MEETING OF THE CITY COUNCIL

VIA VIDEOCONFERENCE

Monday, July 13, 2020
6:30 p.m.

IMPORTANT NOTICE REGARDING PUBLIC ACCESS TO THE CITY COUNCIL MEETING & PARTICIPATION

City Council will Meet Electronically on July 13, 2020

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, the July 13, 2020 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar via the link below:

https://us02web.zoom.us/j/84592912208?pwd=WVNCNG9aUzEwWGtmMU5RdlJBMXk0Zz09
Password: 454108

Audio Only Call

Or iPhone one-tap :
US: +13126266799,,84592912208# or +19292056099,,84592912208#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)
Webinar ID: 845 9291 2208
International numbers available: https://us02web.zoom.us/u/kcJNMkyR1X

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Citizen Participation and Public Hearing Comments:

Those who wish to provide a comment during the "Citizen Participation" portion as indicated on the City Council agenda; may provide written comments to the City Clerk ahead of the meeting.

ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments, a **name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents, and elected officials during these challenging times.

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETINGS
Monday, July 13, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. June 15, 2020 – Study Session – FY21 Budget & Public Hearing
2. June 22, 2020 - Regular Meeting Minutes

F. APPOINTMENTS to BOARDS & COMMISSIONS

1. Kristen Sobotka is nominated for **re-appointment** to the Urban Forestry Commission by Councilmember Hales
2. Malik Johnson is nominated as a fill-in to the Urban Forestry Commission, replacing Irving Logan's expired/vacant seat by Councilmember Stacy Clay
3. Michael Hart is nominated as a fill-in to the Library Board, replacing Rubina Stewart-McCadney's unexpired term by Councilmember Stacy Clay
4. Thomas Jennings is nominated for **re-appointment** to the Pension Board by Councilmember McMahon
5. Tim Dugan is nominated for **re-appointment** to the Green Practices Commission by Councilmember Cusick

Procedures for submitting comments for Citizen Participation and Public Hearings:
*ALL written comments must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*
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G. CITIZEN PARTICIPATION

H. PUBLIC HEARINGS

1. Map Amendment – Rezone 711 Kingsland Avenue (Tru Hotel)

I. CONSENT AGENDA

1. U City in Boom Landscape Maintenance Agreement
2. Set Public Hearing on the Crown Center for Senior Living – 353 Redevelopment Plan

J. CITY MANAGER'S REPORT

1. Conditional Use Permit (CUP) – Construct & Operate a Proposed Total Access Urgent Care Medical Office
2. Conditional Use Permit (CUP) – PC 20-01 – Approval of a Conditional Use Permit to establish and operate a proposed "Medical Marijuana Dispensary".
3. Site Plan Review – 6669 Washington Ave (Garden Apartment Development)

K. UNFINISHED BUSINESS

1. **BILL 9407 -** AN ORDINANCE AMENDING CHAPTER 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 711 KINGSLAND AVENUE FROM PUBLIC ACTIVITY ('PA') TO PLANNED DEVELOPMENT-COMMERCIAL ("PD-C") DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY

2. **BILL 9408** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER ITS PASSAGE, AND REPEALING ORDINANCE NO. 7120

L. NEW BUSINESS

RESOLUTIONS

1. **Resolution 2020-7 -** A RESOLUTION TO APPROVE THE PRELIMINARY PLAN CONCEPT FOR THE PROPOSED TRU HOTEL DEVELOPMENT AT THE PROPERTY COMMONLY KNOWN AS 711 KINGSLAND AVENUE

2. **Resolution 2020-8** - A RESOLUTION SETTING A PUBLIC HEARING DATE TO CONSIDER A PETITION TO ESTABLISH THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT

BILLS

3. **BILL 9409 -** AN ORDINANCE AMENDING SECTION 215.720 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO OBSTRUCTING PUBLIC PLACES

4. **BILL 9410 -** AN ORDINANCE APPROVING AN AMENDED AND RESTATED PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT; AND APPROVING A DISTRICT PROJECT AGREEMENT IN CONNECTION THEREWITH

M. 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

N. COUNCIL COMMENTS

O. Motion to go into a Closed Session according to Missouri Revised Statutes 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 or attorneys.

P. ADJOURNMENT

STUDY SESSION & PUBLIC HEARING
FY21 ANNUAL OPERATING BUDGET AND CIP
VIA VIDEOCONFERENCE
June 15, 2020
6:30 p.m.

The Budget may be viewed on the City's website at:
https://www.ucitymo.org/DocumentCenter/View/14838/Proposed-Budget---FY21---Website

AGENDA
Requested by the City Manager

1. MEETING CALLED TO ORDER
At the Study Session and Public Hearing of the City Council of University City held via videoconference, on Monday, June 15, 2020, Mayor Terry Crow called the meeting to order at 6:30 p.m.

2. ROLL CALL
In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Steven McMahon; *(Excused)*
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

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

Mayor Crow congratulated Emma McMahon; daughter of Steven McMahon, who is graduating from U City High School this evening.

3. FY21 ANNUAL OPERATING BUDGET AND CIP PRESENTATION

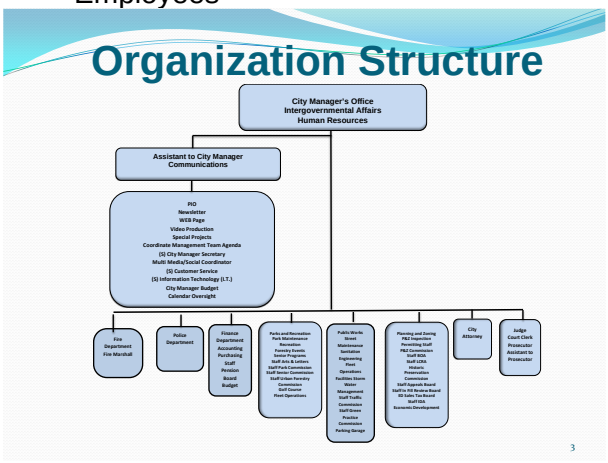
Mr. Rose stated it is a pleasure to be here tonight, although his preference would have been to make this presentation under different circumstances.

Certainly, no one could have known the impact the Corona Virus would have on the City from a financial perspective at the beginning of January; which in some respects still holds true today. However, since the Budget was developed by using a worst-case scenario allowing the City to position itself to maintain a fund balance that complied with the financial criteria established in its financial policies, the financial impact of this event will not be as significant as originally projected. Therefore, on June 22nd, he intends to introduce various amendments that if approved, will place the City in a better financial position than previously proposed.

FY 2020-2021 Proposed Annual Operating Budget
The Budget was developed based on the following Priorities:

- Economic Development
- Public Safety
- Encourage High-Quality Growth
- Prudent Fiscal Management
- Infrastructure
- Community Quality of Life Amenities

- Employees



***** The Budget reflects the elimination of several positions resulting in changes to the organization's structure.

Eliminations & Reallocation of Duties:

- Economic Development - all functions to be performed by the Department of Planning & Zoning
- Fleet Operations - all functions to be performed by the Department of Parks, Recreation & Forestry
- Human Resources - all functions to be performed by the City Manager's office
- Parking Garage - all functions to be performed by the Department of Public Works
- EDRST Oversight - transferred to the Department of Planning & Zoning

Additions:

- Recommendation to recommence the position of Human Resources Manager

Resident Property Tax Bill: Where does it all go?

Description	Rate/$100	% of Tax Bill
State of Missouri	0.0300	0.4%
St. Louis County	0.4430	5.8%
Community College	0.1986	2.6%
Special School District	1.1077	14.6%
Metro Zoo	0.2549	3.4%
University City School District	4.4009	58.0%
City of University City	**0.6100**	8.0%
Library	0.3650	4.8%
Miscellaneous	0.1827	2.4%
Total	**7.5928$**	**100.0%**

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Resident Property Tax Bill

Example: House Market Value - $200,000

Assessed Value $38,000 (19% of Market Value)

Tax Bill = 38,000 x 7.5928 / 100 = $2,885

Description		Amount	% of Tax Bill
State of Missouri	$	12	0.4%
St. Louis County		167	5.8%
Community College		75	2.6%
Special School District		421	14.6%
Metro Zoo		98	3.4%
University City School District		1,673	58.0%
City of University City		**231**	8.0%
Library		138	4.8%
Miscellaneous		69	2.4%
Total	$	2,885	100.0%

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2021 Major Budget Highlights

- Eliminates 11 Full-time positions
- Funds Frozen for 5 Positions
  - ➢ *These positions are currently funded, however, a recommendation will be made to eliminate two positions*
- Freezes Wages at Current Levels as of July 1, 2020 - Excluding Public Safety
- Combines the Departments of Planning & Development and Economic Development
- Funds the first year of FY2021-2025 Capital Improvement Program
- Uses a Portion of Reserves to Balance Budget for the General Fund
  - ➢ *The approval of all recommended amendments will enhance the proposed budget*
- Same or Reduced Property Tax Rate
- Exceeds 17% minimum fund balance for General Fund

All Funds Summary (Governmental Funds)

- Total Revenues: $29,263,555
- Total Expenditures: $32,245,053
- Ending Fund Balance: $12,687,377

FY 2021 Budget
Revenue Sources - All Funds

		Amount	Percentage
Property Taxes	$	6,535,673	18.0%
Sales & Use Tax		8,983,700	24.7%
Intergovernmental		1,642,500	4.5%
Grants		2,119,300	5.8%
License		615,500	1.7%
Gross Receipts Tax		6,113,000	16.8%
Inspection Fees and Permits		927,300	2.6%
Charges for Services		4,783,500	13.2%
Parks and Recreation Fees		1,215,000	3.3%
Municipal Court and Parking		970,224	2.7%
Interest		152,645	0.4%
Miscellaneous Revenue		2,254,511	6.2%
Total Revenue	**$**	**36,312,853**	**100.0%**

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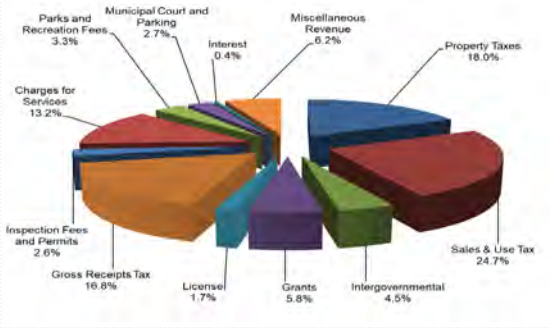
FY 2021 Budget
Revenue Sources-Percentages



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**Estimated Revenue Sources*

FY 2021 General Fund
Revenue Sources

	Amount	Percentage
Property Taxes	$ 3,574,700	15.2%
Sales & Use Tax	4,753,200	20.2%
Intergovernmental	2,918,300	12.4%
License	586,000	2.5%
Gross Receipts Tax	6,270,000	26.7%
Inspection Fees and Permits	927,300	3.9%
Charges for Services	1,135,000	4.8%
Parks and Recreation Fees	490,000	2.1%
Municipal Court and Parking	766,600	3.3%
Interest	135,000	0.6%
Miscellaneous Revenue	1,956,755	8.3%
Total Revenue	**$ 23,512,855**	**100.0%**

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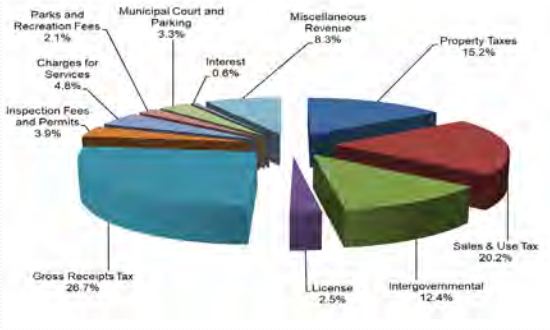
**The general fund is the largest City fund which contains the bulk of its operational expenditures.*

FY 2021 General Fund
Revenue Sources-Percentages



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**Estimated Revenue Sources*

Previous transfers into the General Fund are reflected in the increased cost of public safety, as well as the loans provided to various funds to make them whole. Staff's recommendations are as follows:

FY 2021 General Fund Transfers In

• Public Safety Fund	$1,338,700
• Parks & Stormwater	$41,280
• Golf Course	$53,220
• Parking Garage	$53,220
• Sewer Lateral	$57,240
• Capital Fund	$300,000
Total Transfers In	$1,843,660

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- ❖ Public Safety transfer covers capital expenditures, the loan payment of 6 million dollars, as well as increased costs for salaries and benefits. *(Last year the City conducted a Benefits and Compensation Study which resulted in increased salaries and benefits.)*
- ❖ Parks & Stormwater, Golf Course, Parking Garage, and Sewer Lateral transfers, cover loans made in 2018.
- ❖ Capital Fund transfer covers some of the capital improvements needed for City Hall

FY 2021 General Fund (Transfers Out)
The budget for Fleet Operations was modified by executing a transfer out of the General and Solid Waste Funds into the Fleet Internal Service Fund. Additional funding has been included for recommended expenditures.

- Fleet Internal Service Fund $1,081,331

Total Transfers Out $1,081,331

FY 2021 General Fund Expenditures

Expenditure by Department	Amount	Percentage
Legislative	$ 221,304	0.9%
City Manager's Office	453,397	1.8%
Communications	192,105	0.8%
Human Resources	1,308,468	5.2%
Information Technology	620,862	2.4%
Finance	674,589	2.7%
Municipal Court	363,479	1.4%
Police	9,310,177	36.7%
Fire	5,195,067	20.5%
Planning & Development	1,305,965	5.1%
Park Recreation & Forestry	2,988,026	11.8%
Public Works	2,744,203	10.8%
Total Expenditure	**$ 25,377,642**	**100.0%**

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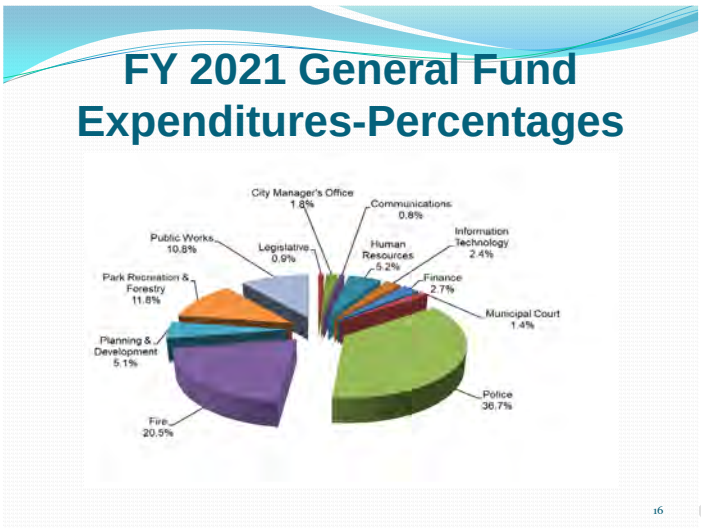
- ❖ The 2 million dollar deficit represents a worst-case scenario. The amendments that will be presented to Council on June 22nd were designed to reduce this deficit to roughly 1.2 million dollars.



***** *Public Safety dominates all departments and represents roughly 56% of the budget.*

General Fund Summary
When compared to the expenditures, the current ending fund balance sits at about 22%. However, the anticipation is that this balance will be increased by roughly 1.2 million dollars.

- Total Revenues: $23,512,855
- Total Expenditures: $25,377,642
- Ending Fund Balance: $5,489,318

<u>Department Highlights</u>

City Manager's Office
- Eliminates Economic Development Director Position
- Shifts Fleet Maintenance to Parks, Recreation and Forestry
- Eliminates Human Resources Director Position and Replaces it with the Position of Human Resources Manager
- Eliminates One Fleet Mechanic Position

Finance Department
- Eliminates One Accountant Position

Municipal Court
- Maintains Current Service Levels

Police Department
- Maintains Current Staffing Levels
- Funds Regular Merit Increases
- Funds Speed Reduction Trailer
- Funds $140,000 for Police Vehicle Replacements
- Funds Speed Reduction Equipment

Fire Department
- Maintains Current Staffing Levels

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- Funds Regular Merit Increases
- Funds Fire Marshall Vehicle
- Funds Drone Equipment
- Funds Lucas Chest Compression Equipment; a mechanical device that extends chest compressions

Public Works
- Eliminates Two Custodian Positions
- Eliminates One Facilities Maintenance Supervisor Position
- Eliminates Two Light Labor Positions
- Eliminates One Heavy Equipment Operator Position
- Allocates $600,000 for Street Improvements
- Allocates $378,000 for Curb and Sidewalk Repairs
- Funds a Dump Truck
- Funds $400,000 for City Facility Improvements; includes City Hall
- Funds $80,000 for Canton Street Improvements
- Absorbs Increased Landfill Costs
- Absorbs Recycling Costs
- Transfers-in oversight of Parking Garage
- Funds Replacement of a Road Tractor

Planning & Development
- Eliminates One Planner Position
- Eliminates One Multi-Discipline Inspector
- Provides Oversight of Recycling Projects

    - ❖ Much of the work performed by the Planner and Multi-Discipline Inspector is contingent on this Department's workload during the next fiscal year. To date, multiple site plans are being proposed. However, due to the uncertainty of COVID-19's long-term impact on the development community, these positions may have to be revisited mid-year.
    - ❖ Jenny Wendt's position of Project Manager is being reassigned from Public Works to Planning & Development. Ms. Wendt will assist with economic development, the sales tax program, and maintain oversight of recycling projects.

