrepancy between the costs associated with these two requests.

Our office was also informed that Mr. Steve McMahon received an ambulance response time records on October 29, 2015. It may be helpful to our office to know how much Mr. McMahon was charged for those records. Please provide our office with a copy of the invoice submitted to Mr. McMahon indicating how much the body intended to charge for his request.

We hope to receive your responses as soon as possible, and no later than September 16, 2016.

Sincerely,

CHRIS KOSTER
Attorney General



Casey Lawrence
Sunshine Law Coordinator
(573) 751-8905 Phone
(573) 751-5660 Facsimile
Casey.Lawrence@ago.mo.gov

City of University City Public Hearing Notice

The Council of the City of University City will hold a public hearing at 6:30 p.m. on **Monday, September 26, 2016**, at City Hall, 6801 Delmar Boulevard, 5th Floor, on proposed property tax rates. The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council.

The Library will hold a separate public hearing at 5:15 p.m. on **Wednesday, September 28, 2016**, at Library, 6701 Delmar Boulevard, in the Boardroom.

| <u>Assessed Valuation</u> | <u>Current Tax Year</u> | <u>Prior Tax Year</u> |
|--------------------------------------------------------------|------------------------------------|----------------------------------|
| <u>City of University City</u> | | |
| Residential | \$468,937,520 | \$467,060,200 |
| Commercial | \$63,334,904 | \$62,127,167 |
| Personal Property | \$64,003,081 | \$62,139,977 |
| <u>University City Loop Special Business District</u> | | |
| Residential | \$1,052,090 | \$1,052,090 |
| Commercial | \$7,759,270 | \$7,758,760 |
| <u>Parkview Gardens Special Business District</u> | | |
| Residential | \$13,338,120 | \$12,793,200 |
| Commercial | \$1,830,860 | \$1,828,480 |

| | <u>Proposed Tax Rates</u> | | | <u>Proposed Revenue 2016-2017</u> |
|-------------------------------|----------------------------------|--------------------------|------------------------|--------------------------------------------------|
| | <u>Residential</u> | <u>Commercial</u> | <u>Personal</u> | |
| City – General Revenue | \$0.569 | \$0.546 | \$0.680 | \$ 3,449,300 |
| City – Pension | \$0.165 | \$0.148 | \$0.195 | \$ 992,300 |
| Library | \$0.259 | \$0.235 | \$0.280 | \$ 1,542,600 |
| University City Loop District | \$0.586 | \$0.498 | \$0.000 | \$ 44,800 |
| Parkview Gardens District | \$0.598 | \$0.850 | \$0.000 | \$ 95,300 |

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 prior to the hearing.

BY ORDER OF THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI
Joyce Pumm, City Clerk
September 11, 2016



Council Agenda Item Cover

MEETING DATE: September 26, 2016

AGENDA ITEM TITLE: Green Practices Commission Presentation

AGENDA SECTION: City Manager Report

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Green Practices Commission will provide an update to City Council in five focus areas. The Commission will review accomplishments from the past two years and share goals for the next year.

- Ecosystems/ Habitat
- Energy
- Education/ Communication/ Advocacy
- Waste/ Resource Conservation
- Water/ Stormwater

RECOMMENDATION: Informational



**Fall 2016
Green Practices
Commission Update
to
University City
Council**

September 26, 2016

Green Practices Commission:

**Dianne Benjamin
Scott Eidson
Bob Elgin
Richard Juang
Tim Michels**

**Jenny Wendt, Staff Liaison
Terry Crow, City Council Liaison**



Sustainability

“Meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

- UN Brundtland Commission, 1983



Mission

The mission of the Green Practices Commission of University City is to encourage sustainable practices and programs that improve the health and quality of life of our community; restore and protect our natural resources; and strengthen our economy.



Vision

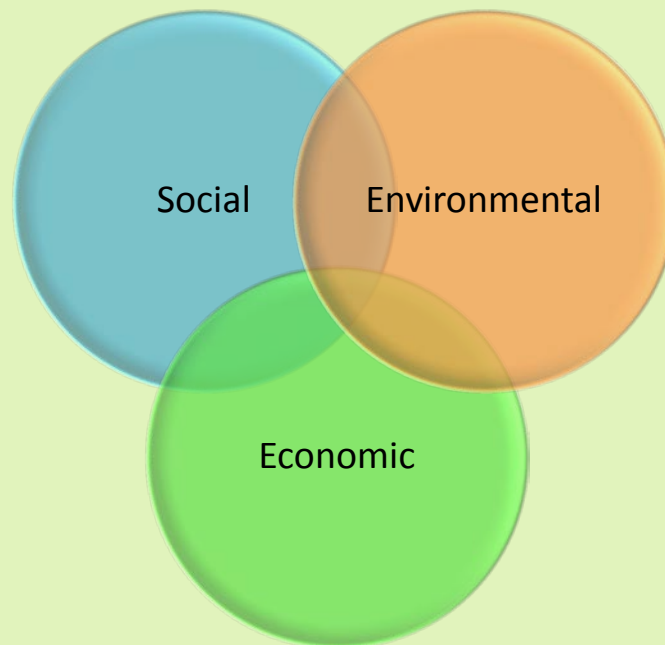
Our vision for University City is to have a fully engaged community – City government, residents, students, business owners, and visitors that integrates sustainability into every decision made, every action taken.



Values

Our values are three-fold.

- We believe there is a connection between social, environmental and economic well-being.*
- We believe we must be stewards of our community; therefore, this compels us to use our knowledge to enhance the quality of life of future generations.*
- We believe that local behavior and global development are linked: this requires that we think globally, as we act locally.*





Commission Areas of Focus

- ❖ ***Ecosystems/ Habitat***
- ❖ ***Education/ Communication/ Advocacy***
- ❖ ***Energy***
- ❖ ***Water/ Stormwater***
- ❖ ***Waste/ Resource Conservation***



Ecosystems/ Habitat



MONARCH WAYSTATIONS

CREATE, CONSERVE, & PROTECT MONARCH HABITATS

www.MonarchWatch.org



September 26, 2016



Bring Conservation Home

A St. Louis Audubon Society Community Partnership



Ecosystems/ Habitat goals:

- *Propose a written plan to U City for increasing low maintenance, native plantings for municipal-owned property and medians/roadways, by February 1, 2017.*
- *Propose contract requirements for native plantings on municipal owned property and medians/roadways, in collaboration with U City in Bloom and Community Development, when UCB contract is renewed (date to be determined).*
- *Continue to promote Bring Conservation Home and other native plantings (including pollinator gardens) and report these activities in GPC meeting minutes.*



Education/ Communication/ Advocacy



**University City
Green Practices Commission**

The Green Practices Commission was formed to help University City residents, businesses, schools and other community institutions reduce their carbon footprints and increase green practices.

Made up of an impressive list of community leaders with backgrounds in engineering, science, architecture and sustainability, the Green Practices Commission's primary responsibilities include:

- Acting in an advisory capacity to the University City Council in regards to all development projects and initiatives.
- Establishing and prioritizing sustainability goals and tracking their progress.
- Encouraging recycling, composting and other sustainable practices that help improve the quality of life in University City, protect and restore its natural resources and strengthen its economy.

Our vision for University City is to have a fully-engaged community — including city government, citizens, students, business owners and patrons — that integrates sustainability into every decision made and every action taken.



In 2008, University City's City Hall became the first municipal building in the St. Louis region to receive Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council.

Green Practices Commission Meeting Schedule

City Hall - EOC Room, Basement Level
6801 Delmar Blvd
University City, MO 63130

2nd Thursday of each month at 6:30 p.m.

www.utci.com

Printed on recycled content paper using soy based ink



**University City
Green Practices Commission**

**Continuing the Legacy of
Sustainability & Green
Practices**

We're throwing away perfectly good money!!!



Believe it or not, **University City buries over \$500,000 every year** in the landfill. For every ton of waste we throw away in the trash, we have to pay a landfill fee. **When we recycle, we don't have to pay that landfill fee!**

DO YOUR PART...RECYCLE!



Here are the facts:

- ★ 60-70% of household waste is recyclable
- ★ we could save at least \$200,000 in landfill fees each year if we recycled just 50% of our waste
- ★ if we recycled just 50% of our waste, every year the city could save money that could otherwise be spent on other services, like:
 - 20 new bus shelters
 - 2 new playgrounds in parks
 - 33,000 square feet of new sidewalks
 - 10 new picnic pavilions
 - 2,000 trees trimmed
 - 8 blocks of street repairs



Please call 314-505-8560 for a larger recycling cart or more information!



University City
Department of
Public Works

K-1-11



Education/Communication/Advocacy:

- *Ecotalks – Speakers at Green Practice Commission meetings*
- *Collaboration with other communities*
- *Recruit and engage subject matter experts*
- *Seek input from University City citizens*
- *Promote and Publicize Sustainability efforts*
- *Collaborate with City staff on print and social media*



Energy



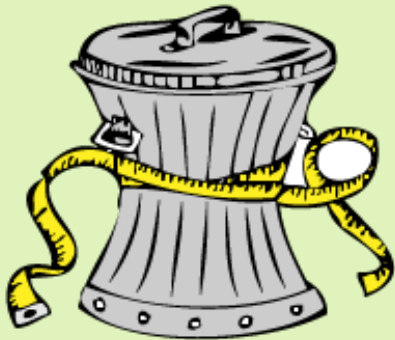


Energy action items:

- *Set Net-Zero Energy goal for all City buildings and operations by 2025*
- *Replace Ameren street lights with City-owned LED lamps*
- *Advance renewable energy opportunities*
- *Keep building energy codes up to date for whole community*
- *Improve City vehicle and equipment energy usage*
- *Add City Staff position to foster energy-efficiency efforts (1/2 FTE to start)*
- *Maintain Carbon use reporting & documentation*
- *Assist homeowners and businesses with Net-Zero opportunities*
- *Advance PACE program or have City manage Qualified Energy Conservation Bond for homeowners and businesses.*



Waste/ Resource Conservation



Delmar Loop -
Green Dining
District

September 26, 20





Waste/ Resource Conservation Action Items:

- *Promote and Increase Commercial Recycling*
- *Increase education/promotion of Residential Recycling*
- *Continue education of special waste disposal*
- *Evaluate waste-to-energy opportunities*
- *Reduce construction/demolition waste*



Water/ Stormwater



©2010 Charlotte Sechrist



©2010 Charlotte Sechrist

September 26, 2016

K-1-17



Water/Stormwater

- *Municipal Separate Storm Sewer System (MS4)*
- *Rain Barrel education and sponsorship*
- *Water Quality awareness*
- *Stormwater management education for residents*



Thank You!

**University City
Green Practices Commission**



Council Agenda Item Cover

MEETING DATE: September 26, 2016

AGENDA ITEM TITLE: Vacation of a 15-foot wide north/south public alley right-of-way (south side of Delmar Blvd. and east of North and South Road)

AGENDA SECTION: Unfinished Business

COUNCIL ACTION: Passage of Ordinance required for Approval

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: Attached are the documents for the above-referenced public alley right-of-way vacation request. The alley is located on the south side of Delmar Boulevard and surrounded by properties at 7640 Delmar Boulevard, 7634 Delmar Boulevard, 555 N. Central Avenue, and 550 North and South Road.

Staff recommends approval. The first reading and the required public hearing are scheduled for the September 12, 2016 City Council meeting. The second and third readings and passage of the ordinance could occur at the subsequent September 26, 2016 meeting.

Attachments:

- 1: Request letter and pertinent documents
- 2: Draft Ordinance

RECOMMENDATION: Approval



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-0694

August 26, 2016

Mr. Zacharias Greatens
Department of Community Development
6801 Delmar Blvd.
University City, MO 63130

RE: Proposed vacation of alley
(Alley parallel to and between North&South Rd. and Central Ave. extending from
Delmar Blvd. to south)

Dear Mr. Greatens:

We have reviewed the proposed vacation of the referenced alley and have no
opposition to the vacation as the existing right-of-way does not provide any public
access benefit.

Sincerely,

A handwritten signature in black ink, appearing to read "Alpaslan", with a stylized, cursive script.

Sinan Alpaslan, P.E.
Director of Public Works and Parks

David F. Neiers
Shareholder

120 S. Central Avenue, Suite 1420
St. Louis, MO 63105
Tel: 314.425.4950
Fax: 314.725.5754
dneiers@sandbergphoenix.com
www.sandbergphoenix.com

August 15, 2016

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

Dear Mr. Greatens:

This firm represents Mehlman Homes Realty, LLC (“Mehlman”). This letter is provided at the request of the City of University City (the “City”) and is intended to serve as Mehlman’s formal request for consideration by the City to vacate an alley right-of-way further described herein.

Mehlman is requesting the vacation with the consent of Bemiston Avenue, LLC, the owner in fee simple of the following described parcel of real estate situated in the City of University City, Missouri, commonly known and numbered as 7634 Delmar Boulevard, University City, MO 63130 (the “Property”).

To accommodate the redevelopment of the Property, Mehlman desires to vacate an alley right-of-way located on the Property as identified on the drawing attached hereto as Exhibit A, and legally described on Exhibit B, the foregoing prepared by Volz Engineering, a Professional Land Surveyor registered in the State of Missouri (the “Proposed Vacation”).

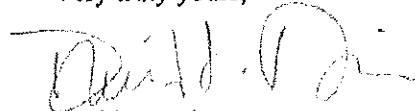
The abutting property owners have been notified of the Proposed Vacation, and have acknowledged their consent to the Proposed Vacation as indicated in the responsive letters attached hereto as Exhibit C.

In addition, enclosed as Exhibit D are copies of letters from utility companies and service providers we received in relation to this application.

Based on the foregoing, the vacation herein requested will be in the interest of the public necessity, convenience, and general welfare. As a result, Mehlman respectfully requests the City vacate the Proposed Vacation, that the Proposed Vacation revert to Mehlman in fee simple interest, and that the City ordain such further orders as may be proper to accomplish the vacation requested.

Please contact me if you need anything further.

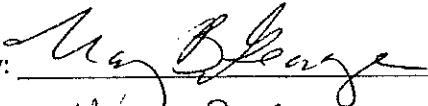
Very truly yours,



David F. Neiers

CONSENTED:

Bemiston Avenue LLC,
a Missouri limited liability company

By: 
Name: Nancy B George
Title: Authorized Person

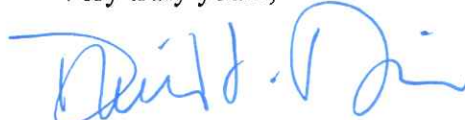
DFN/bam
Enclosure

cc: Mark Mehlman

Based on the foregoing, the vacation herein requested will be in the interest of the public necessity, convenience, and general welfare. As a result, Mehlman respectfully requests the City vacate the Proposed Vacation, that the Proposed Vacation revert to Mehlman in fee simple interest, and that the City ordain such further orders as may be proper to accomplish the vacation requested.

Please contact me if you need anything further.

