



MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, January 28, 2019**  
**6:30 p.m.**

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. PROCLAMATIONS**
- E. APPROVAL OF MINUTES**
  - 1. January 14, 2019 Regular Session minutes
  - 2. January 14, 2019 Joint Study Session minutes
- F. APPOINTMENTS to BOARDS & COMMISSIONS**
  - 1. John Tiers is nominated to the Traffic Commission replacing Curtis Tunstall's expired term (1/21/19) by Councilmember Stacy Clay
- G. SWEARING IN to BOARDS & COMMISSIONS**
  - 1. Joe Edwards was sworn in to the Loop Special Business District Board in the City Clerk's office January 22, 2019
- H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**
- I. PUBLIC HEARINGS**
- J. CONSENT AGENDA – Vote Required**
  - 1. Street Sweeper Purchase
  - 2. Capital Improvement Program Amendment – Parking Study
- K. CITY MANAGER'S REPORT**
- L. UNFINISHED BUSINESS**
  - BILLS*
    - 1. **BILL 9377** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3080 – NON-CONFORMING LOTS OF RECORD AND SECTION 400.1020 – LOT AREA AND WIDTH EXCEPTIONS, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.
    - 2. **BILL 9378** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3090 – NON-CONFORMING STRUCTURES, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

**M. NEW BUSINESS**

*RESOLUTIONS*

1. **Resolution 2019-1** Budget Amendment # 2 - Fiscal Year 2018-2019
2. **Resolution 2019-2** Defer Payment of Refuse Service Collection Fees by Federal Employees working without pay or on furlough during the partial shutdown of the United States Government

*BILLS*

3. **BILL 9380** – AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN. (*Trinity Parking*)

**N. 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

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

**P. COUNCIL COMMENTS**

- Q. Roll-Call vote to go into a Closed Council Session according to RSMo 610.021 (1)Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

**R. ADJOURNMENT**

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, January 14, 2019**  
**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, January 14, 2019, Mayor Terry Crow 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 Stacy Clay  
Councilmember Paulette Carr  
Councilmember Steven McMahon  
Councilmember Jeffrey Hales  
Councilmember Tim Cusick  
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, and City Attorney, John F. Mulligan, Jr.

**C. APPROVAL OF AGENDA**

Mayor Crow noted that Council had approved the agenda as presented during the Study Session.

**D. PROCLAMATIONS**

**E. APPROVAL OF MINUTES**

1. December 10, 2018, Regular Session minutes were moved by Councilmember Carr, it was seconded by Councilmember Hales and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS & COMMISSIONS**

1. Joe Edwards, Mike Alter, and Steve Stone are nominated to the Loop Special Business District Board by Mayor Terry Crow; it was seconded by Councilmember McMahon.

Councilmember Carr stated the Loop Special Business District (LSBD) is a governmental entity that operates much like a Board or Commission. Therefore, it must follow all of the laws pertaining to governmental entities, which includes the Sunshine Law. Unfortunately, over the last few years this organization has not functioned in that manner. In addition, one member holds a Board seat on the Downtown Community Improvement District (CID), the Trolley Transportation District, and the Trolley Company, which poses the potential for a conflict of interest. Councilmember Carr stated out of respect for Mayor Crow, she is going to vote in favor of each individual on this slate.

However, what she would like to see going forward; especially as it relates to Trolley advertising expenditures disbursed by the LSBDB, that these dollars are no longer transferred inter-jurisdictionally; meaning not just to the City of St. Louis for the eastside, but to any other quasi-public organizations or governmental entities. Secondly, she would like to see all LSBDB Board members begin to operate like a standard Board or Commission by keeping foremost in their minds that they represent U City; that their decisions are advisory to the Council, and that per the Ordinance, they must submit an annual report and a detailed budget.

Councilmember Cusick concurred with Councilmember Carr's comments; especially as it relates to the lack of separate and identifiable boundaries. For example, the LSBDB pays a portion of the Executive Director's salary however it is unclear what functions are being carried out for the benefit of U City or the Eastside CID. Adding to this uncertainty is the fact that the LSBDB and CID conduct joint meetings. So he would like to see the LSBDB Board provide Council with clear distinctions regarding each entity's business operations and the specific impact their decisions may have on these entities, either jointly or independently.

Voice vote on Mayor Crow's motion carried unanimously.

2. Roger McFarland and John Owens are nominated for **re-appointment** to the Board of Adjustments by Councilmember Bwayne Smotherson; it was seconded by Councilmember Carr and the motion carried unanimously.
3. Kevin Taylor is nominated for **re-appointment** to the Park Commission by Councilmember Steve McMahan; it was seconded by Councilmember Smotherson and the motion carried unanimously.

#### **G. SWEARING IN TO BOARDS & COMMISSIONS**

1. Lisa Hummel was sworn in to the Park Commission at tonight's meeting.
2. Julie Brill Teixeira to be sworn in to the Urban Forestry Commission at a later date.

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

Sonya Pointer, 8039 Canton Avenue, University City, MO

Ms. Pointer stated Council and the City Manager have failed to engage the residents of this community; more specifically, the 3rd Ward, in the planning process associated with the proposed Olive/170 Redevelopment. But on the surface, this development gives the appearance of having a negative impact on low, moderate and fixed-income residents, people of color, and small businesses. This presumption was solidified to some extent, by comments made at the November 12, 2018, Council meeting.

Councilmember Hales stated he had received more emails from residents about feral cats than he had about any opposition to this project. That comment causes you to wonder what Councilmember Hales was doing when numerous residents; many from the 3rd Ward, stood up and voiced their concerns in opposition to this project at various TIF Commission and public meetings. His comments were quite telling in that his attention seems to be focused more on animals than the voices and concerns of African-American residents in the 3rd Ward.

Mayor Crow's remarks; which she took personally after her recitation of requests made at the 3rd Ward meeting, was when people say we, it really means I. In addition to his dig, Ms. Pointer stated the fact that no reasonable actions have been taken by someone who represents the entire City to ensure that not only are all voices within this community heard, but that their homes and places of business will remain safe, is rather

troubling. What was Mayor Crow doing at these 3rd Ward meetings when these exact same requests were being made by countless residents?

On the other hand, Councilmember Carr's comments and actions were a little more subtle. At the 3rd Ward meeting Councilmember Carr made you feel as though she truly cared about those historically discriminated against and left out of City development and planning. After all, in 2017 she stood up to MSD for attempting to uproot what the Federal Government refers to as an "*Environmental Justice Community*". And she skillfully used this term as a way to pushback against MSD and support the NAACP's letter to the EPA on behalf of those low-income residents. It certainly seemed as though she cared until she made this statement; why would MSD want to build raw sewage tanks in an area slated for redevelopment? That was her aha moment when she realized that although they both had the same agenda; their motives were entirely different. Ms. Pointer stated her motive has and always will be, to protect vulnerable communities from bigoted practices that price them out of or displace them from the neighborhoods they live in. But after hearing Councilmember Carr brag about her White/Italian sister-in-law's new business soon to be opening in the 3rd Ward, she would have to question; once again, what her true motives really are.

Finally, her own two members of this Council who remained totally silent while their colleagues attempted to discredit the requests made by their 3rd Ward constituents, was really disheartening. What was the point of hosting these meetings if they had no intention of addressing any of their concerns? Perhaps it looks good in the media, but it certainly doesn't look good to the residents of this community.

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

Mr. Jennings stated last month he voiced concerns about the problems associated with the City's leaf pickup on Forsyth. But tonight, he would like to thank Council and the City Manager for arranging an extra pickup that got the job done in a quality fashion.

**Carl Hoagland, 7166 Pershing Avenue, University City, MO**

Mr. Hoagland; Chair of the Parks Commission, stated he would like to make a few comments about the Commission's list of priorities for Parks and Recreation previously emailed to Council. Prior to reaching a unanimous agreement to approve this list in November, the Commission conducted an extensive three-month review of each project. To help Council and the City Manager make decisions on which projects to fund, the list consists of three categories; (1) Projects over \$250,000 (usually funded by the County); (2) Projects over \$100,000, and (3) Projects less than \$100,000. Mr. Hoagland stated the Commission hopes this process is useful and that it will allow the City to fund as many projects as possible.

**Lisa Brenner, 507 North Central, University City, MO**

Ms. Brenner presented Council with the following School Board update for December 2018:

- Recognition of the District's outstanding Journalism Program which now includes a Broadcasting Program. This program can be viewed on the District's YouTube channel.
- Recognition of Pastor Chris Paavola of All Nations Church for his ongoing support of U City schools and providing 150 Thanksgiving meals to families in need.
- Recognition of Dr. Tracy Hinds for being a recipient of the Iota Phi-Lambda Apple Teacher's Award.

- Nomination of Senior Alana Jenkins and a \$250.00 prize, as the District's candidate for the MO School Board Association's John T. Belcher Memorial Scholarship.
- Recognition of the U City Educational Foundation for their award of over \$20,000 in educator grants for projects involving gardening, robotics, Shakespeare, and a clothing boutique.
- Approval of an update to the budget. Revenue and expenditures are within the expected range and the District continues to work towards maintaining a 15% (+) fund balance despite the lack of revenue growth and rising costs.
- Approval of the Auditor's Report. Once again, external auditors found the District's financial state and federal recordkeeping to be exemplary.
- The District employs two part-time educators in its Parents as Teachers Program. These educators made 778 home visits to families with children ranging from age zero to three. Seventy-seven percent of those visits were made to high-need families which meets the State's requirements for this program. The Board recognizes the need to add another part-time educator to assist in improving the District's ability to meet the State's home-visit frequency requirement.
- Approval of the English Language Learner Program Report; a Federal Program. The report established that Barbara C. Jordan had enough qualifying English language learner students to be measured against other schools. The school scored in the highest 10% of all schools in the State of MO.
- The Board revised its calendar to reflect no school on election days in April and October. Unless there is a need for additional snow days, the last day of school has now been moved to Friday, May 24th.

Ms. Brenner stated the Board would like to invite City Council and the community to the following upcoming events:

- The Annual Martin Luther King Celebration held on Thursday, January 17th. This year's celebration will honor Rev. Dr. EG Shields, Jr., and Mary Beth Tinker will be the keynote speaker.
- The State of the District Meeting held on Monday, February 25th. Annual state performance data will be released during this presentation.

**Carolyn Calacutt, 7328 Dartmouth & University City, MO**

Ms. Calacutt stated she is the owner of a duplex located at 7328 & 7326 Dartmouth which is in need of a repair to the sewer lateral system. Upon viewing the video tape prepared by the contractor she noticed that not only did she have two breaks, but that her sewer is connected to 7330 Dartmouth. She stated under the City's revised program the average dollar amount allocated for a repair is between \$2,500 and \$3,000. However, since her repair will exceed that amount her question is whether the amount stated is for the entire duplex or each individual unit?

Mayor Crow informed Ms. Calacutt that a member of staff would be happy to address her question.

**Aren Ginsberg, 430 West Point Court, University City, MO**

Ms. Ginsberg stated in the past 24 months U City TNR volunteers have trapped, neutered, vaccinated, and returned 24 feral cats, and successfully placed 6 kittens in rescue shelters. There are more than 109 feral cats in this community and these volunteers have been actively educating their neighbors about the benefits of TNR.

On January 2nd three TNR volunteers met with several members of City staff from the Community Development Department and provided them with the ICMA's Guide to managing community cats, news articles on successful TNR programs, and examples of TNR Ordinances which have effectively legalized trap/neuter/return. As a result, Ms. Williams invited these volunteers to the City's Annual Pet Clinic in April and offered to work with them to draft a TNR Ordinance for Council's consideration. Ms. Ginsberg stated she is appreciative of staff's willingness to partner with TNR volunteers to effectively control the City's feral cat population.

**I. PUBLIC HEARINGS**

1. Zoning Map Amendment for 1167 Remley Court, University City from "GC" – General Commercial to "SR" – Single Family Residential.

Mayor Crow opened the Public Hearing at 6:59 p.m., and hearing no requests to speak the hearing was closed at 6:59 p.m.

2. Text Amendment of Chapter 400 Article 5 Division 10 *"Amateur Radio Antennas and Towers, Parabolic Reflector Antennas and Telecommunications Antennas, Towers and Support Structures"*.

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

3. Text Amendments to Section 400.3080 in Article VIII, Division 3 (Non-conforming lots of records) and Section 400.1020 in Article V, Division 1 of the University City Zoning Code Text amendment – wireless communication.

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

4. Text Amendment to Section 400.3090 in Article VIII, Division 3 of the University City Zoning Code

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

**J. CONSENT AGENDA – Vote Required**

**K. CITY MANAGER'S REPORT**

1. Stormwater Task Force Report

Mr. Rose introduced everyone to his new assistant and Director of Communications; Allison Bamberger.

Sinan Alpaslan, Director of Public Works, stated several members of the Stormwater Task Force are in attendance tonight, and over the last fourteen months they have been actively working on several projects. Their report will be presented by Mr. John Tieman, Co-chair of the Stormwater Task Force

Mr. Tieman stated pursuant to Resolution 2017-10, the Stormwater Task Force was established on June 26, 2017. The Task Force is comprised of 15 members with various levels of technical expertise, ranging from engineers, scientists, and residents who may have personally been impacted by stormwater. In order to comply with this Resolution, the Task Force has focused on stormwater quality problems rather than quantity problems. The distinction being that the focal point is on flooding and related problems within U City, and not ecological concerns, since such concerns are the province of regulatory agencies at the County, State and Federal level. Further simplified; the Task Force worries about flooding on Wilson Avenue, while the EPA worries about contaminants.