Parks, Recreation & Forestry
- Funds Ackert Park Renovation
- Funds Heman Park Trails Repair
- Funds Heman Park Pool Improvements
- Funds Kaufman Park Playground Resurface
- Funds Kingsland Park Playground Resurface
- Funds Mooney Park Playground Resurface
- Funds Golf Course Parking Lot Improvements

Summary of Public Safety Sales Tax Fund
Total Revenues: $1,448,500
Total Expenditures: $2,653,510
Ending Fund Balance: $4,416,920

- ❖ In response to a question regarding the amount of the Fund Balance, Mr. Rose stated that the balance reflects the 6 million dollar loan authorized by Council, minus the expenditures.

Summary of Capital Improvement Fund
Total Revenues: $1,756,000

Total Expenditures: $1,935,467
Ending Fund Balance: $94,372

- ❖ As a result of this fund balance, some capital projects will be placed on hold until after the anticipated revenues have been received.

Summary of Park & Stormwater Fund
Total Revenues: $700,000
Total Expenditures: $713,542
Ending Fund Balance: $337,387

- ❖ This healthy fund balance is the result of a previous loan which should allow for the repayment of all monies back to the General Fund.

Summary of EDRST Fund
Total Revenues: $333,500
Total Expenditures: $90,965
Ending Fund Balance: $2,011,999

- ❖ The Fund Balance will be amended to remove 1 Million Dollars for the Small Business Assistance Program.
- ❖ Half of Clifford Cross's salary is included in the expenditures.

On The Horizon
The impacts on 2021's Annual Operating Budget and/or Capital Improvement Program**:**

- Budget Amendments; to be introduced on June 22nd
- Rate Study Solid Waste
  - ➢ This Study was authorized in FY 2019 and has been 80% completed. Results will be presented during a Study Session
  - ➢ The belief is that the fund balance can absorb any increased costs for solid waste and recycling, therefore, no rate increases have been proposed for FY 2021. At some point in the future, there will be a need to identify when a rate increase would be feasible.
  - ➢ The City has not been replacing its trucks at the recommended replacement rate and at some point it will become too cost-prohibitive to continue this practice.
- Rate Study Golf Course
  - ➢ U City's rates constitute one of the lowest in the region. Recommendations and modifications are anticipated upon the completion of Mr. Dunkle's comparison study.
- COVID-19 Fiscal Impacts on revenue
  - ➢ While scientists have predicted that the virus will last for two to three years, without a vaccine, the financial impacts could be long-term.
  - ➢ The budget was structured in a manner that enables the City to sustain itself for multiple years. However, the ultimate goal should be to place the City in a position where it can sustain itself regardless of how long the virus remains.

Mr. Rose then responded to the following questions received from members of Council:

Q. What is the difference between revenue sources - all funds and revenue sources - general funds? Is the dedicated EDRST tax included in all funds?

A. All funds are comprised of Enterprise Funds such as the Parking Garage, Solid Waste, and special districts like Parkview Gardens, The Loop Special Business District, and the Library. The General

Fund covers the revenue streams allocated for General Fund purposes. The Public Safety Fund which could legitimately be incorporated into the General Fund is a separate fund for the purpose of ensuring greater transparency.

Q. If the Prop P Fund is a dedicated tax with specific spending stipulations akin to EDRST, why does it have a fund balance of $4.4 Million since it seems as though we have spent all of the funds received from the tax?

A. Council authorized a loan to the Public Safety Fund, so the bulk of the fund balance reflects that loan.

Q. Since the City has a significant number of employees, how will HR risks be managed without a Director?

A. To provide greater oversight, staff is recommending that the position of HR Director be reclassified to HR Manager. The City will continue to contract with an experienced Human Resources Director who will assist the HR Manager in those functions.

Q. Can we get an update on the Drone Program since it has been denoted as a highlighted fund for the Fire Department?

A. Mr. Rose stated while he is aware that the Drone Program has been used extensively for both the Police and Fire Departments, and has been instrumental in maintaining peaceful demonstrations, locating missing children, and pinpointing maintenance problems for the City's structures, he would ask Matt Pagano to provide a more detailed explanation.

Councilmember Clay stated he was not looking for a detailed response at tonight's meeting. But it would be informative to learn what this program has allowed these departments to do that they could not have done prior to its existence.

Mr. Rose asked Chief Pagano if he would also respond to the next question regarding why overtime has been modified.

Chief Pagano stated they have been able to use the Drones as a City-wide resource that saves time and makes them more efficient. For example, the Drone's mapping software allows the Parks Department to take measurements from their computer instead of physically visiting the site. The 3-D modeling component allows firefighters to target the layout of a building which assists in preplanning for emergencies. And the ability to obtain a night flight waiver has assisted the police in numerous search efforts.

Chief Pagano stated last year the Department exceeded their overtime budget of $50,000. So this year they looked at a previous budget that included in-house EMS operations which they had been able to sustain and that amount was $300,000. He stated several events impacted last year's overtime budget:

1. The need to place a third ambulance in service during the peak of the pandemic, and the requirement to perform new sanitation guidelines for all trucks.
2. When EMS was removed, staff was reduced to seven firefighters per shift, so there was a lesser amount of overtime hours. However, one of the conditions in the 1.9 million dollar grant that helped to support the City's decision to bring EMS back in-house was to uphold National Standard NFTA-17.10 which requires departments to maintain a thirteen man minimum per shift.

He stated COVID-19 and the requirement to add additional staff increased the hours of overtime, which exceeded the budgeted amount. So, they looked at the compensatory time each employee had

accrued; how that impacted their schedule and came up with an amount that was more consistent with the number of overtime hours utilized in the last eight months.

Mr. Rose stated the City is fortunate that it had the ability to staff the third ambulance since Mutual Aid was stretched so thin. And now there is a concern about whether the country will see a significant spike in cases this fall.

Chief Pagano stated currently they are only running two ambulances but they are watching call volumes and the third one will be available if needed.

Mr. Rose stated the City is still waiting to hear from the County Executive about the distribution of CARES Act funding. But if that falls through, there is still an opportunity to receive reimbursement from FEMA for public safety expenditures.

Mr. Rose stated he would refer the next question regarding the $18,000 increase in Legislative Services to the City Clerk.

Ms. Reese stated the increase is related to needed improvements to the digital recording system on the 5th floor. She stated the City has an insufficient number of microphones and a few of those have stopped working. So, the increase reflects the best price they could get to upgrade the existing equipment.

By Mr. Rose:

Q. Will elimination of the Multi-Discipline Inspector position impact the City's ability to address problem properties?

A. The Multi-Discipline Inspector's position has a greater impact on the City's ability to schedule building inspections. It has no impact on environmental inspections. There is a second Multi-Discipline position that has been frozen and if Council agrees to eliminate the new position, his intent is to reinstate the position that has been placed on hold.

Councilmember Clay stated every indication has been that the Olive/1-170, as well as other projects, will be moving forward; albeit at a somewhat slower pace. So he would encourage staff to carefully consider these factors before eliminating the Planner's position because it plays a critical role in identifying and formulating the goals needed to complete these projects.

Mr. Rose stated at this point, it is difficult to determine the pace of any development because no one understands the full impact this virus will have on the economy. So while the budget has been structured to allow for the restoration of these positions whenever the need arises, his stance has been to look at everything from a worst-case scenario, to identify how the City can position itself to remain sustainable over a longer period. Mr. Rose stated he would definitely like to preserve all of the positions being proposed for elimination; and at the time they were recommended, no one could have anticipated the onset of this pandemic. But the worst thing a City can do is run out of money, so his primary focus is to make sure the City can provide critical services over an extended period of time.

Q. Is the amount listed under General Fund Revenue Resources for the Municipal Court an estimate?

A. Yes. Since no one knows when the courts will reopen this was staff's best estimate of what revenue from the Municipal Court might look like.

Councilmember Clay stated as everyone knows, prior to Ferguson municipalities established their budgets in this area based on revenue goals associated with quotas that officers were required to fulfill. So the rationale behind asking this question was to make certain that was not the practice in U City, and that the revenue of $766,600 for the Municipal Court and Parking was only for planning purposes. Mr. Rose stated that is correct.

Q. Why is there an increase in the number of expenditures for Public Works?

A. Instead of every department purchasing their own supplies, they are now being consolidated under one-line item throughout the entire organization. The hope is that this will result in proportionate savings by reducing per-unit costs.

Councilmember Hales stated something he noticed as a key improvement is the City Manager's budget of $453,397. In 2016, the approved budget was twice that amount, and a review of the records back to 2011, revealed similar patterns. So he is appreciative of Mr. Rose's desire to be accountable, which has clearly been demonstrated by his conscientious expenditures.

Councilmember Hales stated he is also grateful for Council and staff's efforts to bring EMS back in-house. At a time like this, he can only imagine what a good feeling it is for neighbors to know that U City is there for them when they need it most.

Councilmember Cusick questioned whether the $600,000 allocated for street improvements represented an increase or decrease from previous years' funding? Mr. Rose stated this is a $100,000 decrease from previous allocations based on some staffing challenges that prohibited them from utilizing all of the funds.
In the past, $700,000 was allocated, but the average spending has been $400,000 to $500,000. However, at some point, they will have to drill down on how to spend that additional funding, which he thinks will require additional staff, identification of the total number of streets that need improvements, and an estimate of when those improvements should be completed.

Councilmember Cusick asked for a more detailed explanation of what the $378,000 for curb and sidewalk repairs would be used for? Mr. Rose stated in some instances it will be used to make sure the City complies with ADA requirements, and in others, it will be used to improve curbs and streets in the areas where improvements to streets are being performed.

Councilmember Cusick questioned what the 1.9 million dollars in the Capital Improvement Fund would be used for? Mr. Rose stated the first year of this fund is considered the capital budget, and the document associated with that fund illustrates the various projects by department. Those projects include the allocation of funds for a ladder truck, a dump truck, a tree replacement program, an Ackert Park renovation project, street maintenance, and sidewalks and curbs.

Councilmember Smotherson stated in the event COVOD-19 prevents entities like the EDRST and the Arts & Letters Commission from utilizing all of their funds, will they be rolled over to next year? Mr. Rose stated typically, the Finance Director works with the chair of these entities to determine their funding needs before rendering his recommendation to the Mayor and Council. But this budget process has been a little disjointed in the sense that he was unable to have those discussions.
So, whether or not any funds will be rolled over will be dependent upon what the Director believes those needs are. For example, rolling over an allocation of $20,000 for Arts and Letters would give them $40,000, even though their needs may not be that great. But here again, the ultimate decision will be made by the Mayor and Council.

Councilmember Smotherson questioned whether the budget had been structured to bring part-time employees back to operate the City's recreational facilities?

Mr. Rose stated if you recall, staff did not have the County's operating guidelines for those facilities when the budget was constructed. But now that they have been made available, he will be presenting an amendment to Council on the twenty-second to address this issue. He stated there are still very strong concerns about the impact these re-openings might have on the community, so he has asked the Director of Parks & Recreation to develop a plan for how they can safely be brought back into operation. And to garner Council's thoughts and suggestions regarding the potential risks, Mr. Dunkle's plan will be presented to Council in the form of a Study Session.

Mayor Crow stated he thinks they all recognize the need to be fluid in the upcoming months as there will be some ebbs and flows. But what he believes has been beneficial to all, are the tough and

decisive decisions made by the City Manager. And to echo Councilmember Hales, he also believes that residents are appreciative of having EMS back in-house.

Mayor Crow informed Councilmember Smotherson that even though department heads are allowed to submit a budget request, there were times under the previous administration when the two of them, along with Ms. Carr, made numerous amendments. So, he wanted to make sure everyone understands that they have a right to make amendments to staff's recommendations. And if any member does have an amendment the only thing, he would ask is that they discuss it with the City Manager and their colleagues before placing it on the record.

Councilmember Smotherson acknowledged that there had been some pretty interesting debates over the budget during the previous administration.

Mayor Crow made the following requests and informed Mr. Rose that he could get back to him with the details at a later date:

- An update on the number of Mutual Aid calls.
- A headcount of staff, to include where the City is today and its goals for the future
- An update either from the EDRST Board or staff on how the Small Business Assistance Program is progressing, and whether there may be a need to extend the life of that program

Councilmember Hales asked Mr. Rose if he could provide an update on how often staff is tracking the City's revenue and the frequency by which Council will be provided with updates.
Mr. Rose stated revenues, as well as trends in the community and throughout the region, are tracked every month, which is why he was able to make these initial recommendations for reductions in personnel.

He stated the budgeted receipts for this month anticipated that the City's pool of sales tax was going to be down roughly 35 percent, although the actual was closer to a 15 percent reduction. For point of sales staff estimated a 50 percent reduction while the actual reduction was 35 percent. Mr. Rose stated since this was the beginning phase of the quarantine where people were stockpiling provisions, the anticipation is that once that activity levels off the actual percentages will get worse. And his assumption is that Council will see more amendments for FY21.

4. PUBLIC HEARING PROPOSED FY21 BUDGET

Procedure for submitting Public Hearing Comments:

- *ALL written comments must be received **no later than 12:00 p.m. on the day of the meeting.***
- *Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk.*
- *Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*
- *Please note, when submitting your comments, a **name and address must be provided.***

Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.

Mayor Crow opened the Public Hearing at 7:35 p.m. and asked that the record reflect that per the City's rules for submission of comments, Council did receive three comments from citizens, which will be made a part of this record. Mayor Crow closed the hearing at 7:36 p.m.

Councilmember Cusick moved to adjourn the session, seconded by Councilmember Hales, and the motion carried unanimously.

5. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and adjourned the Study Session at 7:36 p.m.

LaRette Reese
City Clerk

DRAFT

LaRette Reese 191

From: sarahjanekeefe@gmail.com
Sent: Sunday, June 14, 2020 9:35 PM
To: Council Comments Shared
Subject: Comment on the FY2021 budget

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the City Council of University City:

My name is Sarah Keefe and I've been a resident of University City for 6 years. I'm writing today to encourage you to redirect excessive funding from the University City Police Department in the proposed budget for the 2021 fiscal year.

It is discouraging to see the budget allocation for the UCPD has continuously increased at the expense of other essential public services. There is no reason for the current police operating budget to exceed 3 times the amount set aside for public works, for example. U City claims to espouse a "community policing" approach but there is no way to justify maintaining a costly armed force at the expense of all other needs of our community.

We must keep in mind that poorer communities of color are disproportionately the targets of police violence. As police budgets ratchet up ever higher and police forces become larger, excessive force by police against citizens will continue to grow and increase in visibility nationwide unless this money is directed elsewhere. Continually increasing police force personnel and resources will not reduce crime rates as officers will increasingly try to meet quotas and justify their jobs and spending. Arming them more only serves to terrorize citizens who are most vulnerable to police violence.

We must improve our wonderful city by dealing with the root causes of crime and promoting community growth. This requires those with power to shift the budget towards services and works that lift up people's lives in a positive way. These funds would be better directed towards community resources that are in need - such as the library, community center, infrastructure improvements, or housing development. Funds could also go towards preventing job and salary cuts to other departments' valued employees during this unprecedented pandemic. It is essential that we cut funding to heavily armed police who have the power to profile, harass, harm, and kill members of our community.

Please decrease funding for the police for fiscal year 2021 and redirect those funds towards building positive change in our city.

Thank you for your time.

Sarah Keefe
701 Limit Ave #1S
University City, MO

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June 15, 2020

To: University City Council
University City Manager

Dear University City Council and City Manager,

During the FY21 Annual Operating Budget and CIP Study Session and Public Hearing, I would like to request that discussion be on the elimination of the one Planner position budget line item.

