



MEETING OF THE CITY COUNCIL

LOCATION CHANGE

Heman Park Community Center - 975 Pennsylvania

University City, Missouri 63130

Monday, September 23, 2019

6:30 p.m.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS

1. Celebrating the 25th Anniversary - McKnight Place Extended Care

E. APPROVAL OF MINUTES

1. September 9, 2019 Study Session Minutes – Police Annex

F. APPOINTMENTS to BOARDS & COMMISSIONS

1. Susan Greenwald is nominated for re-appointment to CALOP for a second term by Councilmember Steve McMahon.

G. SWEARING IN to BOARDS & COMMISSIONS

2. M. Jean Russell to be sworn in to the CALOP Commission.
3. Mark Harvey to be sworn in to the Plan Commission.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

I. PUBLIC HEARINGS

1. Annual Property Tax Rates

J. CONSENT AGENDA – Vote Required

1. Community Development Block Grant (CDBG) Asphalt Overlay in Various Locations – Contract
2. Final Payment of Osage Conversion Build Ambulance
3. Betty L. Thompson Lifetime Achievement Award Ceremony and “I Pledge 2” March

K. CITY MANAGER’S REPORT

1. Presentation - Planning and Zoning Software

L. UNFINISHED BUSINESS

1. **BILL 9392** - AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES AND AUTHORIZING AND DIRECTING THE CITY MANAGER OF UNIVERSITY CITY TO ENTER INTO ON BEHALF OF SAID CITY A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES..”

M. NEW BUSINESS

RESOLUTIONS

1. **RESOLUTION 2019–15** - AN RESOLUTION ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2019 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT PLAN, AND FOR THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT.

BILLS

2. **BILL 9393** – AN ORDINANCE TERMINATING THE UNIVERSITY CITY COMMISSION ON HUMAN RELATIONS.

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. ADJOURNMENT



PROCLAMATION OF THE CITY OF UNIVERSITY CITY

WHEREAS, 25 years ago, locally owned and operated McKnight Place Extended Care opened on the campus of The Gatesworth in University City, adding a new dimension in care to what had become known as the region's premier independent senior living community; and

WHEREAS, the new Extended Care community welcomed new residents from across the St. Louis region and made it possible for residents who were already living independently at The Gatesworth to age in place knowing that, as their needs changed, they could enjoy a seamless transition into McKnight Place where they would still enjoy the personalized service, top-notch amenities and exceptional living environment they were used to; and

WHEREAS, McKnight Place Extended Care provides expert rehabilitative and skilled and long-term care to senior adults who have health conditions requiring expert care and attention 24-hours a day; and

WHEREAS, an estimated 60 residents of McKnight Place Extended Care now enjoy all the comforts of home, along with the safety, security, and supportive health care services and amenities they need to make each day as positive and fulfilling as possible, and

WHEREAS, McKnight Place and the entire Gatesworth campus - which now also includes assisted living and memory care services - continue to attract and retain a highly trained staff committed to making life more convenient, more enjoyable, and more vibrant for residents; and

WHEREAS, with over 500 employees meeting the needs of residents throughout the campus, McKnight Place Extended Care is part of a senior care community that is estimated to be one of the largest employers in University City.

NOW, THEREFORE, The City Council of University City in the State of Missouri, do hereby proclaim, Thursday, October 3, 2019, as:

"McKNIGHT PLACE EXTENDED CARE DAY"

In the City of University City and urge all citizens to join us in congratulating McKnight Place Extended Care on its 25th Anniversary and extending best wishes for many more successful years to come.

WHEREOF, we have hereunto set our hands and caused the Seal of the City of University City to be affixed this 23rd day of September in the year Two Thousand and Nineteen.

SEAL

Councilmember Paulette Carr

Councilmember Steve McMahon

Councilmember Jeff Hales

Councilmember Bwayne Smotherson

Councilmember Tim Cusick

Mayor Terry Crow

Councilmember Stacy Clay

ATTEST

City Clerk, LaRette Reese

**STUDY SESSION
OF THE UNIVERSITY CITY COUNCIL
5th Floor of City Hall
6801 Delmar
September 9, 2019**

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

The City Council Study Session was held in Council Chambers on the fifth floor of City Hall, on Monday, September 9, 2019. Mayor Terry 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
Councilmember Bwayne Smotherson

Also, in attendance was City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; Principal for Trivers Architecture, Amy Gilbertson; Senior Justice Planner for HOK, Bob Schwartz, and Vice President, Compliance Services for Environmental Operations, Inc., Bill Witts

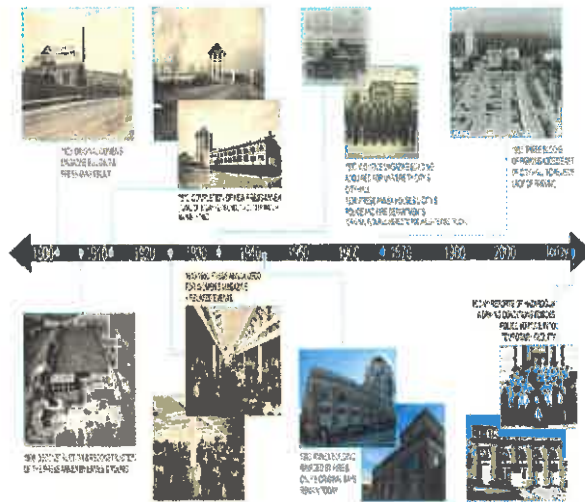
2. POLICE ANNEX PRESENTATION

Facility Assessment & feasibility Study

Mr. Rose stated tonight Council will hear a presentation on the findings from the Police Annex Study conducted by Trivers Architecture. Ms. Amy Gilbertson is the lead person on this project and she will start by introducing the other members of her team.

Ms. Gilbertson stated Trivers has been working with U City over the last several months studying the Annex by looking at it from a historic rehabilitation standpoint, a reuse standpoint, and its posture within the City. The other members of her team are Bob Schwartz from HOK, who is the justice consultant on the project with expertise in police programming; the department they decided to study in terms of a fit study for the Annex Building, and Bill Witts, who worked on the environmental hazardous materials side of the study. Ms. Gilbertson stated since tonight's presentation will only provide a high-level summary of their findings she would invite Council to ask specific questions about any of the undisclosed details.

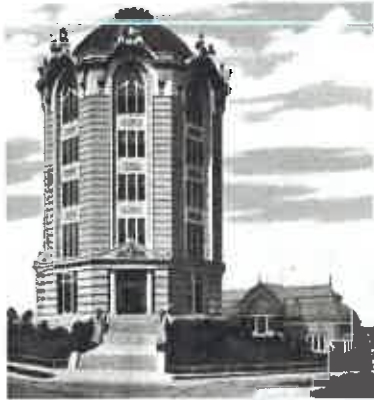
City Hall Annex History



Trivers

City Hall Annex History

- Conservatory - Built as the press annex to City Hall
- Redesign - Compatible with City Hall; 13 bays; two floors
- 1930/1940 - Police and Fire Departments move into building
- City Hall Plaza History District - one of four contributing businesses to this District; (as a result of a fire there are now only 5 bays.)