Very truly yours,



David F. Neiers

CONSENTED:

Bemiston Avenue LLC,
a Missouri limited liability company

By: _____

Name: _____

Title: _____

DFN/bam
Enclosure

cc: Mark Mehlman

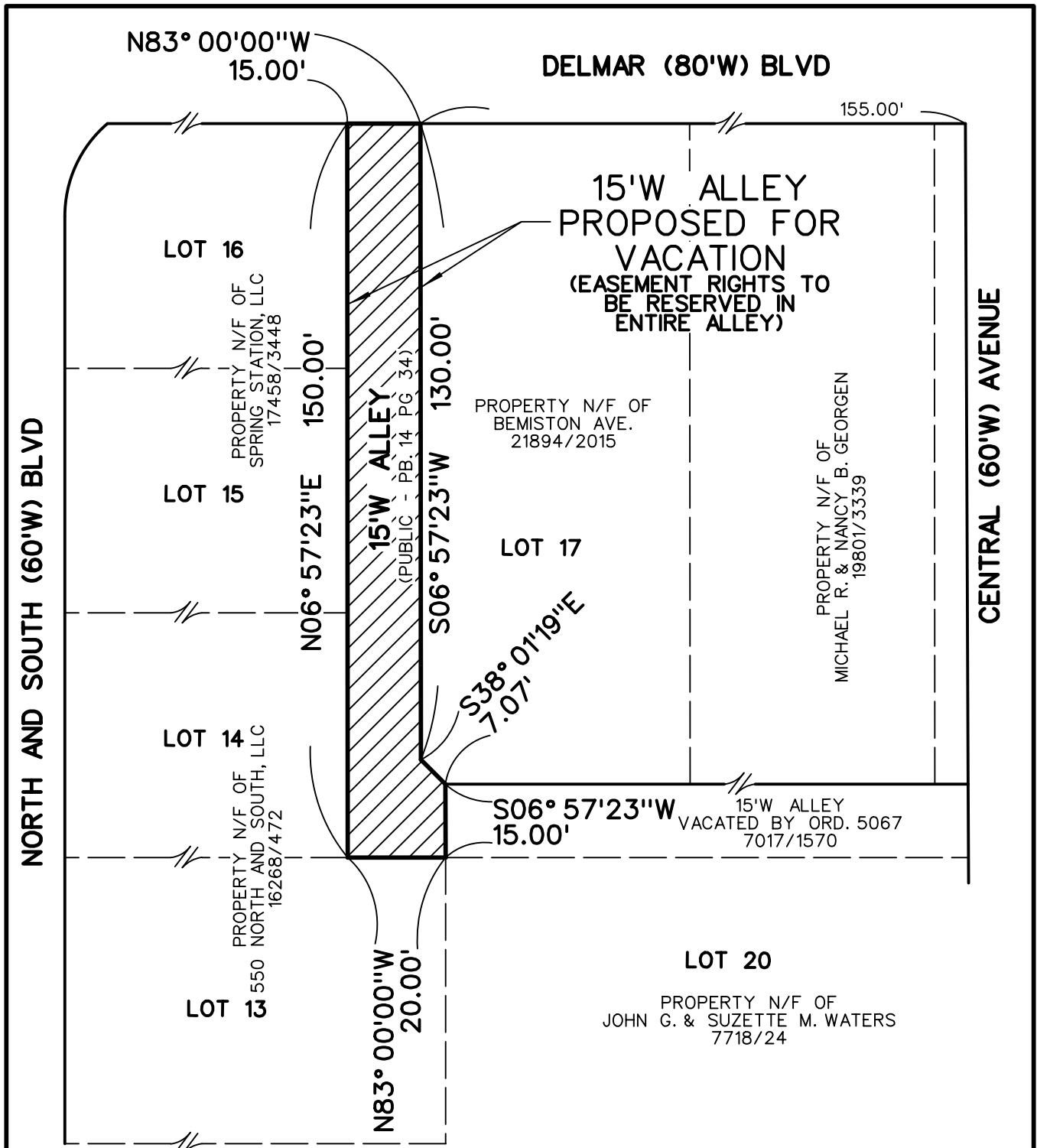


EXHIBIT "A"

INITIAL:

VACATION OF 15'W ALLEY

A TRACT OF LAND BEING THE 15'W NORTH SOUTH ALLEY IN
 BLOCK 4 OF DELMAR HEIGHTS - P.B. 14 PGS. 34 & 35
 IN U.S. SURVEY 2033, TOWNSHIP 45 NORTH - RANGE 6 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

Exhibit "B"

July 11, 2016

EJK

15thW North-South Alley
Block 4 – Delmar Heights
20973-0

A tract of land being the 15 foot wide North-South Alley in Block 4 of "Delmar Heights", a subdivision according to the plat thereof recorded in Plat Book 14 pages 34 and 35 of the St. Louis County Records, in U.S. Survey 2033, Township 45 North – Range 6 East, University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of said 15 foot wide North-South Alley with the South line of Delmar Boulevard, 80 feet wide; thence Southwardly along the East line of said alley, South 06 degrees 57 minutes 23 seconds West 130.00 feet and South 38 degrees 01 minutes 19 seconds East 7.07 feet to the West line of a 15 foot wide East-West Alley, vacated according to instrument recorded in Book 7017 page 1570 of the St. Louis County Records; thence Southwardly along the West line of said vacated alley, South 06 degrees 57 minutes 23 seconds West 15.00 feet to the North line of Lot 13, in said Block 4 of "Delmar Heights"; thence Westwardly along said North line, North 83 degrees 00 minutes 00 seconds West 20.00 feet to the West line of said 15 foot wide North-South Alley; thence Northwardly along said West line North 06 degrees 57 minutes 23 seconds East 150.00 feet to said South line of Delmar Boulevard, 80 feet wide; thence Eastwardly along said South line North 83 degrees 00 minute 00 second West 15.00 feet to the point of beginning and containing 2,337 square feet according to calculations by Volz Inc. during July, 2016



Eric J. Kirby, P.L.S.
Professional Land Surveyor
MO P.L.S. #2005000074

EXHIBIT C
LETTERS FROM ABUTTING PROPERTY OWNERS

David F. Neiers
Shareholder

120 S. Central Avenue, Suite 1420
St. Louis, MO 63105
Tel. 314.425.4950
Fax 314.725.5754
dneiers@sandbergphoenix.com
www.sandbergphoenix.com

July 20, 2016

550 North and South L.L.C.
Attn: Karl W. Dickhaus, *Registered Agent*
1750 S. Brentwood Blvd. Ste. 300
St. Louis, MO 63144

Re: Vacation of Alley Right-of-Way – 7634 Delmar Boulevard

Dear Mr. Dickhaus:



This firm represents Mehlman Homes Realty, LLC (“Mehlman”), the contract purchaser of the property located at 7634 Delmar Boulevard, University City, MO 63130 (the “Property”). Mehlmann is requesting that the City of University City vacate the right-of-way alley along the western boundary of the Property.

As an adjoining property owner to the right-of-way alley, the vacation process provides you with the option of obtaining a portion of the alley. Your opinion as to the vacation of the right-of-way, and as to whether you wish to obtain a portion of the alley is requested by the City of University City as part of the application process. If the box below is checked as supporting the proposed vacation/abandonment of the alley, you are also giving your consent and acknowledgement that certain utility easements may continue to exist within the alley despite the vacation/abandonment of the alley, or a reservation for such utility easements may be made by the City.

Please check the appropriate box below. Additional space has been provided for any comments you may have. **Please complete the information below, sign and date, and return a copy to the address listed above.**

- I support the proposed vacation/abandonment described above, and DO NOT wish to obtain a portion of the alley
- I support the proposed vacation/abandonment described above, and DO wish to obtain a portion of the alley.
- I object to the proposed vacation/abandonment described above.

COMMENTS:

| | | |
|-----------------------------------------------------------------------------------|---------------|---------|
|  | THOMAS M. LEE | 7/20/16 |
| (Signature) | (Print Name) | (Date) |
|  | Me Young Lee | 7/20/16 |
| (Signature) | (Print Name) | (Date) |

Please contact me if you need anything further.

Very truly yours,



David F. Neiers

DFN/bam
Enclosure

cc: Mark S. Mehlman

David F. Neiers
Shareholder

120 S. Central Avenue, Suite 1420
St. Louis, MO 63105
Tel: 314.425.4950
Fax: 314.725.5754
dneiers@sandbergphoenix.com
www.sandbergphoenix.com

July 20, 2016

Springs Station, LLC
Attn: Preston C. Amos, Registered Agent
134 N. Meramec Avenue
St. Louis, MO 63105

Re: Vacation of Alley Right-of-Way – 7634 Delmar Boulevard

Dear Mr. Amos:

This firm represents Mehlman Homes Realty, LLC (“Mehlman”), the contract purchaser of the property located at 7634 Delmar Boulevard, University City, MO 63130 (the “Property”). Mehlmann is requesting that the City of University City vacate the right-of-way alley along the western boundary of the Property.

As an adjoining property owner to the right-of-way alley, the vacation process provides you with the option of obtaining a portion of the alley. Your opinion as to the vacation of the right-of-way, and as to whether you wish to obtain a portion of the alley is requested by the City of University City as part of the application process. If the box below is checked as supporting the proposed vacation/abandonment of the alley, you are also giving your consent and acknowledgement that certain utility easements may continue to exist within the alley despite the vacation/abandonment of the alley, or a reservation for such utility easements may be made by the City.

Please check the appropriate box below. Additional space has been provided for any comments you may have. **Please complete the information below, sign and date, and return a copy to the address listed above.**

- I support the proposed vacation/abandonment described above, and DO NOT wish to obtain a portion of the alley
- I support the proposed vacation/abandonment described above, and DO wish to obtain a portion of the alley.
- I object to the proposed vacation/abandonment described above.

Springs Station, LLC
July 20, 2016
Page 2

COMMENTS:

M. Carolyn Amos / M. CAROLYN AMOS, / 7-25-2016
(Signature) (Print Name) MANAGER (Date)

_____/_____/_____
(Signature) (Print Name) (Date)

Please contact me if you need anything further.

Very truly yours,



David F. Neiers

DFN/bam
Enclosure

cc: Mark S. Mehlman

August 9, 2016

Zach Greatens
6801 Delmar Boulevard
University City, MO 63130

RE: Proposed vacation of public alley adjacent to property at 555 N. Central Avenue and 7634 Delmar Boulevard

Dear Mr. Greatens,

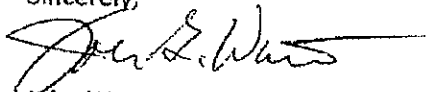
Please be advised I am aware of the request to vacate the public alley adjacent to the western boundary of the property at 7634 Delmar Boulevard, and also a portion of which is adjacent to the property I own at 555 N. Central Avenue. I understand that as part of the vacation process, the City of University City has requested in writing acknowledgement from property owners adjoining the alley of the request, their support or opposition to the request, and whether or not those property owners wish to obtain a portion of the alley. My position on the matter stated above is as follows:

I do not object to the proposed alley vacation and I do not wish to acquire the portion of the alley that is adjacent to my property at 555 N. Central Avenue.

On a related matter, please note that I have some concerns about the proposed development at 7634 Delmar Boulevard and the abutting property to its east (565 N. Central Avenue). I am requesting that the developer install a fence along the shared property line between the proposed development and my property at 555 N. Central Avenue. This is to address safety concerns resulting from the proposed retaining wall to be constructed north of the property line, along the proposed driveway and parking area of the proposed development. I am requesting said fence to be an ornamental steel fence that will be durable so as not to become a nuisance or property maintenance issue in the future. I would like the fence to extend along the shared property line from the westernmost point to the front building setback line of the proposed development (20 feet from the N. Central Avenue right-of-way).

Please let me know if you have any questions.

Sincerely,



John Waters
555 N. Central Avenue

CC: Mark Mehlman
David Neiers

EXHIBIT D
RESPONSIVE LETTERS FROM UTILITY COMPANIES



Laclede Gas Company
700 Market St.
St. Louis, MO 63101

LacledeGas.com

July 18, 2016

Eric Kirby
VOLZ
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

**Re: Alley Vacation – 15' wide alley West of 7634 Delmar Blvd.
Volz Project No. 20973-0
Laclede File 146-23**

Laclede Gas Company has no facilities within the portion of the 15' wide alley proposed to be vacated. Therefore Laclede Gas Company has no objection to this proposed alley vacation.

If you have any questions, please contact me at (314) 349-2963 or robby.shackles@spireenergy.com

Sincerely,

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

Robby Shackles
Construction Services

RDS/



Right of Way
909 Chestnut, Rm 9-X-04
St. Louis, MO 63101
314-206-2717

August 11, 2016

Volz incorporated
Attn: Eric J. Kirby, P.L.S.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

RE: Alley Vacation – 15' wide alley West of 7634 Delmar Blvd.

Dear Mr. Kirby,

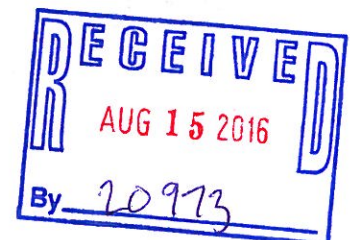
After a review of our records, Southwestern Bell Telephone Company (d/b/a AT&T Missouri), can only concur with your request **if** an easement to SWBT and/or utilities is reserved covering the entire area. AT&T has aerial as well as buried facilities within the requested easement vacation area. This easement must be reserved for continued maintenance and/or replacement of our facilities. AT&T must be able to gain access to this area at all times. This concurrence in no way surrenders or vacates any easement rights of Southwestern Bell Telephone Company (d/b/a AT&T Missouri), within the vacated right-of-way. Please send a copy of the Ordinance *when* available.

If full vacation of our easement rights were to be granted, AT&T will require the relocation of our facilities at your expense using the standard CWOTS billing program. To arrange for the relocation or if you should have any questions, please contact Terry Harrison on 636.402.7072 or via email at terry.harrison@att.com.

Sincerely,

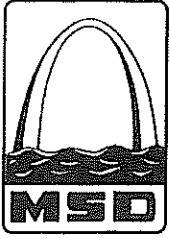
John Arnold
Manager-Engineering ROW

Enclosure



September 26, 2016

L-1-16



**Metropolitan
St. Louis Sewer
District**

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

July 18, 2016

Eric Kirby
Volz Incorporated
10849 Indian Head Industrial Blvd
St. Louis, MO 63132

Re: Alley Vacation: Alley west of 7634 Delmar Blvd. in University City, St. Louis
County, Missouri.
MSD Ref. No. P-0030912-00

Dear Sir:

I refer to your request letter dated July 11, 2016 regarding the above subject.

The Metropolitan St. Louis Sewer District has public sewers in the proposed vacated area described above and as shown hachured on the attached Exhibit "B" in the 15' wide North-South Alley right-of-way west of 7634 Delmar Blvd. in University City, St. Louis County, Missouri.

The District has no objection to this right-of-way vacation, as long as MSD's easement rights are reserved over the right-of-way area.

Future encroachments should not be created on or over MSD's sewers or easements.

If you should have any questions, please contact me.

Sincerely,

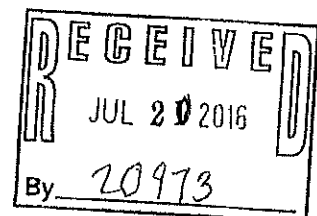
Mike Patel, P.E.
Senior Engineer
Engineering / Design – Development Review

Attachment

cc: John Alexander
Jeff Hennigh
File

Ref: vacation street 16-07-alley west of 7634 delmar blvd in u-city

Page 1 of 1



L-1-17

Eric Kirby

From: Gerrein, Steve J <Steve.Gerrein@charter.com>
Sent: Wednesday, August 10, 2016 4:19 PM
To: Eric Kirby
Cc: Ward, Lisa M
Subject: RE: Conflict - Request to Vacate Easement 15' Wide Alley West of Delmar

Eric,
I think that would work out fine. We have done this numerous times. We want to avoid moving cable around when we can. It can be very expensive for all parties involved. Thanks,

Steve Gerrein
Construction Coordinator
"World's oldest coordinator in St. Louis County"
636-387-6641

815 Charter Commons Drive | Town and Country, Missouri 63017

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

From: Eric Kirby [mailto:ekirby@volzinc.com]
Sent: Wednesday, August 10, 2016 3:31 PM
To: Gerrein, Steve J <Steve.Gerrein@charter.com>
Subject: FW: Conflict - Request to Vacate Easement 15' Wide Alley West of Delmar

Steve,

Would charter object to the vacation if we had the city reserve a 15' wide easement over the alley to cover the existing facilities?