The Task Force divided their efforts into two phases and is currently engaged in Phase I. This Phase consists of the collection of data, evaluation of that data, and the prioritization of stormwater problems in U City. This level of systemic collection and evaluation of data has never been performed in this City and therefore, to efficiently execute this Phase the Task Force was subdivided into six subcommittees:

1. The surveying of residents
2. Historical data
3. Review of neighboring community stormwater approaches
4. Review of stormwater ordinances and codes
5. Early warning flood systems
6. Funding for stormwater projects

To date, the Task Force has obtained approximately 250 survey responses. Although the evaluation of these results are ongoing, these responses, combined with other resources; i.e., MSD data, are yielding significant outcomes which indicate that the public is primarily concerned about;

- a. Stormwater entering their homes;
- b. Street and yard ponding;
- c. Stream flooding
- d. Stream/riverbank erosion

The survey also identified specific places, neighborhoods, streets, and properties that are at-risk for water damage.

The results of this survey will then be combined with historical data from the City and MSD, site visits, open houses, and public meetings, in order to evaluate and prioritize the City's stormwater problems; ascertain the preferences of U City residents and business owners; discuss suggestions for mitigation, and develop a range of recommended improvements.

Of particular concern to the Task Force is an early warning flood system. The River Des Peres can rise as much as 20 feet in an hour, with a flow of as much as 10 miles per hour; which means that you can't outrun a swift-flowing and torrential river-rise. Therefore, one of the highest priorities for the Task Force will be to make recommendations for the development of an early warning flood system.

Phase II involves the preparation of a Stormwater Master Plan. At this point in time, the Task Force anticipates that the Master Plan will make recommendations that involve;

- a. Public Works projects
- b. Buyouts
- c. A proposed ordinance to include building code revisions and an early warning flood system for residents who live close to the River Des Peres and Englehorn Creek.
- d. Funding, such as grants, city-wide taxes, and special neighborhood taxes to assist in implementing these recommendations



The evaluation and preparation of the Master Plan which will be reported to City Council at the conclusion of Phase II, is expected to take approximately four to six months to complete.

Mr. Tieman stated U City is profoundly fortunate to have the capacity to draw upon civic-minded residents with the expertise to perform this undertaking. So his report would be remiss if it did not reference the hundreds of man-hours performed by the volunteer members of this Task Force. The Task Force would also like to thank the civil servants who have worked to further these endeavors, and commend the Mayor and Honorable members of this Council for their attention to this problem and ongoing support.

Mayor Crow thanked Mr. Tieman and all of the dedicated members of this community who have volunteered their time to perform these tasks.

## 2. Parking Space Agreement with Washington University

Mr. Rose stated staff is recommending that Council give consideration to the approval of a Parking Space Lease Agreement with Washington University. This ten-year agreement, with two, five-year options will lead towards Wash U's ability to comply with the City's Zoning Codes. The terms of this agreement include the leasing of 44 spaces from the City's parking garage at \$178.00 per space, which equates to \$92,400 per year.

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

## L. UNFINISHED BUSINESS BILLS

1. **BILL 9374** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY THAT IS LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT **1167 REMLEY COURT** FROM "GC" - GENERAL COMMERCIAL DISTRICT, TO "SR" – SINGLE FAMILY RESIDENTIAL. Bill Number 9374 was read for the second and third time.

Councilmember Carr moved to approve, it was seconded by Councilmember Clay.

Roll Call Vote Was:

**Ayes:** Councilmember Carr, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay and Mayor Crow.

**Nays:** None

2. **BILL 9375** – AN ORDINANCE AMENDING CHAPTERS 100 AND 505 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI RELATED TO REGULATIONS FOR RIGHT-OF-WAY MANAGEMENT AND ENFORCEMENT REGULATIONS. Bill Number 9375 was read for the second and third time.

Councilmember McMahon moved to approve, it was seconded by Councilmember Carr.

Roll Call Vote Was:

**Ayes:** Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, and Mayor Crow.

**Nays:** None

Mr. Mulligan stated before Council and denoted by red lines are a few minor changes to Bill Number 9376 as prepared by Special Counsel. He stated since Councilmember Carr introduced this Bill, it would be appropriate to seek her approval of these changes, and have a first, second, and third reading of the Bill prior to taking a vote.

Councilmember Carr stated she was amenable to the first reading of Bill Number 9376, as amended.

- 3. BILL 9376 – AN ORDINANCE AMENDING CHAPTER 400 OF THE UNIVERSITY CITY MUNICIPAL CODE TO ADOPT REGULATIONS RELATING TO COMMUNICATIONS ANTENNAS AND SUPPORT STRUCTURES.** Bill Number 9376 was read for the first, second, and third time.

Councilmember Carr moved to approve, it was seconded by Councilmember Clay.

Roll Call Vote Was:

**Ayes:** Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, Councilmember McMahon, and Mayor Crow.

**Nays:** None

**M. NEW BUSINESS  
RESOLUTIONS**

**BILLS**

*Introduced by Councilmember Carr*

- 1. BILL 9377 – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3080 – NON-CONFORMING LOTS OF RECORD AND SECTION 400.1020 – LOT AREA AND WIDTH EXCEPTIONS, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.** Bill Number 9377 was read for the first time.

*Introduced by Councilmember Hales*

- 2. BILL 9378– AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400. 3090 – NON-CONFORMING STRUCTURES, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.** Bill Number 9378 was read for the first time.

*Introduced by Councilmember Smotherson*

- 3. BILL 9379 - AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT AND DISTRICT PROJECT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN.** Bill Number 9379 was read for the first time.

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Mayor Crow informed all speakers that no vote would be taken on Bill Number 9379 at tonight's meeting.

### Citizen's Comments

#### **Sonya Pointer, 8039 Canton Avenue, University City, MO**

Ms. Pointer stated since Council has been so wrapped up reading emails about feral cats, she decided to do their job; as well as the job of the City Manager, by reviewing some of the videos from public meeting conducted on this redevelopment. These are some of the comments and questions that have yet to be addressed:

- Jackie Hutchinson: 3rd Ward Resident, states she has not heard anything that would make her feel that TIF funding needs to be used. She then asked for a timeline illustrating when the funds would come back to the 3rd Ward, and the statistics demonstrating that this is the best project, because she is not at all convinced that it is.
- Vera Carter-Smith: 3rd Ward resident, states she is concerned about eminent domain. And I have to tell you that I did take a peek at the redevelopment agreement and one of the first things I saw is that eminent domain will not be used except as authorized by City Council.
- Julia McClure states she is close enough to the 3rd Ward to smell it and she thinks the project stinks. She is concerned about dirt, construction, traffic, and does not want a hotel being that close to her home. She is therefore opposed to this project and questioned how long will it take to get the money back to the 3rd Ward?
- Norma Foster: 3rd Ward resident, states she has lived in her home for 42 years and can't stand the idea of having to live in dirt. She does not want her property taxes raised.
- Jane Zinny: 3rd Ward resident, asked if NOVUS simply does not come through with their part of the plan or simply goes away, what guarantees are in place to ensure that the rest of the project will be completed?
- Don Jackson: 3rd Ward resident, states when he looks at this project he thinks about what happened in other Black communities that received funding for redevelopment; like Meacham Park. He said people who live in these wards should have had input a year ago when this project was first in the works.
- Sandra Whitley: 3rd Ward resident, states she is 100% against this project which is a Black and White issue and anyone who says differently is a liar. You are taking 100% of the Black homes, so why can't there be 100% Black construction workers? People want a guarantee that people from this community will be hired, not a request for the developer to implement these jobs as stated in the Development Agreement.

Ms. Pointer stated when you look at the number of people who stood up in opposition to this project, most of them were Black, and most of them were from the 3rd Ward. Most of the people who stood up in support of this project were White and from the 1st and 2nd Wards. So race is a part of this, but this is absolutely a class issue. Those who are not wealthy nor have higher incomes are the target of this project; similar to the MSD Project, residents with lower income levels are the targets. And just because a representative is Black does not mean they represent the issues facing Black people. As the saying goes; *"All skin folk ain't kin folk"*. This is class issue before the people in the 4rd Ward who cannot afford to pay higher taxes will be forced to sell their homes to sustain their living. They will be replaced with people who can afford to live here i.e. gentrification.

Ms. Pointer stated she would like to leave a copy of the petition containing 17 signatures from residents in opposition to this project with the City Clerk.

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The petition reads states: *"The City has not updated its Comprehensive Plan with significant engagement from the residents of this community since 2005; has not engaged the community with all of the details of this redevelopment TIF Bills in writing; has not presented the full redevelopment agreement for residents' review and input, and has not allowed us adequate time, at least a month, to review these documents and ask questions. Therefore, they request that the City vote against the approval of these Bills for the Redevelopment Project at Olive and 170."*

Mayor Crow asked that each speaker respect the rules of Council by limiting their comments to 5 minutes. However, if more time is needed, the appropriate protocol would be to ask for more time rather than simply electing to ignore the warnings after they are publicized.

**David Harris, 8039 Gannon Avenue, University City, MO**

Mr. Harris stated he has several concerns about the Redevelopment Plan, but in order to comply with the established timeframe, he will only highlight a few, with the hope that they will be discussed and considered.

- Section 2.3: When and why did the unconditional 10 million dollars; upon approval of the plan, for the 3rd Ward, and the unconditional 5 million dollars; at the same time or soon thereafter, for the Olive Business District, become 7 1/2 million dollars; sometime within the next three years; 4 million dollars from *"available revenues"* in the amount of \$500,000 annually, and 3.5 million dollars, *"the City will commit other incremental revenues derived from RPA-1"*?

The 4 million dollars at \$500,000 a year will take eight years to bring into the area. That won't start immediately, but rather in two to three years, and the only incremental revenue he can think of is the sales tax that will be coming from RPA-1, which equates to roughly five years of the expected 50% of the economic activity taxes. So his hope is that there will be some discussion about when and why did the promise of that get changed to this particular structure.

- Section 3.1(b): When and why did the unequivocal and often repeated promise that *"no eminent domain of owner-occupied single family residential structures will be permitted,"* get changed to include the qualifier, *"except as determined by the City Council in its sole and absolute discretion?"* That exception swallows and negates the promise.
- Section 3.9: There are several special development conditions, including hiring and that's a good start, but is that all there is? You've heard from a lot of members of the community about various aspects of a Community Benefits Agreement and other things that can come from this development, but none of them are addressed in the Redevelopment Plan.
- Section 6.6: Why is there now tax abatement? This was never brought up in any of the previous discussions.
- Section 7.1; the developer's right of termination and Section 7.3, the results of termination: The developer has a unilateral right to terminate and there are no consequences. It would be interesting to explain why there is no bonding or security to either undo or complete whatever the developer has done.
- Section 7.5(a) gives the developer an almost unlimited right to assign the obligations under this agreement, with the City having absolutely no say in who it gets assigned to.

**Patricia McQueen, 1132 George Street, University City, MO**

Ms. McQueen stated although she has not had time to read the Redevelopment Agreement in its entirety, the fact that relocation assistance for residents and Asian business owners; minority contracting; the first-source hiring initiative, and the types of businesses residents on the western end of the 3rd Ward have indicated they did not want in their neighborhood, leads her to believe that Council has listened to all of its residents.

Referencing the numerous comments made about gentrification, Ms. McQueen stated she would like to address some of the myths of gentrification as cited in an article by the *Washington Post*.

1. Gentrification causes widespread displacement. Perhaps, that would be true if U City was considered a hot neighborhood. In fact, the *St. Louis Business Journal's* article on "*Hot Hoods*," listed 25 neighborhoods in St. Louis with the most home sales in 2018, and U City was not on that list.
2. Long-time residents hate gentrification. What they are worried about is taxes, and what or who is going to be moving next door to them.
3. Gentrifiers are White. Studies have indicated that a vast majority of middle-class Asians, Blacks, and Latinos move into these neighborhoods. And based on the small size of the lots in the 3rd Ward, there won't be any Mac-mansions built to bump up property taxes.
4. Based on the 1990 and 2010 Census, neighborhood changes in predominately Black neighborhoods tend to make these areas more attractive for middle class Black households. In fact, in "*There Goes the Hood*" the author states that the way we talk about gentrification tends to overlook the possibility that some of the neighborhood changes associated with gentrification might be appreciated by prior residents.

Ms. McQueen stated a good example of the rational contained in Number 4, is the person who keeps coming up here to the podium, because they not only own a home, they own two other homes, which makes them a landlord. So she would certainly like them to add that disclaimer and be honest about who they really are.

**Tom Sullivan, 751 Syracuse, University City, MO**

Mr. Sullivan stated he is in opposition to the Redevelopment Agreement because he thinks this is a terrible proposal. To tell residents in the affected area they are expendable and will be kicked out of their homes, and diverse small business owners that they will be kicked out of their buildings, goes against the values that have long been held in U City. And quite frankly, if the proposed development was put to a vote it would be overwhelmingly defeated.

The big lie from the very beginning, announced over, and over, again by City officials, was that there has been, and will be no eminent domain except to acquire Public Storage. But the truth is that the developer can ask for the authority to use eminent domain whenever and wherever he wants. And in his mind, this is only one of many facts that have been in existence since the beginning and simply covered up; like the tax abatements.