Project Goals

- Complete facility assessment and feasibility study to determine City Hall Annex building's usability for proposed program.
- Identify and outline recommendations for upgrades, modifications, and renovations to better serve the building's proposed functions
- Test fit possible programmatic solutions for the Police Department within and/or in addition to the City Hall Annex
- Determine how much of the police program can be housed within the Annex itself and to identify a program that could be housed elsewhere (if applicable).

Project Team

Project Team



Trivers

Architecture
Amy Gilbertson
Principal
Director
Protect Architect
Halle Hobbs
Project Designer

kpff

MAN SCOTT
Principal



Justice Planning
Bob Schwartz
Planning/Design Director

2000 10th
Northridge, CA 91324



**Environmental
Operations, Inc.**
CLEARING THE WAY

Environmental

Dee Slinger
Environmental Specialist

Environmental Analysis

Mr. Witts stated in order to determine what things; i.e., bulbs and ballasts, would have to be removed and disposed of prior to renovation, Environmental Operations performed an asbestos and miscellaneous materials inspection of the building. PSI performed a mold study several years ago, and this is a summary of both studies.

There was approximately:

- 10,000 square feet of floor tile and adhesives that contained asbestos, and
- 28,000 square feet of drywall and joint compound that contained asbestos

If any of this material is going to be disturbed during renovation it will have to be managed as asbestos-containing material, which means utilizing asbestos certified workers, air monitoring, containment of the areas being worked in, and removal prior to demolition and construction.

(Council's packet contains floor plans that illustrate the locations of where the asbestos-containing materials, water damage, and mold were observed.)

Asbestos & Lead

- 21 out of 65 samples tested positive for asbestos
- 47 out of 565 painted and glazed ceramic surfaces are lead-based by EPA standards
- 19 categories, totaling 1,382 items, were identified as regulated waste materials in the building
- Cost of abatement included in Cost Estimate

Fungal

- Fungal Evaluation completed by PSI in April 2016, identified locations and possible sources of airborne fungal amplification (visible mold, water staining, water damage, and efflorescence)
 - Recommended exterior of building be evaluated and repaired before interior remediation activities are implemented
 - Recommended completing fungal remediation at the same time as planned asbestos and lead abatement

- Recommended testing to make sure there are no mold spores in the air, and that all of the leaking windows, ceilings, and doorways are repaired

Program Evaluation - Phase I

Ms. Gilbertson stated they also toured the modular police facility. Pictures in the left column and the bottom row depict the existing Annex, and the upper four pictures depict the modular facility that the police are currently operating out of.

Program Evaluation



Trivers

Program Consensus

Mr. Schwartz stated he worked with the Department of Public Works and the Police Department to develop their programmatic needs, utilizing nine standards.

- The Annex Building will meet operating standards and guidelines as described by:
 - Missouri Police Chiefs State, Certification Standards
 - International Association of Chiefs of Police, Police Facility Planning Guidelines.
 - International Association for Property and Evidence, Inc., Professional Standards
 - American Correctional Association, Adult Local Detention Facility Standards
 - CPTED – Crime Prevention Through Environmental Design Principles
 - Americans with Disabilities Act
 - Prisoner Rape Elimination Act
 - International Building Code
 - NFPA 101

Program Evaluation



Trivers

Program Evaluation - Phase II

The open boxes on top of each category represent the square footage available today and the solid color represents the need. The total reflects that there is a need for an additional 11,000 square feet.

The existing facility is approximately 25,500 square feet. Although it was constructed expeditiously, it was purposed specifically for the Police Department and has been servicing their needs. However, the proportion of space is not adequate for staff, i.e., Field Operations, the Bureau of Services, and the Bureau of Investigation.

Ms. Gilbertson stated the graph also indicates the areas where there is a need for growth and the areas where there is more space than necessary for that specific component of the program.

The evaluation also included an analysis of how this facility interfaces with the Municipal Court and lobby. Bringing the courts back into the building versus utilizing the Rec. Center would lead to a much more efficient operation.

Available Program Area

Existing Modular Building

- No Municipal Court Functions
- 29,700 Square Feet

Proposed Annex Building

- Includes Municipal Court Functions
- 37,434 Square Feet

Satellite Substation

- 5,886 Square Feet

Feasibility Analysis

(Totals include abatement. The conceptual design estimates also include hefty contingencies based on indefinites.)

1. Renovate Annex Building + Renovate Substation		
Renovate Annex Building	\$12,949,995	\$345.94/SF
Renovate Substation (Location to be determined)	\$ 1,677,093	\$284.93/SF
Option 1 Total:	\$14,627,088	
2. Renovate Annex Building + Build New Substation		
Renovate Annex Building	\$12,949,995	\$345.94/SF
Build New Substation (Location to be determined)	\$ 2,923,569	\$496.70/SF
Option 2 Total:	\$15,873,564	
3. Build All New Building		
Building New Police Department Building	\$18,593,467.80	\$496.70/SF
No Substation	\$ 0	\$0/SF
Option 3 Total:	\$18,593,467.80	

Design Team Recommendations

- Renovate Annex Building + Renovate Substation if additional space is needed
 - Primary police function remains in the same location
 - Revitalization of historically significant and under-utilized building
 - Most cost-effective solution

Councilmember Clay asked if the scope of this study was to look at the use of this building for police purposes only? Ms. Gilbertson stated that is correct, however, it could be used for other purposes. The police can probably speak to dollars per square foot for their use, which has a higher level of requirements in terms of construction. So a different use would likely have a lower cost.

Councilmember Clay stated since his opinion has always been that Council will be undertaking a generational decision with this project, one thing he would suggest is that it be viewed in the context of the Space Needs Assessment that is currently taking place. This is a building that certainly needs a use, but whether or not a police facility is the best use can only be determined in the context of looking at all of the City's facilities.

The second thing he would offer to his colleagues and the City Manager is that whenever he has looked at similarly situated cities or school districts the buzz word seems to be consolidation as opposed to expansion; taking two, three or even more facilities and trying to consolidate them into one or two. Today, we find ourselves in an inner ring suburban area with a declining population and given where we are it seems as though this should be an expansion, rather than running counter to the trends. What other organizations have recognized is that while one building may be significantly smaller than another building, combined they represent two HVAC systems; two parking lots, and two of everything that needs maintenance and attention. So to maintain two facilities he would want to understand; to the degree possible, what that maintenance is going to look like. Because in his opinion, this is something that has to go into Council's decision-making process as they analyze this study and any other possibilities.

Ms. Gilbertson asked Councilmember Clay if his reference to two facilities included the modular facility because it would go away? Councilmember Clay stated he was not, although since that facility is here, we have to acknowledge its existence. Ms. Gilbertson stated that was an issue that had not been completely decided.