Eric Kirby, P.L.S.
Professional Land Surveyor
Volz Engineering
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
ekirby@volzinc.com <mailto:ekirby@volzinc.com> ph. 314-890-1219 fax 314-890-1250 www.volzinc.com
<<http://www.volzinc.com/>> <?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

This email may contain confidential information. If you are not the intended recipient of this message, please disregard its contents, and destroy the message, along with any attachments. We also ask you notify the sender if you have received this message in error.

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

From: Ward, Lisa M [mailto:Lisa.Ward@charter.com]
Sent: Wednesday, August 10, 2016 11:47 AM
To: Eric Kirby <ekirby@volzinc.com>
Subject: Conflict - Request to Vacate Easement 15' Wide Alley West of Delmar

Lisa M. Ward
Technical Clerk Sr
Charter Construction
636-387-6633



Date: July 27, 2016

To: Eric Kirby
Volz, Inc.
10849 Indian Head Industrial Blvd
St. Louis, MO 63132

Re: REQUEST TO VACATE EASEMENT 15' WIDE ALLEY WEST OF DELMAR BLVD

Dear Mr. Kirby,

We have reviewed the plans concerning the project referenced above and have attached a map of our facilities in the area. Please refer to this map which identifies conflicting aerial facilities. If you have any questions or concerns regarding your project and our facilities please contact Steve Gerrein at 636-387-6641.

At this time I am requesting any pertinent project plans for all utilities involved and would also request that:

- We be included in any project correspondence, meetings and distributions related to utilities associated with this project
- We receive notification indicating the date at which we can begin our construction efforts, and that this notification be 30 days in advance
- That any requests or inquires be sent via email to lisa.ward@charter.com and COPY mapping-design@charter.com

Upon receipt of additional project information a plan of adjustment will be constructed including reimbursement costs as applicable. The Charter team looks forward to working with you towards a successful project completion.


Sincerely,

A handwritten signature in black ink, appearing to read 'R. Sturk', written over a horizontal line.

Richard Sturk
Director of Field Engineering
Charter Spectrum Communications

RS





Charter
COMMUNICATIONS
A WIRTS WORLD COMPANY

| | | | | | |
|--------------------------------|---------------------------|--------------------|---------------|--------------------|---------------|
| PROJECT | [Project Name] | SCALE | 0 | DATE | [Date] |
| CLIENT | [Client Name] | DRAWING NO. | [Drawing No.] | PROJECT NO. | [Project No.] |
| DESIGNER | [Designer Name] | CHECKED BY | [Checked By] | DATE | [Date] |
| APPROVED BY | [Approved By] | DATE | [Date] | SCALE | [Scale] |
| PROJECT LOCATION | [Project Location] | | | | |
| PROJECT DESCRIPTION | [Project Description] | | | | |
| PROJECT STATUS | [Project Status] | | | | |
| PROJECT CONTACT | [Project Contact] | | | | |
| PROJECT PHONE | [Project Phone] | | | | |
| PROJECT FAX | [Project Fax] | | | | |
| PROJECT E-MAIL | [Project E-mail] | | | | |
| PROJECT WEBSITE | [Project Website] | | | | |
| PROJECT ADDRESS | [Project Address] | | | | |
| PROJECT CITY | [Project City] | | | | |
| PROJECT STATE | [Project State] | | | | |
| PROJECT ZIP | [Project ZIP] | | | | |
| PROJECT COUNTY | [Project County] | | | | |
| PROJECT DISTRICT | [Project District] | | | | |
| PROJECT WARD | [Project Ward] | | | | |
| PROJECT NEIGHBORHOOD | [Project Neighborhood] | | | | |
| PROJECT SUBDIVISION | [Project Subdivision] | | | | |
| PROJECT LOT | [Project Lot] | | | | |
| PROJECT UNIT | [Project Unit] | | | | |
| PROJECT PHASE | [Project Phase] | | | | |
| PROJECT PERMIT | [Project Permit] | | | | |
| PROJECT LICENSE | [Project License] | | | | |
| PROJECT INSURANCE | [Project Insurance] | | | | |
| PROJECT BOND | [Project Bond] | | | | |
| PROJECT SURETY | [Project Surety] | | | | |
| PROJECT CONTRACT | [Project Contract] | | | | |
| PROJECT AGREEMENT | [Project Agreement] | | | | |
| PROJECT SPECIFICATIONS | [Project Specifications] | | | | |
| PROJECT DRAWINGS | [Project Drawings] | | | | |
| PROJECT RECORDS | [Project Records] | | | | |
| PROJECT AS-BUILTS | [Project As-Builts] | | | | |
| PROJECT MAINTENANCE | [Project Maintenance] | | | | |
| PROJECT REPAIRS | [Project Repairs] | | | | |
| PROJECT REPLACEMENTS | [Project Replacements] | | | | |
| PROJECT UPGRADES | [Project Upgrades] | | | | |
| PROJECT MODIFICATIONS | [Project Modifications] | | | | |
| PROJECT DELETIONS | [Project Deletions] | | | | |
| PROJECT ADDITIONS | [Project Additions] | | | | |
| PROJECT CHANGES | [Project Changes] | | | | |
| PROJECT VARIATIONS | [Project Variations] | | | | |
| PROJECT DEVIATIONS | [Project Deviations] | | | | |
| PROJECT EXCEPTIONS | [Project Exceptions] | | | | |
| PROJECT NOTES | [Project Notes] | | | | |
| PROJECT COMMENTS | [Project Comments] | | | | |
| PROJECT OBSERVATIONS | [Project Observations] | | | | |
| PROJECT RECOMMENDATIONS | [Project Recommendations] | | | | |
| PROJECT SUGGESTIONS | [Project Suggestions] | | | | |
| PROJECT ALTERNATIVES | [Project Alternatives] | | | | |
| PROJECT OPTIONS | [Project Options] | | | | |
| PROJECT CHOICES | [Project Choices] | | | | |
| PROJECT DECISIONS | [Project Decisions] | | | | |
| PROJECT ACTIONS | [Project Actions] | | | | |
| PROJECT RESULTS | [Project Results] | | | | |
| PROJECT OUTCOMES | [Project Outcomes] | | | | |
| PROJECT IMPACTS | [Project Impacts] | | | | |
| PROJECT EFFECTS | [Project Effects] | | | | |
| PROJECT CONSEQUENCES | [Project Consequences] | | | | |
| PROJECT RISKS | [Project Risks] | | | | |
| PROJECT OPPORTUNITIES | [Project Opportunities] | | | | |
| PROJECT CHALLENGES | [Project Challenges] | | | | |
| PROJECT PROBLEMS | [Project Problems] | | | | |
| PROJECT SOLUTIONS | [Project Solutions] | | | | |
| PROJECT STRATEGIES | [Project Strategies] | | | | |
| PROJECT TACTICS | [Project Tactics] | | | | |
| PROJECT TECHNIQUES | [Project Techniques] | | | | |
| PROJECT TOOLS | [Project Tools] | | | | |
| PROJECT EQUIPMENT | [Project Equipment] | | | | |
| PROJECT MATERIALS | [Project Materials] | | | | |
| PROJECT SUPPLIES | [Project Supplies] | | | | |
| PROJECT SERVICES | [Project Services] | | | | |
| PROJECT CONTRACTORS | [Project Contractors] | | | | |
| PROJECT SUBCONTRACTORS | [Project Subcontractors] | | | | |
| PROJECT VENDORS | [Project Vendors] | | | | |
| PROJECT SUPPLIERS | [Project Suppliers] | | | | |
| PROJECT DISTRIBUTORS | [Project Distributors] | | | | |
| PROJECT RETAILERS | [Project Retailers] | | | | |
| PROJECT WHOLESALE | [Project Wholesale] | | | | |
| PROJECT MANUFACTURERS | [Project Manufacturers] | | | | |
| PROJECT IMPORTERS | [Project Importers] | | | | |
| PROJECT EXPORTERS | [Project Exporters] | | | | |
| PROJECT AGENTS | [Project Agents] | | | | |
| PROJECT BROKERS | [Project Brokers] | | | | |
| PROJECT CONSULTANTS | [Project Consultants] | | | | |
| PROJECT ADVISORS | [Project Advisors] | | | | |
| PROJECT EXPERTS | [Project Experts] | | | | |
| PROJECT SPECIALISTS | [Project Specialists] | | | | |
| PROJECT PROFESSIONALS | [Project Professionals] | | | | |
| PROJECT STUDENTS | [Project Students] | | | | |
| PROJECT RESEARCHERS | [Project Researchers] | | | | |
| PROJECT ANALYSTS | [Project Analysts] | | | | |
| PROJECT DESIGNERS | [Project Designers] | | | | |
| PROJECT ENGINEERS | [Project Engineers] | | | | |
| PROJECT ARCHITECTS | [Project Architects] | | | | |
| PROJECT PLANNERS | [Project Planners] | | | | |
| PROJECT STRATEGISTS | [Project Strategists] | | | | |
| PROJECT MANAGERS | [Project Managers] | | | | |
| PROJECT COORDINATORS | [Project Coordinators] | | | | |
| PROJECT SUPERVISORS | [Project Supervisors] | | | | |
| PROJECT ASSISTANTS | [Project Assistants] | | | | |
| PROJECT SUPPORT | [Project Support] | | | | |
| PROJECT STAFF | [Project Staff] | | | | |
| PROJECT PERSONNEL | [Project Personnel] | | | | |
| PROJECT EMPLOYEES | [Project Employees] | | | | |
| PROJECT CONTRACTORS | [Project Contractors] | | | | |
| PROJECT SUBCONTRACTORS | [Project Subcontractors] | | | | |
| PROJECT VENDORS | [Project Vendors] | | | | |
| PROJECT SUPPLIERS | [Project Suppliers] | | | | |
| PROJECT DISTRIBUTORS | [Project Distributors] | | | | |
| PROJECT RETAILERS | [Project Retailers] | | | | |
| PROJECT WHOLESALE | [Project Wholesale] | | | | |
| PROJECT MANUFACTURERS | [Project Manufacturers] | | | | |
| PROJECT IMPORTERS | [Project Importers] | | | | |
| PROJECT EXPORTERS | [Project Exporters] | | | | |
| PROJECT AGENTS | [Project Agents] | | | | |
| PROJECT BROKERS | [Project Brokers] | | | | |
| PROJECT CONSULTANTS | [Project Consultants] | | | | |
| PROJECT ADVISORS | [Project Advisors] | | | | |
| PROJECT EXPERTS | [Project Experts] | | | | |
| PROJECT SPECIALISTS | [Project Specialists] | | | | |
| PROJECT PROFESSIONALS | [Project Professionals] | | | | |
| PROJECT STUDENTS | [Project Students] | | | | |
| PROJECT RESEARCHERS | [Project Researchers] | | | | |
| PROJECT ANALYSTS | [Project Analysts] | | | | |
| PROJECT DESIGNERS | [Project Designers] | | | | |
| PROJECT ENGINEERS | [Project Engineers] | | | | |
| PROJECT ARCHITECTS | [Project Architects] | | | | |
| PROJECT PLANNERS | [Project Planners] | | | | |
| PROJECT STRATEGISTS | [Project Strategists] | | | | |
| PROJECT MANAGERS | [Project Managers] | | | | |
| PROJECT COORDINATORS | [Project Coordinators] | | | | |
| PROJECT SUPERVISORS | [Project Supervisors] | | | | |
| PROJECT ASSISTANTS | [Project Assistants] | | | | |
| PROJECT SUPPORT | [Project Support] | | | | |
| PROJECT STAFF | [Project Staff] | | | | |
| PROJECT PERSONNEL | [Project Personnel] | | | | |
| PROJECT EMPLOYEES | [Project Employees] | | | | |

INTRODUCED BY: Councilmember Jennings

DATE: September 12, 2016

BILL NO. **9292**

ORDINANCE NO. _____

AN ORDINANCE VACATING AND SURRENDERING FIFTEEN FEET WIDE NORTH/SOUTH PUBLIC ALLEY RIGHT-OF-WAY LOCATED ON THE SOUTH SIDE OF DELMAR BOULEVARD AND ADJACENT TO THE WEST BOUNDARY OF LOT 17 OF BLOCK 4 OF DELMAR HEIGHTS SUBDIVISION AND ADJACENT TO THE EAST BOUNDARY OF LOTS 14, 15, AND 16 OF BLOCK 4 OF DELMAR HEIGHTS SUBDIVISION; RESERVING ANY PUBLIC EASEMENTS, AND DIRECTING THAT THIS ORDINANCE BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the above said north-south public alley right-of-way is in the City of University City, in St. Louis County, Missouri; and

WHEREAS, due notice of a public hearing to be held by the City Council of the City of University City at City Hall on September 12, 2016, at 6:30 p.m., to hear any comments concerning the proposed vacation of above-said north/south public alley right-of-way was duly published in the St. Louis Countian, a newspaper of general circulation within said City, on August 28, 2016; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all comments concerning the vacation of the above-said north/south public alley right-of-way was 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. The 15-foot wide by 150-foot long portion of said north/south public alley right-of-way is located on the south side of Delmar Boulevard and surrounded by the properties at 7640 Delmar Boulevard, 7634 Delmar Boulevard, 555 N. Central Avenue, and 550 North and South Road and located within the City of University City in St. Louis County, Missouri, and all of the City of University City's right, title and interest therein hereby vacated, surrendered and quitclaimed, reserving, however, all public utility easements. The above-said public alley right-of-way being vacated is more specifically described as follows:

A tract of land being the 15 foot wide North-South Alley in Block 4 of "Delmar Heights", a subdivision according to the plat thereof recorded in Plat Book 14 pages 34 and 35 of the St. Louis County Records, in U.S. Survey 2033, Township 45 North - Range 6 East, University City, St. Louis County, Missouri and being more particularly described as follows: Beginning at the intersection of the East line of said 15 foot wide North-South Alley with the South line of Delmar Boulevard, 80 feet wide; thence Southwardly along the East line of said alley, South 06 degrees 57 minutes 23 seconds West 130.00 feet and South 38 degrees 01 minutes 19 seconds East 7.07 feet to the West line of a 15 foot wide East-West Alley, vacated according to instrument recorded in Book 7017 page 1570 of the St. Louis County Records;

thence Southwardly along the West line of said vacated alley, South 06 degrees 57 minutes 23 seconds West 15.00 feet to the North line of Lot 13, in said Block 4 of "Delmar Heights"; thence Westwardly along said North line, North 83 degrees 00 minutes 00 seconds West 20.00 feet to the West line of said 15 foot wide North-South Alley; thence Northwardly along said West line North 06 degrees 57 minutes 23 seconds East 150.00 feet to said South line of Delmar Boulevard, 80 feet wide; thence Eastwardly along said South line North 83 degrees 00 minute 00 second West 15.00 feet to the point of beginning and containing 2,337 square feet according to calculations by Volz Inc. during July, 2016.

Section 2. The City Clerk is hereby directed to have this ordinance recorded in the office of the Recorder of Deeds of St. Louis County, Missouri

Section 3. 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: September 26, 2016

AGENDA ITEM TITLE: Text Amendment to Section 400.1740 in Article 6 of the University City Zoning Code (expansion of the Civic Complex Historic District)

AGENDA SECTION: Unfinished Business

COUNCIL ACTION: Passage of Ordinance required for Approval

CAN THIS ITEM BE RESCHEDULED? : No

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

The proposed text amendment would revise the Civic Complex Historic District (a locally designated historic district) by expanding the district boundary to include the Old University City Public Library building located at 630 Trinity Avenue. The proposed Text Amendment would also add a reference to the book *"The University City Civic Plaza: A Brief History of Its Planning and Architecture"* published by the Historical Society of University City in 1995, for historical significance purposes.