I am in against the elimination of that staff position. My reasons are that with the elimination of the Economic Development Director and those duties being absorbed by the current Planning and Development Director, there is no staff to support the director with the planning for the Comprehensive Plan. We have major development initiatives going on and hopefully, new developments coming in FY 2021 that adequate staffing is needed. I am appalled that all of that work will be one staff person's shoulder.

We are trying to develop for the future after being stagnant for decades. Keeping the planner position will ensure that monitoring current development and future proposed developments will demonstrate due diligence of the pledge of keeping University City a destination for both business and housing growth. Even though the "buck stops" with the City Manager on any planning decisions, the City Manager should not take on the role of the eliminated Planner position. The Planning Director (and now Economic Director) needs a team member's support (eliminated Planner position) to assist in the Comprehensive Plan process and any other future planning initiatives.

I hope the City Council and the City Manager carefully take my concerns in to consideration. In my opinion, planning developments have taken too long to come to their conclusion. We need a 2-person team in the Planning & Economic Development Director and a Planner. I am okay with creative budgeting to make this happen.

Thank you,

Patricia McQueen

3rd Ward Resident, 1132 George Street

No Address

LaRette Reese

From: Dina Worzel of Componere Gallery <dmworzel@componere.com>
Sent: Wednesday, June 10, 2020 7:43 PM
To: Council Comments Shared
Subject: Non-Agenda Operating Budget Item Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello University City Council Members, Colleagues, and Staff,

I hope that all is well and good with you and yours. Let us hope that this COVID-19 virus will be a distant memory, and sooner versus later.

I am a new Delmar Loop employee starting in 10/19 working in a store in the heart of the Loop as well as a frequent Loop shopper and restaurant goer over my many, too many years, now 72 years of age. From my perspective and my long-term Loop going history, the following Delmar Loop negatives need to be seen, budgeted, and fixed in an effort to increase the appearance of the Loop that as a result will increase sales that will increase the University City Tax Revenue funds as well as support the property values of the U City housing stock and its STL suburb desirability.

1. The sidewalk that one must use to exit the parking lot behind Fitz that connects to the walkway to Delmar on the west side of Salt and Smoke is submerged in water whenever it rains. This "puddle" is about 19x19 with about an inch if not more of water. This "big" puddle stays for days post a rain. In this condition, the walker must walk in the water or walk on the saturated muddy ground, since this puddle covers most of the area upon exiting the parking lot behind Fitz's on the way to Delmar by the Salt and Smoke restaurant. This problem is not good for business and shows a lack of respect of folks using that entrance to the Loop.
2. The west side of the Salt and Smoke building along with that area's common use dumpsters is a ugly eye sore and shows again the lack of class by the City in welcoming visitors entering the Loop from the parking lot behind Fitz. Salt and Smoke should camouflage their cooker and all related as Fitz has done on their west side. This same "hiding" remedy needs to be done with the common use dumpsters in that area. Would you have trash cans and cooking equipment piled up in front of your home's main door walk way?
3. The Delmar Loop must build an attractive, convenient, and safe public restroom. This is a critical Loop public service need that the Loop businesses must have, sooner versus later. to stop the constant requests/demands to use their shop's/restaurant's john.
4.

Should you have any questions or I can assist in any way, do not hesitate to contact me. I am at your service to improve our Delmar Loop as well as the entire University City.

Thank You and Take Care,

Hal Deuser, 314-800-9642

On Jun 5, 2020, at 11:18 AM, University City Mo <abamberger@ucitymo.org> wrote:

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETINGS
Monday, June 22, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, June 22, 2020, Mayor Terry Crow called the meeting to order at 6:33 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Finance Director, Keith Cole, and Planning & Zoning Director, Clifford Cross.

C. APPROVAL OF AGENDA

Councilmember Cusick moved to approve the Agenda as presented, it was seconded by Councilmember Hales and the motion carried unanimously.

D. APPROVAL OF MINUTES

1. June 8, 2020 – Regular Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Cusick and the motion carried unanimously.

E. APPOINTMENTS TO BOARDS & COMMISSIONS

1. LaTrice Johnson is nominated for **re-appointment** to the Library Board by Councilmember Cusick. It was seconded by Councilmember McMahon and the motion carried unanimously.
2. Adam Staudt is nominated for re-appointment to the Green Practices Commission by Councilmember Cusick. It was seconded by Councilmember Hales and the motion carried unanimously.
3. John Solodar is nominated for re-appointment to the Green Practices Commission by Councilmember Cusick. It was seconded by Councilmember McMahon and the motion carried unanimously.
4. Deja Scott is nominated to the Senior Commission as a fill-in replacing Elain Henton's expired term (11/25/2019) by Councilmember Stacy Clay. It was seconded by Councilmember McMahon and the motion carried unanimously.
5. James Stutz is nominated for re-appointment to the Pension Board by Councilmember McMahon. It was seconded by Councilmember Hales and the motion carried unanimously.
6. Cindy Thierry is nominated for re-appointment to Arts and Letters by Councilmember Smotherson. It was seconded by Councilmember Hales and the motion carried unanimously.
7. John Tieman is nominated for re-appointment to Arts and Letters by Councilmember Smotherson. It was seconded by Councilmember Cusick and the motion carried unanimously.

F. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Mayor Crow noted that no written comments had been submitted for this meeting.

G. NEW BUSINESS

RESOLUTIONS

1. **Resolution 2020-4**: FY20 Carry Forward Budget - Committed Fund Reserves.

Mr. Rose stated these funds are being recommended for carry-forward as a result of projects funded in FY2020 that were not completed.

Councilmember Cusick moved to approve, it was seconded by Councilmember McMahon, and the motion carried unanimously.

2. **Resolution 2020-5:** Adopt the FY21 Annual Operating Budget and Capital Improvement Plan.

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

Mr. Rose stated the budget was prepared using the worst-case scenario. However, new information received as of April 30th, now leads him to believe that the reductions in the City's revenue will not be as severe as anticipated and therefore, he is recommending the following Proposed Amendments:

<u>Revenues</u>

- An increase in Municipal Taxes; (page 12), from $3,776,000 to $4,690,000
- An increase in Capital Sales Tax; (page 12), from $1,756,000 to $2,050,000
- An increase in Local Use Tax; (page 13), from $640,000 to $853,000
- An increase in Parks Sales Tax; (page 13), from $700,000 to $845,000
- An increase in Fire Sales Tax; (page 14), from $338,000 to $440,000
- An increase in Economic Development Sales Tax; (page 14), from $334,000 to $457,000
- An increase in State Sales and Gas Taxes; (page 16), from $711,000 to $800,000
- An increase in County Road Tax; (page 17), from $472,000 to $623,000

The total adjustments being proposed for Revenue is $2,031,000.

<u>Expenditures</u>

- An increase in vehicle maintenance for Fleet Operations; (page 58), by $100,000
- An increase in vehicle insurance for Fleet Operations; (page 58), by $25,000
- An increase in General Fund transfer for Fleet Operations; (page 58), by $55,000
- Solid Waste Fund - a transfer of $70,000 from Solid Waste Reserves to Fleet Maintenance
- Removal of one Tree Trimmer position under General Funds/Parks Operations; (page 33), currently a vacant position

- Removal of one Accountant position under Finance; (page 31), currently a vacant position
- Parks - an increase in aquatics part time; (page 60), by $70,000
- Parks - an increase in Centennial Commons part time; (page 164), by $60,000
- Golf Course - an increase in part time; (page 167), by $85,000
- Fleet - the addition of $23,000 for professional services; (page 58), to conduct an audit

The total adjustments being proposed for Expenditures is $264,628

Mayor Crow questioned whether these proposals were included in Resolution 2020-5 or additions to the Resolution? Mr. Rose stated these amendments represent additions to the ones already included. Mayor Crow asked for a motion to amend the Resolution to include these proposed amendments.

Councilmember Smotherson moved to amend the Resolution, it was seconded by Councilmember Cusick.

Councilmember Smotherson questioned whether there was a requirement to make the public aware of these new amendments by including them in the packet distributed 24-hours prior to the meeting? Mr. Rose stated his understanding is that the amendment process is not a requirement of the Sunshine Law and that once this discussion is opened; he is free to make recommendations for Council's consideration and approval.

City Attorney, John Mulligan stated the only requirement under the Sunshine Law is that a tentative Agenda be provided. And since this Resolution was placed on the Agenda, the public has been apprised of the impending discussion. Specific amendments to the Resolution do not have to be included in the packet and their disclosure prior to the meeting is not a requirement.

Mayor Crow asked Mr. Rose if most and perhaps, all of these changes had not already been provided to Council at a previous meeting? Mr. Rose stated although he cannot recall if each item was highlighted, he did indicate that there were going to be several amendments. All of this information was distributed before tonight's meeting so that he could respond to any questions Council might have.

Councilmember Smotherson stated he had three amendments that he would like to put on the record, which have been discussed with the City Manager. And while both of them had agreed to present them during a Study Session with the goal of applying them to next year's budget, he was uncertain whether they should be acknowledged in the course of this discussion?

Mayor Crow stated his understanding is that Councilmember Smotherson's recommendations embody issues he would like to see discussed during a Study Session sometime in the third quarter. However, if these are truly amendments to the current budget they should be presented today. And if that is the case, then his only comment would be to remind members of Council that typically when making an amendment; especially when it entails a request for funds, that member should be able to explain where the money to fund that recommendation is coming from.

Councilmember Smotherson stated his understanding is that a portion of that Study Session would be dedicated to looking at how funds could be allocated to support his recommendations.

Mr. Rose stated he believes that Councilmember Smotherson wants the record to reflect staff's intent to add his recommendation for the following programs; the Senior Program, the Explorer's Program, and the Youth Employment Program to the Study Session calendar for Council's consideration.

Mayor Crow stated these are all worthy programs for Council's consideration. So, if this is not an amendment to the budget, he would be committed to ensuring that a Study Session is established to discuss these issues.

Councilmember Smotherson acknowledged that these were not amendments to the current budget.

Mayor Crow called for a vote on the proposed amendments.

Voice vote on the motion carried unanimously.

Mayor Crow stated Resolution 2020-5, as amended, is now before Council and called for a vote.

Voice vote on the motion to approve Resolution 2020-5, as amended, carried unanimously.

3. **Resolution 2020-6:** Certified election results from the June 2, 2020, Municipal Election

Councilmember McMahon moved to approve, it was seconded by Councilmember Cusick, and the motion carried unanimously.

H. COUNCIL REPORTS/BUSINESS

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

   Councilmember Smotherson stated he would like to remind his colleagues that the Arts & Letters Commission is in need of four members.

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

   Mayor Crow noted several upcoming events:

   - In his opinion, the City's Conflict of Interest Policy does not adequately address some of his concerns regarding members who are being appointed/reappointed to various Commissions. Therefore, he has asked the City Manager to determine the appropriate venue for Council to discuss these concerns.
   - To assist with the appointment of Council liaisons, the Mayor and Ms. Reese will be distributing a list of Commissions to each member of Council. Members will be asked to rank each Commission by their level of interest and return the completed document to either the Mayor or Ms. Reese.
   - The election of a Mayor Pro Tem will be placed on the Agenda for the next Council meeting.

I. COUNCIL COMMENTS

Councilmember Cusick moved to adjourn the meeting sine die, it was seconded by Councilmember McMahon, and the motion carried unanimously.

J. ADJOURN SINE DIE

Mayor Crow adjourned the meeting sine die at 7:04 p.m. and reconvened with new members of City Council at 7:06 pm.

Virtual Swearing in of:

Councilmember Ward One	Jeff Hales
Councilmember Ward Two	Aleta Klein
Councilmember Ward Three	Bwayne Smotherson

DRAFT

MEETING OF THE CITY COUNCIL
WITH ALL NEW MEMBERS
VIA VIDEOCONFERENCE – ZOOM MEETINGS
Monday, June 22, 2020
7:06 p.m.

A. MEETING CALLED TO ORDER

Mayor Crow congratulated Councilmembers Klein, Hales, and Smotherson on their successful campaigns, and reconvened the Regular Session of the City Council of University City held via videoconference, at 7:06 p.m.

B. ROLL CALL

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

Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson
Councilmember Stacy Clay

Also, in attendance were City Manager, Gregory Rose; City Attorney and John F. Mulligan, Jr.; Finance Director, Keith Cole, and Planning & Zoning Director, Clifford Cross.

C. PUBLIC HEARINGS

1. 2021 Community Development Block Grant (CDBG) Allocation.

Mayor Crow opened the Public Hearing at 7:07 p.m., and upon confirmation that no written comments had been received; the hearing was closed at 7:07 p.m.

D. NEW BUSINESS

BILLS

Introduced by Councilmember Smotherson

1. **BILL 9407 -** AN ORDINANCE AMENDING CHAPTER 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 711 KINGSLAND AVENUE FROM PUBLIC ACTIVITY ('PA') TO PLANNED DEVELOPMENT-COMMERCIAL ("PD-C") DISTRICT, AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9407 was read for the first time.

Introduced by Councilmember Clay

2. **BILL 9408**– AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER ITS PASSAGE, AND REPEALING ORDINANCE NO. 7120. Bill Number 9408 was read for the first time.

E. COUNCIL COMMENTS

Councilmember Hales welcomed Councilmember Klein to City Council. And to the folks in the 1st Ward who have been asking for improvements on North and South, sometime between Friday and Monday morning it was repaved.

Councilmember Cusick welcomed his colleague from the 2nd Ward to City Council.

Councilmember Smotherson welcomed Councilmember Klein to Council and thanked the 3rd Ward residents who voted for him. He stated he is looking forward to the endless possibilities he and his colleagues can work together to fulfill. So, he is going to be more resolute during his second term with the hope that his colleagues will have the satisfaction of laying claim to this success by the end of their first term.

Councilmember Clay stated he would like to welcome Councilmember Klein to what he has found to be the most intense and rewarding volunteer position he has ever encountered. This is a tremendous group of people to work with. And while they don't always agree, their disagreements, exchanges, and conversations are always productive because everyone's ultimate goal is to move U City forward.

Councilmember McMahon welcomed Councilmember Klein to his world; a Closed Session at her very first meeting as a member of Council. He stated Councilmember Klein's focus on City government began with an issue that impacted her family and it's wonderful to see how that passion has grown to encompass public service.

Mayor Crow asked Councilmember Klein if she had any comments she would like to make?

Councilmember Klein stated while this is certainly a different experience than being on the other side of the dais, she is excited, humbled, grateful, and honored for the opportunity to work with members of this Council. Councilmember Klein thanked everyone who came out to vote on June 2nd; especially residents of the 2nd Ward who have entrusted her to represent them. So, she looks forward to; and would encourage, their input and ongoing dialogue.

Councilmember Smotherson stated he thinks new chairs in Council's chamber would be a great welcome gift for Councilmember Klein.

Councilmember Hales moved to go into a Closed Session, it was seconded by Councilmember Cusick.

Roll Call Vote Was:
Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.
Nays: None.

F. Motion to go into a Closed Session according to Missouri Revised Statutes 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 or attorneys.

G. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Session of the City Council meeting at 7:15 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:36 p.m.

LaRette Reese
City Clerk

DRAFT

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Map Amendment – Rezone 711 Kingsland Avenue (Tru Hotel) from Public Activity (PA) to Planned Development Commercial (PD-C) District. (PC 20-06 – Tristar Companies LLC).

AGENDA SECTION: Public Hearing

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW:

This following proposed Map Amendment proposes to rezone the property commonly known as 711 Kingsland Avenue from Public Activity (PA) to Planned Development Commercial Use (PD-C). The Plan Commission reviewed and recommended approval of the map amendment during their May 27, 2020 meeting.

This agenda item requires a public hearing at the City Council level and consideration for the passage of an ordinance. The first reading and introduction of the bill took place on June 22, 2020. The public hearing and second and third readings, along with the passage of the ordinance, is expected to occur at the July 13, 2020 meeting.

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Landscape Maintenance Agreement with U. City in Bloom

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

U. City in Bloom is a not-for-profit organization that has provided landscape maintenance services to the City for three decades. The work has been outstanding. This Agreement is for fiscal year 2021. The Agreement describes and lists the services, including a schedule and locations. The $90,000 total is within the amount in the budget approved by the City Council for the services.

RECOMMENDATION:
City Manager recommends approval

Attachments:
Landscape Maintenance Agreement with U. City in Bloom

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement ("Agreement") is entered into and made this _____ day of July, 2020, by and between U. City in Bloom ("Bloom"), a Missouri not-for-profit corporation, and the City of University City, Missouri ("City"), a Missouri municipal corporation.

RECITALS:

A. Bloom (formerly, The University City Beautification Committee, Inc.) was formed on November 20, 1989 as a Missouri general not-for-profit corporation.