Mr. Sullivan stated the St. Louis area is littered with failed projects that all had one thing in common; they were promoted as terrific ideas. And NOVUS was the outfit in charge of one of the biggest fiascos; Sunset Hills. Yet, these same City officials who have failed to do anything about the vacant storefronts in The Loop and east end of the City, have put their trust in NOVUS and the two of them are now claiming that this development will do great things. But it's a bad proposal for residents, small business owners, the School District, and the City as a whole.

**Aren Ginsberg, 430 West Point Court, University City, MO**

Ms. Ginsberg stated she has participated in every TIF Commission hearing, several of the public hearings, the July and August Community Benefits Agreement meetings, and has heard the same handful of CBA supporters angrily demand that a non-existent coalition of U City organizations oversee millions of dollars of redevelopment funding based on a legally unenforceable wish list. And has even seen the same handful of opponents either ignore or profit from the economic disparities that have been hurting the families in the City's 3rd Ward, and leaving too many storefronts along Olive derelict and vacant.

These naysayers complain about a crisis of trust, yet they accuse others without evidence. They demand accountability, but when she has tried asking them questions they take offense and refuse to answer. And yet, those who disparage this development have been notably silent about Olivette's 9.6 million dollar TIF and Clayton's 147 million dollar TIF. These same naysayers did not protest when Olivette voted to double the size of their Olive/170 project from 85,000 square feet to 170,000 square feet. So, apparently their vehement TIF objections, countless CBA concerns, and histrionic gentrification fears all stop abruptly at U City's border. But make no mistake, Olivette and Clayton's redevelopment projects will affect this community, just not by contributing to or increasing its taxable revenue. Only U City's redevelopment can increase its taxable revenue; provide funding to effectively stabilize Ward 3, and upgrade infrastructure along Olive's International Business District. So she would like to thank the Mayor, Council, and the City Manager for all of their hard work on behalf of this community.

Council's Comments

Councilmember Hales stated in the back of the room today is a fancy new camera that is live streaming this meeting. But he can recall the first TIF Commission meeting; which was not only a little bit hectic, but his first day as a member of Council, when he approached his colleagues and the City Manager immediately following that meeting and asked if he could record and live stream all subsequent TIF meetings on his cell phone. Councilmember Hales stated this act, along with Council's attendance at most, if not all of the 3rd Ward community meetings demonstrates that members of this Council care deeply about all of their residents. And they have gone to extraordinary lengths to make this effort open by providing access where access never existed before. So he would like to both recognize and thank Mr. Carlin and his coworkers, who have worked tirelessly to live stream and manage all of these meetings.

**N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Councilmember Carr stated she would like to personally thank the Stormwater Task Force for their many hours of work to address a longstanding problem that has plagued this community.

Councilmember Clay stated in the December meeting he had failed to acknowledge the fact that Margie Diekemper would be rolling off of the Senior Commission, both as the Chairperson and a member. So he would like to apologize for that oversight and publicly thank her for her service.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

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

**P. COUNCIL COMMENTS**

Councilmember Smotherson stated he has been a resident of U City for over 50 years and this is the first time there has ever been a development of this magnitude. So his hope is that people not only remember, but understand that this type of a development is new to everyone. And that means there will be growing pains that everyone will have to go through. Listening to these comments and complaints is not pleasant, but that's a part of sitting in this seat and a responsibility that every member of Council has accepted. So he would encourage everyone to continue their dialogue with Council and appreciate that everyone is learning and growing together.

Councilmember Carr thanked Tom Sontag for his many years of service on the Urban Forestry Commission, and Kathy Standley for all of the years she volunteered on the Park Commission. She stated she would also like to thank the Public Works Department for undertaking such a heroic job during the last snowfall. U City has 81 miles of public streets and many residents would not have been able to get out without the help of these employees who worked overtime to get all of these streets clean.

Councilmember Carr reminded everyone that on January 22nd, at 11 a.m., there will be a ribbon-cutting and grand opening ceremony for Skif International located at 8100 Olive. She stated in spite of the fact that this is her sister-in-law's business she wants everyone to know that she is always excited to welcome any new business to this community, regardless of their race, gender, sexual orientation, or anything else you can think of.

Councilmember Hales stated he would like to echo Councilmember Carr's comments regarding snow removal because he was thrilled to see how many neighborhoods had been thoroughly plowed on Sunday morning.

The Friday before Christmas Councilmember Hales stated he participated in his second ride-along and would like to thank Officer Belcher for making this a tremendous experience. Councilmember Hales encouraged anyone who has not participated in the Citizen's Police Academy to do so.

Councilmember Hales stated he was pleased to have the opportunity to visit Jefferson City for the swearing in of Brian Williams; the State's newest Senator, and a resident of U City.

Mayor Crow stated many may remember and recognize that Professor and Poet, Michael Castro; a citizen of U City, passed away on December 23rd, at the age of seventy-three. Scores of Michael's poems can be found in print, but most notable is the one he published in 2018, *"We Need to Talk"* a collection of poems that expressed the need to look beyond race, politics and stereotypes, and converse intimately with others. He once said, *"Poetry itself can be a form of activism. Art is a form of activism in today's culture"*. He was capped as the first Poet Laureate of St. Louis in 2015. So on behalf of this Council and the residents of U City he would like to offer heartfelt condolences to Michael's wife, three children, and seven grandchildren.

Mayor Crow stated he would also like to acknowledge that the front doors of City Hall are bathed in a blue light in recognition of the plight of those who suffer from the violation of their human rights, specifically as it relates to sex-trafficking.

He then welcomed Ms. Bamberger to U City, and offered sincere thanks to the Street Department for the amazing work they did during the snowstorm on Friday and Saturday.

Mayor Crow stated he really does give serious consideration to the fact that every member of this Council must labor for all of the citizens in this community. And with that thought in mind, he would ask that everyone pause and take a moment to think about this; prior to the approval of their redevelopment project, Olivette's City Council held one public meeting. But over the last year, U City's Council has held eleven public meetings and they are still listening. The crux of that comparison leads to something he will continue to say over, and over, again; while it is this Council's obligation to listen, that does not mean they will always agree with what is being said. Council does not have the option of only listening or reading comments from people who say positive things. And anyone who attended those eleven meetings witnessed residents and non-residents voice their opposition to this redevelopment. So, there will be disagreements. In fact, the comment made by a resident tonight that if the proposed development were put to a vote it would be overwhelmingly defeated, is one that he strongly disagrees with. But that does not entitle him to treat that resident with disrespect. Mayor Crow stated emotions associated with this development have ebbed and flowed for the past year, and he anticipates they will continue along that same rhythmical pattern for at least the next two weeks. But that does not give anyone carte blanche to attack the integrity of the people who are trying to do the best they can for this City.

**Q. ADJOURNMENT**

Mayor Crow thanked everyone for their attendance and adjourned the Regular City Council meeting at 7:53 p.m.

LaRette Reese,  
City Clerk



Date: 11/17/18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Sonya Pointer

Signature: *Sonya Pointer*

Address: 8039 Canton Ave

Date: 11.18.18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: KENNETH L. Diggs

Signature: Kenneth L. Diggs

Address: 1543 Mendel Dr.

Date: 11/18/18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Sudha Smith

Signature: 

Address: ~~0800~~ 7825 Birchmont Dr. St. Louis MO 63130

Date: 11/18/20

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Helen Franklin

Signature: Helen Franklin

Address: 1528 Mendell DR, U. City, MO, 63130

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

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments:

*Say "no."*

Sincerely,

Printed Name:

*Keith Frankle*      **KEITH Frankle**

Signature:

*Keith Frankle*

Address:

*1528 Mendell St.*

Date: 11-18-18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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**Additional**

Comments: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: L. V. Scott

Signature: L. V. Scott

Address: 1524 Mendell Dr, St. Louis, MO 63130

Date: 11/18/18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: IF the Above is met (protection for Homeowners,  
lowering of tax percentage for residents, etc) and written,  
the project will seem more positive for the community,  
Also, what is plan B if the developer pulls out?

Sincerely,

Printed Name: Imani K Dyson

Signature: 

Address: 7533 Liberty Ave

Date: 11/18/18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Mary L. Moore

Signature: Mary L. Moore

Address: 1524 Mendell Dr



Date: Nov. 17, 2018

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: I'm signing this document because  
I <sup>am</sup> ~~care~~ against plans that will affect my  
\* my family's living condition.

Sincerely,

Printed Name: Charlene S. Willis

Signature: Charlene S. Willis

Address: 1570 Mendell

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

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:


I am a resident in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Sharita Parker

Signature: 

Address: 1555 Mendell Dr

Date: 11-17-18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident ~~and homeowner~~ in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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**Additional**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Maricetta Owens

Signature: Maricetta Owens

Address: 1594 Mendell Dr 63130

Date: 11-17-18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Margaret Pointer

Signature: Margaret Pointer

Address: 1551 Mendell DR

Date: 11-17-18

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely, Eric A. Schaffer

Printed Name: ERIC A. SCHAFFER

Signature: Eric A. Schaffer

Address: 1519 MENDELL DR.

Date: 11/17/2018

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional  
Comments: We do not store in our area  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Regenia Spears

Signature: Regenia Spears

Address: 8019 CANTON AVE

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

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

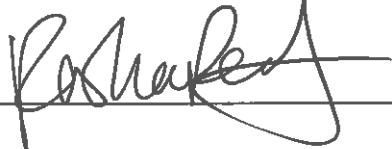
Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Rashae Petty

Signature: 

Address: 8023 Canton

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

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Evelyn Williams

Signature: *Evelyn Williams*

Address: 8014 Noel ct. University City Mo. 63130



Date: 11 / 17 / 2018

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Louise Sims

Signature: Louise Sims

Address: 8031 Canton U. City MO.

Date: Nov 24, 2018

**RE: University City Olive and 170 TIF**

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3<sup>rd</sup> Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3<sup>rd</sup> Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3<sup>rd</sup> Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Printed Name: Bettie Jean Tuckson

Signature: Bettie Jean Tuckson

Address: 1566 Mendell Drive 63130

**UNIVERSITY CITY COUNCIL  
JOINT STUDY SESSION  
5th Floor of City Hall  
6801 Delmar  
January 14, 2019**

**AGENDA**

Requested by the City Manager

**1. MEETING CALLED TO ORDER**

The Joint City Council Study Session was held in the Council Chambers on the fifth floor of City Hall, on Monday, January 14, 2019. Mayor Crow called the Study Session to order at 5:30 p.m.

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

Councilmember Steven McMahon  
Councilmember Paulette Carr  
Councilmember Jeffrey Hales  
Councilmember Tim Cusick  
Councilmember Stacy Clay; (*arrives at 5:35 p.m.*)  
Councilmember Bwayne Smotherson

Also in attendance was City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; HR Director, Yolanda Howze. Civil Service Board Members James Stephenson and Michael Waxenberg.

**2. CHANGES TO REGULAR COUNCIL AGENDA**

Mr. Smotherson questioned whether it would be appropriate for Council to have a discussion on Bill Number 9379; the Redevelopment Agreement since this is only the first reading? Mayor Crow stated the standard protocol is to entertain a discussion by Council during the second and third readings, although members have the right to ask questions at any time.

Mr. Mulligan noted that a few non-substantive changes to Bill Number 9376 has been recommended by Special Counsel and provided to Council.

Ms. Carr moved to approve the agenda as presented, it was seconded by Mr. Hales and the motion carried unanimously.

**3. COMPENSATION AND CLASSIFICATION STUDY**

Presentation: Talent and Compensation Solutions by CBIZ

Mr. Rose stated tonight's presentation is designed to provide Council with information regarding the final results of the City's Class and Compensation Study and garner input on what market percentile they believe City employees should be positioned in. He stated although his recommendation is the 75th percentile, Council will be presented with information on the 50th, 65th, and 75th percentiles in order to paint a clear picture of the available options. Mr. Rose stated staff's intent is to present an Ordinance reflecting Council's determination on the January 28th agenda.

HR Director, Yolanda Howze, introduced Joe Rice and Taylor Sprague of CBIZ, who prepared tonight's presentation.

## Recap:

Mr. Rice stated the purpose of this study was to analyze and review the City's compensation schedule to determine its market competitiveness. As a part of that process, CBIZ utilized peer survey data to compare job descriptions, a job analysis questionnaire completed by U City employees, and internal market data, to understand and design a class and compensation package that helps drive the organization's success.

CBIZ met with staff and shared their preliminary results. Both parties acknowledged that no matter how good your market data is, there could be some internal equity relationships the City values that the data might have broke. Mr. Rice stated there was some feedback where a position would either move up or down in order to maintain internal equity which he and members of staff worked through internally.

## Results and Findings:

### Market Analysis

The chart on page 22 compares the City's pay rate to market data.

- Horizontal Axis = market base salary at the 75th percentile
- Vertical Axis = the City's current pay rate
- Blue Dots = a specific job
  
- ❖ *Drawing a straight line down from the Blue Dot reveals what that job's pay rate at the 75th percentile*
- ❖ *Drawing a line to the left represents what that job's current rate of pay is*
  
- Gold Dots = market data
- The two (2) trend lines = how changes in the market translate to internal changes in pay.
  