The Historic Preservation Commission reviewed the proposed Text Amendment at their June 16 meeting and recommended approval.

The Plan Commission considered the matter at their July 27 meeting and recommended approval of the proposed Text Amendment by a vote of 5 to 0 (one abstention).

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 September 12, 2016. The second and third readings and passage of the ordinance could occur at the subsequent September 26, 2016 meeting.

Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: Material for July 27, 2016 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

August 23, 2016

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

RE: Zoning Text Amendment –
Expansion of Civic Complex Historic District boundary

Dear Ms. Pumm,

At its regular meeting on July 27, 2016 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, the Plan Commission considered a Zoning Text Amendment to the Civic Complex Historic District, expanding the district boundary to include the Old University City Library building at 630 Trinity Avenue.

By a vote of 5 to 0 (one abstention), the Plan Commission recommended approval of the proposed Amendment.

Sincerely,

Linda Locke, Chairperson
University City Plan Commission

ATTACHMENT 2:
Material for July 27, 2016 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: July 21, 2016

SUBJECT: July 27, 2016 Plan Commission meeting – Proposed Text Amendment (PC 16-03) related to the Civic Complex Historic District in Article 6 of the University City Zoning Code

Article 6 of the University City Zoning Code sets forth regulations and standards for Historic Landmarks and Districts within University City. One of the Historic Districts established in Article 6 of the Zoning Code is the Civic Complex Historic District, which includes several buildings and structures near the intersection of Delmar Boulevard and Trinity Avenue, and often referred to as the Civic Plaza (see map in Attachment “A”). This district does not currently include the Old University City Library building at 630 Trinity Avenue.

With the recent approval of Proposition H by University City voters, related to the preservation of certain City-owned historic buildings and structures including the Old University City Library, the Historic Preservation Commission (HPC) recently requested that staff prepare and initiate a Zoning Text Amendment to expand the Civic Complex Historic District boundaries to include the building. The proposed boundary expansion is shown on the map in Attachment “A”. For background information on the Old University City Library building, please see Attachment “B”.

Zoning Code Text Amendments that impact Historic Districts require a recommendation from the HPC as part of the review process. At their June 16, 2016 meeting, the HPC recommended approval of such Zoning Text Amendment (see Attachment “C”) which consists of the addition of the name of the building, a revision to the description of the district boundary to include the building, and includes an additional paragraph for reference to a book for historical significance (*“The University City Civic Plaza: A Brief History of Its Planning and Architecture”* published by the Historical Society of University City in 1995). The Zoning Text Amendment as recommended by HPC is included in Attachment “D”.




At their meeting on July 12, 2016, the Code Review Committee (CRC) recommended approval of the Text Amendment. The Plan commission is requested to consider the proposal and make a recommendation to the City Council. A formal public hearing would be held at the City Council level.



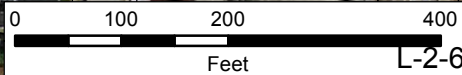
Old University City Library

Civic Complex Historic District

Legend

-  Civic Complex Historic District Boundary
-  Parcel Boundary
-  Proposed Historic District Boundary Expansion

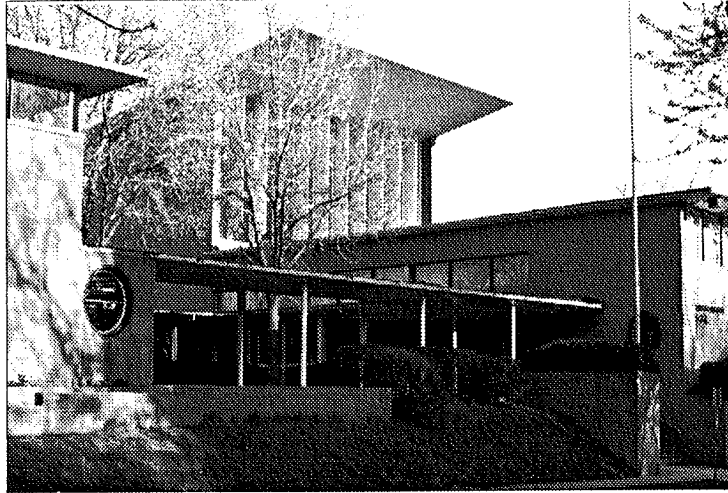
Prepared by: University City Dept. of Community Development Staff - July 2016;
Data Source: St. Louis County Department of Revenue, September 26, 2016 Imagery-2015



Source: Excerpt from book - "University City Landmarks and Historic Places"
Published in 1997.

University City Plaza

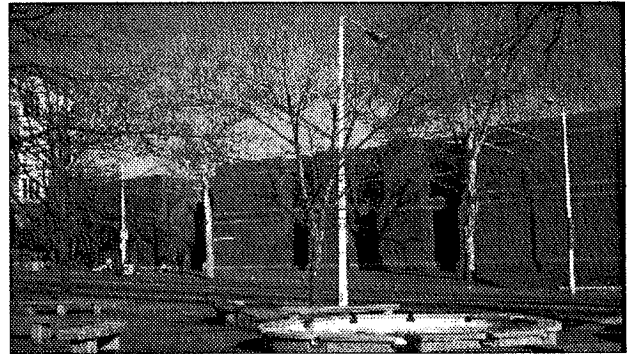
m. Center of Contemporary Arts (COCA), 524 Trinity Avenue (1945-1950, Eric Mendelsohn, architect)



The former B'nai Amoona Synagogue, was built by a Conservative congregation organized in St. Louis in the 1880s. It is a bold modern building both in planning and form, the first American work of architect Eric Mendelsohn, who fled the Nazis and came to this country in 1941. The entry courtyard and flexible plan, with movable walls in the interior, and the sweeping, cantilevered roof are strong design features. After B'nai Amoona moved from University City in 1985, the building was converted to a facility for the arts, the Center of Contemporary Arts, or COCA.

n. University City Public Library, 6701 Delmar Boulevard (1969, Smith & Entzeroth, archts)

The campus of E. G. Lewis's People's University was planned to extend from the Art Academy (see Lewis Center) to the corner of Delmar and Kingsland. The construction of Delmar-Harvard School in 1913 and 1920, and of the University City Public Library, completed in 1969, fulfilled the Lewis plan to dedicate this corner to educational purposes. Although the building has only two stories, its elements are large in scale and its character and use fulfill Lewis's intentions for the plaza.



2. Bais Abraham Synagogue

6910 Delmar Boulevard (1927, Lee & Rush, architects)

Outside the designated historic district but related to it in its institutional use, this buff colored brick Gothic Revival building was constructed for the University Church of Christ. In 1936, it was purchased by Tpheris Israel Congregation, which had been worshipping in the Loop above Talisnick's Market at Delmar and Kingsland, but had been organized in St. Louis in 1899. At this site, the congregation merged with Chevra Kadisha in 1960 and moved from University City thirteen years later. The building was sold to Bais Abraham, an Orthodox congregation founded in 1894.

→ 3. Old University City Library

630 Trinity (1938-39, Klipstein & Rathmann, architects)

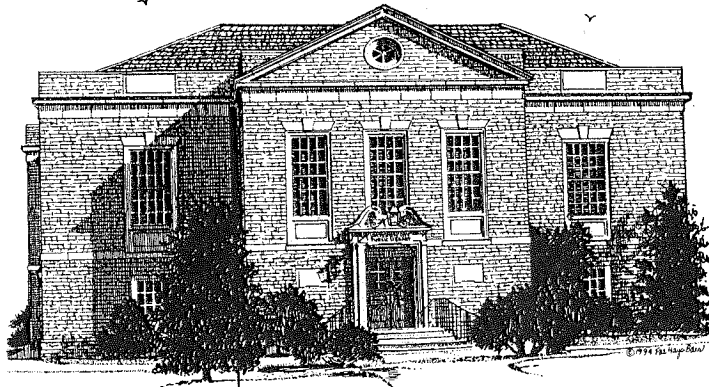
A 1938 Public Works Administration grant and a municipal bond issue funded University City's first public library building. The Georgian Revival style building, twice remodeled and enlarged, served the city until 1969 when the new library was built. It is now used by the University City Residential Service, Ochs Senior Center and other community offices. The building is outside the Civic Plaza Historic District but is related to it architecturally and historically.

Source: Excerpt from book - "The University City Civic Plaza: A Brief History of Its Planning and Architecture"
Published in 1995.

630 Trinity

Old University City Public Library, 1938-39

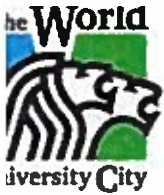
Klipstein & Rathmann, architects



The original University City Library was a New Deal project and an example of the city's commitment to learning. The Public Works Administration (PWA) provided a grant of \$32,580 in 1938, intended to cover 45% of the projected cost of a new building; the local match was provided by a voter-approved municipal bond issue of \$39,000. The building at 630 Trinity was completed in 1939 to designs of Klipstein & Rathmann.

Ernest Klipstein (1866-1931) had formed a partnership with Walter Lincoln Rathmann (1880-1954) in 1908. They were best known for their work for Anheuser-Busch, including the Bevo Mill on Gravois and the Bauernhof at Grant's Farm. Their Civil Courts Building at Market & Tucker became the focus of St. Louis's own Civic Plaza. After Klipstein's death and the onset of the Depression, Rathmann focused on public work, including the new St. Louis Post Office at 18th and Market. His design here, with its dominant front door under a central pediment, is reminiscent of his own house at 6400 Cecil in Clayton.

The old library building was twice remodeled and enlarged over the years. When the new public library opened at 6701 Delmar in 1970, this one was used for municipal offices and community services. The University City Residential Service, a non-profit organization incorporated in 1967, has been at this location since 1973. It provides free information to the public on all available housing in the city and has been credited with playing a valuable role in the successful integration of the city.



ATTACHMENT "C"

Historic Preservation Commission

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

July 20, 2016

University City Plan Commission

RE: Zoning Text Amendment to include Old University City Library building (630 Trinity Avenue) in Civic Complex Historic District

Dear Plan Commission members,

At its regular meeting on June 16, 2016, the Historic Preservation Commission considered a Zoning Text Amendment proposal to expand the boundaries of the Civic Complex Historic District to include the Old University City Library building located at 630 Trinity Avenue. By a vote of 4 to 0, the Historic Preservation Commission recommended approval of the Text Amendment.

Sincerely,

Donna Marin, Chairperson
University City Historic Preservation Commission

ATTACHMENT "D"

Proposed Text Amendments – Civic Complex Historic District

Proposed additions are shown as blue/underlined, proposed deletions are shown as ~~red/strikethrough~~.

Chapter 400. Zoning Code

ARTICLE VI. Historic Landmarks and Districts

Division 7. University City Civic Complex Historic District

Section 400.1740. Historic District Established.

A. There is established the University City Civic Complex Historic District, which includes the Magazine Executive Building (City Hall with its Annex), the Lion Gate Entrance Pylons, the Anchor Masonic Temple (Childgrove School), First Church of Christ Scientist (Assumption Greek Orthodox Church), University Methodist Church, Temple Shaare Emeth (St. Louis Conservatory for the Arts), B'Nai Amoona Synagogue, Castlereagh Apartments, the United States Post Office — University City Branch, the University City Public Library, the Delmar Gardens Building, the Delmar and Harvard Building of Delmar-Harvard Schools, ~~and~~ the Art Institute of the Peoples University (Ward Building), and the Old University City Library, the boundaries of which are as follows:

Beginning at a point being the southwest corner of Lot 21, Block 5 of University Heights Number One Subdivision; thence southwardly along the extension of the west line of said Lot 21 a distance of 40.00 feet to a point, being the intersection of the extension and the centerline of Delmar Boulevard; thence eastwardly along the centerline of Delmar Boulevard a distance of 126.92 feet to a point, being the intersection of said centerline and the extension of the east line of part of Lot 7, Block 2 of University Heights Amended Number Two Subdivision; thence southwardly across Delmar Boulevard and along the east line of said Lot 7 a distance of 232.08 feet to a point, being the north line of Lot 18, Block 2 of University Heights Amended Number Two Subdivision; thence westwardly along north line of said Lot 18 a distance of 10.00 feet to a point, being the east line of Lot 17; thence southwardly along said line of Lot 17 a distance of 229.58 feet to a point, being the intersection of the extension of said line of Lot 17 and the centerline of Washington Avenue; thence eastwardly along said centerline a distance of 146.08 feet to a point, being the intersection of the centerlines of Washington Avenue and Trinity Avenue; thence southwardly along said centerline of Trinity Avenue a distance of 245.00 feet to a point, being the intersection of the centerlines of Trinity Avenue and the alley that runs behind Lots 1 through 11, Block 3 of Rosedale Heights Subdivision; thence eastwardly along the centerline of said alley a distance of 358.00 feet to a point, being the intersection of the centerline of the alley and the extension of the east line of Lot 5, Block 3 of Rosedale Heights Subdivision; thence northwardly along the east line of said Lot 5 a distance of 245.00 feet to a point, being the intersection of the extension of the east line of Lot 5 and the centerline of Washington Avenue; thence eastwardly along the centerline of Washington Avenue for a distance of 100.00 feet to a point, being the intersection of the centerline of Washington Avenue and the extension of the east line of Lot 20, Block 1 of Rosedale Heights Subdivision; thence northwardly along said extension of the east line of Lot 20 for a distance of 187.50 feet to a point, being the northwest corner of Lot 21 of

Rosedale Heights Subdivision; thence eastwardly along the extension of the north line of said Lot 21 and Lot 22 of Rosedale Heights Subdivision, a distance of 130.00 feet to a point being the intersection of said extension and the centerline of Kingsland Avenue; thence northwardly along the centerline of Kingsland Avenue a distance of 57.50 feet more or less to a point, being the intersection of the centerline of Kingsland Avenue and the Loop South; thence eastwardly along said centerline of Loop South for a distance of 105.00 feet, more or less, to a point being the intersection of said centerline and the extension of the centerline of Kingsland Avenue, north of Delmar; thence northwardly along said extension a distance of 211.83 feet to a point, being the intersection of the extension and the centerline of Delmar Boulevard; thence eastwardly along the centerline of Delmar Boulevard a distance of 135.00 feet to a point being the intersection of the centerline of Delmar Boulevard and the extension of the east line of Lot 4 Block E of Delmar Gardens Subdivision; thence northwardly from said point a distance of 177.50 feet to a point, being the intersection of the extension of the east line of Lot 4 and centerline of Enright Avenue; thence westwardly along the centerline of Enright Avenue for a distance of 135.00 feet to a point, being the intersection of the centerlines of Enright Avenue and Kingsland Avenue; thence northwardly along the centerline of Kingsland Avenue for a distance of 856.00 feet, more or less, to a point; thence westwardly a distance of 220.00 feet, more or less, to a point, being the eastern line of Lots 3, 4, 5 and 6, Block 2 of University Heights Number One Subdivision; thence southwardly along said eastern line a distance of 213.00 feet to a point, being the southeast corner of Lot 3 Block 2 of University Heights Number One Subdivision; thence in a westwardly direction along the south line of Lot 3 a distance of 138.19 feet to a point, being the east line of Harvard Avenue; thence southwestwardly along the east line of Harvard Avenue a distance of 272.50 feet, more or less, to a point; thence southwardly along a line running parallel to the centerline of Kingsland Avenue a distance of ~~340.00~~ 210.00 feet to a point; thence westwardly along a line perpendicular to the centerline of Kingsland Avenue a distance of ~~205.00~~ 155.00 feet, more or less, to a point, being the east line of Harvard Avenue; thence southwardly along the east line of Harvard Avenue a distance of 100.00 feet, to a point; thence westwardly along a line perpendicular to the centerline of Kingsland Avenue a distance of 55.00 feet, to a point, being the extension of the east line of Lots 1 and 2 of Block 5 of University Heights Number One Subdivision; thence southwardly along this line a distance of 190.00 feet, more or less, to a point, being the southeast corner of Lot 2 Block 5 of University Heights Number One Subdivision; thence southwestwardly along the southeastern line of Lot 2 for a distance of 46.50 feet to a point being the northwest corner of Lot 1, Block 5 of University Heights Number One Subdivision; thence westwardly along the north line of Lots 21 and 22, Block 5 of University Heights Number One Subdivision, a distance of 230.16 feet to a point, being the eastern line of Lot 20, Block 5 of University Heights Number One Subdivision; thence southwardly along said eastern line a distance of 213.00 feet to the point of beginning.