Councilmember Carr questioned whether it was a correct assumption based on the Program Evaluation that the needs of the City's Police Department have increased? Mr. Rose stated based on the information presented to Trivers by the police it appears to be expanding. However, he is not convinced, nor has he studied whether such an expansion is needed at this point in time. The main focus of this analysis was to determine whether any operations could be housed out of the Annex, with a specific emphasis on the police since it might require a higher level of renovation. But the second step related to this process is the Space Needs Analysis, and as a part of that study, his intent is to drill down on the needs of the police, as well as the entire organization.

Councilmember Carr stated if you accept the analysis outlined under the Program Evaluation, in terms of operations, it looks like the police will require some expansion and modernization. So in spite of the fact that the School District may be losing students, she has not seen a decrease in crime and therefore believes that the City's first line of defense should have an adequate facility.

When looking at the needs analysis she thinks consideration should be given to the fact that each of those relative departments may now have a different function than they had previously. Not because the City's population has dropped from 65,000 to 35,000 over the past fifty years, but because we are expecting more from these departments, requiring them to provide functions that may not have been necessary in the '60s and '70s. So on one hand, she would concur with Councilmember Clay's suggestion to see what the maintenance is going to look like before making a decision. But on the other hand, the City is working with a team of experts in this field, so it would be reasonable to believe that the police operations are pretty accurately reflected. She stated while there could be some consolidation once the conditions have been truly justified, at this point, she is not sure that they have been.

Mr. Rose stated one thing he would ask everyone to keep in mind is the Ferguson Report. Even though the most efficient and effective structure might be a consolidation of the police and courts, from a practical standpoint that might not be the best alignment. There is strong interest at the State level to ensure that the relationship between the courts and police are kept separate whenever possible. These are some of the things that staff will have to consider as a part of the Space Needs Analysis that might dictate the location of these two operations.

Mayor Crow asked Ms. Gilbertson if she could provide him with the contingency percentage that has been filtered into the conceptual design estimates? Ms. Gilbertson stated her belief is that it is 20 percent, but she can email Mr. Rose with the actual number.

Mayor Crow stated he has always viewed City Hall as being both historic and significantly important and the Annex as historic, but not significant. Can you tell me what factors you relied on to reach the conclusion that the Annex falls in both of these categories?

Ms. Gilbertson stated since the Annex functioned as a support building to City Hall the historic significance has been attached to both buildings; especially in terms of their architecture, which for the most part is still intact on the exterior of the Annex. City Hall Plaza has four contributing buildings, City Hall is certainly one, and the Annex is another, so taken together, they create the Historic District. The Annex is also listed as a nominee on the National Register of Historic Places.

Mayor Crow stated he is also not convinced that the desired space indicated by the Police Department accurately represents the space needed. And one of the independent conversations he's had with mayors in some of U City's neighboring communities is the idea of collaborations versus expansions. So while he certainly understands that the initial concept may be challenging, it is something he would like Council to talk about.

He stated when Council went through this process some years ago the study generated at that time is virtually a total flip from your numbers. So what I'm trying to understand is why there is such a stark difference between the two studies as it relates to the cost to renovate; which the previous study listed as being much higher than a new build, and your analysis, which states that the cost per square foot is significantly less to rehab even with the inclusion of asbestos and mold remediation.

Ms. Gilbertson stated while she cannot speak to the first study, she can say that Trivers has put together the most qualified group of experts as possible. Their Estimator, Andrew Trivers, has completed over 100 historic buildings. It's what she does and it represents about half of what the firm has done over the last forty years. HOK certainly has the expertise to assist our firm with understanding the specific needs of police departments, and as Bob said, they used all of the criteria required to meet the current standards. Their team also included an environmental engineer because they knew that was another important aspect, and each one of these experts worked with Trivers throughout the entire study.

Mayor Crow stated he is not questioning the renovation numbers, but would like to know if the new build numbers include land acquisition costs and other related factors. Because historically when the City has built something it has not been built on land that is either owned or donated to the City. Ms. Gilbertson stated it has been a couple of months since they completed the cost estimates, so she would have to review the numbers in more detail to determine whether the land acquisition was included.

Mayor Crow stated while he is more likely to lean towards rehabbing the Annex, he would like to make sure Trivers has had an opportunity to review the first study and provide Council with any feedback that they can on the differences.

Councilmember Hales stated another key element in the previous study was the suggestion to take down and rebuild all of the exterior walls, which is something this analysis, does not seem to be recommending. But based on his recollection, Trivers' new build cost is fairly close to the previous study.

Ms. Gilbertson stated since that previous study was prepared the envelope of the Annex has been restored and the windows replaced. So their renovation costs only include roofing and some minor work on the envelope.

Councilmember Carr stated other costs in the previous study were related to the need to seismically reinforce the building and add an extension.

However, Trivers' analysis indicates while there are other things that could be done, they would equate to additional costs. So in a sense, this seems like a comparison of apples to oranges, rather than apples to apples.

Mr. Schwartz stated he and the Chief of Police started out with much larger numbers, however, they worked extensively to reduce the programs to a number they believed was manageable.

Councilmember Smotherson stated he is somewhat torn about his feelings towards this analysis because his hope was that Council would not give any consideration to putting the police back in the Annex. And something that plays a major part in that division is Councilmember Clay's statement about the importance of this plan being viewed as a generational decision. Why would you put, what he believes, is the best police force in St. Louis County, in a location that does not provide them with the opportunity to grow, or somewhere they could be proud of? When you think about the Chief's first presentation which depicted the construction of a new state-of-the-art police station, to some degree, this study would be an insult. So why should we take a step backward and allow a future Council to make a decision that ultimately, will have to be made?

Councilmember Smotherson stated another thing he is curious about is why the standards of U City's police force were not included in the Program Consensus with the other nine agencies? What is the Union's perception of this plan? That's something he would like to hear from them. And why was their department the only one considered in this analysis?

Mr. Rose stated initially, staff was aware that some operation would likely go into the Annex; and today, they are still uncertain as to what operation that will be. But what they did understand is that if Council decided to keep the police in the Annex, the relocation of that department would represent the highest cost they were going to experience. At this point, no recommendations have been made or will be made about what operation should be located in this space until after the Space Needs Assessment has been completed; which is the next step. Mr. Rose stated as a part of that study related to relocation, he will be looking at three guiding principles:

1. To ensure that the operations can effectively and efficiently provide services to our residents;
2. To ensure that City employees are in a safe and comfortable environment, and,
3. To ensure that the cost to taxpayers is minimized.

Councilmember Cusick asked what the Space Needs Analysis would encompass, and if there was a timeline for its completion? Mr. Rose stated Council and staff will come together as a team to identify all of the open spaces and talk with staff to determine whether their operations could be more efficient if they were structured differently. So if he gets a consensus from Council today to move forward with this study, the next step will be to determine if an RFP is needed. If the answer is yes, staff will attempt to have it issued within the next 30 days. However, based on the level of knowledge Trivers already has about the City's existing operations, he is doubtful that another company could reasonably compete. But that's another internal discuss that will need to take place.

That said, Mr. Rose stated he will be able to respond to the question about a timeline for this Study after determinations have been made regarding the RFP, the scope of work has been established, and he has received some initial feedback from the contractor selected to perform the study.