- ❖ *Pay rates are competitive initially, but as you move up the lines that competitiveness starts to lag. When looking at the market 75th percentile the chart illustrates a lag in the internal pay rates.*

### Total Cash Compensation Chart:

Page 23 depicts the sum of base pay and any variable pay, i.e., bonuses and incentives.

- U City's base pay is the same as total cash compensation. However, since variable pay is available in the market it causes a slight increase to the City's lag.

### Total Compensation Chart:

Page 24 depicts the sum of base pay and any benefits;

- Medical
- Retirement
- Paid Time off
  
- ❖ *While the chart illustrates that in total, the City's benefits are greater than the market, it is not enough to close the gap at the market 75th percentile.*

### Pay Structures:

Page 25 evaluates the salary structures and develops four pay structures.

- The first three structures are step-based; grades comprised of minimum, midpoint, and maximum steps that are dispensed automatically based on an employee's anniversary date or another significant milestone.

E - 2 - 2

1. General = (step-based)
2. Police = (step-based)
3. Fire = (step-based)
4. Executive = (open range)

#### **The General Structure:**

Page 26 models a typical structure with a 5% differential between the minimum, midpoint and maximum steps.

- Each grade is comprised of jobs with a similar value.
- The objective is to find the closest relationship between the market data and the salary structure.

#### **The Police Structure:**

Page 27 models a typical structure with a 5% differential between each step.

- When analyzing public safety it's important for pay to be competitive at the entry level.
- CBIZ looked at participating organizations to understand their structure for entry level pay and 5% step differentials.

#### **The Fire Structure:**

Page 28 models a typical structure with a 5% differential between each step and looks at the minimums/maximums between peer organizations, the number of steps and 5% step differentials.

#### **The Executive Structure:**

Page 29 establishes the minimum, midpoint, and maximum benchmarks for competitive entry-level pay, along with the appropriate maxed-out pay. However, since this is not a Regis System which dictates where an employee would fall within that structure based on their years of experience, it has some flexibility.

#### **Results of the Slotting Process:**

- Page 30 illustrates the relationship between the market data and the midpoint salary range for each specific pay structure.
- Page 31 illustrates completion of the General Structure.
- Page 32 illustrates completion of the Police Structure
  - ❖ *The police structure includes some additional job titles that have been highlighted.*
- Page 33 illustrates completion of the Fire Structure
- Page 34 illustrates completion of the Executive Structure
  - ❖ *Based on CBIZ's review this process indicates the positions that fall under the executive classification, as well as the grade assignment.*

#### **Series of Charts:**

Page 35 provides models based on current pay and the salary structure parameters previously discussed.

- Gold Bars = the salary range minimums and maximums; (*grades are listed in the center*)
- Green Dots = an employee
  - ❖ *Each employee is slotted based on their pay and where their current salary is within that spectrum.*

**Chart: General Structure**

- A number of jobs identified as being below the salary range minimum can be found on the left-hand side. These are jobs that the City could be at-risk of losing due to pay.
  - ❖ *When looking at this chart and CBIZ's recommendation to bring anyone below the minimum up to the minimum, you may notice a slight difference in pay between employees who have been in their role for a number of years and a new employee. Although CBIZ does not have a specific recommendation for how to address these compression issues the employees who fall into this category have been highlighted.*

**Chart: Police Structure**

Page 36 illustrates that as the numbers shift several employees will fall below the salary range minimum.

**Chart: Fire Structure Chart**

Page 36 illustrates that although there are only a handful of employees falling below the salary range minimum this is where you will start to see some of the compression issues.

**Chart: Executive Structure**

Page 37 illustrates that only a few positions will fall below the salary range minimum.

**Chart: Compa Ratio**

Page 38 defines Compa ratio as the comparison of an employee's salary divided by the market benchmark. This chart utilizes the market 75th percentile as the benchmark and illustrates that if an employee's compa ratio is 100% then they are being paid exactly at that benchmark.

**Cost of Implementation:**

Page 39 documents; at a high level, the cost of implementation for the different market benchmarks.

- Salaries were compared at the market 50th percentile; (half of the peer organizations pay more/half pay less), the market 65th percentile, and the market 75th percentile; (25% of the organizations pay above this amount and 75% pay less).

Page 40 captures the employees below the salary range minimum for each benchmark.

- 38 employees below the 50th percentile
- 46 employees below the 65th percentile
- 65 employees below the 75th percentile

Page 41 illustrates different costs for implementing these structures.

1. Bringing employees to the range minimum
2. Employees need to be placed in a step. *(This is a rounding process where employees round up to the nearest step)*

**Total Cost of implementation for each benchmark:**

- 50th percentile = \$388,419
- 65th percentile = \$412,000
- 75th percentile = \$419,000

- ❖ *You can see some odd dynamics as you move up the different percentiles; cost to the minimum goes up, but the rounding goes down. So they somewhat offset each other.*
- ❖ *The percentage of payroll is captured at the bottom of this page, which is between 2.8% and 3% depending on the scenario.*

### Compra Ratios:

➤ 50th Percentile	=	94.3% or 5.7% below market
➤ 65th Percentile	=	89.4%
➤ 75th Percentile	=	86.2%

- ❖ *These ratios measure how competitive the City's salaries are when compared to each benchmark.*

### City Departments:

Page 42 looks at these scenarios in more detail. Some City departments will require more costs than others, both in absolute dollars or as a percentage of payroll.

### Market Overview:

Page 43 looks at the City's benefits and illustrates the relationship of where the City is low to the market versus where it is high to the market.

- The City is behind the market on base salary and total cash compensation.
- The City is above the market with respect to benefits; this benchmark is at market within 5%.
  - ❖ *CBIZ will follow up on this area and obtain additional details from the participating organizations in order to dig in a little more.*
- The City is high in the market with respect to retirement benefits.
  - ❖ *While there is always some variability, intuitively this analysis does not seem to make a lot of sense when compared to other peer groups. CBIZ is still trying to dig in to determine what factors may have contributed to this outcome.*

### Conclusion:

In spite of the above market benchmark for benefits, all totaled, it is not enough to bring the City up to the market 75th percentile level.

### Recommendations:

- Increase compensation for any employee shown to be below the range minimum.
  - ❖ *At-risk of losing due to pay.*
- Implementation of any adjustments should be completed across the board rather than departments.
- Pay freezes; until the market data catches up, for those employees identified as being above the salary range maximums. Once this has occurred, employees can once again be deemed eligible for increases.
- Compression-based pay increases should be considered as a next step.
- Adjust the four structures identified in the presentation annually.
  - ❖ *CBIZ will provide the City with salary structure updates that document what other organizations are budgeting for their salary increase adjustments to these structures.*

Mr. Rose stated the next step would be to provide Council with an Ordinance that modifies the staffing pattern to the market 75th percentile. However, since it is difficult to establish a fair and equitable policy to address the compression issues, the intent is to handle them on a case-by-case basis and encourage employees to contact the HR Director who can assist them in making a fair analysis.

Ms. Carr asked Mr. Rose if staff would present Council with any recommendations on how to make the adjustments outlined in this presentation to the current budget?

E - 2 - 5

Mr. Rose stated staff was aware of this study during the budgeting process and cognizant of the fact that the City was lagging. The only question that remained unanswered was exactly how far the City was behind in the market. So the strategy was to set aside monies from the Prop P and General funds to ensure that the budget could absorb any additional costs associated with this study.

Mayor Crow questioned whether a part of this process would include a review of the pension plan and any impact these adjustments might have going forward? Mr. Rose stated once Council makes a decision regarding the preferred percentile, the next step will be to evaluate any impacts to the pension fund. Of course, this is a broader issue that will not only entail the impact of any adjustments but also, what amount the City should be contributing in order to get caught up. So, staff's intent is to provide Council with options for subsidizing the pension fund at 80%, 85%, 90%, and 95%, since it's rare that any pension plan is funded at 100%.

Civil Service Board Member, James Stephenson, asked whether the adoption of these recommendations had to be implemented all at once or whether they could be extended over a period of time until you reach the desired point? Mr. Rice stated he has seen it done both ways because it really depends on a company's budget and ability to absorb this kind of an adjustment. Some companies have used a multi-step approach where increases are made to achieve the minimums and any compression issues are addressed later. And in other cases where the company simply can't afford it, CBIZ has helped them to design multi-year or structure adjustments that make it more affordable.

Mr. Smotherson questioned the importance, if any, of bringing the City's medical benefits up to the market rate? Mr. Rice stated medical benefits have a lot of give and take. So, while there is always an opportunity to make adjustments there was nothing to indicate that this area needed any immediate attention.

Mayor Crow stated he would welcome a motion to go into a Closed Session.

**Roll-Call vote to go into a Closed Council Session according to RSMo 610.021(1); legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.**

Ms. Carr moved to go into a Closed Session; it was seconded by Mr. Hales.

Roll Call Vote Was:

**Ayes:** Mr. McMahon, Mr. Hales, Mr. Cusick, Mr. Smotherson, Mr. Clay, Ms. Carr, and Mayor Crow.

**Nays:** None.

#### **4. ADJOURNMENT**

Mayor Crow thanked Joe and Taylor for their presentation and closed the Joint Study Session at 6:01 p.m. to go into a Closed Session on the second floor. The Closed Session was adjourned at 6:28 p.m.

LaRette Reese  
City Clerk





## Council Agenda Item Cover

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**MEETING DATE:** 1/28/2019

**AGENDA ITEM TITLE:** Street Sweeper Purchase

**AGENDA SECTION:** Consent Agenda

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

**BACKGROUND REVIEW:** The Public Works and Parks Department has a 2002 Elgin Pelican street sweeper that has reached the end of its service life and requires replacement. The design of this model of street sweeper has proven to perform well on both standard street sweeping and leaf collection operations.

The Missouri Department of Transportation awarded a statewide contract which was competitively bid for street sweepers and this contract is open for local government agencies to piggyback on its competitive statewide pricing. The unit with unnecessary options deleted and additions per our specifications would cost \$221,625.

Staff has verified that the Fleet Internal Service Fund (02-Fund) has sufficient funds budgeted to be used for this vehicle replacement purpose in the current fiscal year and proposes to utilize the 02 Fund for this purchase.

**RECOMMENDATION:** City Manager recommends that the City Council approve an award to Key Equipment for purchase of a new Elgin Pelican street sweeper for the total amount of \$221,625.

### **ATTACHMENTS:**

- 1) Proposal Form
- 2) Brochure of type of vehicle
- 3) MoDOT Bid Tabulation



**Corporate Office**  
 P.O. Box 2007  
 Maryland Heights, MO 63043  
 314-298-8330

**Branch Office**  
 P.O. Box 11035  
 Kansas City, KS 66111  
 913-371-8260

**Branch Office**  
 P.O. Box 692109  
 Tulsa, OK 74169  
 918-809-8011



October 4, 2018

City of University City  
 Attn: Mr. John Gates, Street Superintendent  
 Mr. Tom Brushwood, Fleet Manager  
 6801 Delmar Blvd.  
 University City, MO 63130



RE: Elgin Pelican

Gentlemen,

On behalf of the employees at Key Equipment & Supply Co., I would like to thank you and the City of University City for the opportunity to propose an Elgin Pelican street sweeper. This proposal price is based on MoDOT contract pricing. This machine was designed with specific enhancements to gain productivity and reliability. Key Equipment & Supply Co. is proud to provide the safest, durable, and most dependable street sweepers available today.

Key Equipment & Supply Co. has been in business since 1962. Since our inception, we have been the authorized dealer of Elgin Sweeper Company. Fifty-five years of selling and servicing Elgin's across Missouri, Illinois and Kansas has taught us many valuable lessons about the street sweeping industry.

**Elgin Pelican Product Description:**

Dual steer & gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering, chassis and wheels powder coated standard white.

**Standard Features:**

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel compatible
- Back up alarm, electric
- Battery, maintenance free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in cab pressure control
- Broom, main, prefab, disposable
- Broom, side broom, hydraulically suspended
- Broom, side broom, in cab pressure control
- Broom Measurement Ruler
- Bumper pads, front jack

- Coolant recovery system
- Doors, see through glass, prop-able
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature engine, oil pressure, fuel level, speedometer & odometer w/trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Hose, hydrant fill, 16' 8" with coupling
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combination, tail/stop lights
- Lights, headlights, multiple beam
- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab
- Manuals, operator and parts
- Mirror, inside rear view
- Mirrors, outside, front mounted 6 inch fish eyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear Camera & in cab monitor
- Return to sweep feature
- Seat Belts (both sides for dual)
- Seats, extra wide cordura suspension seats with arm rests
- Signals, self-canceling directional with hazard switch
- Sprung guide wheel, heavy duty
- Steering wheel, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220 gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, opening front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Sweeper Painted Standard White
- Red Logo
- 1 Year Parts and Labor Warranty

**MoDOT Enhancements Include:**

AM/FM/CD Play & 2 Map lite  
 Conveyor lower roller cleanout  
 (1) LED strobe on cab w/guard  
 Spare drive wheel  
 Spare guide wheel  
 Paint sweeper yellow (in lieu of standard white)

Heavy-Duty dual limb guards  
RH SB tilt w/ indicator  
LH SB tilt w/ indicator  
Robert Shaw auto lube – NP Dual  
Pelican NP service manual

<b>2018 Elgin Pelican with MoDOT Enhancements:</b>	<b>\$ 219,695.00</b>
Mirrors heated & motorized	\$ 500.00
Main broom odometer/hour meter	\$ 200.00
Spare Drive Wheel	\$ 500.00
Spare Guide Wheel	\$ 450.00
Paint Sweeper Yellow (ilo of std. white)	\$ 350.00
<b>Total Deductions</b>	<b>-\$ 2,000.00</b>

**Total Price Delivered to the City of University City** **\$ 217,695.00**

**Additional Option: Lifeliner Hopper System:** **\$ 3,930.00**  
Freight, Delivery, and Free Lifetime Training included in pricing

Thank you again for your consideration of Key Equipment & Supply Co. and Elgin Sweeper Co. I look forward to reviewing this proposal with you. If you have any questions, or would like additional information, please don't hesitate to contact me at (314) 616-9617 or [zac@keyequipment.com](mailto:zac@keyequipment.com).