B. The statement of significance appearing in the City Hall Plaza Historic District Nomination to the National Register of Historic Places accepted by the United States Department of Interior in April 1975 is by reference made a part hereof.

C. The historical significance appearing in the book "The University City Civic Plaza: A Brief History of Its Planning and Architecture" published by The Historical Society of University City in 1995 is by reference made a part hereof.

ATTACHMENT 3:
Draft Ordinance

INTRODUCED BY: _____

DATE: September 12, 2016

BILL NO. **9293**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.1740; THEREOF, RELATING TO THE CIVIC COMPLEX HISTORIC DISTRICT; 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 on which the premises located therein may be put; and

WHEREAS, said Chapter 400 also establishes several historic districts, their boundaries, regulations, and standards for development; and

WHEREAS, the Historic Preservation Commission in a meeting held at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on June 16, 2016 at 6:30 pm recommended amendment of Section 400.1740 of said Code; 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 July 27, 2016 at 6:30 pm recommended amendment of Section 400.1740, 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, September 12, 2016, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on August 28, 2016; 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 Section and relating to the description thereafter 400.1740 – establishment of Civic Complex Historic District including buildings and structures included and description of boundary; and as so amended shall read as follows (where applicable, bolded text is added text and stricken text is removed):

ARTICLE VI. Historic Landmarks and Districts

Division 7. University City Civic Complex Historic District
Section 400.1740. Historic District Established.

A. There is established the University City Civic Complex Historic District, which includes the Magazine Executive Building (City Hall with its Annex), the Lion Gate Entrance Pylons, the Anchor Masonic Temple (Childgrove School), First Church of Christ Scientist (Assumption Greek Orthodox Church), University Methodist Church, Temple Shaare Emeth (St. Louis Conservatory for the Arts), B'Nai Amoona Synagogue, Castlereagh Apartments, the United States Post Office — University City Branch, the University City Public Library, the Delmar Gardens Building, the Delmar and Harvard Building of Delmar-Harvard Schools, ~~and~~ the Art Institute of the Peoples University (Ward Building), **and the Old University City Library**, the boundaries of which are as follows:

Beginning at a point being the southwest corner of Lot 21, Block 5 of University Heights Number One Subdivision; thence southwardly along the extension of the west line of said Lot 21 a distance of 40.00 feet to a point, being the intersection of the extension and the centerline of Delmar Boulevard; thence eastwardly along the centerline of Delmar Boulevard a distance of 126.92 feet to a point, being the intersection of said centerline and the extension of the east line of part of Lot 7, Block 2 of University Heights Amended Number Two Subdivision; thence southwardly across Delmar Boulevard and along the east line of said Lot 7 a distance of 232.08 feet to a point, being the north line of Lot 18, Block 2 of University Heights Amended Number Two Subdivision; thence westwardly along north line of said Lot 18 a distance of 10.00 feet to a point, being the east line of Lot 17; thence southwardly along said line of Lot 17 a distance of 229.58 feet to a point, being the intersection of the extension of said line of Lot 17 and the centerline of Washington Avenue; thence eastwardly along said centerline a distance of 146.08 feet to a point, being the intersection of the centerlines of Washington Avenue and Trinity Avenue; thence southwardly along said centerline of Trinity Avenue a distance of 245.00 feet to a point, being the intersection of the centerlines of Trinity Avenue and the alley that runs behind Lots 1 through 11, Block 3 of Rosedale Heights Subdivision; thence eastwardly along the centerline of said alley a distance of 358.00 feet to a point, being the intersection of the centerline of the alley and the extension of the east line of Lot 5, Block 3 of Rosedale Heights Subdivision; thence northwardly along the east line of said Lot 5 a distance of 245.00 feet to a point, being the intersection of the extension of the east line of Lot 5 and the centerline of Washington Avenue; thence eastwardly along the centerline of Washington Avenue for a distance of 100.00 feet to a point, being the intersection of the centerline of Washington Avenue and the extension of the east line of Lot 20, Block 1 of Rosedale Heights Subdivision; thence northwardly along said extension of the east line of Lot 20 for a distance of 187.50 feet to a point, being the northwest corner of Lot 21 of Rosedale Heights Subdivision; thence eastwardly along the extension of the north line of said Lot 21 and Lot 22 of Rosedale Heights Subdivision, a distance of 130.00 feet to a point being the intersection of said extension and the centerline of Kingsland Avenue; thence northwardly along the centerline of Kingsland Avenue a distance of 57.50 feet more or less to a point, being the intersection of the centerline of Kingsland Avenue and the Loop South; thence eastwardly along said centerline of Loop South for a distance of 105.00 feet, more or less, to a point being the intersection of said centerline and the extension of the centerline of Kingsland Avenue, north of Delmar; thence northwardly along said extension a distance of 211.83 feet to a point, being the intersection of the extension and the centerline of Delmar Boulevard; thence eastwardly along the centerline of Delmar Boulevard a distance of

135.00 feet to a point being the intersection of the centerline of Delmar Boulevard and the extension of the east line of Lot 4 Block E of Delmar Gardens Subdivision; thence northwardly from said point a distance of 177.50 feet to a point, being the intersection of the extension of the east line of Lot 4 and centerline of Enright Avenue; thence westwardly along the centerline of Enright Avenue for a distance of 135.00 feet to a point, being the intersection of the centerlines of Enright Avenue and Kingsland Avenue; thence northwardly along the centerline of Kingsland Avenue for a distance of 856.00 feet, more or less, to a point; thence westwardly a distance of 220.00 feet, more or less, to a point, being the eastern line of Lots 3, 4, 5 and 6, Block 2 of University Heights Number One Subdivision; thence southwardly along said eastern line a distance of 213.00 feet to a point, being the southeast corner of Lot 3 Block 2 of University Heights Number One Subdivision; thence in a westwardly direction along the south line of Lot 3 a distance of 138.19 feet to a point, being the east line of Harvard Avenue; thence southwestwardly along the east line of Harvard Avenue a distance of 272.50 feet, more or less, to a point; thence southwardly along a line running parallel to the centerline of Kingsland Avenue a distance of ~~310.00~~**210.00** feet to a point; thence westwardly along a line perpendicular to the centerline of Kingsland Avenue a distance of ~~205.00~~**155.00** feet, more or less, to a point, **being the east line of Harvard Avenue; thence southwardly along the east line of Harvard Avenue a distance of 100.00 feet, to a point; thence westwardly along a line perpendicular to the centerline of Kingsland Avenue a distance of 55.00 feet, to a point,** being the extension of the east line of Lots 1 and 2 of Block 5 of University Heights Number One Subdivision; thence southwardly along this line a distance of 190.00 feet, more or less, to a point, being the southeast corner of Lot 2 Block 5 of University Heights Number One Subdivision; thence southwestwardly along the southeastern line of Lot 2 for a distance of 46.50 feet to a point being the northwest corner of Lot 1, Block 5 of University Heights Number One Subdivision; thence westwardly along the north line of Lots 21 and 22, Block 5 of University Heights Number One Subdivision, a distance of 230.16 feet to a point, being the eastern line of Lot 20, Block 5 of University Heights Number One Subdivision; thence southwardly along said eastern line a distance of 213.00 feet to the point of beginning.

B. The statement of significance appearing in the City Hall Plaza Historic District Nomination to the National Register of Historic Places accepted by the United States Department of Interior in April 1975 is by reference made a part hereof.

C. The historical significance appearing in the book “The University City Civic Plaza: A Brief History of Its Planning and Architecture” published by The Historical Society of University City in 1995 is by reference made a part hereof.

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: September 26, 2016

AGENDA ITEM TITLE: Resolution Approving Annual Property Tax Rates

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: Each year the City must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2016 is **NOT** a re-assessment year. The City is only allowed to receive additional revenue up to the Consumer Price Index (CPI) of 0.7% if growth warrants, and for the value of new construction.

Public Hearing on these rates is required at the Monday, September 26th at 6:30pm in the Council Chamber on the 5th floor.

The City has received the final assessed valuations from St. Louis County on September 13, 2016 after the Board of Equalization has completed the assessment appeal process. The rates have been calculated and reviewed by the Missouri State Auditor's Office which are reflected in the information below, on the attached schedules and the resolution. These finalized rates are due to St. Louis County by October 1st.

Proposed Rates

| | |
|------------------------------------------|---------|
| 2016 Total Residential Property Tax Levy | \$0.734 |
| 2015 Total Residential Property Tax Levy | \$0.734 |

RECOMMENDATION: Staff recommends approval of the final rates as presented.

**City of University City
Residential Property Tax Rate History**

| | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| City - General Revenue | 0.513 | 0.541 | 0.557 | 0.561 | 0.561 | 0.561 | 0.579 | 0.568 | 0.569 |
| City - Pension | 0.144 | 0.152 | 0.156 | 0.158 | 0.158 | 0.158 | 0.170 | 0.166 | 0.165 |
| City - Debt | 0.042 | 0.056 | 0.048 | 0.034 | 0.034 | 0.034 | 0.004 | 0.000 | 0.000 |
| U City Rate | 0.699 | 0.749 | 0.761 | 0.753 | 0.753 | 0.753 | 0.753 | 0.734 | 0.734 |
| Library | 0.223 | 0.238 | 0.238 | 0.241 | 0.248 | 0.264 | 0.266 | 0.259 | 0.259 |
| U City and Library | 0.922 | 0.987 | 0.999 | 0.994 | 1.001 | 1.017 | 1.019 | 0.993 | 0.993 |

**City of University City
Property Tax Rate History**

| | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | | |
|-------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | | | Residential | Commercial | Personal |
| City - General Revenue | | | | | | |
| Residential | 0.561 | 0.579 | 0.568 | 0.569 | | |
| Commercial | 0.578 | 0.567 | 0.552 | | 0.546 | |
| Personal | 0.680 | 0.680 | 0.680 | | | 0.680 |
| City - Pension (Police & Fire) | | | | | | |
| Residential | 0.158 | 0.170 | 0.166 | 0.165 | | |
| Commercial | 0.190 | 0.160 | 0.149 | | 0.148 | |
| Personal | 0.195 | 0.195 | 0.195 | | | 0.195 |
| TOTAL CITY RATE | 0.753 | 0.753 | 0.738 | 0.734 | 0.694 | 0.875 |
| Library | | | | | | |
| Residential | 0.266 | 0.266 | 0.259 | 0.259 | | |
| Commercial | 0.254 | 0.251 | 0.238 | | 0.235 | |
| Personal | 0.280 | 0.280 | 0.280 | | | 0.280 |
| Loop Special Business Dist. | | | | | | |
| Residential | 0.565 | 0.565 | 0.586 | 0.586 | | |
| Commercial | 0.530 | 0.530 | 0.498 | | 0.498 | - |
| Parkview Gardens Special Dist. | | | | | | |
| Residential | 0.680 | 0.680 | 0.618 | 0.598 | | |
| Commercial | 0.850 | 0.850 | 0.850 | | 0.850 | - |

RESOLUTION NO. 2016 - 23

A RESOLUTION ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2016 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT PLAN, AND FOR THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT

WHEREAS, RSMo. 67.110. requires political subdivisions such as the City of University City to fix its ad valorem property tax rates not later than October first for entry in the tax books; and

WHEREAS, the City of University City received the finalized assessed property valuations from St. Louis County on September 13, 2016 and subsequently calculated the proposed tax rates; and

WHEREAS, the City of University City conducted a Public Hearing on the proposed tax rates on September 26, 2016 after due and proper notification in the St. Louis Countian (Missouri Lawyers Media), a newspaper of general circulation.

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

Section 1. There is hereby levied for the year 2016 upon all real and personal property, subject to taxation, in the City of University City, Missouri, the following taxes for the following purposes, to wit:

- A. For general revenue purposes a tax of \$0.569 on residential property, a tax of \$0.546 on commercial property and a tax of \$0.680 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.
- B. For Police and Firefighter Retirement purposes a tax of \$0.165 on residential property, a tax of \$0.148 on commercial property and a tax of \$0.195 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2016 upon all real property, subject to taxation, in the University City Loop Special Business District, an additional tax of said district of \$0.586 for residential property and \$0.498 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 3. There is hereby levied for the year 2016 upon all real property, subject to taxation, in the Parkview Gardens Special Taxing District, an additional tax of \$0.598 for residential property and \$0.850 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

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

PASSED this _____ day of September, 2016.

Mayor

ATTEST:

City Clerk

City of University City Public Hearing Notice

The Council of the City of University City will hold a public hearing at 6:30 p.m. on **Monday, September 26, 2016**, at City Hall, 6801 Delmar Boulevard, 5th Floor, on proposed property tax rates. The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council.

The Library will hold a separate public hearing at 5:15 p.m. on **Wednesday, September 28, 2016**, at Library, 6701 Delmar Boulevard, in the Boardroom.

| <u>Assessed Valuation</u> | <u>Current Tax Year</u> | <u>Prior Tax Year</u> |
|-----------------------------------------------------------|-----------------------------|---------------------------|
| <u>City of University City</u> | | |
| Residential | \$468,937,520 | \$467,060,200 |
| Commercial | \$63,334,904 | \$62,127,167 |
| Personal Property | \$64,003,081 | \$62,139,977 |
| <u>University City Loop Special Business District</u> | | |
| Residential | \$1,052,090 | \$1,052,090 |
| Commercial | \$7,759,270 | \$7,758,760 |
| <u>Parkview Gardens Special Business District</u> | | |
| Residential | \$13,338,120 | \$12,793,200 |
| Commercial | \$1,830,860 | \$1,828,480 |

| | <u>Proposed Tax Rates</u> | | | <u>Proposed Revenue 2016-2017</u> |
|-------------------------------|---------------------------|-------------------|-----------------|-------------------------------------------|
| | <u>Residential</u> | <u>Commercial</u> | <u>Personal</u> | |
| City – General Revenue | \$0.569 | \$0.546 | \$0.680 | \$ 3,449,300 |
| City – Pension | \$0.165 | \$0.148 | \$0.195 | \$ 992,300 |
| Library | \$0.259 | \$0.235 | \$0.280 | \$ 1,542,600 |
| University City Loop District | \$0.586 | \$0.498 | \$0.000 | \$ 44,800 |
| Parkview Gardens District | \$0.598 | \$0.850 | \$0.000 | \$ 95,300 |

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 prior to the hearing.

BY ORDER OF THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI
 Joyce Pumm, City Clerk
 September 11, 2016



Council Agenda Item Cover

MEETING DATE: September 26, 2016

AGENDA ITEM TITLE: On-Street Disable Parking System Changes

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Traffic Commission reviewed a request to approve a change to the On-Street Disable Parking system and procedures, to designate a parking space to a specific disable person, amend the fine amounts and prohibit long-term parking on disable parking spaces.