Councilmember Cusick questioned whether the study would take a new facility for the police into consideration? Mr. Rose stated the study will consider existing and new spaces if they are deemed to be necessary. However, a big part of minimizing costs will be to make a concerted effort to fit all of the City's departments into the spaces that currently exist. If that cannot be achieved, then subsequent discussions will take place to determine what is needed; no matter what operation it may impact.

Councilmember Cusick stated in his opinion, this is more than just a brick and mortar issue, there are a lot of psychological issues that also need to be considered. Will relocating this department to the Annex provide these vital employees with the type of environment and state-of-the-art facility that makes them proud to get up and come to work every day? What kind of subjective message will we be sending to our residents and the Police Department about the value of their safety and significance to this City? Is relocating this department to the Annex the kind of emblem of protection this Council and their constituents really want to project? Councilmember Cusick stated he is in total agreement with Councilmember Smotherson; it's time for U City to move forward.

Mr. Rose stated in his opinion, he does not believe that placing the police in a state-of-the-art facility and the renovation of the Annex are mutually exclusive. Oftentimes it's difficult for people to imagine exactly what a finished project will look like, and that's why the City has employed experts to assist them with how to make it work. He stated the City of Clayton took one of their old buildings and renovated it for their Police Department. Looking at it now, you probably could not imagine the transformation from its original state to how it appears today. He stated at this point, the process is to bring all of this information forward to provide Council with options when tasked with making decisions about how they want to see their departments structured and where they should be located. So while he is certainly not saying that U City should employ the same strategy as Clayton, the costs associated with making these determinations will play a major role.

Ms. Gilbertson stated although she understands that Trivers is only the architect for this study, they have completed renovations for Federal buildings, courthouses, police stations, and numerous workplaces. And on all of these projects, a goal they've been able to achieve is to make sure everyone is excited about the final outcome. They really don't build them like they used to. And renovating the Annex is a far more sustainable solution than building something new because oftentimes, the savings will allow you to add more bells and whistles.

Councilmember Clay asked when work on the Comprehensive Plan was scheduled to begin? Mr. Rose stated as a part of the FY20 Work Plan, staff will be issuing an RFP for a consultant to assist with the plan on the thirteenth of this month.

Councilmember Clay stated this Council finds itself at a pivotal point in time, where they are going through comprehensive planning and laying out what this community will look like for the next twenty some odd years.

And he thinks this conversation has to be a part of that. Certainly, Council wants what the community desires as it relates to public safety to align with the type of facility the police would like to inhabit. So is there any contemplated intersection between the Space Needs Assessment and the Comprehensive Plan that might help to enact that vision? Mr. Rose stated often the driving force behind a police facility is how effective and efficient it will be with reducing crime. And sometimes that is very different than simply saying a facility will look nice at one location versus another. Therefore, he had not given any consideration to integrating the Space Needs Assessment with the Comprehensive Plan. He stated what he has considered is that any recommendation he provides to this Council will have to be largely centered on how U City can ensure that its approach to policing is effective, and how its buildings should be integrated into that approach.

Councilmember Clay stated he sees the two being aligned because, in his mind, this is about more than just leasing for space needs. If we are laying out a vision for what our community will be, clearly public safety is among the key elements. Now, while our citizenry may not have deep justice construction experience, they do possess a vision for what policing should look like; which we know from a community-oriented policing perspective is a part of what they do. So, to the degree that we can incorporate elements of that into our Space Needs Assessment might be beneficial. After all, every element of this plaza impacts our citizens; it functions for them. They are the ones who interact with this space, so he thinks their voice has to be a part of the considerations when you think about space and what our facilities should look like.

Mr. Rose stated while Council may decide that the inclusion of community meetings to vet the information provided to them from the Space Needs Assessment is an important component, it will not be the initial phase.

Councilmember Carr stated Space Needs Assessments are primarily established to evaluate the needs of employees, programs, and services, in order to meet current and future space requirements that encourage productivity. So while the people who live here may walk into the lobby of City Hall with the desire to have cheerful interactions with well-organized employees, for the most part, residents are not, the focus of this study.

While I certainly think we should support the police, as many of you may know, she and Councilmember Smotherson are on the opposite sides of this issue. Councilmember Carr stated she worked very hard to make sure the Annex was protected from outside sales without the say-so of the people. And she believes it would not be moving backward to consider its renovation. As Mr. Rose pointed out, the Clayton facility; which is probably one of the most state-of-the-art facilities in St. Louis County, was rehabbed from a building built back in the '70s. So by no means does she think it would be disrespectful to house our police in a clean, safe, state-of-the-art, rehabbed facility, as long as their salaries are commensurate with the market and the City is providing them with adequate training. At the end of the day, the decision resides with Council; after consultation with staff and our citizens. And while she would agree that the Space Needs Study is mandatory to that decision-making process, she does not think this is the type of issue where they need to hold open public meetings for two years before reaching a resolution.

Councilmember Carr stated she's glad that the City has moved away from the plan to warehouse its Police Department at the Annex while attempting to build something new. And she's glad they are pursuing this kind of systematic approach to determine exactly what is needed because she believes in sustainability. But continuing to carry empty buildings that are sick; as this one is, is a very bad decision.

Councilmember Smotherson stated he appreciates the historic significance of the Annex and would like to see it remain in U City. But the way he sees it, City Hall and the Annex represent the City's government center and therefore it should be used as such. He stated can recall some of the incidents that police were involved in out on the parking lot which oftentimes resulted in an unsafe environment for the employees that worked here, as well as the general public. So in his opinion, relocating the police back to this building would not be in their best interest.

Councilmember Smotherson stated based on his understanding, the building renovated for Clayton's Police Department was a much larger building than the one they were previously housed in. And their new location, which sits on Brentwood Blvd. does not impact their City Hall located on Big Bend Blvd.

He stated he simply does not see anything to be proud about or forward-thinking by relocating the police to the Annex; especially when he thinks about the psychological impact it could have on the members of that department.

Mayor Crow stated his interpretation of the proposal is that the rehabbed facility would have an open architecture allowing for the design of spaces that are appropriate for current policing techniques.

Ms. Gilbertson stated this proposal was merely a conceptual block plan to do a test fit, but the actual project will consist of a complete gut rehab designed specifically to meet the needs of the Police Department.

Mayor Crow asked if the proposal included conversations with members of City's staff or if it was basically prepared externally? Ms. Gilbertson stated her understanding is that the Police Department and Public Works were involved in the programming sessions.

Mr. Rose concurred that input was provided by both members of the police and public works departments, however, based on the likelihood that Council would agree to move forward with the Space Needs Assessment emphasis was placed on whether the City could operate out of this facility, rather than where people should be located.

3. ADJOURNMENT

Mayor Crow thanked Amy and her team for their presentation and adjourned the meeting at 6:27 p.m.

LaRette Reese
City Clerk



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: 2019 Annual Property Tax Rates

AGENDA SECTION: Public Hearing

CAN THIS ITEM BE RESCHEDULED? No

BACKGROUND REVIEW:

The Council of the City of University City will hold a public hearing at 6:30 pm on **Monday, September 23, 2019**, at Heman Park Community Center, 975 Pennsylvania Avenue, on the proposed property tax rates. The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget.