Respectfully,

*Zac Scheetz*  
Zac Scheetz  
Territory Manager  
Key Equipment & Supply Co.



\*Sample Photo

# ELGIN

Subsidiary of Federal Signal Corporation

## Pelican<sup>®</sup>





# PELICAN® - LEGENDARY, DEPENDABLE PERFORMANCE.

To assure that the legendary Elgin Pelican continues to meet the needs of its customers and the industry, Elgin Sweeper raised the bar again and set a new benchmark for the industry standard. Based on a design that has been continually improved since 1914, the newest Pelican model combines maneuverability, economy, serviceability, and single-lane dumping with a sweep system that easily handles heavy, compacted dirt and bulky debris, as well as smaller particles found in the street. If you need an all-around sweeper with incredible digging power the Pelican is the perfect solution.

- Isolation-mounted cab for cleaner, quieter, more comfortable operation
- Improved 360° visibility
- Incredible ease of operation
- Superior durability, stability, and maneuverability
- Easy access for service and maintenance

Customized with your choice of options, the Pelican is a durable, reliable answer to your sweeper needs.



## APPLICATION SOLUTIONS

*Elgin Sweeper doesn't offer just one sweeping technology – we take an application-based approach to solving our customers sweeping needs. Our team works with each customer to ensure that you get a machine that fits your specifications, with the right chassis, engine configuration, fuel requirements and options.*

## POWERFUL SUPPORT

*Elgin Sweepers are built for clean, backed for life. Throughout the life of the sweeper, we offer training to your team on proper use and maintenance. We have a world-wide network of experienced dealers with factory trained technicians and a local stock of OEM parts and accessories, to ensure total customer peace of mind.*

## UNMATCHED QUALITY

*The Pelican has roots dating back to 1914 and has been continuously improved in design and production. Elgin sweepers are manufactured in an ISO:9001 certified manufacturing plant. Products are painted prior to assembly and quality tested. Elgin Pelicans are proudly assembled in the U.S.A. using only the finest materials.*

J - 1 - 6



### UNIQUE SINGLE-ENGINE THREE-WHEEL DESIGN

The durable purpose-built chassis features a compact frame to maximize maneuverability and position the load low and between front wheels for stability. The high steering angle and tight turning radius allow sweeping extremely close to obstacles and following curb lines.

### POWERFUL BROOM SYSTEM

Hydraulically-driven free-floating side and main brooms work as a system to sweep material from the curb and street into the debris hopper. Side brooms protrude up to 13 in (330 mm) beyond the tire to capture more curb debris. The large main broom features variable-speed and down-pressure to adapt to changing conditions and follow road contours.

### NO-JAM CONVEYOR

The Pelican's exclusive No-Jam conveyor features molded-in full-width cleats that carry more large debris as well as small fines efficiently into the hopper. Material loads to the front first to allow maximum use of the 3.5 cu yd (2.7 cu m) hopper.

### 360° VISIBILITY AND OPERATOR ERGONOMICS

The Pelican's isolation-mounted cab provides a clean, quiet, and comfortable environment for the operator. Large windows, see-through doors and full-width windshield allow for 360° degree visibility.

### EASY MAINTENANCE

Access to service points is simple with most accessible from ground-level. O-ring face seal hydraulic fittings are used and the electrical system features snap-together connections and color-coded wires for quick identification. The unit is equipped with a combination of in-cab and site gauges to monitor fluid levels.

### ECOINFUSED™ TECHNOLOGY

Elgin Sweeper has made advancing the use of cleaner, safer, and more efficient technologies for sweeping roads and streets a priority, with innovations that provide the powerful performance, fuel economy and overall value our municipal and contractor customers demand. Today's environmentally efficient Pelican is designed with exclusive EcoInfused Technology, representing years of unmatched innovation and success combining the science of horsepower management with the ability to do more with less.



J - 1 - 7



## DURABLE, RELIABLE, AND EASY TO USE



### DURABLE, PURPOSE-BUILT CHASSIS

The Pelican's heavy-duty construction and compact frame ensures a tight turning radius and years of reliable, low-maintenance operation. A balanced design provides stable sweeping and dumping. The hopper load is positioned low between the two front wheels for stability and safety. The axle support and hopper lift system are integral parts of the chassis.

### OUTSTANDING MANEUVERABILITY

The Pelican's high steering angle and tight turning radius allows for quick turns, sweeping extremely close to obstacles and following curbs without climbing or scuffing tires. Dual-tire guide wheels increase stability and steering traction.

### EFFICIENT, COMFORTABLE CAB

The clean, quiet and spacious isolation-mounted cab features large windows, wide see-through doors and a full-width windshield for 360° visibility. The center console is easily accessed from both left and right driving positions. Fingertip controls include illuminated and graphically identified gauges and rocker switches.

### SPRUNG GUIDE WHEEL

The shock-absorbing, two-spring suspension design increases comfort in the cab while reducing stress on the sweeper frame-especially when operating in pothole conditions or on rough, uneven roads.

### SINGLE ENGINE POWERED

The Pelican is powered by the John Deere 4045T, 4 cylinder, turbocharged diesel engine. The engine is capable of operating on bio-diesel up to B20.

### LOW-MAINTENANCE DRIVE SYSTEM

Featuring a unique wheel motor design that delivers outstanding power with minimal maintenance, the Pelican can handle steep grades with no problem. Integrated sensors provide precise road speed measurement and adjust power requirements according to the load.

### HEAVY-DUTY BRAKE SYSTEM

The Pelican features three caliper, power disc brakes and a dynamic braking design that significantly reduces wear on service brakes. All brake components are easy to access and economical to maintain.

### HYDRAULIC SWEEP SYSTEM

Controlled by engine RPM and operated independently of ground speed and direction, the Pelican's broom speed provides digging power at slow or zero ground speeds. A foot pedal controls speed and sweeper direction through the hydrostatic transmission.





# SUPERIOR MECHANICAL SWEEPER DESIGN



## MAIN BROOM

The 35 in x 66 in (889 mm x 1676 mm) hydraulically driven polypropylene main broom features variable speed (variable with engine RPM) for optimal sweeping in changing conditions. To protect the broom mechanism, the broom raises automatically when the sweeper is reversed and is returned to its sweep position and previously set down pressure when a forward direction is resumed.

## SIDE BROOM

Hydraulically driven side brooms are rugged construction, 36 in (914 mm) in diameter and protrude up to 13 in (330 mm) beyond the outside of the tire while sweeping to capture more gutter debris.

## NO-JAM DEBRIS CONVEYOR

The exclusive conveyor system features molded-in full width cleats that move large debris without jamming. High-strength belt material on the conveyor delivers long wear for maximum uptime. An optional built-in washdown provides quick and easy clean-up.

## VARIABLE HEIGHT FRONT DUMP HOPPER

The Pelican's front dump hopper is ideal for single-lane dumping, which ensures minimal traffic interruption. The hopper can be dumped from ground level up to 9 ft 6 in (2895 mm) high. The load can be easily observed from the cab by lifting and rolling the hopper. The hopper's 3.5 cu yd (2.7 cu m), 9,000 lb (4082 kg) capacity provides maximum sweep time. For easy inspection, the hopper rolls out and rests on the ground.

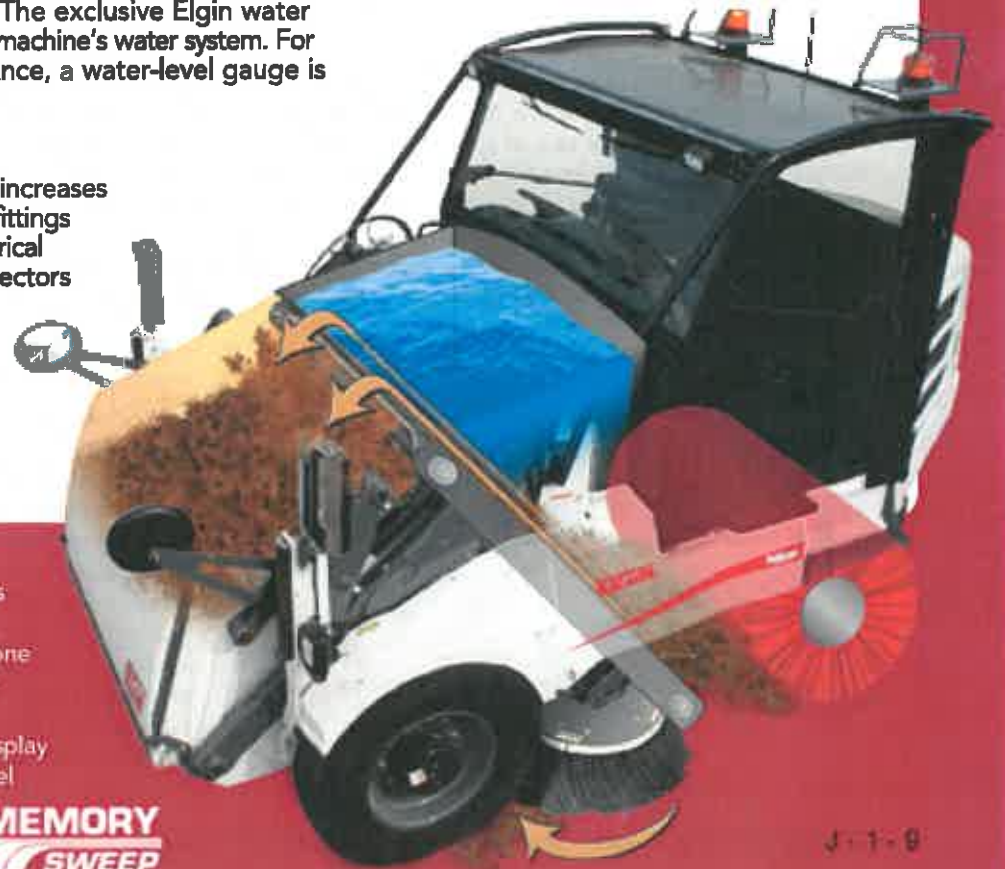


## CORROSION-RESISTANT WATER SYSTEM

A corrosion-resistant polyethylene water tank supplies the dust suppression system with 220 gallons (833 L) of water. The exclusive Elgin water pump can run dry without damaging the machine's water system. For operator convenience and ease of maintenance, a water-level gauge is visible from the cab.

## EASE OF MAINTENANCE

Easy servicing lowers ownership costs and increases sweeper usage. O-ring face seal hydraulic fittings assure leak-free connections, while the electrical system's weatherproof snap-together connectors and stamped color-coded wires allow for quick identification. To ensure easy monitoring of fluid levels, the hydraulic tank directly behind the cab features a sight glass inspection tube.



## MEMORY SWEEP®

Elgin's exclusive Memory Sweep feature allows the operator to resume all previous sweeper settings, even broom tilt if so equipped, with one touch control. This feature enhances operator productivity and reduces operator fatigue. Memory Sweep incorporates a multi-screen display that indicates engine hours and water tank level as well as system diagnostics. This screen also displays optional features such as broom tilt angle and broom hours.

**MEMORY  
SWEEP**

J-1-9

## WATERLESS PELICAN



The Pelican with optional dry dust control maintains all the popular features and sweeping performance that have made the Pelican the best selling three-wheel sweeper—without the use of water for dust suppression. This means increased pick-up of fine particles over traditional, wet dust control sweepers, proven reliable year-round sweeping and significant water conservation.

### DRY DUST CONTROL SYSTEM

The Pelican with dry dust control features a patented system that includes a dust skirting system, dust separator in the hopper, and a dust control fan with a maintenance-free filter, working together to control fugitive dust without the use of spray water. The Pelican's waterless dust control system means operators sweep more and spend less time filling tanks enhancing productivity. Without water, mud doesn't build up on components, reducing clean-up time at the end of the shift. Since there is no water, sweeping in freezing weather conditions is possible which helps meet the growing demand for quick pick-up of winter-time road sand, salt, and cinders. Perhaps the most important benefits are those for the environment including a smaller water footprint, as well as reduced road silt that can be left as a film from waterbased dust control sweepers.



### PATENTED FILTRATION SYSTEM

The powerful vacuum system on the sweeper creates an air stream through the debris hopper, conveyor, and skirted areas. The inward rushing air carries the airborne dust into the debris hopper where it's allowed to settle out with the rest of the swept debris. A majority of the fugitive dust falls into the hopper with only a fraction of the dust making it to the filter. When the filter becomes loaded, it can be mechanically cleaned with an on-board cleaning system so sweeping can continue. A long life, low maintenance, dry filter element is installed between the debris hopper and the fan.

\*Industrial Pelican Option Available - consult factory for details.