B. The purpose for which Bloom was organized was to "beautify the City of University City by establishing plantings of flowers and other plants and maintaining the same throughout the City of University City in public areas designated by [Bloom]."

C. Although not officially organized until 1989, Bloom actually started in 1985 by three women who wanted to beautify the City. That year, they planted 600 daffodils along Pershing Avenue near Jackson Avenue. Gradually, more gardens and volunteers were added. Today, Bloom designs, plants and maintains over 200 flower beds and 100 planters all over the City.

D. Bloom's gardens are located in every area of the City, including around Civic Plaza, City Hall, the Library, Centennial Commons, the Delmar Loop business and entertainment district, at all of the public schools, along major streets, and in quiet neighborhoods throughout the City.

E. Bloom depends on volunteers and funding from a variety of sources including the City, the School District of University City, individual and corporate donations, and fundraising activities such as the annual plant sale and biennial fall garden tour. All of Bloom's current officers and directors are volunteers and residents of the City.

F. The City's public gardens are very important to the City and a source of pride. Bloom has designed, planted and maintained the City's public gardens for three decades, and the work has been outstanding. The City and Bloom desire to continue their relationship and enter into this Agreement for fiscal year 2021.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Bloom and the City agree as follows:

1. Bloom shall provide the landscape maintenance services described and listed in Exhibit A (the "Services"), attached hereto and incorporated herein by reference. The Services shall be provided during the City's fiscal year 2021 (July 1, 2020 to June 30, 2021) according to the schedule in Exhibit A, in a good and workmanlike manner.

2. The City shall pay Bloom an amount not to exceed $90,000 for the Services. The sum shall be payable in full upon the City’s receipt of an invoice from Bloom.

3. The City shall provide Bloom leaf mulch for all City-owned landscape beds covered by the Agreement.

4. The City shall provide Bloom the use of City facilities (Community Center, City Hall Rotunda and Centennial Commons) at no charge for meetings and activities.

5. The City shall provide maintenance assistance for annual special events, the Plant Sale and the Garden Tour.

6. The City shall maintain trucks, the gator cart and other lawn equipment used to provide the Services.

7. Bloom shall act as an independent contractor, and nothing in this Agreement shall be interpreted to create any employment, partnership or joint venture relationship.

8. Bloom shall maintain throughout fiscal year 2021 its general liability and workers compensation insurance now in effect. Bloom shall promptly pay all valid claims for its labor, materials, services, supplies and products as they become due. Bloom shall indemnify and hold harmless the City and its officers, directors, employees and agents from and against all claims, costs, losses and damages arising out of or relating to the performance of the Services.

9. Bloom shall comply with all City, local, state, and federal laws, rules, and regulations applicable to this Agreement.

10. This Agreement constitutes the entire agreement between the parties with regard to its subject matter, supersedes all previous agreements on this subject matter, and may be modified only by written agreement of the parties, and shall be governed by the laws of the City of University City and the State of Missouri.

11. This Agreement shall be administered by the City Manager and the Director of Parks, Recreation and Forestry or their designees, and Bloom shall work cooperatively with them at all times.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

City of University City, Missouri

By: _____
Gregory Rose
City Manager

U. City in Bloom

By: _____
Jack Breier
President

By: _____
Judy Prange
Executive Director

DRAFT

Exhibit A

University City in Bloom Annual Maintenance

After more than 30 years serving the University City communities, U City in Bloom manages and cares for 75 locations with 206 garden beds throughout University City. Of those locations, 61 are University City properties, civic spaces and parks with 144 garden beds. UCB manages and cares for 180 containers and 150 trees on the Delmar Loop and Olive Boulevard corridors. In our efforts to beautify U City we also partner with and support a number of community groups and initiatives including the School District, neighborhood groups and the Green Center locally and the Audubon Society, Department of Conservation , grow native groups and pollinator restoration efforts regionally. UCB manages the 46 gardens in 9 University Public School District properties. Our partnership with University City Public Works is a two-way street and on our end we provide consulting and insight as well as physical help when needed. We partner with Forestry by helping with small tree pruning and establishing new trees by watering them and assessing their health. All of our current full-time staff are ISA Certified Arborists. This work has developed into an annual Arbor Day event and public tree tours. We have worked closely wih the Community Development and Economic Development teams on the Olive Beautification Committee and on UCB and City sponsored project. U City in Bloom cultivates an active group of community volunteers who contribute both physically and with outreach, representation, development and consulting thus providing immeasurable health, diversity and richness of our community. With UCB volunteers contributing over 5000 volunteer hours in 2017 our volunteers provide the community with a value of $120,000.00 according to the Bureau of Labor Statistics.

UCB Maintenance Schedule

Some duties are ongoing every day we are working, such as picking up trash, health assessments, weeding md general tidying. We also work on fundraising, community relations and outreach, grant writing, and education for our community through blogging or hands on opportunities. City staff call on us for help, advice and input on a regular working basis. Below are some of our typical maintenance duties for each month. Below are our typical monthly duties through the year.

January/February (Planning and Preparations)

Clean up and cut back of perennials
Garden beds are edged
Fertilizer applications to beds
Pre-emergent herbicide applied to large hard to control spaces and sidewalk cracks near our beds
Mulch beds with leaf mulch and paths and trees with wood chip mulch
Garden Design for annual displays
Sourcing, bidding and ordering plants from various local growers
Work on securing grants including EDRST grants
Redesign overgrown or out dated garden beds Repair and clean tools and sheds

Renovate and build hardscape
Plan volunteer days, events and educational opportunities for the year prune over 200 trees
Volunteer assignments and scheduling for upcoming growing season
Volunteer hour tracking

March

Cut back all ornamental grasses Mow groundcovers
Prune deciduous shrubs
Weed garden beds and apply herbicide to cool season weeds Plant trees and shrubs
Plan and order perennials
Seed grow annuals not grown by contracted growers Divide perennials for use in other gardens and plant sale Uncover roses and prune and fertilize them
Fertilize spring blooming plants
Plant early spring annuals in City Hall Containers and Centennial Commons Prepare vegetable gardens with compost and tilling
Continue the same maintenance as March
Prune evergreen trees and shrubs
Plant and transplant perennials
Cut back and clean up foliage from spring bulbs Prepare for fundraising and community events Annual Plant Sale
Contact and assign watering volunteers
Prepare containers with new soil, compost and fertilizer
Turn on and inspect irrigation systems and repair or contract repairs as needed Hold annual plant sale for fund raising
Install and update new or existing gardens

May (Planting in full swing takes many weeks}

Annuals are delivered and planted in over 100 garden beds and 175 containers Begin watering trees and place tree water bags on trees
Begin watering annuals
Recycle our plastic pots and for the community
Assess placement of containers and plants for safety and visibility for pedestrians and vehicles
Install and update new or existing gardens

June/July (watering is most important in the summer}

Weeding, deadheading, pruning, fertilizing and tidying gardens
Assess health of trees and shrubs
Water trees with our utility vehicle

Water containers with our utility vehicle
Inspect and adjust irrigation systems Order
spring flowering bulbs
Plan fall perennial needs and divisions Mulch
Trees and shrubs

August

Weeding, deadheading, pruning, fertilizing and tidying gardens Order
perennials and fall annuals
Soil preparations and amendments for new beds
Light tree and shrub pruning
Perennial health assessments Tree
watering with utility vehicle
Containers watered with utility vehicle
Fertilize trees, shrubs and perennials
Annual performance assessments and evaluations

September

Divide and transplant perennials
Transplant trees and shrubs
Evaluate annual beds and displays for next season
Plant fall annuals and perennials
Soil preparations and amending Begin
leaf cleanup

October

Leaf clean up and removal
Clean up and remove annuals after first frost
Remove plants from 175 containers and top dress with compost Begin
planting bulbs
Mulch in roses and tender perennials for winter
Visit garden centers in search of end of year plant donations

November

Continue planting bulbs
Collect and store hoses for winter
Winterize irrigation systems
Cut back perennials
Leaf clean up and removal
Add greens to Loop and City

December

Begin mulching beds and paths
Clean leaves from curbs

Begin designing for upcoming annual displays
Clean and repair tools
Order tools for upcoming year

Landscape Locations

AREA	# of Gardens
Park Gardens	
Adams	1
Ackert	1
Bird Habitat	6
Eastgate	2
Flynn	1
Fogerty	1
Ruth Park Golf Course	3
Green Center	3
Greensfelder	1
Kaufman	1
Kinqsland	1
Lewis	9
Majerus	2
Millar	2
Mooney	2
Oakbrook & Delmar	1
Rabe	1
Ruth Park Recycling Entrance	2
Vernon Nursery	4
Centennial Commons	13
Central Garaqe	2
Community Center	6
Jack Buck Field	1
Heman Park Memorial Fountain	3
Vernon & Midland	1
Metcalfe Park	1
Street Gardens	
Delmar & I 170	2
Jackson & Pershing	2
Lindell & Biq Bend	2
Midland & Delmar	1
U City Firehouse - North & South	2
Waldron (Midland & Midland Drive)	1
Washington & Hanley	4
Wilson	1
Firehouse #1	3
Public Gardens	
Loop Street Planters/Containers/Trees	158
Midland & Olive	4
Pennsylvania & Olive	1
Olive Street Tree Care	
Purdue & Olive	1
Skinker & Olive	1
Sutter & Olive East	1
Sutter & Olive West	1

Olive Containers	72
Neighborhood Gardens	
Archer & Coolidge	1
Erith & Milan	1
Gannondale	1
Roth Circle & Roth Grove	2
Shaftesbury & Wilson	1
Teasdale & Old Bonhomme	1
Swarthmore & Old Bonhomme	1
Belrue & Kingsland	1
Civic Plaza Gardens	
City Hall	5
Epstein Plaza	3
Lion Gate Islands	4
Post Office	1
Old Library	2
U City Library	8
Loop Roundabout	1

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Set Public Hearing on the Crown Center for Senior Living 353 Redevelopment Plan, Including Tax Abatement, for August 10, 2020 at 6:30 p.m.

AGENDA SECTION: Consent

COUNCIL ACTION: Set Public Hearing

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Council Preservation Redevelopment Corporation ("Developer") filed its Crown Center Senior Living Redevelopment Plan ("Redevelopment Plan") with the City Clerk pursuant to Code Section 510.050 on March 2, 2020. The redevelopment area consists of approximately 2.8 acres at 8350 Delcrest Drive. The proposed project site, commonly known as "Crown Center for Senior Living," is proposing the redevelopment of the existing multi-unit residential complex based upon the following scope;

Phase 1 - This phase proposes the construction of a new 4 – story 64-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. The building will be constructed over a 31-space podium parking garage. The location of this building will be immediately north of the Tallin Building.

Phase 2 – Phase two will consist of the current residents of the Tallin Building being relocated to the newly constructed phase 1 building. The Tallin Building will be demolished and a newly constructed 4 – story 56-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. This building will include connecting corridors, expanded amenity spaces for residents and new management and administrative offices. It will be constructed over a 28-space podium parking garage.

The City Clerk referred the Redevelopment Plan to the Plan Commission, which considered it at a meeting on May 27, 2020. The Plan Commission recommended approval of the Redevelopment Plan, including a related determination that the redevelopment area is blighted within the meaning of Section 353.020(2) RSMo. The Redevelopment Plan includes a blighting study.

If, by ordinance, the City Council approves the Redevelopment Plan and finds that the redevelopment area is blighted, real property tax abatement may be authorized by the City Council pursuant to Chapter 353 RSMo and Code Chapter 510.

The applicant is eligible to request tax abatement under Chapter 353 of the Missouri Revised Statutes for this project. Specifically, per the statute, real property can be exempt from ad valorem taxes at the rate of 100% for up to 10 years and up to 50% for an additional 15 years. This request is for 20 years resulting in an application to the City to abate 100% of the taxes for 10 years and 50% for an additional 10 years to satisfy the tax credit compliance period for the project. The redevelopment plan includes a tax impact statement date. The Redevelopment Plan includes a tax impact statement dated March 5, 2020.

The next step in the process is for City Council to set a public hearing on the Redevelopment Plan, including tax abatement. All impacted taxing jurisdictions (e.g., University City School District) must be notified of the public hearing and furnished the tax impact statement and additional information listed in Code Section 510.080 at least 10 days before the public hearing. The taxing jurisdictions and all interested persons may submit written comments prior to the public hearing and may also be heard at the public hearing. The City Council may thereafter introduce a bill on the Redevelopment Plan, including tax abatement, and authorize the City Manager to enter into a redevelopment agreement.

RECOMMENDATION:
City Manager recommends that a public hearing on the Crown Center For Senior Living 353 Redevelopment Plan be set for August 10, 2020 at 6:30 p.m.

ATTACHMENTS:

1. Plan Commission Transmittal Letter
2. Crown Center for Senior Living Application, with Appendices

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

May 27, 2020

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

RE: Crown Center Senior Living Redevelopment Plan

Dear Ms. Reese,

At a scheduled meeting on May 27, 2020 at 6:30 pm via videoconference, the Plan Commission considered the application by Council Preservation Redevelopment Corporation to seek a recommendation to approve their Crown Center Senior Living Redevelopment Plan and further recommend determination of blight at their site commonly known as Crown Center For Senior Living.

By a vote of 5 to 0, the Plan Commission recommended approval of said blight determination and redevelopment plan pertaining to the proposed Crown Center Senior Living Redevelopment Plan and proposed site redevelopment.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission

ROSENBLUM GOLDENHERSH

ATTORNEYS AT LAW

March 2, 2020

City Clerk's Office of University City, Missouri
6801 Delmar Blvd.
2nd Floor
University City, O 63130
Attn: LaRette Reese

RE: Development Plan – Council Apartments, Inc. (Crown Center for Senior Living)

Dear Ms. Reese:

This firm represents Crown Center For Senior Living, and its affiliate Crown Center Phase I, L.P., a Missouri limited partnership (the "Partnership"), with respect to the proposed redevelopment of its campus located at 8350 Delcrest Drive. In response to Attorney John Mulligan's email of January 24, 2020, please accept this letter and its attachments as the formal request for real property tax abatement under Chapter 353 of the Missouri Revised Statutes for this project. Under R.S.Mo. 353.110 the real property can be exempt from ad valorem taxes at the rate of 100% for up to 10 years, and then at a rate not exceeding 50% for up to the next 15 years. We are requesting a tax abatement for a period of 20 years to ensure that the project can complete construction and satisfy the tax credit compliance period for this project. As the existing property is owned by a nonprofit entity, it is currently tax-exempt and not subject to any real property taxes. Providing the tax abatement will not have any effect on the current revenues to the City of University City, and will provide the much needed tax relief to the nonprofit that provides low-income housing for seniors at the project.

Pursuant to R.S.Mo. 353.110, the Land Clearance for Redevelopment Authority of University City will need to hold a public hearing concerning the proposed redevelopment plan. Before the public hearing, the governing body must furnish any political subdivision whose boundaries include any portion of the land to be redeveloped with notice of the hearing, in accordance with notice requirements as set forth in an ordinance, and a 'Tax Impact Statement.' The Tax Impact Statement must provide documentation and analysis concerning the impact on ad valorem taxes that the proposed tax abatement will have on the political subdivisions. Also, University City's legislative body must determine that the area to be redeveloped is in a blighted area, as defined in R.S.Mo. 353.020.2 below:

> "that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes."

314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

The project area meets the statutory requirements because it is functionally obsolete and unmarketable in the long run. In addition, because this is affordable housing run by a nonprofit entity, it is unable to "pay reasonable taxes" which would require an increase in the affordable rents charged to the residents.

At the public hearing, University City's legislative body must allow for comment from political subdivisions and other parties affected by the proposed redevelopment plan. After the public hearing, the legislative body can approve of a redevelopment plan, and a Redevelopment Agreement, by passing an ordinance or ordinances. The ordinances must make a determination that the area described in the development plan is a "blighted area" under R.S.Mo. 353.020.2. Furthermore, the ordinances should approve of University City entering into a Redevelopment Plan and appoint a signatory for its execution. The Redevelopment Plan would set forth the term of the abatement, up to a period of 25 years, and any additional restrictions or requirements as set forth by the legislative body, or any development agency thereof.

We are hereby submitting the following items for consideration by the clerk and the City Council with respect to the request for tax abatement:

1. Development Plan in accordance with Section 510.060 of the University City Municipal Code (as amended on July 8, 2019 by ordinance 7110);
2. Blighting Analysis provided to University City on March 11, 2019;
3. Tax Impact Study previously submitted to University City August 20, 2019, and additionally requested Fiscal Impact Study;
4. Evidence of the Formation of 353 Redevelopment Corporation for purpose of this project.