This levy is subject to change pending action of the City Council.

The Library will hold a separate public hearing at 5:15 pm on **Wednesday, September 25, 2019**, at the Library, 6701 Delmar Boulevard, in the Boardroom.



City of University City Notice of Public Hearing – New Location 2019 Tax Rate

The Council of the City of University City will hold a public hearing at 6:30 p.m. on **Monday, September 23, 2019**, at **975 Pennsylvania Ave., Heman Park Community Center**, on the proposed property tax rates. The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council.

The Library will hold a separate public hearing at 5:15 p.m. on **Wednesday, September 25, 2019**, at the Library, 6701 Delmar Boulevard, in the Boardroom.

<u>Assessed Valuation</u>	<u>Current Tax Year 2019</u>	<u>Previous Tax Year 2018</u>
<u>City of University City</u>		
Residential	\$607,408,940	\$525,974,350
Commercial	\$74,293,224	\$68,343,640
Personal Property	\$66,672,882	\$62,763,554
<u>Library</u>		
Residential	\$607,408,940	\$525,974,350
Commercial	\$74,293,224	\$68,343,640
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<u>University City Loop Special Business District</u>		
Residential	\$1,418,480	\$1,561,030
Commercial	\$9,999,350	\$8,660,020
<u>Parkview Gardens Special Business District</u>		
Residential	\$19,482,250	\$15,644,270
Commercial	\$1,821,940	\$1,815,630

	<u>Proposed Tax Rates</u>			<u>Proposed Revenue 2019-2020</u>
	<u>Residential</u>	<u>Commercial</u>	<u>Personal</u>	
City – General Revenue	\$0.471	\$0.487	\$0.680	\$ 3,676,080
City – Pension	\$0.139	\$0.133	\$0.195	\$ 1,073,120
Library	\$0.365	\$0.345	\$0.408	\$ 2,747,473
University City Loop District	\$0.445	\$0.403	\$0.000	\$ 46,609
Parkview Gardens District	\$0.431	\$0.850	\$0.000	\$ 99,454

The proposed 2019 Tax Rates are based upon current information. **The rates are subject to change prior to adoption based upon additional information from St. Louis County Collector or State Auditor concerning the Tax Rate calculation.**

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact LaRette Reese at (314) 505-8605 prior to the hearing.

BY ORDER OF THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI
LaRette Reese, City Clerk
September 18, 2019



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Community Development Block Grant (CDBG) Asphalt Overlay in Various Locations – Contract Award

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED?: YES

BACKGROUND: As part of the City’s Capital Improvement Program to improve the roadway infrastructure one of the programs implemented is pavement resurfacing. Within this project four city blocks will be improved from their current rating of 2 on the PASER rating system to a 10.

This project will be funded 100% by the funds the City receives from the St. Louis County Office of Community Development. This year public works was allocated \$78,000.00.

The City advertised for bids for the CDBG Asphalt Overlay project and opened bids for the on August 30, 2019; the tabulation of bid proposals is as follows:

Contractor	Base Bid Price
E. Meier Contracting	\$74,947.50
Spencer Contracting	\$75,400.00
Ford Asphalt	\$80,175.00
Byrne and Jones	\$89,750.00

RECOMMENDATION: City Manager recommends that the City Council approve the award for the CDBG Asphalt Overlay Project to E. Meier Contracting, in the amount of \$74,947.50.

Attachment:
Location list

LOCATION

Street	From	To
Mendell Dr	Canton	Cul de sac
Elmore	Woodson	Sheridan
Elmore	Sheridan	Coolidge
Elmore	Coolidge	Grant



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Final Payment of Osage Conversion Build Ambulance

AGENDA SECTION: Consent

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW:

With Council's approval to reinstate EMS to the Fire Department, new ambulances had to be purchased and were approved by the City Council. One ambulance has been received and is currently in service and the attached invoice is for the second ambulance.

The Fire Department continues to work with HGACBuy (Houston-Galveston Area Council) Cooperative, a government procurement service, on these types of purchases.

The purchase of the ambulance has been included in the FY2020 budget as part of the CIP program. The funds will be taken from the Public Safety Sales Tax Fund.

RECOMMENDATION:

The City Manager recommends that the City Council approves the purchase of the ambulance in the amount of \$175,305.00.

ATTACHMENTS:

- Invoice #15678 from Emergency Supply Services (Final Payment).

Emergency Services Supply
2637 Drew Perry Rd
Jefferson City, MO 65109 US
jkehoe@osageind.com

INVOICE

BILL TO
University City FD
863 Westgate Ave
University City, MO 63130

SHIP TO
University City FD
863 Westgate Ave
University City, MO 63130

INVOICE # 15678
DATE 09/10/2019
DUE DATE 09/10/2019
TERMS COD

SHIP VIA
T-I Freightliner

TRACKING NO.
Matt Pagano

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/10/2019	AMBULANCE SALES 2020 Freightliner (Supplied) with an Osage Conversion Built According to Customer's Specifications	1	175,305.00	175,305.00
09/10/2019	Osage #5701 J2739 VIN: 1FVACWFD8LHLT5431			

BALANCE DUE

\$175,305.00



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Betty L. Thompson Lifetime Achievement Award Ceremony and “I Pledge 2” March

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

“I Pledge 2” has approached the City in regard to co-sponsoring their Betty L. Thompson Lifetime Achievement Award Ceremony for Missouri’s Unsung Heroes and “I Pledge 2” March which is to take place on Saturday, September 21st at Millar Park.

The event will honor several women who have selflessly served their communities and will also consist of a walk, booths for women entrepreneurs, refreshments and music.

The Parks Commission at their September 17, 2019 meeting, unanimously agreed to support their effort and would recommend the co-sponsorship of the event thus waiving fees associated with the use of the band wagon, bleachers, and additional trash cans in the amount of \$500.00.

RECOMMENDATION:

The City Manager recommends approval.

ATTACHMENTS:

1. “I Pledge 2” Book tour and March flyer.

“I PLEDGE 2”

Book Tour Launch *and* MARCH

*featuring the Honorable Betty L. Thompson
and*

Educator, VaNetta “Professor T.R.U.T.H.” Clark

in association with the

Inauguration of the “Betty L. Thompson” Lifetime Achievement Award *for* Missouri’s Unsung Sheroes!

**September 21, 2019 @Millar Park (University City)
on the Betty L. Thompson Trail**

Kick-Off Begins at 10:45 a.m.



Pictured: The Honorable Betty L. Thompson; Educator, Author, VaNetta “Professor T.R.U.T.H.” Clark

Refreshments and Live Band!

FREE BOOTH SPACE AVAILABLE for Women Entrepreneurs!

Contact Information: IPLEDGE2Tour@gmail.com



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Community Development Software Analysis

AGENDA SECTION: City Manager Report

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

Staff will be presenting a brief presentation pertaining to the current software that is being utilized by the department's staff. Specifically staff will be providing a background of the current MyGov software that is utilized by the department. The presentation will focus on the various functions that the software provides and the various concerns with its limitations as it pertains to inspections and code enforcement.