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## OPTIONAL ENHANCEMENTS



### LIGHTING PACKAGES

A variety of lighting packages are available for the Pelican to enhance safety and visibility.



### LIFELINER® HOPPER SYSTEM

The LifeLiner® system is a specially designed hopper liner and finish system that greatly improves the life, durability, and functionality of a sweeper hopper.



### LIMB GUARD

Heavy-duty guards surround cab and protect sweeper by guiding low-hanging tree limbs up and over the Pelican. Available in right hand, left hand, or dual configuration.

## ADDITIONAL OPTIONS

- Auto-Lube automatic lubrication system
- Air conditioner
- Engine pre-cleaner
- Conveyor, lower roller washout
- Cold weather start aid
- In-cab side broom tilt
- Air suspension seat(s)

## SPECIFICATIONS:

### SWEEPING PATH

- One side broom 8 ft (2438 mm)
- Two side brooms 10 ft (3048 mm)

### HOPPER CAPACITY

Volumetric Capacity: 3.5 cu yds (2.7 cu m)

### HOPPER DUMPING

Maximum dump height: 9 ft 6 in (2895 mm)

### TRAVEL SPEED

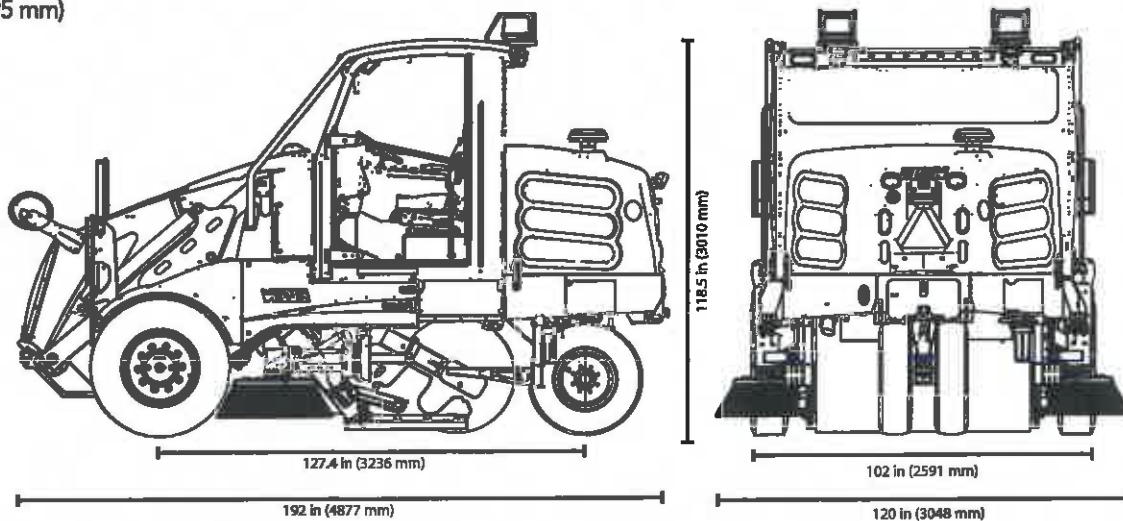
20 mph (32 Km/h)

### WATER SPRAY SYSTEM

Tank capacity: 220 gal. (833 L)

### ENGINE (make and type)

John Deere 4045T  
Horsepower 74 hp (55 kW) @ 2,400 RPM  
Tier 4 interim low emission diesel  
\*Tier 3 model dependant



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## ELGIN SWEEPER IS YOUR PARTNER...

### IN THE PLANNING

Instead of one-size-fits-all solutions, we'll work with you to select the sweeping technology that fits your specific needs.



### IN THE STREETS

We're here to help you maintain your Elgin and train your operators to ensure the job is done right.



### INTO THE FUTURE

Our dealers don't just sell you an Elgin; they're available to answer your questions and provide service for the life of the machine.



### WARRANTY

Elgin Sweeper Company backs the Pelican sweeper with a one-year limited warranty. The Pelican is warranted against defects in material or workmanship for a period of 12 months from the date of delivery to the original purchaser. Optional extended warranty packages are available. Consult your Elgin dealer for complete warranty information. The ESCO/FSM warranty shall not apply to major components or trade accessories such as, but not limited to, trucks, engines, hydraulic pumps and motors, tires, and batteries that have a separate warranty by the original manufacturer.

Your Local Elgin Dealer Is:



[elginsweeper.com](http://elginsweeper.com)

1300 W. Bartlett Road • Elgin, IL 60120 U.S.A.  
(847) 741-5370 Phone • (847) 742-3035 Fax

Specifications subject to change without notice.  
Some photos show with optional equipment.  
Elgin, Pelican, and 100 Years are registered trademarks of Elgin Sweeper Company.  
Covered under US Patent #7,211,295; 82 & 6,584,137; 82, and Canadian Patent #CA2475362  
EPA Model #718 • P/N 0705231 F  
Printed in U.S.A. ©2014 Elgin Sweeper Company

**Missouri Department of Transportation  
 Bid Tabulation of RFB 3-160513TV  
 Street Sweepers  
 2ND RENEWAL - Effective through 5/31/19  
 Multiple Award**

**VENOR INFORMATION**

**Name:** Armor Equipment  
**Contact name:** Dennis T. Callanan or Tripp Manhalmer  
**Address Line:** 1368 Lonedell Rd.  
**Address Line:** Arnold, MO 63010  
**Telephone #:** 1-636-296-7119  
**Email:** [dennis@armor-equip.com](mailto:dennis@armor-equip.com) [Tripp@armor-equip.com](mailto:Tripp@armor-equip.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** All

**Name:** WM. Nobbe & Co  
**Contact name:** Jamus M. Wesbecher  
**Address Line:** 12615 State Rt. A  
**Address Line:** Ste. Genevieve MO. 63670  
**Telephone #:** 1-800-318-5708  
**Email:** [jvwesbecher@wmnobbeco.com](mailto:jvwesbecher@wmnobbeco.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** All

**Name:** Schwarze Industries, Inc.  
**Contact name:** Joe Hendrickson  
**Address Line:** 1035 Jordan Road  
**Address Line:** Huntsville, AL 35811  
**Telephone #:** 256-990-1755  
**Email:** [jhendrickson@schwarze.com](mailto:jhendrickson@schwarze.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** All

**Name:** Cummings, McGowan & Weir, Inc.  
**Contact name:** Doug Cornett  
**Address Line:** 8568 Olive Blvd.  
**Address Line:** St. Louis, MO 63132  
**Telephone #:** 314-993-1936  
**Email:** [info@cmw-equip.com](mailto:info@cmw-equip.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** SL, SE (Sikeston), NE (Hannibal), CD (Jefferson City)

**Name:** Global Environmental Products, Inc.  
**Contact name:** Sebastian Mentelso  
**Address Line:** 5405 Industrial Parkway  
**Address Line:** San Bernardino, CA 92407  
**Telephone #:** 909-713-1600  
**Email:** [smentelso@globesweeper.com](mailto:smentelso@globesweeper.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** All

**Name:** Key Equipment Supply Co.  
**Contact name:** Ed L. Stallons  
**Address Line:** 13906 Northwest Industrial DR.  
**Address Line:** Bridgeton, MO 63044  
**Telephone #:** 1-314-298-8330  
**Email:** [ed@keyequipment.com](mailto:ed@keyequipment.com)  
**Cooperative:** Yes (FOB same as MoDOT)  
**Districts:** All





Item # 2: Outright purchase of one (1) new Mechanical Broom, with Vacuum-Assist Filtration Street Sweeper

Key Equipment Supply Co. Key Equipment Supply Co.

Sweeper	Make/Model	Elgin Waterless Eagle	Elgin Waterless Eagle
	Price	\$ 333,635.00	\$ 357,135.00
Cab/Chassis	Make/Model	Freightliner/M2	Autocar/Xpert
Engine/HP		Cummins	Cummins
Electrical System	Amps	160	160
	Volts	12	12
	Sweeper (Regenerative/ Vacuum)		
	Brooms (Hydraulic/Mech h)	Hydraulic	Hydraulic
Auxiliary Engine	Engine	Diesel	Diesel
	Cylinders	4	4
	HP/RPM	74/2400	74/2400
	Size of Fuel Tank	35	35
Water System	GPM		
	PSI		
	Tank Size	315	315
Under Body	Dimensions	60"x35"	60"x35"
Transfer Broom	Operation	Hydraulic	Hydraulic
Gutter Broom	Quantity	2	2
	Dimensions	36"	36"
Hopper Size	Material	Stainless Steel	Stainless Steel
	Cubic Yd	4.5	4.5
	Dump Height	38" - 120"	38" - 120"

MoDOT Requested Options

Option 1 : Cab Raise Assist Jack	Included	
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Bidder Suggested Options Elgin Waterless Eagle Elgin Waterless Eagle

M/SRP	0%	0%
ARD	30-180 days	30-180 days
Districts	All Districts	All Districts
Standard Warranty (length, coverage, etc.)	12 months from Date of Delivery	12 months from Date of Delivery

Straight Lease

36 month	Quarterly		
	End of Lease		
	Overage/Hr		
48 month	Quarterly		
	End of Lease		
	Overage/Hr		
60 month	Quarterly		
	End of Lease		
	Overage/Hr		
Hours Usage per year			



Missouri Department of Transportation  
 Bid Tabulation of Request 3-160513TV  
 Street Sweepers  
 2ND RENEWAL - Effective through 5/31/19  
 Multiple Award

Item # 3: Outright purchase of one (1) new Mechanical Street Sweeper, minimum 3.5 cubic yards to 4 cubic yards

Vendors
Key Equipment Supply Co.      Key Equipment Supply Co.      Global Environmental Products

Sweeper	Make/Model	Elgin Pelican dual broom	Elgin Pelican single broom	Global M3
	Price	\$ 219,695.00	\$ 210,695.00	\$ 211,925.00
Cab/Chassis	Make/Model	Elgin/Pelican	Elgin/Pelican	Global/M3
Engine/HP		John Deere 4045	John Deere 4045	John Deere
Electrical System	Amps	120	120	120
	Volts	12	12	12
	Sweeper <i>(Regenerative/Non-Regenerative)</i>			Mechanical
	Brooms <i>(Hydraulic/Mech)</i>	Hydraulic	Hydraulic	Hydraulic
Auxiliary Engine	Engine			John Deere
	Cylinders			4
	HP/RPM			115/2100
	Size of Fuel Tank	35 gal	35 gal	30
Water System	GPM			3.5
	PSI			45
	Tank Size	220 Gallons	220 gallons	220
Under Body Transfer Broom	Dimensions	68" x 35"	68x35	32"x56"
	Operation	Hydraulic	Hydraulic	Hydraulic
Gutter Broom	Quantity	2	1	2
	Dimensions	36" Round	36" Round	47"
Hopper Size	Material	Metal	Metal	
	Cubic Yd	3.5	3.5	5.5
	Dump Height	9' 6"	9' 6"	9'6"

MoDOT Requested Options

Option 1 : Cab Raise Assist Jack	NA	N/A	Not Required
Option 2: Dual Operating controls - RH/LH	Included		Included

Bidder Suggested Options

Elgin Pelican      Global Environmental Products M3

MSRP	0%	0%	5%
ARO	60-120 days	60-120 days	90 days
Districts	All Districts	All Districts	All Districts
Standard Warranty <i>(length, coverage, etc.)</i>	12 Months from date of delivery	12 Months from date of delivery	Sweeper: 1 year parts and labor, Engine: 2 year warranty parts and labor, Dirt Shoe: 1000 hours, Sprockets 2000 hours, water tank: 5 year warranty

Straight Lease

36 month	Quarterly		\$ 18,785.00
	End of Lease		\$ 75,140.00
	Overage/Hr		\$ 100.00
48 month	Quarterly		\$ 14,291.00
	End of Lease		\$ 57,164.00
	Overage/Hr		\$ 80.00
60 month	Quarterly		\$ 11,600.00
	End of Lease		\$ 46,400.00
	Overage/Hr		\$ 80.00
Hours Usage per year			1000 HRS



Global Environmental Products Global Environmental Products

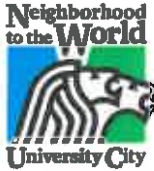
Global M4	Global M4 HSD
\$ 364,000.00	\$ 274,300.00
Global/M4	Global/M4HSD
Cummins	Cummins
330	130
12	12
Mechanical	Mechanical
Hydraulic	Hydraulic
Cummins	Cummins
6	6
200/2500	200/1900
50	50
3.5	3.5
45	45
260 (m)	260
32" x 16"	37" x 6"
Hydraulic	Hydraulic
2	2
47"	47"
5.6	5.2
8' 6"	130

Not Required	Not Required
Included	Included
\$ 5,750.00	\$ 5,750.00
Global M4	Global M4HSD

5%	5%
90 days	90 days
All Districts	All Districts
Sweeper 1 year Parts and Labor.	Sweeper 1 year Parts and Labor.
Engine: 2 years Parts and Labor.	Engine: 3 years Parts and Labor. Dht
Dht Shoes: 1000 hours. Spindles: 2000	Shoes: 1000 hours. Spindles: 2000
2000 hours. Water Tank: 5 years.	Water Tank: 5 years.