At the September 2016 Traffic Commission meeting, the Traffic Commissioners reviewed the request and recommended approval by the City Council.

The Traffic Code will have to be amended at Section 355.040, Disable Parking.

RECOMMENDATION:

Staff recommends approval of this request; therefore amend the Traffic Code Section 355.040, Disable Parking.

ATTACHMENTS:

- Bill amending Section 355.040, Disable Parking
- Staff Report



Department of Public Works and Parks

3801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

STAFF REPORT

MEETING DATE: September 14, 2016
APPLICANT: Bwayne Smotherson, 1243 Purdue Ave
Location: University City
Request: Change Disable Parking Ordinance in University City
Attachments: Traffic Request Form and Revised Chapter 355.040

Existing Conditions:

Currently the Traffic Code includes the below section:

Section 355.040 Disabled Parking.

A. It is unlawful for the operator of a vehicle to stop, stand or park any vehicle in a parking space designed for disabled persons if, immediately adjacent to and visible from such parking space, there is posted a sign known as the international symbol of accessibility consisting of a profile view of a stylized wheelchair with occupant in white on a blue background.

B. Designated disabled parking spaces may only be used when a disabled person is then, or immediately preceding being parked, was an occupant of the motor vehicle bearing the disabled license plate or windshield hanging placard issued to the disabled person pursuant to the provisions of Section 301.142, RSMo., or by those states with which the Missouri Director of Revenue has entered into reciprocity agreements.

C. The provisions of Subsections (A) and (B) of this Section shall apply to all off-street parking facilities owned or operated by the City or by any privately owned or operated parking lot as well as any on-street disabled parking spaces.

D. The driver, or any occupant, of a motor vehicle bearing disabled license plates or a windshield hanging placard which is parked or has been observed to have been parking in a duly designated disabled parking space shall, upon request from any law enforcement officer, produce the disabled registration certificate issued to the disabled person or entity as provided for in Section 301.142, RSMo., or such other authorization to show that the driver or any occupant of the vehicle is lawfully entitled to use a designated disabled parking space.

E. All disabled persons residing in the City, may request on-street disabled parking on a residential street. On-street disabled parking spaces shall be established upon written application by an owner whose motor vehicle bears disabled license plates or a windshield hanging placard issued pursuant to Section 301.142, RSMo. Such application shall be subject to City review and will not be issued if any existing traffic regulations indicate to the contrary or if the property of the disabled person has a driveway or other off-street parking space accessible to the disabled person, unless there are unique circumstances found by the Director of Public Works and Parks.

F. The Director of Public Works and Parks shall issue and keep a log of all on-street disabled parking.

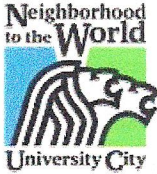
G. Any person who parks in a space reserved for physically disabled persons and is not displaying distinguishing license plates or a card is guilty of an infraction and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than three hundred dollars (\$300.00). Any vehicle which has been removed and which is not properly claimed within thirty (30) days thereafter shall be considered to be an abandoned vehicle.

Request:

Revise the Traffic Code Chapter 355.040, to add provisions to assign permit numbers to a resident's approved disable parking signs with matching car stickers.

Conclusion/Recommendation:

City Staff recommends approval of the proposed changes as shown in the attached draft revision.



Department of Public Works and Parks

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

TRAFFIC REQUEST FORM

LOCATION OF REQUEST:

All approved Disabled Parking
IN UNIVERSITY CITY

STATE THE NATURE OF YOUR REQUEST:

IS to REVISE CHARTER 355.040
Assigning Permit Numbers to Residents
Approved Disability Sign - Handicap sign with ~~parking~~
CAR STICKERS.

WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST?

I'm asking for the City's Approval

WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR STREETS?

This action would not effect residents
of streets but will ^{give} provide recognition to handicap
parking for residents.

NOTE: The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: BWAYNE SMOOTHERSON
ADDRESS: 1243 PANDUE AVE 63130
PHONE (HOME): 314-726-9544 PHONE (WORK): _____
Email: bsmotherson@gmail.com
Date: 8-23-16

Please return the completed form to the Public Works and Parks Department, 3rd floor of the City Hall, attention Angelica Gutierrez, Public Works Liaison of the Traffic Commission, via email at agutierrez@ucitymo.org.

Or, by mail/fax: Traffic Commission
C/O Public Works Department
6801 Delmar Blvd. 3rd Floor
University City, MO 63130
(314) 505-8560
(314) 862-0694 (fax)

www.ucitymo.org

Chapter 355. Stopping, Standing or Parking Prohibited in Specified Places

Section 355.040. Disabled Parking.

A. It is unlawful for the operator of a vehicle to stop, stand or park any vehicle in a parking space designed for disabled persons if, immediately adjacent to and visible from such parking space, there is posted a sign known as the international symbol of accessibility consisting of a profile view of a stylized wheelchair with occupant in white on a blue background.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

B. Designated disabled parking spaces may only be used when a disabled person is then, or immediately preceding being parked, was an occupant of the motor vehicle bearing the disabled license plate or windshield hanging placard issued to the disabled person pursuant to the provisions of Section 301.142, RSMo., or by those states with which the Missouri Director of Revenue has entered into reciprocity agreements.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

C. The provisions of Subsections (A) and (B) of this Section shall apply to all off-street parking facilities owned or operated by the City or by any privately owned or operated parking lot as well as any on-street disabled parking spaces.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

D. The driver, or any occupant, of a motor vehicle bearing disabled license plates or a windshield hanging placard which is parked or has been observed to have been parking in a duly designated disabled parking space shall, upon request from any law enforcement officer, produce the disabled registration certificate issued to the disabled person or entity as provided for in Section 301.142, RSMo., or such other authorization to show that the driver or any occupant of the vehicle is lawfully entitled to use a designated disabled parking space.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

E. Any person who parks in a space reserved for physically disabled persons and is not displaying distinguishing license plates or a card is guilty of an infraction and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than two hundred twenty-five dollars (\$225.00). Any vehicle which has been removed and which is not properly claimed within thirty (30) days thereafter shall be considered to be an abandoned vehicle.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

F. All disabled persons residing in the City, may request on-street disabled parking on a residential street. On-street disabled parking spaces shall be established upon written application by an owner whose motor vehicle bears disabled license plates or a windshield hanging placard issued pursuant to Section 301.142, RSMo. Such application shall be subject to City review and will not be issued if any existing traffic regulations indicate to the contrary or if the property of the disabled person has a driveway or other off-street parking space accessible to the disabled person, unless there are unique circumstances found by the Director of Public Works and Parks.

Formatted: Font: (Default) Times New Roman, 12 pt

F. G. If the application is approved, a numbered permit shall be issued to the applicant and shall be posted on the windshield of said vehicle. The permit must be used at all times with the permit holder's permanent disabled placard or license plate. The City shall install signs indicating such restricted parking space on any public right-of-way for a period of time not to exceed two (2) years subject to bi-annual renewal. The permit must have the corresponding permit number that is displayed on the signs.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

H. The applicant must observe and obey any other parking restrictions which may apply at the approved location (i.e. Street Cleaning signs).

Formatted: Font: (Default) Times New Roman, 12 pt

I. The privilege of a disabled parking space will be immediately discontinued with misuse of any kind.

Formatted: Font: (Default) Times New Roman, 12 pt

J. The permitted parking space shall not be used for long-term storage of vehicles. The vehicle must be kept in good repair and shall be operational. For the purposes of this Section, long-term storage of vehicles is defined as any vehicle parked or left standing on a public street in the same location and not driven or moved in excess of fourteen consecutive calendar days. If an applicant is unable to move his or her vehicle within the fourteen day period, the applicant shall request an extension of the fourteen day period from the City Director of Public Works and Parks. The Director shall only grant an extension upon the applicant's showing of good cause. An extension shall be limited to thirty days from the day it was granted. Each applicant shall be limited to three extensions per year.

Formatted: Space After: 0 pt, Line spacing: At least 12.75 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

K. The permitted parking space is for use solely by the applicant and their personal vehicle; it is not intended as parking or a loading zone for friends, relatives or visitors. If another vehicle uses this space, the illegally parked vehicle may receive a ticket of not less than fifty dollars (\$50.00) nor more than two hundred and twenty-five dollars (\$225.00).

Formatted: Font color: Auto

Formatted: Font: (Default) Times New Roman, 12 pt, Font color: Auto

Formatted: Font color: Auto

Formatted: Font: (Default) Times New Roman, 12 pt, Font color: Auto

L. The Director of Public Works and Parks shall issue and keep a log of all on-street disabled parking.

Formatted: Font: (Default) Times New Roman, 12 pt, Font color: Auto

Formatted: Font: (Default) Times New Roman, 12 pt, Font color: Auto

Formatted: Font: (Default) Times New Roman, 12 pt, Font color: Auto

G. Any person who parks in a space reserved for physically disabled persons and is not displaying distinguishing license plates or a card is guilty of an infraction and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than three hundred dollars (\$300.00). Any vehicle which has been removed and which is not properly claimed within thirty (30) days thereafter shall be considered to be an abandoned vehicle.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

INTRODUCED BY:

DATE: September 26, 2016

BILL NO. 9294

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 355.040 –
DISABLE PARKING, CHAPTER 355 TRAFFIC CODE, OF
THE UNIVERSITY CITY MUNICIPAL CODE, TO REVISE
TRAFFIC REGULATION AS PROVIDED HEREIN.**

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

Section 1. Section 355.040, Disable Parking of Chapter 355 of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be deleted from the Code is represented as ~~stricken through~~; language to be added to the Code is **emphasized**. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

Section 2. Chapter 355 of the University City Municipal Code is hereby amended to change the Disable Parking system to designate a parking space to a specific disable person, amending the fine amounts and prohibiting long-term parking on disable parking spaces, to the Traffic Code – Section 355.040, as follows:

Chapter 355. Stopping, Standing or Parking Prohibited in Specified Places

Section 355.040. Disabled Parking.

A. It is unlawful for the operator of a vehicle to stop, stand or park any vehicle in a parking space designed for disabled persons if, immediately adjacent to and visible from such parking space, there is posted a sign known as the international symbol of accessibility consisting of a profile view of a stylized wheelchair with occupant in white on a blue background.

B. Designated disabled parking spaces may only be used when a disabled person is then, or immediately preceding being parked, was an occupant of the motor vehicle bearing the disabled license plate or windshield hanging placard issued to the disabled person pursuant to the provisions of Section 301.142, RSMo., or by those states with which the Missouri Director of Revenue has entered into reciprocity agreements.

C. The provisions of Subsections **(A)** and **(B)** of this Section shall apply to all off-street parking facilities owned or operated by the City or by any privately owned or operated parking lot as well as any on-street disabled parking spaces.

D. The driver, or any occupant, of a motor vehicle bearing disabled license plates or a windshield hanging placard which is parked or has been observed to have been parking in a duly designated disabled parking space shall, upon request from any law enforcement officer, produce the disabled registration certificate issued to the disabled person or entity as provided for in Section 301.142, RSMo., or such other authorization to show that the driver or any occupant of the vehicle is lawfully entitled to use a designated disabled parking space.

E. Any person who parks in a space reserved for physically disabled persons and is not displaying distinguishing license plates or a card is guilty of an infraction and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than two hundred twenty-five dollars (\$225.00). Any vehicle which has been removed and which is not properly claimed within thirty (30) days thereafter shall be considered to be an abandoned vehicle.

F. All disabled persons residing in the City, may request on-street disabled parking on a residential street. On-street disabled parking spaces shall be established upon written application by an owner whose motor vehicle bears disabled license plates or a windshield hanging placard issued pursuant to Section 301.142, RSMo. Such application shall be subject to City review and will not be issued if any existing traffic regulations indicate to the contrary or if the property of the disabled person has a driveway or other off-street parking space accessible to the disabled person, unless there are unique circumstances found by the Director of Public Works and Parks.

G. If the application is approved, a numbered permit shall be issued to the applicant and shall be posted on the windshield of said vehicle. The permit must be used at all times with the permit holder's permanent disabled placard or license plate. The City shall install signs indicating such restricted parking space on any public right-of-way for a period of time not to exceed two (2) years subject to bi-annual renewal. The permit must have the corresponding permit number that is displayed on the signs.

H. The applicant must observe and obey any other parking restrictions which may apply at the approved location (i.e. Street Cleaning signs).

I. The privilege of a disabled parking space will be immediately discontinued with misuse of any kind.

J. The permitted parking space shall not be used for long-term storage of vehicles. The vehicle must be kept in good repair and shall be operational. For the purposes of this Section, long-term storage of vehicles is defined as any vehicle parked or left standing on a public street in the same location and not driven or moved in excess of fourteen consecutive calendar days. If an applicant is unable to move his or her vehicle within the fourteen day period, the applicant shall request an extension of the fourteen day period from the City Director of Public Works and Parks. The Director shall only grant an extension upon the applicant's showing of good cause. An extension shall be limited to thirty days from the day it was granted. Each applicant shall be limited to three extensions per year.

K. The permitted parking space is for use solely by the applicant and their personal vehicle; it is not intended as parking or a loading zone for friends, relatives or visitors. If another vehicle uses this space, the illegally parked vehicle may receive a ticket of not less than fifty dollars (\$50.00) nor more than two hundred and twenty-five dollars (\$225.00).

L. The Director of Public Works and Parks shall issue and keep a log of all on-street disabled parking.

~~G. Any person who parks in a space reserved for physically disabled persons and is not displaying distinguishing license plates or a card is guilty of an infraction and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than three hundred dollars (\$300.00). Any vehicle which has been removed and which is not properly claimed within thirty (30) days thereafter shall be considered to be an abandoned vehicle.~~

* * *

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished in accordance with the provisions of the University City Municipal Code.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED THIS _____ day of _____ 2016

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

URBAN FORESTRY COMMISSION MEETING
July 13, 2016

Members present: Mark Wallace, James Crowe, Beth Skelton, Mary Harvey, Tom Sontag, and Paulette Carr. There were 5 citizens from the Parkview neighborhood attending to show their opposition to the Washington University plan.

Meeting called to order at 7:02 pm by President Beth Skelton.

Washington University presentation: Cheryl Adelstein Assistant Vice- Chancellor for Community Relations at Washington University, and Klaus Rausch senior associate with SWT Design presented the landscape proposal for the Forest Park Parkway pedestrian bridge and ramp. The University is seeking an easement from the city council to replace the existing bridge and ramp. The construction of the new facilities will require the removal of 15 existing Sweet Gum trees. The University proposes replacing these trees with a total of 42 native species. The planting of the new trees will also require the installation of irrigation and soil amendments. The plan also calls for a swale and native perennial plantings to mitigate water runoff.

Questions: There were numerous questions concerning the width of the ramp surface, Washington University stated the ramp would be approximately an additional 5 feet wider to the east and west of the present surface. Other questions about saving the trees on the west, and the tree marked number 4 on the east were answered by Mr. Rausch who informed the council the ramp itself would be within 12 inches or less of those trees putting them too close to the ramp. The last question concerned the irrigation system, and Mr. Rausch described it as a mixture of drip and spray irrigation with each tree having its own water emitter. The system would be governed by a controller either on site, or in the maintenance facility, monitored by either a human or computer.