As part of the presentation staff will also provide a quick rundown of additional software options we could consider and the various components that are traditionally addressed within those packages. To better understand the comparison, and potential concern, staff will provide a side by side comparison of our current system with a comparable system that is a potential option.

At the completion, of the presentation, the goal is to provide Mayor and Council a better understanding of our current software and its identified limitations while providing a summary of the departments needs when considering future software options.

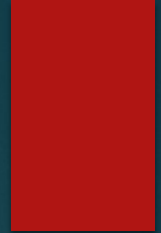
RECOMMENDATION: The City Manager recommends providing direction to staff on the software purchase.

Community Development Software Analysis



**CITY COUNCIL STUDY SESSION
SEPTEMBER 23, 2019**

SOFTWARE UTILIZED?



- ▶ MyGov:
 - ▶ City Implemented in April 2011
 - ▶ Web Based System
 - ▶ Utilize on Tablet
 - ▶ Permitting, Plan Review & Code Enforcement
 - ▶ Occupancy Permits / Business Licensing
 - ▶ Costs (\$3,720.00 @ \$620.00 Module – 10% Increase Annually)
 - ▶ Code Enforcement Subscription
 - ▶ GIS Monthly Subscription
 - ▶ License & Registration Subscription
 - ▶ Permits & Inspections Subscription
 - ▶ Request Manager Subscription
 - ▶ Work Order Subscription

CONCERNS?



- ▶ Scheduling
- ▶ Notices For Staff
- ▶ Web Based System
- ▶ GIS Setup for Efficient Use
- ▶ Updating
- ▶ Reporting

SOFTWARE OPTIONS?



- ▶ Tyler Technologies (New World)
- ▶ SmartGov
- ▶ CityGrows
- ▶ CityWorks
- ▶ GovPartner
- ▶ GovPilot

(Code Enforcement, Compliance Management, Finance, Utility Management)

SOFTWARE COMPARISON?



MyGov

Budget & Forecasting
Code Enforcement
Compliance Management
Fixed Asset Management
Inventory Management
License Issuance
Permit Issuance
Purchasing & Receiving
Self Service Portal
Taxation & Assessment
Utility Billing
Work Order Management

SmartGov

Budget & Forecasting
Code Enforcement
Compliance Management
Fixed Asset Management
Inventory Management
License Issuance
Permit Issuance
Purchasing & Receiving
Self Service Portal
Taxation & Assessment
Utility Billing
Work Order Management

GOAL OF SOFTWARE

- ▶ Automate Scheduling
- ▶ Build Stop/Go/Alert Dates
- ▶ Reporting / Accountability
- ▶ Efficient/Easy to Use (Public & Staff)
- ▶ Administratively Controlled

MOVING FORWARD

- ▶ All Systems will address;
 - ▶ Public Access
 - ▶ Security
 - ▶ Permit Intake/Billing/Issuance
 - ▶ Reporting
 - ▶ Support
 - ▶ Licensing
 - ▶ Training
 - ▶ GIS Utilization

MOVING FORWARD



- ▶ What We Should Look For:
 - ▶ Template Reporting or Not
 - ▶ Scheduling
 - ▶ Built In Clock
 - ▶ Easy Updating/ In House

Workflow Management System – Provides Accountability to Improve Efficiency

ESTIMATED COSTS/NEEDS

- ▶ Approximately 25 Licenses
- ▶ Annual Cost is Expected to be Similar – Setup Cost For New System
- ▶ Setup Will Vary Dependent Upon Vendor, Library, Etc.



THANK YOU

Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Saint Louis County Vector Control Services – Contract Renewal

AGENDA SECTION: Unfinished Business - Bill

CAN THIS ITEM BE RESCHEDULED?: YES

BACKGROUND: The City of University City's contract with Saint Louis County regarding vector control services expired in June of this year. The County has continued providing the services since the contract expiration coincided the season's ongoing mosquito and other vector control work and proposes a contract renewal for 5 years.

The County provides the below listed services under the vector control contract:

- 1) Larviciding: monitoring, identification and treatment of known mosquito breeding sites within the contracting municipality throughout the mosquito season. EPA-registered mosquito larvicide and environmentally friendly products and application methods are utilized.
- 2) Adulticiding: nighttime Ultra-Low Volume (ULV) mosquito adulticide applications on public roads, using truck mounted ULV machines. Adulticiding is done at the discretion of Saint Louis County Vector Control and is based primarily upon mosquito surveillance and testing results.
- 3) Rodent Abatement: this program is request-driven and provides rodent abatement services for the control of Norway Rats in public areas within the contracting municipality. Per a resident call and request, and after investigation by a Vector Control Specialist in the area of the complaint and its findings, proper control methods are utilized in public areas according to Integrated Pest Management protocols. Public areas where Norway Rat activity has been identified will be re-treated by prescribed methods as indicated on rodenticide labeling until rodent activity has been eradicated. On private property, residents receive professional recommendations on the control and exclusion of rodents and/or the resident is advised to contact a licensed private pest control operator to treat their property.

Fees for the 2019 season are as follows:

- 1) Larviciding: \$65.00/Hour
- 2) Adulticiding: \$92.00/Hour
- 3) Rodent Abatement: \$42.00/Hour

St. Louis County Best Practices program requires that the County provides all or none of these services to any municipality at the municipality's choice, for effectiveness in vector control results. \$20,000 is budgeted for the program costs in FY2020 in University City, which is in line with the previous years' expenditures for this service.

RECOMMENDATION: The City Manager requests approval of the attached Ordinance which authorizes the City Manager to enter into and execute a contract with St. Louis County for the performance of vector control services within University City.

ATTACHMENT:

- 1) Draft Local Government Contract with St. Louis County, Missouri for Vector Control Services

- 2) Bill for Authorizing the City Manager to enter into and execute a contract with St. Louis County for the performance of vector control services within University City

**LOCAL GOVERNMENT CONTRACT WITH ST. LOUIS
COUNTY, MISSOURI FOR VECTOR CONTROL SERVICES**

This contract is made and entered into this _____ day of _____, 20____, by and between the _____, a Municipal Corporation, (hereinafter referred to as "Municipality") and St. Louis County, Missouri, (hereinafter referred to as "County").

Witnesseth:

Whereas, Municipality has enacted Ordinance No. /Resolution No. _____ authorizing said Municipality to enter into this contract with County for vector control services to be performed within said Municipality through County's Department of Public Health; and

Whereas, County is authorized by Article II, Section 2.180 (20) of County's Charter to cooperate and contract with other political subdivisions for common services; and

Whereas, Section 604.020 SLCRO 1974, as amended, authorizes the County Executive to contract on behalf of the Department of Public Health with political subdivisions to provide public health services; and

Whereas, in conformity with Section 604.040 SLCRO 1974, as amended, the St. Louis County Council has adopted Resolution No. 6281, 2018, that sets forth the terms and conditions upon which vector control services are to be provided to Municipality; and

Now therefore, in consideration of the mutual promises and undertakings herein set forth, County and Municipality agree as follows:

1. County shall provide vector control services as indicated:
 - a. Mosquito Control Services:
 1. Including Adulticiding, per County guidelines, to include all necessary materials, equipment, and personnel.