\$ 29,493.00	\$ 29,830.00
\$ 59,786.00	\$ 60,320.00
\$ 120.00	\$ 120.00
\$ 17,692.00	\$ 18,000.00
\$ 71,326.00	\$ 75,560.00
\$ 100.00	\$ 100.00
\$ 14,486.00	\$ 15,325.00
\$ 57,864.00	\$ 61,300.00
\$ 100.00	\$ 100.00
1000 HR	1000 HR





## Council Agenda Item Cover

**MEETING DATE:** January 28, 2019

**AGENDA ITEM TITLE:** Capital Improvement Program Amendment –  
Parking Study

**AGENDA SECTION:** Consent Agenda

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

---

### BACKGROUND REVIEW:

University City's Work Plan references a "Downtown Parking Study" with the purpose of management of parking to improve access and land uses. The implementation is slated for Fiscal Year 2019. Capital Improvement Sales Tax Fund would normally be utilized to pay for this type of a study, however, the current 5-year Capital Improvement Program (CIP) doesn't include a budget allocation for it.

A "City Wide Space Needs Study" is also included in the Work Plan with the purpose of identifying the city's available workspace and forecasting current and future needs. This work item is slated for Fiscal Year 2019 implementation and reflected in the CIP for a budget allocation of \$30,000 funded in FY2019 (Project # PW19-05).

Staff proposes to amend the CIP FY19 funding outlay to swap the \$30,000 budget allocation from the City Wide Space Needs Study to Downtown Parking Study with keeping the City Wide Space Needs Study in the CIP to be funded in a future fiscal year. Staff recommends to perform the City Wide Space Needs Study after completion of the City Hall Annex Study to better understand how much of the space utilization can be allocated to the City Hall Annex and be able to adequately factor that information into the City Wide Space Needs analysis. All the while, the staff proposes the Downtown Parking Study with an expanded scope of managing parking city-wide in areas of chronic parking problems as a work item that can start and make some progress with the CIP budget allocation for it.

### RECOMMENDATION:

City Manager recommends that City Council authorize re-allocation of \$30,000 in Capital Improvement Sales Tax Fund from Project #PW19-05 (City Wide Space Needs Study) to the "Downtown Parking Study" with an expanded City-wide scope for it (therefore to be identified more generally as "Parking Study") and to be assigned Project #PW19-12.





## Council Agenda Item Cover

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**MEETING DATE:** January 28, 2019

**AGENDA ITEM TITLE:** Text Amendments to Section 400.3080 in Article VIII, Division 3 (Non-conforming lots of records) and Section 400.1020 in Article V, Division 1 of the University City Zoning Code

**AGENDA SECTION:** Unfinished Business

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

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

---

### **BACKGROUND REVIEW:**

The proposed text amendment would allow for more infill development in the older areas of University City by modifying the dimensional regulations for qualifying subdivisions platted prior to 1926. The intention of these Text Amendments is to encourage development in University City that is consistent with the prevailing pattern of each subdivision and to simplify the regulations for non-conforming lots so that the District regulations prevail.

Per Section 400.3080, the Zoning Code currently restricts the use of non-conforming residential lots in SR (Single Family Residential) and LR (Limited Residential) to either open space or single-family development regardless of the District regulations that pertain to each lot. Section 400.3080 also restricts the use of non-conforming non-residential lots to either open space or office regardless of the District regulations that pertain to each lot. The dimensional non-conformity of a lot should not determine the use of the lot, especially when District regulations already apply. The proposed Text Amendment to Section 400.3080 would remove the use restrictions of dimensionally non-conforming lots to allow the District regulations to regulate the use of such lots.

Per Section 400.1020, the Zoning Administrator can administratively reduce a lot of record's width to no less than 37 ½ feet and a lot's area to no less than 4,500 square feet. These minimums exclude many lots in subdivisions with prevailing patterns smaller than these dimensions, particularly those north of Olive Boulevard. Section 400.1020 also requires the applicant demonstrate the prevailing pattern of the lots surrounding their property to justify their requested dimensional reduction. The Text Amendment provides the minimum width and area of subdivisions with currently non-conforming prevailing patterns to reduce this burden on the applicant. If a lot's dimensions are reduced per Section 400.1020, the lot is still considered dimensionally non-conforming. With this Text Amendment, lots consistent with their subdivision's prevailing pattern would be considered dimensionally conforming. The proposed Text Amendment simplifies how prevailing patterns are determined and allows for the creation of lots of record that are consistent with the prevailing pattern of the subdivision in which they are located. Across the City, 165 lots would be eligible to be subdivided to be consistent with the prevailing pattern of their subdivision. Of these 165 lots, there are 65 lots that have a single structure on one side of the lot and what appears to be a vacant side lot next door. These lots would be the most likely to be subdivided. Maps I and II below show where these two groups of lots are located in University City.

The Plan Commission reviewed the proposed Text Amendments at their November 28, 2018 meeting and recommended approval.

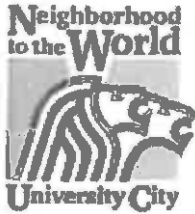
This agenda item requires a public hearing at the City Council level and passage of an ordinance. The public hearing and first reading should take place on January 14, 2019. The second and third readings and passage of the ordinance could occur at the subsequent January 28, 2019 meeting.

**RECOMMENDATION:** The City Manager is recommending approval of this item.

**ATTACHMENTS:**

- 1: Transmittal Letter from Plan Commission
- 2: Attachment A: Maps
- 3: Draft Ordinance





**Plan Commission**

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

December 5, 2018

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

**RE: Text Amendments for Section 400.3080 of Article 8, Division 3 pertaining to Non-conforming Lots of Record and Section 400.1020 of Article 5 Division 1 pertaining to Lot Area and Width Exceptions of the University City Zoning Code**

Dear Ms. Reese,

At its regular meeting on November 28, 2018 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, University city, Missouri, 63130, the Plan Commission reviewed the above-referenced Text Amendments.

By a vote of 5 to 0, the Plan Commission recommended approval of the Text Amendments.

Sincerely,

Michael Miller  
University City Plan Commission

## **Attachment A: Maps**

**MAP I: Lots eligible for subdivision with Text Amendment to Section 400.1020**

**164 total lots eligible for subdivision with Text Amendment**



**MAP II: Lots eligible for subdivision with structures on one side, creating a vacant side lot**

65 lots eligible for subdivision with structures on one side, creating a vacant side lot



INTRODUCED BY: Councilmember Paulette Carr

DATE: January 14, 2018

BILL NO. 9377

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3080 – NON-CONFORMING LOTS OF RECORD AND SECTION 400.1020 – LOT AREA AND WIDTH EXCEPTIONS, RELATING TO DISTRICT REGULATIONS; 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 to which the premises located therein may be put; and

WHEREAS, the City Plan Commission in a meeting held at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on November 28, 2018 at 6:30 pm recommended an amendment of Sections 400.3080 and 400.1020; and

WHEREAS, due notice of a public hearing to be held by the City Council in the 5<sup>th</sup> Floor City Council Chambers at City Hall at 6:30 pm, January 14, 2018 was duly published in the St. Louis Countian, a newspaper of general circulation within said City on December 20, 2018; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the 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 Section 400.3080 and Section 400.1020 and as so amended shall read as follows (where applicable, bolded text is added text and stricken text is removed):

AMENDMENT (**Bold** for additions and ~~strike through~~ for deletions)

Article VIII, Division 3

Section 400.3080 - Non-Conforming Lots of Record.

[R.O. 2011 §34-153.1; Ord. No. 6139 §1(Exh. A (part)), 1997]

~~A~~ Lots of record, established prior to the effective date of this Chapter, or amendments thereto, that have any dimensional non-conformities, may be used for purposes allowable by this Chapter, subject to the following limitations:

1. Such lot, when located in an "SR" or "LR" district, shall comply with the prevailing patterns requirement specified under Article V, Section 400.1020 of this Chapter; shall only be used for open space or a detached single-family dwelling and associated accessory uses or structures; and any buildings placed thereon shall meet the required setbacks of the applicable district regulations, subject to setback exceptions established under Article V, Division 2 of this Chapter.

2. Such lot, when located in any non-residential district, shall not be less than five thousand (5,000) square feet nor less than forty (40) feet in width; shall only be used for open space or an office building; and any buildings placed thereon shall meet the required setbacks of the applicable district regulations, subject to setback exceptions established under Article V, Division 2 of this Chapter.

31. In any event, a non-conforming lot of record shall not be used for the development of a freestanding principal structure, unless:

- a. Such lot was owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited by the Zoning Code adopted by the City; and
- b. Has remained in separate and individual ownership from adjoining tracts of land continually during the entire time that creation of such lot has been prohibited by the applicable Zoning Code.

42. Nothing in this Section shall prohibit the combination of a non-conforming lot of record, or portions thereof with another adjoining lot, or lots, so as to create zoning lots which comply with the requirements of this Chapter. Such consolidations may be accomplished under the boundary adjustment procedure specified in Article VI, Section 405.580 of the "Subdivision and Land Development Regulations" (Chapter 405 of the University City Municipal Code).

#### Article V, Division 1

##### Section 400.1020 Lot Area and Width Exceptions.

[R.O. 2011 §34-53; Ord. No. 6471 §1, 2003]

A. Within the "SR" and "LR" districts, ~~a reduction in the minimum lot area and/or lot width for detached single-family and two-family (duplex) dwellings in subdivisions platted prior to the City of University City's first zoning code in 1926 shall be the prevailing pattern of granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision in which the lot is located as specified in Table 1. In determining the prevailing pattern of a subdivision.~~

B. For lots within "SR" and "LR" districts that are not within subdivisions platted prior to 1926, a reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision. In determining the prevailing pattern, the lot area and/or width of at least ten (10) of the closest lots shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the lots on the block frontage shall be considered. ~~In no case shall an exception be granted for any lot which is less than four thousand five hundred (4,500) square feet in area nor less than thirty-seven and one-half (37½) feet in width at the building setback line. In the instance where:~~

1. ~~The lot size and/or width is smaller than the minimum standards set forth above,~~
2. ~~and the lot meets the prevailing pattern exception,~~

3. ~~and is within an established subdivision where development is consistent upon lots the same size or smaller,~~

~~the Zoning Administrator shall grant an exception to the minimum lot size and/or width requirements consistent with the prevailing pattern.~~

**Table 1: Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City's first zoning code in 1926.**

Subdivision	Minimum Area (SF)	Minimum Width (ft)
Alta Dena	4600	45
Ames Place	3600	50
Balson's at Olive	3700	30
Balson's at Shaftesbury Heights	5100	50
Bellemoor Park	4200	40
Darstdale No.3	3200	40
De Soto Place	3200	30
Delmar Garden	3500	40
Eastover	4600	30
Forsyth Place	4900	50
Gannondale	5100	50
Garden Heights	4700	50
Hafner Place	5000	50
Harris Place	3000	45
Jackson Park	5200	50
Kingsland Place	3600	40
Meridian	5700	50
Mount Olive	4400	35
Musick	5600	50
New Delmar	5500	50
North Parkview	4000	40
Northmoor	5000	40
Ollvania Park	4000	40
Olive Heights	3000	30
Olive Street	3700	40
Partridge Heights	5100	50
Pearl Heights	4000	40
Pershing Heights	4200	40
Rathert Heights	3200	30
Richardson Washington Park	3900	50
Roth Grove	4000	45

<b>Sadler Place</b>	<b>5000</b>	<b>40</b>
<b>Spring Avenue</b>	<b>5300</b>	<b>50</b>
<b>Sutter Estates</b>	<b>4300</b>	<b>45</b>
<b>Sutter Heights</b>	<b>3400</b>	<b>30</b>
<b>University Park: Amherst Blocks 7000-7300 Tulane and Dartmouth Blocks 7000-7100 Parcels north of and not including 728 Pennsylvania</b>	<b>4000</b>	<b>40</b>
<b>University Park No. 2</b>	<b>3800</b>	<b>40</b>
<b>University Terrace</b>	<b>3300</b>	<b>40</b>
<b>Vernon Place</b>	<b>3400</b>	<b>30</b>
<b>West Chamberlain Park</b>	<b>2900</b>	<b>25</b>
<b>West Delmar</b>	<b>5500</b>	<b>50</b>
<b>West Lawn</b>	<b>4000</b>	<b>30</b>
<b>West Portland</b>	<b>5100</b>	<b>40</b>
<b>West University No. 3</b>	<b>4500</b>	<b>40</b>

DRAFT



**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

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**MEETING DATE:** January 28, 2019

**AGENDA ITEM TITLE:** Text Amendment to Section 400.3090 in Article VIII, Division 3 of the University City Zoning Code

**AGENDA SECTION:** Unfinished Business

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

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

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### BACKGROUND REVIEW:

The proposed Text amendment would allow residential property owners to reconstruct a dimensionally non-conforming, existing accessory structure so long as the reconstruction does not increase the degree of dimensional non-conformity.

The Zoning Code currently does not allow reconstruction of dimensionally non-conforming accessory structures unless they are brought into compliance with current code requirements. Many of the accessory structures in University City do not comply with current dimensional and setback requirements, making the possibility of reconstructing such structures to come into compliance unnecessarily burdensome and expensive rather than practical. The intent of this amendment is to allow for residential property owner's to reconstruct their non-conforming accessory structures so long as the degree of non-conformity is not increased.

The Plan Commission reviewed the proposed Text Amendment at their November 28, 2018 meeting and recommended approval.