With respect to the Development Plan above, we have included with this letter a copy of Ordinance No. 7110 which was adopted by the University City Council on July 8, 2019 which outlines the contents of a development plan, which we are providing to you in this letter as shown below.

The information required under Section 510.060 (as revised) can be found in each of the following attachments:

1. General Description.
2. Legal Description.
3. Stages of Project.
4. Zoning Changes.
5. Street Changes.
6. Housing.
7. Public Property.
8. Acquisition of Real Property.
9. Tax Impact Statement.
10. Other Information.

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7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

If you have any questions on this matter or would like additional information, please let me know.

Very truly yours,

David S. Lang

314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

INTRODUCED BY: Councilmember Stacy Clay **DATE: June 24, 2019**

BILL NO. 9388 **ORDINANCE NO. 7110**

AN ORDINANCE AMENDING SECTIONS 510.060 AND 510.080 OF THE UNIVERSITY CITY MUNICIPAL CODE REGARDING DEVELOPMENT PLANS AND TAX ABATEMENT OR EXEMPTION PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI.

WHEREAS, Chapter 353 of the Revised Statutes of Missouri, known and referred to as The Urban Redevelopment Corporations Law ("Chapter 353"), authorizes the City to approve, by ordinance, development plans that allow for the redevelopment of blighted areas within the City and the granting of tax abatements and exemptions to encourage such redevelopment; and

WHEREAS, Chapter 353 provides that no tax abatement or exemption authorized by Chapter 353 shall become effective until the governing body conducts a public hearing to consider a proposed development plan and such tax abatement or exemption; and

WHEREAS, prior to the public hearing, the City Council must furnish to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement or exemption: (1) written notice of the scheduled public hearing and (2) a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions; and

WHEREAS, Section 353.110.3 of the Revised Statutes of Missouri provides that such notice and written statement shall be as provided by local ordinance before the public hearing; and

WHEREAS, the City Council desires to establish its procedures to provide the notice and written statement as required by Section 353.110.3 of the Revised Statutes of Missouri.

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

Section 1. Section 510.060 of the University City Municipal Code is hereby amended to read as follows (where applicable, underlined text is added text and stricken text is removed):

Section 510.060 **Contents of Development Plan.**

[R.O. 2011 §12.12.060; Prior Code §32A-6; Ord. No. 5085 §6]

A. The development plan shall contain:

1. *General description.* A general description of the proposed redevelopment project showing proposed land use and traffic circulation;

2. *Legal description.* A legal description of the proposed development area by metes and bounds or other definite designation;

3. *Stages of project.* A statement of the various stages, if more than one (1) is intended, by which the plan is proposed to be implemented or undertaken, and the approximate time limit for the commencement and completion of each stage, together with a legal description of the real property to be included in each stage;

4. *Zoning changes.* A statement of the proposed changes, if any, in zoning ordinances or maps, necessary or desirable for the redevelopment, and its protection against blighting influences;

5. *Street changes.* A statement of the proposed changes, if any, in streets or street levels, any proposed street closings, and any changes which would have to be made to streets adjoining or near the proposed redevelopment project;

6. *Housing.* A statement of the housing accommodations available for those persons who will be displaced by the redevelopment project;

7. *Public property.* A statement listing any real property in public use and belonging to the City, County, State or any political subdivision thereof, together with the consent of such authority to the acquisition of such property;

8. *Acquisition of real property.* A statement giving the legal description of the real property owned, or proposed to be purchased or, if known, to be acquired by eminent domain by the corporation;

9. ~~*Other information.* The plan, and any application to the Commission for approval thereof, shall also contain such other statements or exhibits as may be deemed relevant by the Commission or by the corporation.~~ *Tax impact statement.* A written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions, which shall be prepared by or at the direction of the corporation and shall include an estimate of the amount of ad valorem tax revenues of each political subdivision that will be affected by the proposed tax abatement or exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped; and

10. *Other information.* The plan, and any application to the Commission for approval thereof, shall also contain such other statements or exhibits as may be deemed relevant by the Commission or the corporation.

B. The corporation shall provide or cause to be provided to the City a complete list of all political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement or exemption, and other information deemed necessary by the Commission or the City Manager to evaluate the proposed development plan and comply with the requirements of this Chapter and the Urban Redevelopment Corporation Law.

Section 2. Section 510.080.A of the University City Municipal Code is hereby revised to read as follows:

A. The recommendation of the Commission upon each plan shall be filed with the City Clerk who shall submit the report of the Commission and plan to the Council. At its next regular meeting the Council shall set a date for a public hearing on the plan. Not less than ten (10) days before the public hearing, the City shall furnish (by hand delivery or by registered or certified mail, return receipt requested) to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement:

1. Notice of the scheduled public hearing, which shall include:

   a. the time, date and place of the public hearing;

   b. a general description of the boundaries of the proposed redevelopment area;

   c. a general description of the proposed development plan;

   d. an invitation to submit comments to the Council prior to the date of the public hearing concerning matters that will be discussed at the public hearing, and to appear at the public hearing and provide comments; and

   e. a statement that all interested persons and all political subdivisions will have the opportunity to be heard on such grant of tax abatement or exemption; and

2. The written statement referenced in **Section 510.060(A)(9)**.

Section 3. This Ordinance shall take effect and be in full force from and after its final passage and approval.

PASSED and ADOPTED THIS 8th DAY OF July, 2019.

MAYOR

(Seal)

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Attachment 1
General Description

The existing "Tallin Building", as highlighted in YELLOW on the attached drawing, is a 126-unit multifamily affordable housing complex constructed in the mid-1960's using the HUD Section 202 Direct Loan Program. All of the units in the Tallin Building are income restricted aimed at housing low-income seniors. Council Apartments, Inc., a non-profit 501(c) which owns the Tallin Building, paid off the 50-year HUD 202 loan in 2015. Note that Council Apartments II, Inc. (an affiliate of Council Apartments, Inc.), owns the adjacent senior housing building that is part of the same campus.

Upon paying off the loan, The Crown Center (the non-profit parent corporation of both Council Apartments, Inc. and Council Apartments II, Inc.) began to investigate the possibility of renovating the Tallin Building. Unfortunately, the Tallin Building was originally constructed in such a way that to renovate the existing structure and bring it up to current building code compliance is not economically feasible. In addition, the building has many design issues that make the current units functionally obsolete, and unmarketable in the long run.

In order to construct a new building to serve the needs of the tenants and community (both now and in the future), we plan to construct a new building to replace the existing structure. With the assistance of our selected architectural team, Rosemann & Associates, and our developer, Fulson Housing Group, we have formulated a plan to reconstruct 120 housing units on the existing site in two phases, utilizing both federal low-income housing tax credits (LIHTC) and low interest loans available for affordable housing.

Up until last year, the Tallin Building was fully occupied due to its affordability restrictions. In anticipation of the reconstruction, we have intentionally decreased the occupancy of the building over the last year by NOT re-leasing apartments as they became vacant. This plan was formulated after careful consideration and weighing of the costs of relocation, the negative impact it would have on our residents, and the financial impact of allowing vacancies in the existing project. We feel that the temporary financial costs of temporary vacancies in the existing building, far outweighed the social and emotional impact that forcing the relocation of residents (some of which would be outside of the Crown Center Community) would have on our residents wellbeing.

CROWN CENTER SENIOR LIVING

ZONING REQUIREMENTS – PD-M

CURRENT:	PROPOSED CHANGE:
Setback / Buffer:	
Street R.O.W. – 30'	(No Change)
Adjacent Properties:	
North property line - 30'	(No Change)
West property line - 30'	West property line - 10'
South property line - 30'	(No Change)

Parking:
134 Spaces — 131 Spaces

NEW CONSTRUCTION:

Type V-A

Occupancy: R-2: Residential

Height and Area Limitations: 4 stories or 70 feet / 24,000 sq/ft *

Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr

Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%

Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Type I-A

Occupancy: S-2: Parking Garage

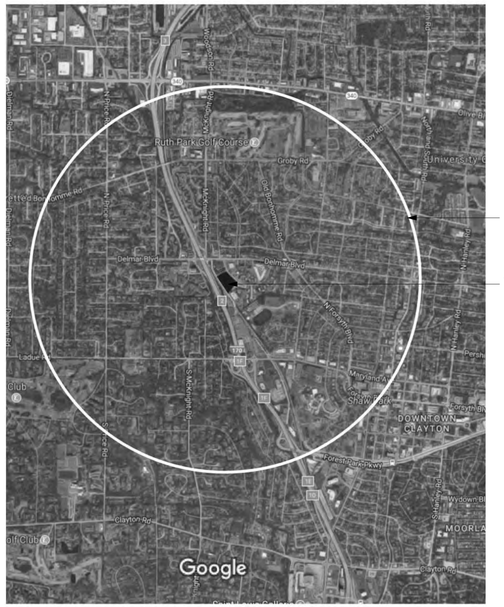
Height and Area Limitations: UL

Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr

Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A

Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr

*With area and height increases per IBC sec. 504.2 and 506.3



VICINITY MAP
1" = 2000'

PROPERTY OWNERSHIP

Address: 8350 Delcrest Dr.
Owner: Council Apartments, 8350 Delcrest Dr., St. Louis, MO. 63124

Current Zoning: PD-M Planned Development Mixed Use District

TITLE DESCRIPTION:

Lot 10 of Delcrest, accourding to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profet corportation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% intrest, Robert J. Diamond, as to and undivided 35% intrest, and Edwin J. Dimond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
APPROXIMATELY 2.8 ACRES

OPEN SPACE:
APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP

Address: 8420 Delmar Blvd.
Owner: University Terrace Assoc. L.P, 8420 Delmar Blvd., St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

Address: 8342 Delcrest Dr.
Owner: RAIA Mo Spe Vehicle LLC Etal, 500 North Franklin Turnpike, Ramsey, NJ. , 07446

Current Zoning: HRO - High Density Residential / Office District

PRINTS ISSUED
04/21/2017 - CITY P&Z REVIEW
08/30/2017 - CITY P&Z REVISED
REVISIONS:
1 09/01/2017 REVISED

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

CROWN CENTER SENIOR
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
ZOINING COVER

PROJECT NUMBER: 16026

SHEET NUMBER:

P&Z - 1

DRAWN BY: Author CHECKED BY: Checker

I - 2 - 12

9/1/2017 8:37:05 AM
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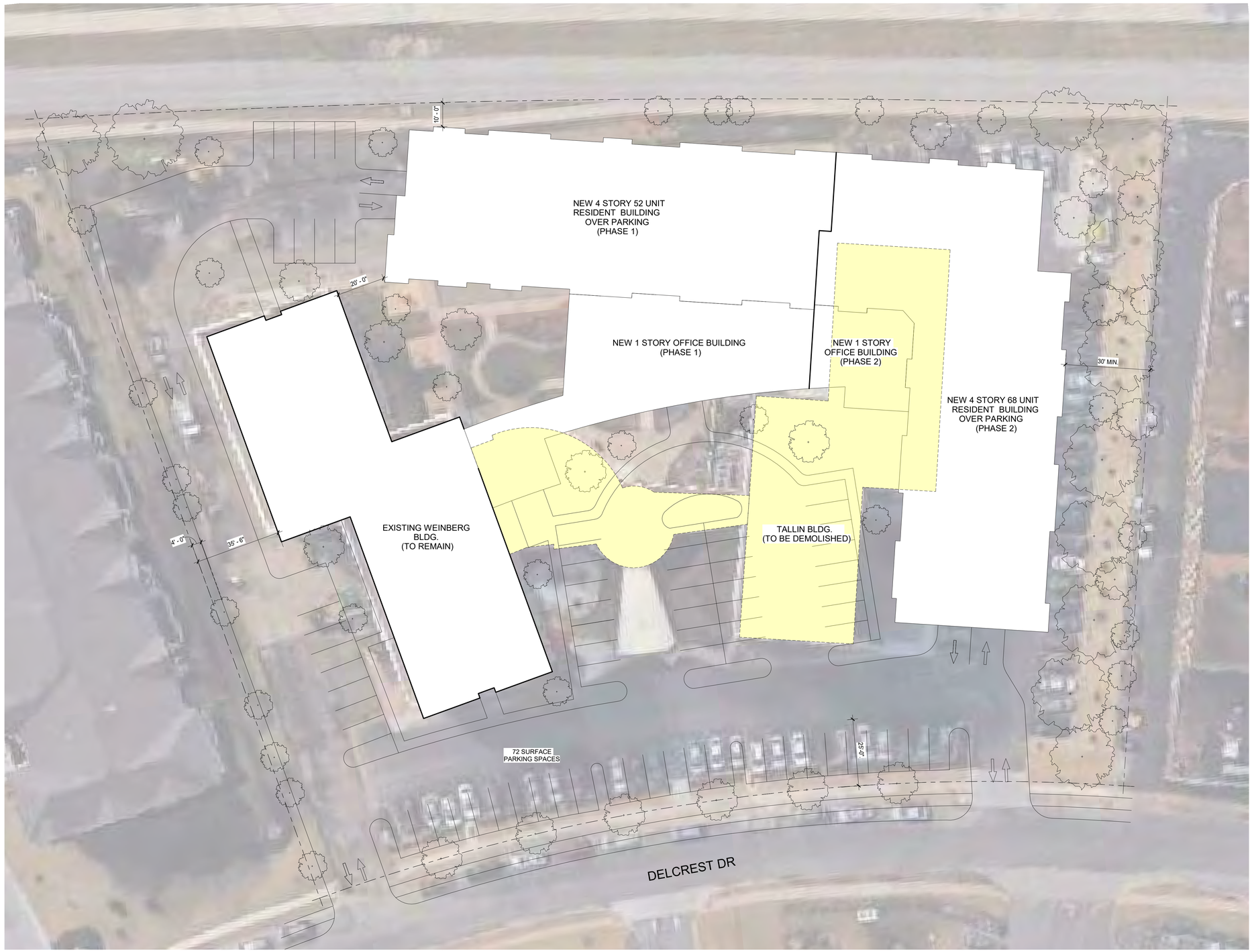

1 SITE PLAN - PHASE I & II
1" = 20'-0"

PARKING COUNT:

GARAGE:
Phase 1 - 28
Phase 2 - 31

SURFACE:
Existing - 27
New - 45

TOTAL 131 SPACES

PRINTS ISSUED
04/21/2017 - CITY P&Z REVIEW
08/28/2017 - CITY P&Z REVISED
REVISIONS:

rosemann & ASSOCIATES P.C.
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com

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ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

SENIOR LIVING CONCEPT

8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

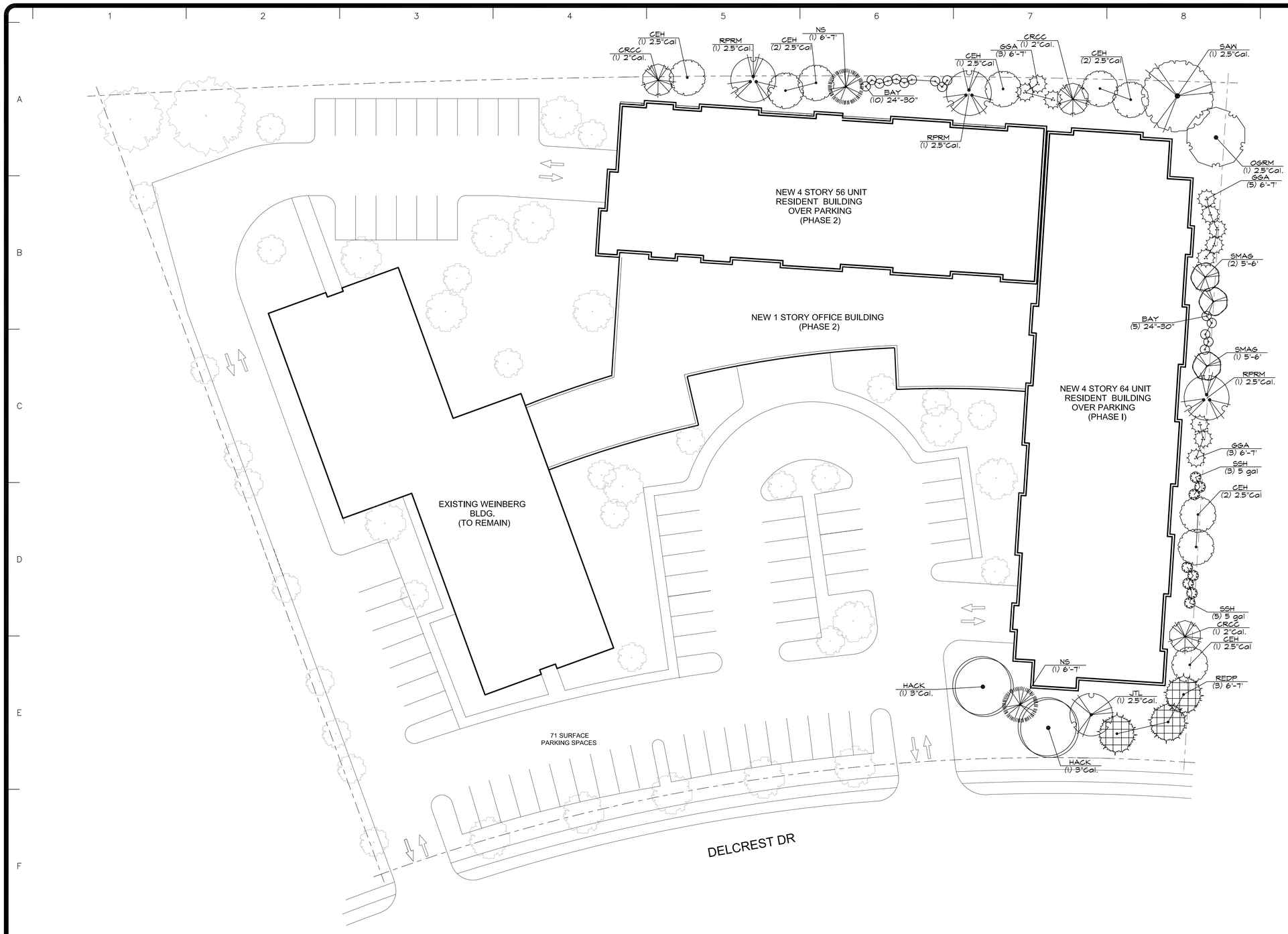
SHEET TITLE
PHASE I & II SITE PLAN

PROJECT NUMBER: 16026

SHEET NUMBER:

AS-100

DRAWN BY: CHECKED BY:



REVISIONS	BY

Landscape TECHNOLOGIES
61 Jacks Creek Drive
St. Louis, Missouri 63124
MO Landscape Architectural Corporation #2004009192
(636) 825-1250
(636) 825-1260
Fax

RANDALL A. MARDIS
MISSOURI LANDSCAPE ARCHITECT #2002014
DATE: 8/11/17

STATE OF MISSOURI · RANDALL A. MARDIS · NUMBER 019 · REGISTERED LANDSCAPE ARCHITECT

PLANTING PLAN FOR THE PROPOSED ADDITION TO:

Crown Center Senior Living

UNIVERSITY CITY, MISSOURI

DRAWN	R. MARDIS
CHECKED	RAM/S.JB
DATE	8/11/17
SCALE	1"=20'-0"
JOB No.	2017-156
SHEET	L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
14.) Landscape contractor shall kill & remove all existing weeds within the project site.
15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
17.) All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
3.) Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

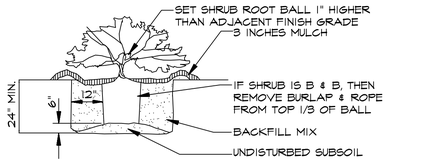
1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (15# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
3.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
5.) All sod shall be placed a maximum of 24 hours after harvesting.
6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

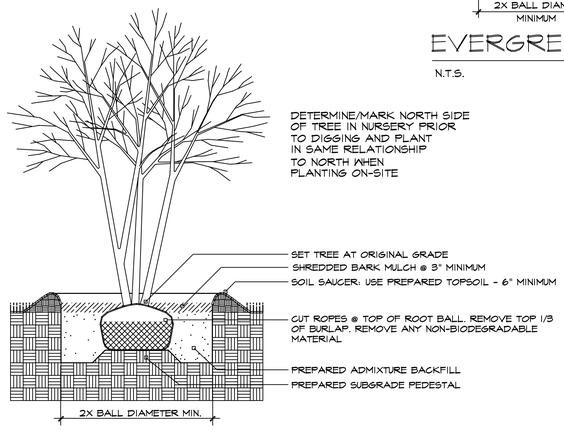
1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

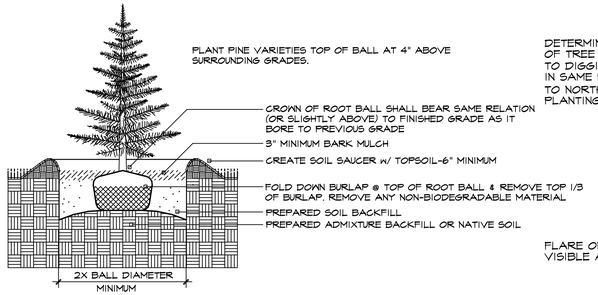
SHRUB PLANTING

N.T.S.



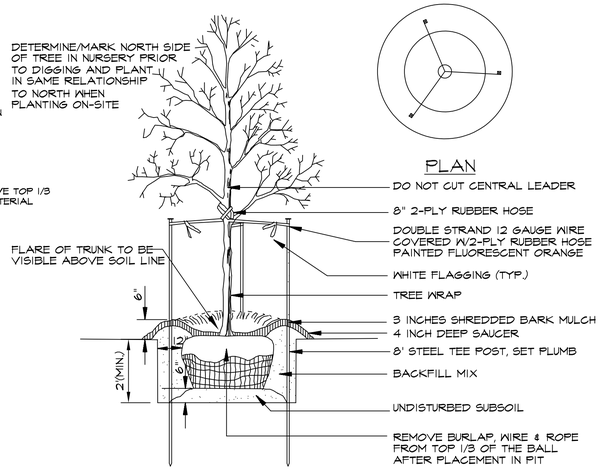
MULTI-STEM TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CEH	9	Columnar European Hornbeam / Carpinus betulus 'Fastigiata'	2.5"Cal	
HACK	2	Common Hackberry / Celtis occidentalis	3"Cal.	
RPRM	3	Redpointe Red Maple / Acer rubrum 'Redpointe'	2.5"Cal.	
SAW	1	Santooth Oak / Quercus acutissima	2.5"Cal.	
OGRM	1	'October Glory' Maple / Acer rubrum 'October Glory'	2.5"Cal.	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
GGA	11	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'	
NS	2	Norway Spruce / Picea abies	6'-7'	
REDP	3	Red Pine / Pinus resinosa	6'-7'	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CRCC	3	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	2"Cal.	
JTL	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5"Cal.	
SMAG	3	Saucer Magnolia / Magnolia X soulangiana	5'-6'	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
BAY	15	Northern Bayberry / Myrica pensylvanica	24"-30"	
SSH	8	Strawberry Sundae Hydrangea / Hydrangea paniculata 'Strawberry Sundae'	5 gal	

REVISIONS	BY

Landscape Technologies
61 Jacks Creek Drive
Lake Ozark, Missouri
(636) 439-1250
www.landscapetech.com
MO Landscape Architectural Corporation #2006009782

STATE OF MISSOURI — REGISTERED LANDSCAPE ARCHITECT — MARCUS RANDALL MARDIS — NUMBER 019

RANDALL A. MARDIS
REGISTERED LANDSCAPE ARCHITECT
DATE: 8/11/17

PLANTING PLAN FOR THE PROPOSED ADDITION TO:
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UNIVERSITY CITY, MISSOURI

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2017-156
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L-2

OF TWO SHEETS

Attachment 2
Legal Description

Lots 9 and 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

Phase I is identified on the drawing shown in Attachment 1 above. The surveyor is working on a "metes and bounds" legal description that will encompass just the Phase I building. Regardless, the entire project will be built on land currently owned by affiliates of Crown Center for Senior Living.

Attachment 3
Stages of Project

Phase 1 would consist primarily of 1-bdrm / 1-bath units and several 2-bdrm / 1 bath units located in a 4-story building over podium parking which will provide covered parking to the residents. We anticipate. Phase 1 would be constructed adjacent the existing Tallin Building which will remain occupied during construction to avoid the need for extended off-site relocation of the existing tenants away from their homes.

During Phase 1 construction, The Crown Center will stop leasing any vacant units in the Tallin Building. After completion of Phase 1 and all tenants of the Tallin Building have been relocated into the Phase 1 building or the neighboring Weinberg Building, the existing Tallin Building will be demolished. Phase 1 is anticipated to take approximately 18 months, an must be "placed in service" for tax credit purposes by the end of December 2021.

After the demolition of the Tallin Building, we will commence the development of Phase 2 which will also consist primarily of 1-bdrm / 1-bath units and several 2-bdrm / 1 bath units located in a 4-story building over podium parking. The corridors of each floor will connect to the Phase 1 corridors so as to seamlessly connect the two phases. The Phase 2 project will also include new common areas for tenants as well as management space. Phase 2 is anticipated to take approximately 18 months and shall start immediately after completion of Phase 1.

Attachment 4
Zoning Changes

There are no current proposed changes to zoning ordinances for this Project. The project is part of a Planned Development that was approved by the City Council on October 9, 2017 by ordinance 7054.

Attachment 5
Street Changes

There are no proposed changes to the streets or street levels nor any proposed street closings. It is anticipated that the existing curb cuts from the property onto Delcrest Drive shall remain in their current locations.

Attachment 6
Housing

During Phase 1 construction, The Crown Center will stop leasing any vacant units in the Tallin Building. After the Phase 1 building is complete, the remaining residents from the Tallin Building will be relocated into the newly constructed Phase 1 building or the existing Weinberg Building. The existing ownership entities have carefully analyzed the occupancies and turnover rates for both the existing buildings, to ensure that no residents will need to be displaced outside of the existing community.

Attachment 7
Public Property

No public property will be acquired for this Project.

Attachment 8
Acquisition of Real Property

The Crown Center for Senior Living currently owns all the property (through its affiliates) that will be used for the redevelopment project. No additional real property will be acquired, and eminent domain will not be needed for the Project.

Attachment 9
Tax Impact Statement

Enclosed with this letter is a tax impact statement performed by PGAV Consultants.

PGAV PLANNERS

Planning
Development Finance
Urban Design

Saint Louis Place
200 North Broadway
Suite 1000
St. Louis, Missouri 63102

314 231-7318
314 231-7433 FAX

TECHNICAL MEMORANDUM

To: Council Apartments, Inc.

Cc: City of University City, Missouri
David S. Lang – Rosenblum Goldenhersh

Date: March 5, 2020

From: Adam Jones

Re: Crown Center Phase 1

Project Name: Crown Center Phase 1 353 – University City

I. INTRODUCTION

This Memorandum and the accompanying tables comprise the Tax Impact Statement for the Council Apartments 353 Project (the "Project") proposed by Council Apartments, Inc. (the "Developer") for the Council Apartments 353 Redevelopment Area (the "Redevelopment Area" or "Area"). The Area is located at 8350 Delcrest Drive in the City of University City, Missouri (the "City").

The tables that follow this Memorandum describe the impact of the proposed tax abatement program, and of the Project in general, on the affected taxing jurisdictions.

This analysis is for a Project that will be constructed. The current building is a 10-story apartment building, inclusive of 8 studio and 117 one-bedroom units (125 total units). The Property, while assessed for valuation purposes by the St. Louis County Assessor's Office, pays no real estate taxes due to the charitable status of its use and ownership. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs. The Project that will be constructed is a 52-unit multifamily project restricted to "seniors" and constructed using federal low-income housing tax credits provided under §42 of the Internal Revenue Code.

II. REAL PROPERTY TAX ABATEMENT

1. Tax Abatement Period

The Developer has proposed to build a 52-unit apartment building as part of this abatement petition. Abatement is projected to begin January 1, 2021 and run a total of 20 years until the year 2040. As mentioned, although the Property is regularly assessed by the St. Louis County Assessor's Office the Property pays no real estate taxes due to its charitable status. This analysis reviews the impact on affected taxing jurisdictions of the Project receiving:

- For years 1-10, tax abatement is 100% of the incremental value of real property above the value of land established on January 1, 2021.
- For years 11-20, tax abatement is 50% of the full value of property (land + improvements) within the Area.

2. Tax Rates

The total property tax rate levied against Area's residential property is $7.5928 per $100 of assessed valuation.

3. Projected Market Value and Assessed Value

See Table 1 attached, in Appendix A. The assumptions used in this analysis to project future market values are based on projected value of the property determined under the Missouri Revised Statutes: Mo. Rev. Stat. § 137.076 using the net operating income method of valuation.

4. Growth in Market Value

The Project's market value is projected to grow three percent (3%) after full build-out at each reassessment year (on odd-numbered years).

III. FISCAL IMPACT

1. Real Property Taxes

Table 1 – Method of Property Valuation: Income Approach shows the method of valuing property using the net operating income method of valuation, determined under the Missouri Revised Statutes: Mo. Rev. Stat. § 137.076

Table 2 – Summary of Projected Market and Assessed Valuations Upon Redevelopment shows the estimated market and assessed value of the property at the beginning of the abatement program.

Table 3 – 2019 Real Property Tax Rates per $100 shows the current property tax rates subject to the property.

Table 4 – Summary of Real Property Taxes Paid shows the property taxes paid during the tax abatement period.

Table 5 – Summary of Real Property Taxes Paid per Jurisdiction summarizes the estimated annual revenue to each affected taxing jurisdiction during the tax abatement period and pursuant to the Project.

Table 6 – Summary of Real Property Tax Abatement shows the property taxes abated during the tax abatement period. For the purposes

of this Study, projected abated taxes are shown. The Project is anticipated to appreciate by three percent (3%) every odd year.

Table 7 – Summary of Taxes Abated per Jurisdiction shows the property taxes abated during the tax abatement period. The summary table shows the estimated annual revenue to each affected taxing jurisdiction during the tax abatement period and pursuant to the Project.

Table 8 – No Build Scenario Summary of Real Property Tax provides a summary of the property taxes collected as a result of the project and collected as a result of the project not being completed.

Table 9 – No Build Scenario Summary of Real Property Taxes Paid per Jurisdiction summarizes the estimated annual revenue to each affected taxing jurisdiction to be collected if the project is not completed.

IV. GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the Developer and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV Planners assumes no responsibility for its accuracy or certainty.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the Developer and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product.

APPENDIX A

List of Tables
Council Apartments 353
University City, MO

Table 1	Method for Property Valuation: Income Approach1
Table 2	Summary of Projected Market and Assessed Valuations Upon Redevelopment
Table 3	2019 Real Property Tax Rates per $100
Tabe 4	Summary of Real Property Taxes Paid
Table 5	Summary of Taxes Paid per Jurisdiction
Table 6	Summary of Real Property Abatement
Table 7	Summary of Real Property Taxes Abated per Jurisdiction
Table 8	"No Build Scenario" Summary of Real Property Taxes
Table 9	"No Build Scenario" Summary of Real Property Taxes Paid Per Jurisdiction

Table 1

Method for Property Valuation: Income Approach[1]

Council Apartments 353

University City, MO

Estimated Gross Revenue (52-Units)[2]:	$	634,416
Less Vacancy (5%):	$	31,721
Less Operating Expenses	$	327,600
Net Operating Income	$	275,095
Base Market Cap Rate		7.5%
Residential Property Tax Rate		7.5928%
Cap Rate Discount to Account for Tax Load (Levy Rate x Assessment Rate)		1.4426%
Cap Rate for Value Estimate (Tax Rate + Assessment Rate)		9.0354%
Residential Assessment Rate		19%
Market Value (NOI/Valuation for Ad Valorem)	$	3,044,627

[1] RSMo 137.076 Valuation by assessor, factors to be considered--income-based approach for assessment of parcels:

1. In establishing the value of a parcel of real property the county assessor shall consider current market conditions and previous decisions of the county board of equalization, the state tax commission or a court of competent jurisdiction that affected the value of such parcel. For purposes of this section, the term "current market conditions", shall include the impact upon the housing market of foreclosures and bank sales.

2. In establishing the value of a parcel of real property, the county assessor shall use an income-based approach for assessment of parcels of real property with federal or state imposed restrictions in regard to rent limitations, operations requirements, or any other restrictions imposed upon the property in connection with:

(1) The property being eligible for any income tax credits under Section 42 of the Internal Revenue Code of 1986, as amended;

(2) Property constructed with the use of the United States Department of Housing and Urban Development HOME investment partnerships program;

(3) Property constructed with the use of incentives provided by the United States Department of Agriculture Rural Development; or

(4) Property receiving any other state or federal subsidies provided with respect to use of the property for housing purposes

For the purposes of this subsection, the term "income-based approach" shall include the use of direct capitalization methodology and computed by dividing the net operating income of the parcel of property by an appropriate capitalization rate not to exceed the average of the current market data available in the county of said parcel of property. Federal and state tax credits or other subsidies shall not be used when calculating the capitalization rate. Upon expiration of a land use restriction agreement, such parcel of property shall no longer be subject to this subsection.