Citizen Comments: Mr. David Howard articulated his concern over losing mature, and in his estimation healthy trees. He referred to the actions of the City in 2012, where after a hearing before the Urban Forestry Commission, the City removed its support to widen the entire path from Kingsbury to Forest Park Parkway. Mr. Howard went on to say that Washington University's record of survival of planting on its campus is less than stellar, with over 50% of new plantings dying within the first year in his approximation. Mr. Howard also expressed apprehension due to the increased possibility of flooding from the removal of the mature trees.

Judith Zwicker stepped to the podium to state her support for the points made by Mr. Howard. She further stated that the shade provided by the mature trees was something that could not be replaced quickly and the loss would be a detriment to the neighborhood.

E. F. Porter described his opposition to the project as "a solution in search of a problem". He does not see the need for the replacement of the existing path or removal of the trees. He has not noticed any congestion or accidents in the area, despite the fact that he walks the path numerous times during the day.

M. P. McCauley came to the meeting to show his support for Mr. Howard's position.

Discussion: Mary described her walk on the path that morning, and how the existing trees provided an ambiance and a 'positive vibe' that cannot be replaced. Mary also stated that she had resided in the Parkview neighborhood previously and she understood the unique nature of the area. She understands that many of the residents purchase their homes because of the mature trees and now Washington University was changing that dynamic. Beth is in favor of the plan, and as a cyclist can see the need for the widened ramp. She also stated her concerns over the removal of trees 1 and 4 on the plan and wants Washington University to preserve as many of the existing trees as possible. She also stated the choice of Sweet Gums along a walkway was a poor one and welcomes the diversity, both plant and animal, the new plan will bring.

Vote: Beth then asked for a motion for a vote to recommend that the City Council approve the Washington University proposal to widen the Forest Park Parkway and Ramp calling for the removal of 15 trees and planting 42 new trees. With the proviso that Washington University will preserve as many

of the existing trees as possible. Tom so motioned and Mark seconded, the vote was taken and passed 3 votes in favor 1 vote opposed.

Disposition of Minutes: Minutes were read from May 11; Tom motioned to accept, Mark second, motion passed.

Council Liaison Update: Paulette stated that the commission was due to receive a new council liaison, that vacancy would be filled when a new councilperson is elected. Until that time she would stay on as the commission's liaison. She described the selection process in detail, and said the outcome will be decided either by appointment or a special election in November. She described the budget process and the recent council impasse, but reassured the commission that there is a budget method in place.

Annual Community Forestry Report: Because of the previous activity concerning the Washington University proposal, Beth motioned to table the discussion and vote, until the next meeting. Tom seconded, and a vote was taken motion passed.

Monthly Forestry Reports: Upon review Beth asked for a motion to approve, Tom so motioned, Mark seconded, and the motion passed.

Old Business: none

New Business: none

Update of Development Projects: none

Citizens' comments: none

Beth asked for a motion for adjournment, Tom so motioned, Mark seconded, meeting adjourned at 8:50pm

Submitted by James Crowe

URBAN FORESTRY COMMISSION MEETING
July 13, 2016

Members present: Mark Wallace, James Crowe, Beth Skelton, Mary Harvey, Tom Sontag, and Paulette Carr. There were 5 citizens from the Parkview neighborhood attending to show their opposition to the Washington University plan.

Meeting called to order at 7:02 pm by President Beth Skelton.

Washington University presentation: Cheryl Adelstein Assistant Vice- Chancellor for Community Relations at Washington University, and Klaus Rausch senior associate with SWT Design presented the landscape proposal for the Forest Park Parkway pedestrian bridge and ramp. The University is seeking an easement from the city council to replace the existing bridge and ramp. The construction of the new facilities will require the removal of 15 existing Sweet Gum trees. The University proposes replacing these trees with a total of 42 native species. The planting of the new trees will also require the installation of irrigation and soil amendments. The plan also calls for a swale and native perennial plantings to mitigate water runoff.

Questions: There were numerous questions concerning the width of the ramp surface, Washington University stated the ramp would be approximately an additional 5 feet wider to the east and west of the present surface. Other questions about saving the trees on the west, and the tree marked number 4 on the east were answered by Mr. Rausch who informed the council the ramp itself would be within 12 inches or less of those trees putting them too close to the ramp. The last question concerned the irrigation system, and Mr. Rausch described it as a mixture of drip and spray irrigation with each tree having its own water emitter. The system would be governed by a controller either on site, or in the maintenance facility, monitored by either a human or computer.

Citizen Comments: Mr. David Howard articulated his concern over losing mature, and in his estimation healthy trees. He referred to the actions of the City in 2012, where after a hearing before the Urban Forestry Commission, the City removed its support to widen the entire path from Kingsbury to Forest Park Parkway. Mr. Howard went on to say that Washington University's record of survival of planting on its campus is less than stellar, with over 50% of new plantings dying within the first year in his approximation. Mr. Howard also expressed apprehension due to the increased possibility of flooding from the removal of the mature trees.

Judith Zwicker stepped to the podium to state her support for the points made by Mr. Howard. She further stated that the shade provided by the mature trees was something that could not be replaced quickly and the loss would be a detriment to the neighborhood.

E. F. Porter described his opposition to the project as "a solution in search of a problem". He does not see the need for the replacement of the existing path or removal of the trees. He has not noticed any congestion or accidents in the area, despite the fact that he walks the path numerous times during the day.

M. P. McCauley came to the meeting to show his support for Mr. Howard's position.

Discussion: Mary described her walk on the path that morning, and how the existing trees provided an ambiance and a 'positive vibe' that cannot be replaced. Mary also stated that she had resided in the Parkview neighborhood previously and she understood the unique nature of the area. She understands that many of the residents purchase their homes because of the mature trees and now Washington University was changing that dynamic. Beth is in favor of the plan, and as a cyclist can see the need for the widened ramp. She also stated her concerns over the removal of trees 1 and 4 on the plan and wants Washington University to preserve as many of the existing trees as possible. She also stated the choice of Sweet Gums along a walkway was a poor one and welcomes the diversity, both plant and animal, the new plan will bring.

Vote: Beth then asked for a motion for a vote to recommend that the City Council approve the Washington University proposal to widen the Forest Park Parkway and Ramp calling for the removal of 15 trees and planting 42 new trees. With the proviso that Washington University will preserve as many

of the existing trees as possible. Tom so motioned and Mark seconded, the vote was taken and passed 3 votes in favor 1 vote opposed.

Disposition of Minutes: Minutes were read from May 11; Tom motioned to accept, Mark second, motion passed.

Council Liaison Update: Paulette stated that the commission was due to receive a new council liaison, that vacancy would be filled when a new councilperson is elected. Until that time she would stay on as the commission's liaison. She described the selection process in detail, and said the outcome will be decided either by appointment or a special election in November. She described the budget process and the recent council impasse, but reassured the commission that there is a budget method in place.

Annual Community Forestry Report: Because of the previous activity concerning the Washington University proposal, Beth motioned to table the discussion and vote, until the next meeting. Tom seconded, and a vote was taken motion passed.

Monthly Forestry Reports: Upon review Beth asked for a motion to approve, Tom so motioned, Mark seconded, and the motion passed.

Old Business: none

New Business: none

Update of Development Projects: none

Citizens' comments: none

Beth asked for a motion for adjournment, Tom so motioned, Mark seconded, meeting adjourned at 8:50pm

Submitted by James Crowe

Meeting Minutes – University City Green Practices Commission

June 9, 2016

Location: Heman Park Community Center
Attendees Present: Dianne Benjamin, Bob Elgin, Jeff Mishkin, Scott Eidson, Lois Sechrist, Tim Michels, Jenny Wendt (Staff Liaison)

Absent: Richard Juang

1. Meeting called to Order, Roll Call at 6:02 p.m.
2. Opening Round
 - a) Jenny stated that Nicola Salzman, the new Commercial Recycling Intern. She is a Washington University student.
 - b) Bob planned to attend the St. Louis County Building Commission meeting on June 3rd but it was cancelled.
 - c) Lois attended a sustainability healthcare conference in Dallas and gave two presentations.
 - d) Dianne announced that June 17 would be a Native Plant Garden Tour including University City, Clayton and Ladue sponsored by the Audubon Society.
 - e) Scott will be meeting colleagues in South Florida to view and research an A/C unit that produces energy as it cools. This product is being developed by BePowertech.com
 - f) Jeff attended a Chamber of Commerce meeting in Lewis Park.
3. Approval of Minutes
 - a) May 12, 2016 Meeting Minutes were approved with one revision.
4. Special Presentations
 - a) None
5. New Business
 - a) Olive Lighting Study – Jenny would like to hire a consultant to study cost to purchase, install, operate and maintain street lights. Cobra lights on sections with distribution lines will not work due to the proximity to the distribution lines. GPC supports the effort and is willing to help develop scope of work.
6. Old Business
 - a) Review Recycling Ordinance – This will be tabled until the July commission meeting.
 - b) Date for Council Meeting and Study Session – The commission feels August would be a good meeting for this but is not sure if a council liaison should be assigned first. Jenny will suggest the August date to City staff. Jeff and Tim should attend even if they have rotated off the commission. Each member will give a 3 minute presentation on their subject and allow ample time for Q&A.
 - c) Review Commission Mission, Vision, and Values – Each commission member is assigned a category and will create one or more goals for it with supported action items:
Dianne – Ecosystems
Tim – Energy
Bob – Waste
Lois – Water/Stormwater
Jeff and Scott – Overarching goals

d) The strategic plan will be revised at the July meeting.

7. Reports – None

8. Closing Round

- a) Lois will find out about donating to the International Institute and coordinate donations.
- b) Tim is working with Native Americans to give a conference using energy as a tool of economic development.
- c) Jenny announced that July 1 the Loop will be presented as a Green Dining District.

9. Meeting adjourned at 7:23pm

Meeting Minutes – University City Green Practices Commission

July 14, 2016

Location: Heman Park Community Center
Attendees Present: Dianne Benjamin, Bob Elgin, Lois Sechrist, Tim Michels, Jenny Wendt
(Staff Liaison)

Absent: Richard Juang, Scott Eidson, Jeff Mishkin

1. Meeting Called to Order, Roll Call at 6:05 p.m.
2. Opening Round
 - a) Jenny stated the recycling drop-off renovation is in progress. Jenny also passed around a document about Water Quality Trading in Missouri by the Missouri Municipal League.
 - b) Lois attended an ASHE (American Society of Healthcare Engineering) Conference in Denver and spoke about green engineering.
 - c) Bob went to Alaska with National Geographic. Bob indicated the Home Builder's Association does not want to include energy efficiency criteria in the 2015 code but instead prefers to downgrade to the 2009 code. The Sierra Club is monitoring progress.
 - d) Tim met with the resource manager from Georgetown, Texas, which has 90% renewable energy from wind and solar. This city can be used as a model in negotiations with local utilities.
 - e) Dianne used Energy Star shingles on her house and added a ridge vent. She can apply to receive a federal tax credit. Dianne has a private Ameren dusk-to-dawn light in her yard and changed the lamp to LED.
 - f) Dianne reported that U City in Bloom has their Native Plant Event Saturday, August 27 from 9 – 12. GPC members will likely attend, but will not have a GPC table at the event.
3. Approval of Minutes
 - a) June 9, 2016 Meeting Minutes were approved as written.
4. Special Presentations
 - a) Cheryl Adelstein reviewed the Washington University Ackert Walkway/Greenway South proposed changes. Washington University plans to renovate the Forest Park Parkway pedestrian bridge (which links Ames Place with Washington University). Washington University is working with Jennifer Pangborn of Parsons Brinckerhoff, an engineering consulting firm. The primary changes are as follows:
 - i. The 8.5' wide general path will be expanded to an 18' wide bike/walk separated path.
 - ii. 15 trees will be removed (12 are sweet gum trees). 42 new trees will be added, 25 canopy and 17 flowering – primarily native species.
 - iii. The area will be irrigated for the first two years. After that, plants should be established enough to not require irrigation.
 - iv. A bioswale with native landscaping will be installed to replace the current pavement.
 - v. Very little turf will be planted, which will require infrequent mowing.
 - vi. Washington University will be responsible for the maintenance of the landscape installation.
 - b) Tim and Dianne expressed concern about the non-native trees; they would like to see all Missouri native trees. Cheryl will discuss this with SWT, the landscape architect, and will stay in contact with the GPC on the trees selections. Cheryl was willing to work to

accommodate this request.

5. New Business

- a) Terry Crow will be the new GPC council liaison.

6. Old Business

- a) Review Recycling Ordinance – This will be tabled until the August Commission meeting.
b) Review and Update Strategic Plan
c) Discuss Commission Mission, Vision, and Values; review reporting categories
i. The Commission made the following suggested changes:

ORIGINAL:

Vision:

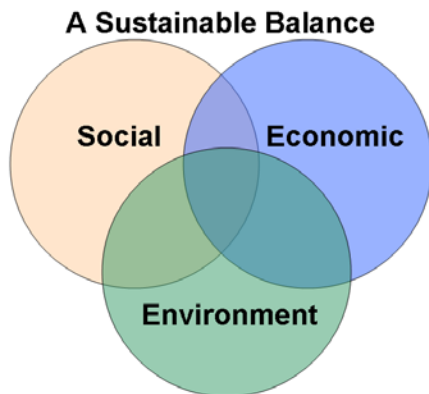
Our vision for University City is to have a fully engaged community – city government, citizens, students, business owners, and patrons that integrate sustainability into every decision made, every action taken.

Values:

Our values are three-fold.

- *We believe there is a connection between economic, environmental and social well-being.*
- *We believe we must be stewards of our community; therefore, this compels us to use our knowledge to enhance the quality of life of future generations.*
- *We believe that local behavior and global development are linked: this requires that we think globally, as we act locally.*

The Framework:



To align our efforts with the ICLEI (Local Governments for Sustainability) planning framework, called the STAR Community Index, the Green Practices Committee has divided the subject areas into a three-dimensional matrix. The Committee will fulfill its mission by improving our performance across the **triple bottom line of sustainability: Environment, Economy and Society.**

NEW:

Vision:

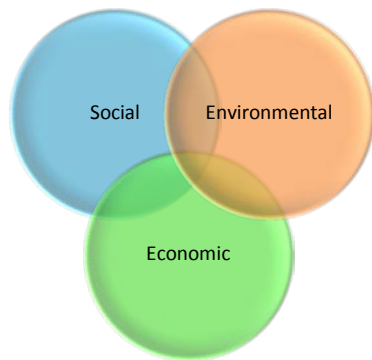
Our vision for University City is to have a fully engaged community – City government, residents, students, business owners, and visitors that integrates sustainability into every decision made, every action taken.

Values:

Our values are three-fold.

- *We believe there is a connection between social, environmental, and economic well-being.*
- *We believe we must be stewards of our community; therefore, this compels us to use our knowledge to enhance the quality of life of future generations.*
- *We believe that local behavior and global development are linked: this requires that we think globally, as we act locally.*

The Framework:



The Green Practices Commission has divided the subject areas into a three-dimensional matrix.

The Commission will fulfill its mission by improving our performance across the **triple bottom line of sustainability: Social, Environment, and Economy.**

- ii. The Commission will request a study session and present to the council on September 26th.

7. Reports – None

8. Closing Round

- a) Jenny announced that the Fogerty Park renovations and the Majerus Park Master Plan have included many sustainable features: native plantings, water retention, and LED lighting.
- b) Lois and Jenny will reach out to Ray Lai on the progress of the strategic plan.