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 January 14, 2019. The second and third readings and passage of the ordinance could occur at the subsequent January 28, 2019 meeting.

### ATTACHMENTS:

1: Transmittal Letter from Plan Commission  
3: Draft Ordinance

**RECOMMENDATION:** The City Manager recommends approval of this item.



**Plan Commission**

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

December 5, 2018

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Text Amendments for Section 400.3090 of Article 8, Division 3 pertaining to Non-conforming Structures of the University City Zoning Code

Dear Ms. Reese,

At its regular meeting on November 28, 2018 at 6:30 pm in the Hernan Park Community Center, 975 Pennsylvania Avenue, University city, Missouri, 63130, the Plan Commission reviewed the above-referenced Text Amendment.

By a vote of 5 to 0, the Plan Commission recommended approval of the Text Amendment.

Sincerely,

Michael Miller  
University City Plan Commission

INTRODUCED BY: Councilmember Jeff Hales

DATE: January 14, 2019

BILL NO. 9378

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3090 – NON-CONFORMING STRUCTURES, RELATING TO DISTRICT REGULATIONS; 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 to which the premises located therein may be put; and

WHEREAS, the City Plan Commission in a meeting held at the Herman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on November 28, 2018 at 6:30 pm recommended an amendment of Section 400.3090 – Non-conforming Structures; and

WHEREAS, due notice of a public hearing to be held by the City Council in the 5<sup>th</sup> Floor City Council Chambers at City Hall at 6:30 pm, January 14, 2019, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on December 20, 2018; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the 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 Section 400.3090 and as so amended shall read as follows (where applicable, bolded text is added text and stricken text is removed):

Article VIII, Division 3  
Section 400.3090 - Non-conforming Structures

A. Non-Conforming Structures Associated With Conforming Uses. Any non-conforming structure, which is associated with a conforming use, may remain as a non-conforming structure, subject to the following provisions:

1. Enlargement, repair, alterations. Any such structure may be enlarged, maintained, repaired or remodeled; provided however, that no such enlargement, maintenance, repair or remodeling shall either create any additional non-conformity or increase the degree of existing non-conformity of all or any part of such structure, except as may be permitted under Section 400.3100 of this

Article.

2. **Damage or substandard conditions.** Any such structure shall be subject to the provisions of Section 400.3120 of this Article.

3. **Moving.** No such structure shall be moved, in whole or in part, to any other location on the same or any other lot within University City unless the entire structure shall thereafter conform to the provisions of this Chapter after being moved.

4. **Reconstruction of accessory structures in residential districts.** Any accessory structure may be reconstructed, in whole or in part, provided that no such reconstruction shall increase the existing dimensional non-conformity.

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

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**MEETING DATE:** January 28, 2019

**AGENDA ITEM TITLE:** Resolution 2019-1  
For Fiscal Year 2018-2019 - Budget Amendment # 2

**AGENDA SECTION:** New Business

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

**BACKGROUND REVIEW:** Attached is the second budget amendment of fiscal year 2019 for the Proprietary Funds. This amendment includes the increases of revenues and expenditures.

### Proprietary Fund

#### Revenues:

- 1) **Internal Services Fund** – line item - Charges for City Services - \$1,559,900
- 2) **Solid Waste** – line item - Charges for City Services - \$3,122,500
- 3) **Golf Course** – line item - Charges for City Services - \$725,000

The original budget that was previously considered, had a total revenue balance of \$3,847,500 for line item Charges for City Services. The total revenue balance for line item Charges for City Services should have stated \$5,407,400. Total Proprietary Fund addition to Revenue is \$1,559,900.

#### Expenditures:

- 1) **Internal Services Fund** – line item - Public Works - \$1,534,000
- 2) **Solid Waste** – line item - Public Works - \$3,263,600
- 3) **Golf Course** – line item - Public Works - \$715,800

The original budget that was previously considered had a total expenditure balance of \$3,979,400 for line item Public Works. The total expenditure balance for line item Public Works should have stated \$5,513,400. Total Proprietary Fund addition to Expenditures is \$1,534,000.

This amendment will increase the total Proprietary Fund reserve by approximately \$1.5 million.

Note: this amendment is due to a mathematical error in the budget book.

**RECOMMENDATION:** City Manager recommends approval.

**ATTACHMENT:** The Resolution for approval of the amendment is attached.

**Proprietary Funds  
Combined Statement of Budgeted Revenues, Expenditures,  
and Changes in Fund Balance**

	Internal Services	Solid Waste	Parking Garage	Golf Course	Total
<b>Revenues:</b>					
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Grants	-	-	-	-	-
Licenses	-	-	-	-	-
Gross Receipts Tax	-	-	-	-	-
Inspection Fees	-	-	-	-	-
Charges for City Services	1,559,900	3,122,500	-	725,000	3,847,500
Parks & Recreation Fees	-	-	-	-	-
Municipal Court & Parking	-	-	161,200	-	161,200
Interest	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
<b>Total Revenues</b>	<b>1,559,900</b>	<b>3,122,500</b>	<b>161,200</b>	<b>725,000</b>	<b>4,008,700</b>
<b>Expenditures:</b>					
Legislative	-	-	-	-	-
City Manager's Office	-	-	-	-	-
Human Resources	-	-	-	-	-
Information Technology	-	-	-	-	-
Finance	-	-	-	-	-
Municipal Court	-	-	-	-	-
Police	-	-	-	-	-
Fire	-	-	-	-	-
Community Development	-	-	158,500	-	158,500
Parks, Recreation & Forestry	-	-	-	-	-
Public Works	1,534,000	3,263,600	-	715,800	3,979,400
Debt Service	-	-	-	-	-
Other	-	-	-	-	-
Capital Improvement	-	-	-	-	-
<b>Total Expenditures</b>	<b>1,534,000</b>	<b>3,263,600</b>	<b>158,500</b>	<b>715,800</b>	<b>4,137,900</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>25,900</b>	<b>(141,100)</b>	<b>2,700</b>	<b>9,200</b>	<b>(129,200)</b>
<b>Other Financing Sources (Uses):</b>					
Operating transfer in	-	-	-	-	-
Operating transfer out	-	75,000	-	150,000	225,000
<b>Changes in Fund Balance FY 19</b>	<b>25,900</b>	<b>(216,100)</b>	<b>2,700</b>	<b>(140,800)</b>	<b>(354,200)</b>
<b>Fund Balance July 1, 2018 (Est.)</b>	<b>1,498,000</b>	<b>263,000</b>	<b>500,000</b>	<b>500,000</b>	<b>1,263,000</b>
<b>Fund Balance June 30, 2019</b>	<b>\$ 1,523,900</b>	<b>\$ 46,900</b>	<b>\$ 502,700</b>	<b>\$ 359,200</b>	<b>\$ 908,800</b>



**Resolution 2019 - 1**

**A RESOLUTION AMENDING THE FISCAL YEAR 2018-2019 (FY19)  
BUDGET – AMENDMENT # 2 AND APPROPRIATING SAID AMOUNTS**

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2018, was approved by the City Council and circumstances now warrant amendment to that original budget.

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

Adopted this 28th day of January, 2019

\_\_\_\_\_  
Mayor

Attest:

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

Certified to be Correct as to Form:

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





## Council Agenda Item Cover

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**MEETING DATE:** 1/28/2019

**AGENDA ITEM TITLE:** Defer Payment of Refuse Service Collection Fees by Federal Employees working without pay or on furlough during the partial shutdown of the United States Government

**AGENDA SECTION:** New Business

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

### **BACKGROUND REVIEW:**

The Federal government shutdown issue is affecting approximately 800,000 Federal workers across our nation. On January 24<sup>th</sup>, two bills failed in the Senate that was aimed at ending the impasse between Congress and President Trump and reopening the government. As a result of the bills failing, Federal workers will experience another missed pay period.

The attached resolution would authorize the City Manager to ensure that all federal employees working without pay or on furlough continue receiving City refuse collection service and that any interest and penalties accruing on delinquent fees be waived, thereby allowing the employees to defer payment of the fees without consequence.

**RECOMMENDATION:** City Manager recommends approval.

### **ATTACHMENTS:**

- 1) Draft Resolution 2019-2

**Resolution 2019 - 2**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO DEFER PAYMENT OF REFUSE SERVICE COLLECTION FEES BY FEDERAL EMPLOYEES WORKING WITHOUT PAY OR ON FURLOUGH DURING THE PARTIAL SHUTDOWN OF THE UNITED STATES GOVERNMENT**

**WHEREAS**, the United States government has been under partial shutdown since on or about December 22, 2018; and

**WHEREAS**, the cessation in funding affects hundreds of thousands of federal employees, who missed their first paycheck on or about January 11, 2019, and are working without pay or are on furlough; and

**WHEREAS**, University City is home to many federal employees and the City Council values the daily contributions made by these public servants; and

**WHEREAS**, the City Council recognizes the importance of ensuring that residents of all income levels are able to afford basic services, including refuse collection service; and

**WHEREAS**, Municipal Code Chapter 230. Article III, lists the fees for refuse collection service, and if the fees are not timely paid, interest and penalties are imposed and refuse collection service is halted; and

**WHEREAS**, the City Council desires that during the partial shutdown all federal employees working without pay or on furlough continue to receive City refuse collection service and that any interest and penalties accruing on delinquent fees be waived, thereby allowing the employees to defer payment of the fees without consequence.

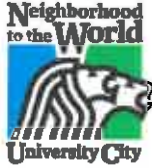
**NOW, THEREFORE, BE IT RESOLVED** that during the partial shutdown of the United States government the City Manager is authorized to ensure that all federal employees working without pay or on furlough continue receiving City refuse collection service and that any interest and penalties accruing on delinquent fees be waived, thereby allowing the employees to defer payment of the fees without consequence.

Adopted This 28th Day Of January, 2019

\_\_\_\_\_  
Terry Crow, Mayor

Attest:

\_\_\_\_\_  
LaRette Reese, City Clerk



## Council Agenda Item Cover

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**MEETING DATE:** January 28, 2019

**AGENDA ITEM TITLE:** Amendment to Municipal Code for prohibiting parking on the east side of Trinity Avenue from Washington Ave. to the south to intersection with alley between Washington Ave. and Kingsbury Blvd.

**AGENDA SECTION:** New Business

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

---

### **BACKGROUND REVIEW:**

The Traffic Commissioners received a traffic request to prohibit parking on the east side of Trinity Avenue from Washington Ave. to the south to the intersection with an alley between Washington Ave. and Kingsbury Blvd. at the January 9, 2019 Traffic Commission meeting. There was supporting information submitted for the requested parking change due to the narrow width of the road and two-way traffic. Another factor considered in the Traffic Commission's examination of the request was the current COCA expansion project and regulations of parking as needed around this project site. The Commissioners, as a result, recommended that the City Council approve the request.

### **RECOMMENDATION:**

City Manager recommends that the attached Bill to enact an Ordinance for amendment to the Municipal Code be approved to effect the aforementioned parking prohibition on Trinity Ave.

### **ATTACHMENTS:**

1. Bill amending section 355.100 – Parking in Prohibited or Restricted Zone
2. Traffic Commission Staff Report

INTRODUCED BY:

DATE:

BILL NO: 9380

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC 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.** Schedule III of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is represented as highlighted. 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.** Schedule III of the University City Municipal Code is hereby amended to add "Trinity Avenue: East side thereof from a point starting at Washington Ave to Two Hundred and Thirty Two (232) feet South to the alley", where the City has designated as a "No Parking Zone", to be edited to the Traffic Code as the "Schedule III, Table III-E Parking Prohibited On Certain Streets At All Times.

**Traffic Schedules**

**Schedule III: Parking Restrictions**

**Table III-E Parking Prohibited On Certain Streets At All Times.**

The following streets or parts of streets are designated as places where the parking of vehicles is prohibited at all times:

**Trinity Avenue: West side thereof from Kingsbury Boulevard to Washington Ave**

**East side thereof from a point starting at Washington Ave to Two Hundred and Thirty Two (232) feet South to the alley.**

\* \* \*

**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 \_\_\_\_\_ 2019

\_\_\_\_\_  
MAYOR

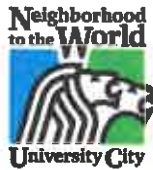
ATTEST:

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

CERTIFIED TO BE CORRECT AS TO FORM:

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

DRAFT



**Department of Public Works and Parks**  
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

### STAFF REPORT

**MEETING DATE:** January 9, 2018  
**APPLICANT:** City of University City  
**Location:** 500 Block of Trinity  
**Request:** Restrict Parking  
**Attachments:**

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#### **Existing Conditions:**

500 Block of Trinity Ave –No Parking



Currently there is a parking issue located in the 500 Block of Trinity Ave. There is a parking restriction on the west side of the block and because of the increased amount of parking problems that have arose on the east side of Trinity the possibility of restricting parking on the eastside is an option. There has been an increase issue due to the construction on the COCA building and parking in the area is limited.

#### **Request:**

The request is to Restrict Parking on the eastside of Trinity Avenue from Washington to the alley entrance to the south

#### **Conclusion/Recommendation:**

It is recommended that the Traffic Commission consider the option of restricting parking on the east side Trinity Ave from Washington Ave to the alley just south of the COCA building. Using the current Traffic Practices Guide it states "if a street is two way and the width is 28 feet wide or less parking should not be allowed, which is the case for Trinity Ave in this location.

M - 3 - 4