Other mosquito control services:
 2. Including Larviciding, per County guidelines, to include all necessary materials, equipment, and personnel.
 - b. Rodent abatement services:
Including rodent inspections and abatement, per County guidelines, to include all necessary materials, equipment, and personnel.
2. Municipality shall:
 - a. Pay County for vector control services including adulticiding at the hourly rate of ninety-two dollars (\$92.00), for other mosquito control services including larviciding at the hourly rate of sixty-five dollars (\$65.00), and for rodent abatement services at the hourly rate of forty – two dollars (\$42.00).

- b. Make all payments by check payable to the order of "St. Louis County Department of Public Health". Billing will occur annually in January. Payments for the previous years' service, under above paragraph "a" of this section, must be received by County before the 31st day of March of the year services are provided. Remit payment to St. Louis County Department of Public Health, 6121 N. Hanley Road, Berkeley, MO 63134.
- 3. The costs per hour for services may be revised annually by County. County shall provide written notice to Municipality of the change in cost no later than May 1 of any year in which the services will be rendered.
- 4. The initial contract term shall be five (5) years, subject to changes in prices and services provided therein by County, as agreed to by Municipality. Either party may terminate this contract upon thirty days written notice.

St. Louis County, Missouri

By: _____
County Executive

Attest:

Administrative Director

APPROVED:

Director, Department of Public Health

Approved As To Legal Form:

County Counselor

APPROVED:

Accounting Officer

To be completed by Municipality representative

MUNICIPALITY

(Name Of)

By:

(Signature of authorized individual)

(Type name/title of authorized individual)

ATTEST:

City/Village Clerk

INTRODUCED BY:

DATE: September 9, 2019

BILL NO.: 9392

ORDINANCE NO.:

AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES AND AUTHORIZING AND DIRECTING THE CITY MANAGER OF UNIVERSITY CITY TO ENTER INTO ON BEHALF OF SAID CITY A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES.

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

Section 1. The City Manager of University City is hereby authorized and directed to enter into and execute a contract with St. Louis County, Missouri, whereby said County, by and through its Department of Public Health, will provide Victor Control Services within University City.

Section 2. The City shall compensate St. Louis County, Missouri, for services rendered at the hourly rate set forth in the contract and as such rates are changed in accordance with the terms and conditions of the contract between the City and St. Louis County.

Section 3. After execution thereof, this agreement shall be in effect for one (5) years. Either party may terminate the contract by written notice, at least thirty (30) days prior thereto.

PASSED this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

City Attorney



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: Resolution 2019-15 - Approving 2019 Annual Property Tax Rates

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: Each year the City must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2019 is a re-assessment year. The City's properties assessed value has increased approximately \$102.0 million or 15.8% from the last assessment in 2017. This increase resulted in decreasing residential rate from \$0.690 to \$0.610 and commercial rate from \$0.647 to \$0.620. The City is only allowed to receive additional revenue up to the Consumer Price Index (CPI) of 1.9% and for the value of new construction which was approximately \$1.8 million for residential.

Public Hearing on these rates is required on Monday, September 23rd at 6:30pm at the Heman Park Community Center (HPCC), 975 Pennsylvania Avenue.

The City has received the final assessed valuations from St. Louis County on September 16, 2019 after the Board of Equalization has completed the assessment appeal process. The rates have been calculated and reviewed by the Missouri State Auditor's Office which are reflected in the information below, on the attached schedule and resolution. These finalized rates are due to St. Louis County by October 1st.

Proposed Rates

2019 Total Residential Property Tax Levy	\$0.610
2018 Total Residential Property Tax Levy	\$0.689

RECOMMENDATION: City Manager recommends approval of the 2019 final rates as presented.

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

	2015	2016	2017	2018	-----2019-----		
					Residential	Commercial	Personal
City - General Revenue							
Residential	0.568	0.569	0.533	0.532	0.471		
Commercial	0.552	0.546	0.508	0.520		0.487	
Personal	0.680	0.680	0.680	0.680			0.680
City - Pension (Police & Fire)							
Residential	0.166	0.165	0.157	0.157	0.139		
Commercial	0.149	0.148	0.139	0.142		0.133	
Personal	0.195	0.195	0.195	0.195			0.195
TOTAL CITY RATE	0.734	0.734	0.690	0.689	0.610	0.620	0.875
Library							
Residential	0.259	0.259	0.246	0.245	0.365		
Commercial	0.238	0.235	0.220	0.225		0.345	
Personal	0.280	0.280	0.280	0.280			0.408
Loop Special Business Dist.							
Residential	0.586	0.586	0.407	0.404	0.445		
Commercial	0.498	0.498	0.454	0.455		0.403	
Parkview Gardens Special Dist.							
Residential	0.618	0.598	0.524	0.525	0.431		
Commercial	0.850	0.850	0.850	0.850		0.850	



City of University City Notice of Public Hearing – New Location 2019 Tax Rate

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The Library will hold a separate public hearing at 5:15 p.m. on **Wednesday, September 25, 2019**, at the Library, 6701 Delmar Boulevard, in the Boardroom.

<u>Assessed Valuation</u>	<u>Current Tax Year 2019</u>	<u>Previous Tax Year 2018</u>
<u>City of University City</u>		
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Residential	\$19,482,250	\$15,644,270
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	<u>Proposed Tax Rates</u>			<u>Proposed Revenue 2019-2020</u>
	<u>Residential</u>	<u>Commercial</u>	<u>Personal</u>	
City – General Revenue	\$0.471	\$0.487	\$0.680	\$ 3,676,080
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Library	\$0.365	\$0.345	\$0.408	\$ 2,747,473
University City Loop District	\$0.445	\$0.403	\$0.000	\$ 46,609
Parkview Gardens District	\$0.431	\$0.850	\$0.000	\$ 99,454

The proposed 2019 Tax Rates are based upon current information. **The rates are subject to change prior to adoption based upon additional information from St. Louis County Collector or State Auditor concerning the Tax Rate calculation.**

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact LaRette Reese at (314) 505-8605 prior to the hearing.

BY ORDER OF THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI
LaRette Reese, City Clerk
September 18, 2019

RESOLUTION 2019 – 15

A RESOLUTION ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2019 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT PLAN, AND FOR THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT

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

WHEREAS, the City of University City received the finalized assessed property valuations from St. Louis County on September 16, 2019 and subsequently calculated the proposed tax rates; and

WHEREAS, the City of University City conducted a Public Hearing on the proposed tax rates on September 23, 2019 after due and proper notification in the St. Louis Countian (Missouri Lawyers Media), a newspaper of general circulation.