[2] Affordable 1-Bedroom units are expected to rent between $838-$1,000 a month. Market Rate 1-Bedroom units are expected to rent for $1,250 a month. 2-Bedroom affordable units are expected to rent between $1,006-$1,100 a month. Market Rate 2-Bedroom units are expected to rent for $1,350 a month. The Developer has proposed 39 Affordable 1-Bedroom Units, 3 Market Rate 1-Bedroom Units, 5 Affordable 2-Bedroom Units, and 5 Market Rate 2-Bedroom Units.

Table 2
Summary of Projected Market and Assessed Valuations Upon Redevelopment[1]
Council Apartments 353
University City, MO

Address	No. of Units	Estimated 2021 Market Value	Assessment Rate	2021 Assessed Value
8350 Delcrest	52	$ 3,044,627	19%	$ 578,479
		$ 3,044,627	**19%**	**$ 578,479**

[1] See notes on Table 1

Table 3

2019 Real Property Tax Rates per $100 [1]

Council Apartments 353

University City, MO

Taxing Jurisdiction	Residential Rate
State of Missouri - Blind Pension Fund	0.0300
County General	0.1760
County Health Fund	0.1180
County Park Maintenance	0.0420
County Bond Retire	0.0190
Roads and Bridges	0.0880
St. Louis Community College	0.1986
Special School District	1.1077
Metropolitan Zoo Museum District	0.2549
University City Library	0.3650
School - University City	4.4009
Metropolitan Sewer District	0.1077
City of University City	0.6100
Sheltered Workshop	0.0750
Subtotal Tax Rate	**7.5928**

[1]Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

Table 4

Summary of Real Property Taxes Paid [1,2]

Council Apartments 353

University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Residential Improvement Market Value (Improvements)	$ 2,070,346	$ 2,070,346	$ 2,132,457	$ 2,132,457	$ 2,196,430	$ 2,196,430	$ 2,262,323	$ 2,262,323	$ 2,330,193	$ 2,330,193
Residential Real Property Market Value (Land)	$ 974,281	$ 974,281	$ 1,003,509	$ 1,003,509	$ 1,033,614	$ 1,033,614	$ 1,064,623	$ 1,064,623	$ 1,096,561	$ 1,096,561
Residential Real Property Assessed Value (Improvements)	$ 393,366	$ 393,366	$ 405,167	$ 405,167	$ 417,322	$ 417,322	$ 429,841	$ 429,841	$ 442,737	$ 442,737
Residential Real Property Assessed Value (Land)	$ 185,113	$ 185,113	$ 190,667	$ 190,667	$ 196,387	$ 196,387	$ 202,278	$ 202,278	$ 208,347	$ 208,347
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Paid on Improvement Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxes Paid on Land Value	$ 14,055	$ 14,055	$ 14,477	$ 14,477	$ 14,911	$ 14,911	$ 15,359	$ 15,359	$ 15,819	$ 15,819
Total Taxes Paid	**$ 14,055**	**$ 14,055**	**$ 14,477**	**$ 14,477**	**$ 14,911**	**$ 14,911**	**$ 15,359**	**$ 15,359**	**$ 15,819**	**$ 15,819**

Revenue Sources	Projected Revenues by Year in Dollars									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Residential Improvement Market Value (Improvements)	$ 2,400,099	$ 2,400,099	$ 2,472,102	$ 2,472,102	$ 2,546,265	$ 2,546,265	$ 2,622,653	$ 2,622,653	$ 2,701,332	$ 2,701,332
Residential Real Property Market Value (Land)	$ 1,129,458	$ 1,129,458	$ 1,163,342	$ 1,163,342	$ 1,198,242	$ 1,198,242	$ 1,234,190	$ 1,234,190	$ 1,271,215	$ 1,271,215
Residential Real Property Assessed Value (Improvements)	$ 456,019	$ 456,019	$ 469,699	$ 469,699	$ 483,790	$ 483,790	$ 498,304	$ 498,304	$ 513,253	$ 513,253
Residential Real Property Assessed Value (Land)	$ 214,597	$ 214,597	$ 221,035	$ 221,035	$ 227,666	$ 227,666	$ 234,496	$ 234,496	$ 241,531	$ 241,531
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Paid on 50% of Value	$ 25,459	$ 25,459	$ 26,223	$ 26,223	$ 27,010	$ 27,010	$ 27,820	$ 27,820	$ 28,655	$ 28,655
Taxes Paid	**$ 25,459**	**$ 25,459**	**$ 26,223**	**$ 26,223**	**$ 27,010**	**$ 27,010**	**$ 27,820**	**$ 27,820**	**$ 28,655**	**$ 28,655**

[1] Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

[2] Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 5
Summary of Real Property Taxes Paid per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Paid									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	$ 56	$ 56	$ 57	$ 57	$ 59	$ 59	$ 61	$ 61	$ 63	$ 63
County General	$ 326	$ 326	$ 336	$ 336	$ 346	$ 346	$ 356	$ 356	$ 367	$ 367
County Health Fund	$ 218	$ 218	$ 225	$ 225	$ 232	$ 232	$ 239	$ 239	$ 246	$ 246
County Park Maintenance	$ 78	$ 78	$ 80	$ 80	$ 82	$ 82	$ 85	$ 85	$ 88	$ 88
County Bond Retire	$ 35	$ 35	$ 36	$ 36	$ 37	$ 37	$ 38	$ 38	$ 40	$ 40
Roads and Bridges	$ 163	$ 163	$ 168	$ 168	$ 173	$ 173	$ 178	$ 178	$ 183	$ 183
St. Louis Community College	$ 368	$ 368	$ 379	$ 379	$ 390	$ 390	$ 402	$ 402	$ 414	$ 414
Special School District	$ 2,051	$ 2,051	$ 2,112	$ 2,112	$ 2,175	$ 2,175	$ 2,241	$ 2,241	$ 2,308	$ 2,308
Metropolitan Zoo Museum District	$ 472	$ 472	$ 486	$ 486	$ 501	$ 501	$ 516	$ 516	$ 531	$ 531
University City Library	$ 676	$ 676	$ 696	$ 696	$ 717	$ 717	$ 738	$ 738	$ 760	$ 760
School - University City	$ 8,147	$ 8,147	$ 8,391	$ 8,391	$ 8,643	$ 8,643	$ 8,902	$ 8,902	$ 9,169	$ 9,169
Metropolitan Sewer District	$ 199	$ 199	$ 205	$ 205	$ 212	$ 212	$ 218	$ 218	$ 224	$ 224
City of University City	$ 1,129	$ 1,129	$ 1,163	$ 1,163	$ 1,198	$ 1,198	$ 1,234	$ 1,234	$ 1,271	$ 1,271
Sheltered Workshop	$ 139	$ 139	$ 143	$ 143	$ 147	$ 147	$ 152	$ 152	$ 156	$ 156
Total	**$ 14,055**	**$ 14,055**	**$ 14,477**	**$ 14,477**	**$ 14,911**	**$ 14,911**	**$ 15,359**	**$ 15,359**	**$ 15,819**	**$ 15,819**

Affected Taxing District	Taxes Paid									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	$ 101	$ 101	$ 104	$ 104	$ 107	$ 107	$ 110	$ 110	$ 113	$ 113
County General	$ 590	$ 590	$ 608	$ 608	$ 626	$ 626	$ 645	$ 645	$ 664	$ 664
County Health Fund	$ 396	$ 396	$ 408	$ 408	$ 420	$ 420	$ 432	$ 432	$ 445	$ 445
County Park Maintenance	$ 141	$ 141	$ 145	$ 145	$ 149	$ 149	$ 154	$ 154	$ 159	$ 159
County Bond Retire	$ 64	$ 64	$ 66	$ 66	$ 68	$ 68	$ 70	$ 70	$ 72	$ 72
Roads and Bridges	$ 295	$ 295	$ 304	$ 304	$ 313	$ 313	$ 322	$ 322	$ 332	$ 332
St. Louis Community College	$ 666	$ 666	$ 686	$ 686	$ 706	$ 706	$ 728	$ 728	$ 750	$ 750
Special School District	$ 3,714	$ 3,714	$ 3,826	$ 3,826	$ 3,940	$ 3,940	$ 4,059	$ 4,059	$ 4,180	$ 4,180
Metropolitan Zoo Museum District	$ 855	$ 855	$ 880	$ 880	$ 907	$ 907	$ 934	$ 934	$ 962	$ 962
School - University City	$ 1,224	$ 1,224	$ 1,261	$ 1,261	$ 1,298	$ 1,298	$ 1,337	$ 1,337	$ 1,377	$ 1,377
School - University City	$ 14,757	$ 14,757	$ 15,199	$ 15,199	$ 15,655	$ 15,655	$ 16,125	$ 16,125	$ 16,609	$ 16,609
Metropolitan Sewer District	$ 361	$ 361	$ 372	$ 372	$ 383	$ 383	$ 395	$ 395	$ 406	$ 406
City of University City	$ 2,045	$ 2,045	$ 2,107	$ 2,107	$ 2,170	$ 2,170	$ 2,235	$ 2,235	$ 2,302	$ 2,302
Sheltered Workshop	$ 251	$ 251	$ 259	$ 259	$ 267	$ 267	$ 275	$ 275	$ 283	$ 283
Total	**$ 25,459**	**$ 25,459**	**$ 26,223**	**$ 26,223**	**$ 27,010**	**$ 27,010**	**$ 27,820**	**$ 27,820**	**$ 28,655**	**$ 28,655**

[1] **Market values are projected to increase at an average rate of 3% each reassessment (odd) year.**

[2] **Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.**

Table 6
Summary of Real Property Tax Abatement [1,2]
Council Apartments 353
University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Residential Real Property Market Value	$ 3,044,627	$ 3,044,627	$ 3,135,966	$ 3,135,966	$ 3,230,045	$ 3,230,045	$ 3,326,946	$ 3,326,946	$ 3,426,754	$ 3,426,754
Resdential Real Property Market Value (Improvements)	$ 2,070,346	$ 2,070,346	$ 2,132,457	$ 2,132,457	$ 2,196,430	$ 2,196,430	$ 2,262,323	$ 2,262,323	$ 2,330,193	$ 2,330,193
Residential Real Property Market Value(Land)	$ 974,281	$ 974,281	$ 1,003,509	$ 1,003,509	$ 1,033,614	$ 1,033,614	$ 1,064,623	$ 1,064,623	$ 1,096,561	$ 1,096,561
Residential Real Property Assessed Value	$ 578,479	$ 578,479	$ 595,833	$ 595,833	$ 613,709	$ 613,709	$ 632,120	$ 632,120	$ 651,083	$ 651,083
Residential Real Property Assessed Value (Improvements)	$ 393,366	$ 393,366	$ 405,167	$ 405,167	$ 417,322	$ 417,322	$ 429,841	$ 429,841	$ 442,737	$ 442,737
Residential Real Property Assessed Value (Land)	$ 185,113	$ 185,113	$ 190,667	$ 190,667	$ 196,387	$ 196,387	$ 202,278	$ 202,278	$ 208,347	$ 208,347
Abated Value	$ 393,366	$ 393,366	$ 405,167	$ 405,167	$ 417,322	$ 417,322	$ 429,841	$ 429,841	$ 442,737	$ 442,737
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Abated	**$ 29,867**	**$ 29,867**	**$ 30,764**	**$ 30,764**	**$ 31,686**	**$ 31,686**	**$ 32,637**	**$ 32,637**	**$ 33,616**	**$ 33,616**

Revenue Sources	Projected Revenues by Year in Dollars									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Residential Market Value	$ 3,529,557	$ 3,529,557	$ 3,635,444	$ 3,635,444	$ 3,744,507	$ 3,744,507	$ 3,856,842	$ 3,856,842	$ 3,972,548	$ 3,972,548
Resdential Real Property Market Value (Improvements)	$ 2,400,099	$ 2,400,099	$ 2,472,102	$ 2,472,102	$ 2,546,265	$ 2,546,265	$ 2,622,653	$ 2,622,653	$ 2,701,332	$ 2,701,332
Residential Real Property Market Value(Land)	$ 1,129,458	$ 1,129,458	$ 1,163,342	$ 1,163,342	$ 1,198,242	$ 1,198,242	$ 1,234,190	$ 1,234,190	$ 1,271,215	$ 1,271,215
Residential Real Property Assessed Value (Improvements)	$ 456,019	$ 456,019	$ 469,699	$ 469,699	$ 483,790	$ 483,790	$ 498,304	$ 498,304	$ 513,253	$ 513,253
Residential Real Property Assessed Value (Land)	$ 214,597	$ 214,597	$ 221,035	$ 221,035	$ 227,666	$ 227,666	$ 234,496	$ 234,496	$ 241,531	$ 241,531
Abated Value	$ 335,308	$ 335,308	$ 345,367	$ 345,367	$ 355,728	$ 355,728	$ 366,400	$ 366,400	$ 377,392	$ 377,392
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Abated	**$ 25,459**	**$ 25,459**	**$ 26,223**	**$ 26,223**	**$ 27,010**	**$ 27,010**	**$ 27,820**	**$ 27,820**	**$ 28,655**	**$ 28,655**

[1] Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

[2] Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 7
Summary of Real Property Tax Abated per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Abated									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	$ 118	$ 118	$ 122	$ 122	$ 125	$ 125	$ 129	$ 129	$ 133	$ 133
County General	$ 692	$ 692	$ 713	$ 713	$ 734	$ 734	$ 757	$ 757	$ 779	$ 779
County Health Fund	$ 464	$ 464	$ 478	$ 478	$ 492	$ 492	$ 507	$ 507	$ 522	$ 522
County Park Maintenance	$ 165	$ 165	$ 170	$ 170	$ 175	$ 175	$ 181	$ 181	$ 186	$ 186
County Bond Retire	$ 75	$ 75	$ 77	$ 77	$ 79	$ 79	$ 82	$ 82	$ 84	$ 84
Roads and Bridges	$ 346	$ 346	$ 357	$ 357	$ 367	$ 367	$ 378	$ 378	$ 390	$ 390
St. Louis Community College	$ 781	$ 781	$ 805	$ 805	$ 829	$ 829	$ 854	$ 854	$ 879	$ 879
Special School District	$ 4,357	$ 4,357	$ 4,488	$ 4,488	$ 4,623	$ 4,623	$ 4,761	$ 4,761	$ 4,904	$ 4,904
Metropolitan Zoo Museum District	$ 1,003	$ 1,003	$ 1,033	$ 1,033	$ 1,064	$ 1,064	$ 1,096	$ 1,096	$ 1,129	$ 1,129
University City Library	$ 1,436	$ 1,436	$ 1,479	$ 1,479	$ 1,523	$ 1,523	$ 1,569	$ 1,569	$ 1,616	$ 1,616
School - University City	$ 17,312	$ 17,312	$ 17,831	$ 17,831	$ 18,366	$ 18,366	$ 18,917	$ 18,917	$ 19,484	$ 19,484
Metropolitan Sewer District	$ 424	$ 424	$ 436	$ 436	$ 449	$ 449	$ 463	$ 463	$ 477	$ 477
City of University City	$ 2,400	$ 2,400	$ 2,472	$ 2,472	$ 2,546	$ 2,546	$ 2,622	$ 2,622	$ 2,701	$ 2,701
Sheltered Workshop	$ 295	$ 295	$ 304	$ 304	$ 313	$ 313	$ 322	$ 322	$ 332	$ 332
Total	**$ 29,867**	**$ 29,867**	**$ 30,764**	**$ 30,764**	**$ 31,686**	**$ 31,686**	**$ 32,637**	**$ 32,637**	**$ 33,616**	**$ 33,616**