9. Meeting Adjourned at 7:25 p.m.



Commission on Senior Issues

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8563

Meeting Minutes – University City Commission on Senior Issues August 15, 2016

Location: Heman Park Community Center

Attendees Present: Margaret Diekemper, Wayne Flesh, Mary Hart, Elaine Henton, Sue Slater, Bill Thomas, Dorothy Merritt, Marcia Mermelstein (Senior Coordinator), Paulette Carr (Council Liaison), LaRette Reese (staff Liaison)

Guest: Roz Turner

Ms. Margie Diekemper called the meeting to order at 6:05PM
Roll call was done by Ms. LaRette Reese

New council liaison Paulette Carr was formally introduced and she briefly provided background information about herself and then all members introduced themselves. Members stated they are looking forward to meeting Ms. Carr.

Approval of Minutes:

Ms. Slater moved to approve the meeting minutes from the July 18, 2016 meeting; it was seconded by Mr. Flesch. The motion passed.

Ms. Carr reminded members of the open Ward 1 Council seat, replacing Steve Kraft, which will be on the November ballot. Ms. Carr also provided the following updates:

- A consultant has been hired to review the report and findings of the facility analysis of the annex/police department. The consultant's report will be finished in 30 days.
- The proposed budget resolution did not pass; therefore the budget presented prior to May 1st has been adopted. Some budget amendments have also been approved.

Ms. Mermelstein provided an update on the activities, meetings and programs that she's been working on. She is asking the members to spread the word and encourage people to attend the upcoming workshop series and the Senior's Count educational forums. "Make A Difference Day" is October 22nd; applications are due Sept 15 to the Jodie Lloyd in the Community Development department. Our Lady of Lourdes and Christ the King will be supporting this volunteer effort but more volunteers are needed.

Brief updates were also given on the Timebank volunteer program, Tablewisdom and the intergenerational gardening program at Barbara Jordon School. These options are still on the table as possible ways of getting assistance to the senior population. STL Village confirmed that they are not able to provide volunteer support. The 2 pilot Elderlink sessions held at the library were well received. The hope is to continue these sessions on a regular basis. The first program committee meeting is scheduled for August 24th at Centennial Commons.

Three unfinished business items were discussed

1. Revision to the Commissions by-laws to adjust the quorum requirements when the Commission has a vacant seat(s) was reviewed by all the members (see below).
“When there are Commission vacancies, a majority of filled positions (voting members) will constitute a quorum (e.g. 2 vacancies (5 voting members), quorum would be three (3).) If the number of vacancies results in an even number of filled voting positions, then 50% of those members in attendance constitutes a quorum(e.g. 1 vacancy (6 voting members), quorum would be three (3).)”

Mr. Thomas made a motion to accept the revisions as read, Ms. Merritt seconded, and the motion was passed.
2. Members agreed at the last meeting to hold 3 educational forums regarding Senior’s Count. The dates are confirmed for August 15 (HPCC), September 15 (UCPL) and October 18 (HPCC). Ms. Carr requested more information; there was open discussion around the senior services fund item that will appear on the November ballot.
3. The article submission for the September/October ROARS was submitted and approved.

Other business:

Ms. Diekemper suggested that we think about what the Commission should do go forward and it relates the mission. The original goals are coming to fruition, so maybe the mission should be updated. Members will think about it and come to the September meeting with ideas and feedback.

The iTN transportation pilot committee is moving along and making progress; the service area had been identified. Some benefits of the service are rides are not restricted to medical appointments; service can be used for personal trips for shopping, entertainment or anywhere a person wants to go. The reservation timeline is shorter and the goal is for the average ride to cost \$10.00 or less. The pilot would include St. Charles, Chesterfield, Richmond Heights, U City and NORC; it would be 1 larger group. The target date to be up and running is April 2017.

There could be an issue with Taxi Commission; the committee is working to clarify this area of concern. The next steps will include fund raising and education.

Follow-up Actions:

1. All members to brainstorm about how to expand our mission and purpose going forward

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



Commission on Senior Issues

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8563

Meeting Minutes – University City Commission on Senior Issues

July 18, 2016

Location: Heman Park Community Center

Attendees Present: Margaret Diekemper, Wayne Flesh, Mary Hart, Elaine Henton, Sue Slater, Bill Thomas, Marcia Mermelstein (Senior Coordinator), LaRette Reese (staff Liaison)

Guest:

Ms. Margie Diekemper called the meeting to order at 6:05PM

Roll call was done by Ms. LaRette Reese

New Commission member Wayne Flesch was formally introduced and he briefly provided background information about himself and then all members introduced themselves. Members are looking forward to meeting Ms. Dorothy Merritt, the other new Commission member, at the August meeting.

Approval of Minutes:

Mr. Thomas moved to approve the meeting minutes from the June 20, 2016 meeting; it was seconded by Ms. Hart. The motion passed.

Ms. Mermelstein provided an update on the activities, meetings and programs that she's been working on. The seniors' mailing list is up to 80 and there about 55 names on the email list. The religious leaders' database is up to 21. The first meeting of the new program committee will take place in August; there are 15 residents on the committee at this time. The initial Elderlink help desk sessions at the library have been pretty good; serving between 5-10 people each time. The hope is to make this a regular re-occurring event through Senior Services. A couple of programs being reviewed are the Time Bank volunteer program for home repairs and Table Wisdom, a program the connects older english speaking adults with people who are interesting in improving their english speaking skills.

Unfinished business items were discussed, which included updating the Commissions by-laws to adjust the quorum requirements when the Commission has a vacant seat(s). Margie will draft a proposed revision and send to all members for review and feedback. A final draft review and possible vote will be included on the August agenda. Members discussed and agreed to hold 3 educational forums regarding Senior's Count. Members expressed the intent is to provide information to our community. Margie will contact Jamie Opsal to secure speakers and dates. Sessions will be held at the library or community center depending on availability. The new webpage is up and running. Members like the look and content of the page. Everyone will work to get the word out so people can learn more about senior services. LaRette will add the webpage information to the news and announcement section on the City's homepage. The next ROARS article is due to LaRette by July 28th. Members agreed that Margie would draft this issues article, then

forward to everyone for feedback. The Commission and the Senior Coordinator will work together on future article for each ROARS edition.

There was no new business discussed.

A brief update was given on the iTN transportation meeting; 3 Commissioners and the senior coordinator are on the steering committee for this initiative. U. City, Richmond Heights, the NORC, St. Louis County Department of Innovation & strategy, and Chesterfield have agreed to continue the process of seeing if a pilot program could be formed in St. Louis County.

The number of seniors living in U. City was briefly discussed; checking the 2010 census data was recommended.

Follow-up Actions:

1. Margie will draft an article for the upcoming ROARS and send to the members for feedback
2. Margie will draft revised by laws regarding quorum requirements and send to the members for feedback
3. Marcia and Margie will schedule an education session regarding "Seniors Count"

Next Meeting: Monday, August 15 at 6:00 PM. – Heman Park Community Center

**Plan Commission
July 27, 2016 Meeting Minutes**

The Plan Commission held their regular meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Wednesday, July 27, 2016. The meeting commenced at 6:30 pm.

1. Roll Call

Voting Members Present

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

Voting Members Absent (excused)

Andrew Ruben

Non-Voting Council Liaison Present

Michael Glickert

Staff Present

Andrea Riganti, Director of Community Development
Raymond Lai, Deputy Director of Community Development
Zach Greatens, Planner
Sinan Alpaslan, Director of Public Works and Parks
Barbara Mathis, Administrative Assistant

Traffic Commission Member Present

Jeff Hales

2. Approval of Minutes

2.a. February 24, 2016 Plan Commission meeting

A motion was made by Mr. Salamon to approve the February 24, 2016 meeting minutes. The motion was seconded by Ms. Moran. Mr. Miller stated that under item 6.a., line 2, the word “*regulations*” needed to be added prior to “*pertaining to adult businesses...*” The motion to approve the minutes carried unanimously with the revision as stated by Mr. Miller.

3. Public Hearings

3.a. Conditional Use Permit PC 16-02 – 6757 Olive Boulevard – Proposal for a daycare facility in the “IC” – Industrial Commercial District – Urban Sprouts Child Development Center

The applicant, Mark Groenda with Blackline Design and Construction, on behalf of Ellicia Qualls with Urban Sprouts Child Development Center, and Steve Hoover with JEMA Studio, one of the project architects, were all present. The public hearing notification

requirements had been met. The Chairperson noted the Commission's procedures and criteria for reviewing Conditional Use Permits and amendments (Zoning Code Section 400.2720).

Mr. Greatens provided an overview of maps and images of the site and surrounding area.

Ms. Qualls and Mr. Hoover explained the proposal to reuse the existing building (formerly office-warehouse for McCarthy Spice Co.) for a child care center. Improvements to the site would include a play area to the rear of the building, new landscaping, and one-way traffic circulation with entrance-only from Olive Boulevard and exit-only onto the adjacent alley. The play area would be fenced. There were parallel parking spaces proposed on the private property, adjacent to the alley. Ms. Qualls stated the proposal was to move their current locations, one in University City and one in Olivette, to this location once completed.

Questions / Comments and Discussion by Plan Commission

- The width and use of the alley, location of the proposed parallel parking spaces, proposed fencing, play area, and vehicular access to the alley were all discussed. The applicant stated that the parallel parking spaces were on the private property, not encroaching onto the alley.
- There was concern about the amount of room that vehicles from the residential properties would have to back out if they parked their vehicles in the rear yard, adjacent to the alley. Staff stated that the issue was discussed with Department of Public Works and Parks staff. The proposed development would allow sufficient room for vehicles to back out, if they use their rear yard for parking.
- The number of parking spaces provided if the facility were to reach capacity, which was stated as 128 students, and parking for any special events was discussed. The applicant stated that the proposed parking would meet their needs. They already reached out to the surrounding businesses and if there were any special evening programs in the future, they intended to discuss such matters with adjacent property owners.
- The potential for additional traffic on the alley was discussed. There was concern about vehicles exiting the property in winter months and the impact of headlights on the residential properties to the north. Members discussed options for additional buffering for the residential properties and use of signage to address traffic flow onto the alley.

The Chairperson opened the public hearing.

Jeff Hales, 7471 Kingsbury Boulevard – Mr. Hales stated he was a member of the University City Traffic Commission but was speaking as an individual, not a representative of the Traffic Commission. He had concerns about the proposed ingress and egress, parking, and potential traffic issues. He requested that the Department of Public Works and Parks would bring this item to the Traffic Commission for review.

With no other members of the public requesting to speak, the Chairperson closed the public hearing.

Mr. Hoover clarified the location of the parallel parking spaces and stated they would not be in the alley right-of-way but on the private property. The exit to the alley would be gated.

Traffic onto the alley would be dispersed and there would not be an issue with trash collection on the alley.

Questions / Comments and Discussion by Plan Commission

- It was stated that the property had been zoned commercial for decades and the residents who lived nearby were used to the way the alley functioned with the businesses on Olive.
- Typically traffic flow would go back out to the main street. The applicant stated that the proposed traffic circulation was intended to address safety and the proposal would eliminate left-hand turns onto Olive Boulevard, where there is no middle turn-lane at this location.
- The applicant stated she had spoken with all businesses between Kingsland and Ferguson.
- Plan Commission members discussed adding a requirement for the applicant to provide additional buffering on residential properties directly north of the subject site to block headlights if those property owners so desired.

A motion was made by Mr. Miller to recommend approval of the Conditional Use Permit application with the conditions set forth in Attachment B of the staff report with an additional requirement that applicant provide landscape buffering on the residential properties directly north of the site, if desired by those property owners.

Questions / Comments and Discussion by Plan Commission

- This was a good project and while there were concerns about the additional traffic on the alley, the safety would be improved with the proposed layout.
- The concerns discussed were technical. However, it should not become a habit to increase traffic on alleys.
- The proposal would provide a service that was needed in the area.

The motion was seconded by Mr. Salamon and carried unanimously.

The Chairperson stated that the next step was for City Council consideration of the application.

4. Hearings – None

5. Old Business – None

6. New Business

6.a. Zoning Text Amendment – PC 16-03 – Proposed Zoning Code Text Amendments pertaining to the Civic Complex Historic District

Mr. Greatens explained the proposal and provided background information. The proposal was to amend the Zoning Code Section that sets forth the boundaries for the Civic Complex Historic District, a locally designated historic district, to add the old University City Library building located at 630 Trinity Avenue. The Code Review Committee recommended approval of the Text Amendment at their July 12 meeting. The Historic Preservation Commission recommended approval of the Text Amendment at their June 16 meeting.

Mr. Miller made a motion to approve the proposed Text Amendments as reflected in the material distributed to the Plan Commission. The motion was seconded by Ms. Moran and carried by a vote of 5 to 0. Ms. Locke abstained.

7. Other Business

7.a. Work Session – Centene Clayton Campus Expansion project - Proposed Zoning Map Amendment / Development Plan – 7440 Forsyth Boulevard from PD-M Planned Development – Mixed-Use District to Amended PD-M Planned Development Mixed-Use District for part of a mixed-use development in Clayton and University City

Mr. Greatens provided an overview of the PD – Planned Development District rezoning process and provided a map and images of the site for background information. He stated that Traffic Commission and Green Practices Commission members were invited to attend tonight’s meeting to learn about the project early in the process. They were welcome to ask questions and provide comments as individuals at tonight’s meeting.

Mr. Larry Chapman with Clayco provided a summary of the project for the Plan Commission members. The proposal was to expand the existing Centene headquarters located in Clayton with a four-phase project that included office space, corporate lodging, a corporate civic auditorium, retail, and structured parking. The third phase of the project includes the University City portion. He stated that the proposed development would be pedestrian friendly and take advantage of the proximity to the Metrolink station on Forsyth Boulevard. He stated there were still changes that would be made to the current plans.

Questions / Comments and Discussion by Plan Commission

- Would the auditorium include public use? Mr. Chapman stated it was possible as it might provide a tourism element to the development.
- Would the retail space be one-story? Mr. Chapman stated the parking garage would include first floor, street-level, retail. It was intended to be multi-functional, in case the retail market is not strong and there might be opportunities for other commercial uses.
- How many cars would the parking garage fit? Mr. Chapman stated it was for approximately 900 cars.
- What visual impact would the parking garage have? Mr. Chapman stated the parking garage would be design to not look like a parking garage. He mentioned the existing Centene headquarters to the west – the parking garage was designed to not look like a parking garage.
- What would the timeframe for development be? Mr. Chapman stated their intent was to start construction in November or December and complete the project in 2019.

Mr. Chapman stated there team had just received the traffic study today. There would likely be some changes to the plans as a result of the information and recommendations in the traffic study.

- What is proposed for the frontage along the access drive? Would it look like a service entrance or would it have more of a retail façade? Mr. Chapman stated the parking garage would not look like a parking garage.

Traffic Commission member Jeff Hales stated his concern about the number of vehicles and access to/from the site. Access to Carondelet Plaza was critical due to the volume of traffic.

- Why only 1,500 square feet of retail proposed in University City? Mr. Chapman stated that the retail space was not fully designed yet. What was shown in the drawing was more of a placeholder.

The Chairperson asked if any members of the public had comments.

Brian Burkett, 7471 Kingsbury Boulevard – Mr. Burkett stated most of his questions had been answered at tonight’s meeting. He stated the retail with frontage on Forsyth was critical to the development. Access from the proposed garage to Carondelet Plaza would be important due to the potential traffic volume.

7.b. Public Comments

There were no further public comments.

8. Reports

8.a. Code Review Committee Report

Mr. Miller stated that the Code Review Committee met earlier in the month to consider the proposed Text Amendments previously discussed and there was no further information to add.

8.b. Comprehensive Plan Committee Report

Ms. Moran stated that there were two upcoming Comprehensive Plan Advisory Committee (CPAC) meetings on August 10 and August 15. The CPAC was working toward completion a draft document for public review.

8.c. Council Liaison Report – None

8.d. Department Report – None

9. Adjournment

The meeting adjourned at 8:15 pm.