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

Section 1. There is hereby levied for the year 2019 upon all real and personal property, subject to taxation, in the City of University City, Missouri, the following taxes for the following purposes, to wit:

- A. For general revenue purposes a tax of \$0.471 on residential property, a tax of \$0.487 on commercial property and a tax of \$0.680 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.
- B. For Police and Firefighter Retirement purposes a tax of \$0.139 on residential property, a tax of \$0.133 on commercial property and a tax of \$0.195 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2019 upon all real property, subject to taxation, in the University City Loop Special Business District, an additional tax of said district of \$0.445 for residential property and \$0.403 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 3. There is hereby levied for the year 2019 upon all real property, subject to taxation, in the Parkview Gardens Special Taxing District, an additional tax of \$0.431 for residential property and \$0.850 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

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

PASSED this _____ day of September, 2019.

Mayor

ATTEST:

City Clerk



Council Agenda Item Cover

MEETING DATE: September 23, 2019

AGENDA ITEM TITLE: An Ordinance Terminating the University City Commission on Human Relations

AGENDA SECTION: New Business - Bill

CAN THIS ITEM BE RESCHEDULED?: YES

BACKGROUND:

This Bill terminates the University City Commission on Human Rights and repeals Ordinance Nos. 6849, 6833, 4141 and 3777, relating to the creation of the Commission, its functions and duties, and the election of its chairman.

RECOMMENDATION: The City Manager recommends approval.

ATTACHMENT: Bill No. 9393

INTRODUCED BY:

DATE: September 23, 2019

BILL NO.: 9393

ORDINANCE NO.:

AN ORDINANCE TERMINATING THE UNIVERSITY CITY COMMISSION ON HUMAN RELATIONS.

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

Section 1. The University City Commission on Human Relations is hereby terminated.

Section 2. Ordinance Nos. 6849, 4141 and 3777, relating to the University City Commission on Human Relations, are hereby repealed.

Section 3. This ordinance shall take effect and be in force after its passage as provided by law.

PASSED this _____ day of October, 2019.

Mayor

ATTEST:

City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

City Attorney



Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

Meeting Minutes – University City Green Practices Commission
May 9, 2019
Location: Heman Park Community Center
Attendees Present: John Solodar (Chairperson), Liz Essman, Barbara Brain, Adam Staudt, Jonathan Stitelman, Jenny Wendt (Staff Liaison), Adam Brown (Staff)
Attendees Absent: Mary Gorman, Tim Cusick (Council Liaison)

1. Meeting called to order, Roll Call 5:34pm
2. Opening Round
 - a. Jonathan Stitleman will not be present at the next two meetings, he will be out of the South Africa and Uganda for the next 2 months.
3. Approval of Minutes
 - a. 04/11/19 Green Practices Commission Meeting Minutes were approved as is.
4. Special Presentations – None.
5. New Business
 - a. Better Together Municipal Meeting – May 13th. No discussion, meeting cancelled.
6. Old Business
 - a. Litter (Special Report from Liz Essman) A report was provided and discussed with the commission. (see attached) Some suggestions were brought up in addition to those shown on the attached report:
 - i. Check mowing contracts to see if litter removal is in the contract
 - ii. Ask Lions Against Litter if they could help with an audit
 - iii. Add “No Litter” to the digital message boards
 - iv. Ask about a camera at firehouse 2 to monitor illegal dumping at the dumpster
 - b. Inspector vehicles update: Jenny provided an updated spreadsheet of the vehicle costs – the replacement and maintenance costs have been updated so they are the same for gas and electric cars for ease of comparison. There will be a meeting with an electrician to discuss charging station costs.
 - c. Materials Recovery Facility: University City received a grant to study the feasibility of reopening the Materials Recovery Facility that was once functional in the building below the transfer station. Funding is expected to be received in the fall.
7. Council Liaison Update: N/A
8. Closing Round:

a. It was decided to change the layout of the tables and chairs for the Commission meeting.

9. Adjournment at 6:11 pm



Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

Meeting Minutes –
June 13, 2019

University City Green Practices Commission

Location:

Heman Park Community Center

Attendees Present:

John Solodar (Chairperson), Barbara Brain, Mary Gorman, Jenny Wendt (Staff Liaison), Adam Brown (Staff), Tim Cusick (Council Liaison), Juliet Kamau

Attendees Absent:

Adam Staudt, Jonathan Stitelman, Liz Essman, Timothy Dugan

1. Roll Call
2. Opening Round
 - a. Mary spoke with United Provisions about discouraging plastic bag usage with their customers, and United Provisions said that they already do this practice and will reinforce it.
 - b. Barbara Brain had first trash pickup on section of Midland Blvd that she adopted, went well and is seeking approval by naturalist chapter to bring in more volunteers.
 - c. Jenny mentioned there is litter removal in mowing contracts. Jenny mentioned there was no camera on one of the firehouses, but is working on getting one. Suggested to Adam Liz and Juliet work together on an anti-litter campaign.
3. Approval of Minutes
 - a. 6/13/19 Green Practices Commission Meeting Minutes
4. Special Presentations
 - a. Mary put signs on her dumpsters for tenets that discourage plastics in the dumpster, and it has been effective.
 - b. Public Comments - None
5. New Business
 - a. Don't bag recyclables! – sticker and awareness design was discussed with the commission. Some suggestions were brought up: instead of just focusing stickers on “no plastic bags”, there should also be a focus on not bagging recyclables. Suggested getting a graphic designer to make a unique sticker for the City.
 - b. Other contamination issues –
 - i. A Republic report was discussed with the commission. While there are significant amounts of contamination in the City's recycling, Republic is aware of the campaigns the City is doing to address this problem and is not charging the City extra fees at this time.

- ii. The commission had a discussion on the grant the City has received for the Oops! Program. There were some worries about residents who did not get their recycling picked up (due to contamination) putting their recycling in their neighbors bins, on the street, or in regular trash. Jenny said the plan was that recycling carts would not be taken away, but instead tagged for non-pickup. It is better for residents to put their recyclables in the trash than for residents to put non-recyclables in their recycling bins.
- iii. Mary brought up that her neighbors, Insomnia Cookies, do not have trash services for their building when they are legally required to. Jenny will discuss this with community development.

6. Old Business

- a. Group Solar Program update – Washington University, Midwest Renewable Energy Association, and the City of St Louis are creating a regional program for a solar group buy. Jenny has written a memo to the Director of Public Works and the City Manager describing the program and the steps the City must take to be involved. Adam assured that there is zoning and code regulations in the City code that can accommodate solar panels.
- b. EV charging stations in City Parking Lot update – Jenny applied for EDRST funds to put EV charging stations in the City Parking Lot, but the application was rejected for funding. The documentation still exists for a future application.

7. Council Liaison Update – Tim Cusick

- a. On Monday, June 10, the Council approved resolutions for the I-170 redevelopment. In the upcoming weeks, the developer will be meeting with the City Manager and City staff to start the process of doing the redevelopment project. Adam brought up Costco's sustainable development practices that appear on their website that could be useful to the commission.

8. Closing Round

- a. Barbara asked about St Louis County's development efforts on North & South Rd between Olive and Delmar. Tim couldn't comment but agreed the County is taking a long time to develop the road.
- b. The Public Works department was complimented for fixing potholes quickly in the City.

9. Adjournment at 6:14 pm.