Affected Taxing District	Taxes Abated									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	$ 101	$ 101	$ 104	$ 104	$ 107	$ 107	$ 110	$ 110	$ 113	$ 113
County General	$ 590	$ 590	$ 608	$ 608	$ 626	$ 626	$ 645	$ 645	$ 664	$ 664
County Health Fund	$ 396	$ 396	$ 408	$ 408	$ 420	$ 420	$ 432	$ 432	$ 445	$ 445
County Park Maintenance	$ 141	$ 141	$ 145	$ 145	$ 149	$ 149	$ 154	$ 154	$ 159	$ 159
County Bond Retire	$ 64	$ 64	$ 66	$ 66	$ 68	$ 68	$ 70	$ 70	$ 72	$ 72
Roads and Bridges	$ 295	$ 295	$ 304	$ 304	$ 313	$ 313	$ 322	$ 322	$ 332	$ 332
St. Louis Community College	$ 666	$ 666	$ 686	$ 686	$ 706	$ 706	$ 728	$ 728	$ 750	$ 750
Special School District	$ 3,714	$ 3,714	$ 3,826	$ 3,826	$ 3,940	$ 3,940	$ 4,059	$ 4,059	$ 4,180	$ 4,180
Metropolitan Zoo Museum District	$ 855	$ 855	$ 880	$ 880	$ 907	$ 907	$ 934	$ 934	$ 962	$ 962
University City Library	$ 1,224	$ 1,224	$ 1,261	$ 1,261	$ 1,298	$ 1,298	$ 1,337	$ 1,337	$ 1,377	$ 1,377
School - University City	$ 14,757	$ 14,757	$ 15,199	$ 15,199	$ 15,655	$ 15,655	$ 16,125	$ 16,125	$ 16,609	$ 16,609
Metropolitan Sewer District	$ 361	$ 361	$ 372	$ 372	$ 383	$ 383	$ 395	$ 395	$ 406	$ 406
City of University City	$ 2,045	$ 2,045	$ 2,107	$ 2,107	$ 2,170	$ 2,170	$ 2,235	$ 2,235	$ 2,302	$ 2,302
Sheltered Workshop	$ 251	$ 251	$ 259	$ 259	$ 267	$ 267	$ 275	$ 275	$ 283	$ 283
Total	**$ 25,459**	**$ 25,459**	**$ 26,223**	**$ 26,223**	**$ 27,010**	**$ 27,010**	**$ 27,820**	**$ 27,820**	**$ 28,655**	**$ 28,655**

[1] Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

[2] Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 8
"No Build Scenario" Summary of Real Property Taxes
Council Apartments 353
University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Projected Residential Real Property Assessed Value	$ 478,800	$ 478,800	$ 493,164	$ 493,164	$ 507,959	$ 507,959	$ 523,198	$ 523,198	$ 538,894	$ 538,894
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Paid	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Revenue Sources	Projected Revenues by Year in Dollars									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Projected Residential Real Property Assessed Value	$ 555,060	$ 555,060	$ 571,712	$ 571,712	$ 588,864	$ 588,864	$ 606,530	$ 606,530	$ 624,725	$ 624,725
Tax Rate	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Paid	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

[1] Property is tax exempt due to Charitable status- 501(c)(3). No taxes are projected to be paid.
[2] Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

Table 9
"No Build Scenario" Summary of Real Property Taxes Paid Per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Paid									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County General	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Health Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Park Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Bond Retire	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roads and Bridges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
St. Louis Community College	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special School District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metropolitan Zoo Museum District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
University City Library	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School - University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metropolitan Sewer District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City of University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sheltered Workshop	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Affected Taxing District	Taxes Paid									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County General	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Health Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Park Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
County Bond Retire	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roads and Bridges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
St. Louis Community College	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special School District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metropolitan Zoo Museum District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
University City Library	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School - University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metropolitan Sewer District	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City of University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sheltered Workshop	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

[1] **Property is tax exempt due to charitable status - 501(c)(3). No taxes are projected to be paid.**

[2] **Market values are projected to increase at an average rate of 3% each reassessment (odd) year.**

Attachment 10
Other Information

In addition, we are providing a Fiscal Impact Study was the subsequently requested by Gregory Rose and Attorney John Mulligan.

Blighting Analysis from February 27, 2019

Articles of Incorporation of Council Preservation Redevelopment Corporation, a Missouri 353-redevelopment corporation.

Re:	Proposed Crown Center Apartments – Fiscal Impact Analysis	**To:**	City of University City
Date:	February 26, 2020	**From:**	Adam Jones
		CC:	David S. Lang

EXECUTIVE SUMMARY

This memorandum presents PGAV's fiscal impact analysis of the proposed 120-unit, Section 42 apartment building, constructed in two phases (collectively, the "Project") located at…" 8350 Delcrest Drive (the "Property") and its correlated impacts on the City of University City's (the "City") public safety operations and the University City School District (the "School District").[1] These two units of government constitute nearly 68% of the tax bill for properties located within both of these jurisdictions. The results of this analysis indicate that the fiscal impact on the City and School District would be positive. The Property currently generates no property taxes due to its status as an "exempt" property because it is owned by a not-for-profit organization. The Property and proposed Project will be identical in terms of its land use and occupancy, as income and age restricted rental units.

In addition to the positive fiscal impact, it's probable, taken by itself, that the development could be absorbed within the existing service capacity of either the City or the School District without any negative effects. The Project is expected to generate no new students while decreasing the number of dwelling units currently on site. With this in mind, PGAV concludes that the fiscal impact on the City or the School District would be positive.

FISCAL IMPACT ANALYSIS GENERALLY

Fiscal Impact Analysis (FIA) studies compare tax revenues generated by development (typically new development) to the cost of providing public services at the current level of service. The use of FIAs has been around since the 1950's but got a big boost with Burchell and Listokin's seminal volume outlining six methods for undertaking FIAs.[2] Burchell and Listokin's work was later updated in 1985 and other scholars, government entities, and organizations have developed various FIA models. FIAs continue to be a topic of debate due to an infinite array of circumstances that can render any particular methodology flawed to some degree.

FIA's are typically more meaningful in assessing impacts of development in larger geographic areas. They are often used in the evaluation of community planning alternatives and have been used extensively by researchers in measuring the cost of urban sprawl versus more compact urban development. When getting

[1] Section 42 Housing refers to that section of the Internal Revenue Tax Code which provides tax credits to investors who build affordable housing. Investors receive a reduction in their tax liability in return for providing affordable housing to people with fixed or lower income.

[2] Burchell, Robert W., and David Listokin. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development*. Center for Urban Policy Research, 1978.

down to the micro level, the "elasticity" of a local governmental unit to accommodate growth can be the most significant factor in determining if the fiscal impact is positive, negative, or neutral. In a community having low to moderate rates of growth, a relatively small increase in residential, commercial or industrial development may be accommodated without any need for increased government staffing or capital expenses. Conversely, a community that is stretched to the limit on service delivery and infrastructure will be unable to accommodate increases in development without commensurate increases in revenue (from the development or increased taxes) to maintain the current level of service.

FISCAL IMPACT ANALYSIS METHODOLOGY

As part of this analysis, revenues associated with property tax collections for both the City and School District were considered. No consideration was given for sales taxes. However, it should be noted that residents of the proposed development will acquire goods and services within the City and the immediate area, many of which will be subject to sales taxes. This analysis revealed the City and School District have the potential to see benefits as a result of the successful implementation of the proposed Project as a result of increased property taxes.

Calculating Costs

There are various methods of estimating the community costs associated with new development. The most common is the "average costing method" and it is useful in estimating the impacts of residential development or evaluating land use alternatives for a particular growth zone of a community. Average cost is applied on a per capita basis or other meaningful unit (e.g., per household or per student) and is relatively easy to apply and understand. For example, development induced government service costs are determined by applying the unit cost (e.g., average cost per student) by the number of units (e.g., students) created by the development. This is the method used in this analysis. The assumptions associated with average costing include:

- The current average operating costs per capita or other unit are considered reasonable estimates of future operating costs.
- The current level of service is a reasonable indicator of future service levels.

One of the key limitations of the average costing method is that it does not account for the current service capacity of a particular unit of local government. This is particularly true for small increments of development or in-fill development such as the proposed Project. For instance, it may take multiple residential subdivisions over time that would create enough demand for adding a new police beat. The first subdivision may actually result in a decrease in per capita costs for public safety services. Conversely, a large new development may require capital investment in infrastructure or new building construction not reflected in the current average cost. However, the latter can be calculated separately and apportioned.

General Project Overview

As mentioned, the Property is an age and income restricted, 52-unit apartment complex located generally at the intersection of Delmar Boulevard and Interstate 170. The Project proposes the construction of 52 new age

and income restricted units. The Project currently pays no property taxes due to its status as a not-for-profit organization. Therefore, the City and the School District currently receive no property tax revenue from the Property. It is expected that upon completion of the Project, it will be owned by a for-profit limited partnership entity, to allow for the beneficial use of the low-income housing tax credits. This ownership structure could result in the assessment and collection of property taxes.

Projected Number of Students Generated by the Project

According to estimates provided by the developer, 44 of the 52 units are expected to be age and income restricted. The remaining 8 units will be age restricted, but not income restricted by a land use restriction agreement. Age and income restricted units mean those units that can only be rented to persons aged 62 and older at a rate equal to 60% of the area median income. The owner intends to income restrict the 8 units not covered by a land use restriction agreement, to those tenants that are below the area median income, but may not necessarily qualify at the 60% level.**Table 1** shows that no new school aged children are expected to be generated by the Project in the future. This is due to the advanced age of the residents and the age restricted nature of the Project. This results in the Project having no effect on student growth within the School District.

Shown in **Table 2**, on the next page, after the first ten years of the requested 25-year abatement program, the Project creates taxes through its assessed value that benefits both taxing jurisdictions. Under the requested abatement program, approximately $61,000 in taxes are to be paid to City and $434,000 to the School District.[3]

Table 1

ESTIMATE OF NET NEW STUDENTS FROM 120-UNIT LIHTC APARTMENT COMPLEX

Proposed Crown Center Apartments
University City, MO

Units by No. of Bedrooms		**Measure**
1 bedroom units (Market)	4	units
2 bedroom units (Market)	2	units
3 bedroom units (Market)	0	units
Subtotal Phase 1 units	***6***	units
1 bedroom fixed rent units (60% AMI)[1]	42	units
2 bedroom fixed rent units (60% AMI)	4	units
3 bedroom fixed rent units (60% AMI)	0	units
Subtotal Units	***46***	units
TOTAL UNITS	**52**	units
No of 2 & 3 bedroom units	6	units
Est. average school aged children/unit [2]	0.000	
Projected school aged children [5]	**0**	students
Assumed percent of tenant children transferred from within University City SD	25%	
Est. of students transferring from within University City SD	0	students
Est. of NET NEW students	**0**	students
Assumed percent of tenant children requiring Special Ed services	25%	
Assumed percent of tenant children qualifying as low-income students	85%	
Est. Special Ed students	**0**	students
Est. of low-income students (net of Special Ed students)	**0**	students

[1] Source: Developer information provided to City and adjusted to match number of PBV units to be provided per a joint venture letter of commitment between the Developer and the Housing Authority of the City of Bloomington, dated June 6, 2017.

[2] 60% AMT = Fixed rent housing to be rented to households having household incomes of not more than 60% of the Average Median Income for St. Louis County households.

[3] Based on the number of enrolled students to total housing units in comparative senior apartment/condominium complexes.

[3] 10 years of 100% tax abatement beginning on January 1, 2021 on real property taxes with an exception for real property taxes assessed on the land, exclusive of improvements, the year prior (2019) to establishing the redevelopment area; Followed by 15 years of 50% tax abatement on all land and improvements within the redevelopment area.

Table 2
Summary of Real Property Tax Paid During Abatement Period
Council Apartments 353
University City, MO

Affected Taxing District	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
School - University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,767	$ 19,767	$ 19,965	$ 19,965	$ 20,165
City of University City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,795	$ 2,795	$ 2,823	$ 2,823	$ 2,851
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 33,306**	**$ 33,306**	**$ 33,639**	**$ 33,639**	**$ 33,976**

Affected Taxing District	Taxes Abated									
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	16	17	18	19	20	21	22	23	24	25
School - University City	$ 20,165	$ 34,301	$ 34,301	$ 34,644	$ 34,644	$ 34,990	$ 34,990	$ 35,340	$ 35,340	$ 35,694
City of University City	$ 2,851	$ 4,850	$ 4,850	$ 4,899	$ 4,899	$ 4,948	$ 4,948	$ 4,997	$ 4,997	$ 5,047
Total	**$ 33,976**	**$ 57,794**	**$ 57,794**	**$ 58,372**	**$ 58,372**	**$ 58,956**	**$ 58,956**	**$ 59,545**	**$ 59,545**	**$ 60,141**

As mentioned in the Qualifications Study, the current structure was built in 1967 and its age qualifies for the definition of blight under Chapter 353. In the building's current state and configuration, there are several features that do not comply with the Americans with Disabilities Act and Section 504 of the Fair Housing Act and thus impose unnecessary hardship on residents. In the course of the building's lifetime, building codes and standards have also been made more stringent to increase occupant safety. One of the most significant safety developments as it relates to the Project is the addition of an automatic fire sprinkler requirement to all multi-family buildings in the 2003 edition of the International Building Code. This requirement was incorporated into subsequent editions of the International Building Code and International Fire Code, the latter of which forms the basis of University City's municipal fire code. The building currently lacks an automatic sprinkler system, which results in possible life safety issues for the building's residents and any public safety personnel responding to emergencies. The construction of a new facility would remediate these construction and life safety deficiencies by bringing a non-compliant building up to current construction and life safety standards. This results in a positive benefit to both the City's public safety personnel and the building's residents.

As mentioned, the building is age restricted to those persons aged 62 and older. Persons this age are typically past the age of having children therefore no school aged children are currently generated by, nor expected to be generated by the Project in the future. As a result, the Project has no effect on student growth within the School District.

Interviews with Public Safety Officials and the School District

As part of this analysis, senior PGAV staff spoke or attempted to speak with representatives of the University City Fire and Police Departments, and the University City School District.

Chief Vincent of the fire department stated that proposed Project should not result in a change in the level of service the department provides to the property. Chief Vincent stated the majority of the responses to the property were the results of false alarms or medical emergencies correlated with the age of the residents. Chief Vincent also stated that bringing the building up to current building and fire codes, including the addition of sprinklers throughout the building, would be beneficial.

PGAV spoke to Chief Hampton with the University City Police Department regarding the proposed Project. Chief Hampton stated he had no concerns with the proposed Project but needed more time to further research it. Chief Hampton stated he did have concerns regarding the general area around the proposed Project, as a hotel and office project had also been proposed near the site. Chief Hampton stated the two projects as a whole may result in a net increase in the level of service needed for the general area. Several attempts, including messages left with the Chief's office, were made to follow up upon the initial conversation, however those attempts were unsuccessful.

PGAV senior staff left several messages over a two-week period were left with Dr. Hardin-Bartley's Office[4], however those messages were not returned.

FISCAL IMPACT ANALYSIS

The current management and ownership group for the property is a tax-exempt organization under the State of Missouri. It is anticipated that the Project will discontinue its tax-exempt status in 2021 after a change in ownership. Over the course of the last ten years the property has increased in assessed value by approximately 71%. Any amount of taxes generated as a result of the Project and a change in the taxable status of the Project would benefit both the City and the School District. **Table 3**, on the next page, shows over the course of the proposed abatement, the Project is expected to generate approximately $495,000 in taxes between both taxing jurisdictions, compared to $0 received under the current property.

Table 2
ASSESSED AND TAXABLE VALUE HISTORY: 8350 DELCREST DRIVE
Proposed Crown Center Apartments
University City, MO

Tax Year	Appraised Value			Assessed Value			Year Over Year Change	Total Exempted AV[1]	Total Taxable Value
	Land	Improvments	Total	Land	Improvments	Total			
2019	2,520,000	6,507,100	9,027,100	478,800	1,236,350	1,715,150	28%	$ 1,715,150	$ -
2018	2,520,000	4,530,100	7,050,100	478,800	860,720	1,339,520	0%	$ 1,339,520	$ -
2017	2,520,000	4,530,100	7,050,100	478,800	860,720	1,339,520	34%	$ 1,339,520	$ -
2016	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2015	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2014	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2013	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2012	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2011	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2010	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	$ 1,001,910	$ -
2009	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910		$ 1,001,910	$ -

[1] The property is owned and managed by a not-for-profit organization and is not subject to property taxes.

[4] Superintendent of the University City School System.

Table 3

ESTIMATED REVENUES WITH OR WITHOUT PROPOSED 52-UNIT APARTMENT COMPLEX

Proposed Crown Center Apartments
University City, MO

Taxing District	WITH APARTMENT COMPLEX	WITHOUT APARTMENT COMPLEX[1]
City of University City		
Taxes collected during 25 year abatement period	$ 61,374	$ -
University City School District		
Estimated property tax revenue to the School District [3]	$ 434,039	$ -
Total estimated revenue to University City School District	**$ 434,039**	**$ -**
Total estimated tax revenue	**$ 495,413**	**$ -**

[1] Assumes project will remain a tax exempt 501(c)(3) organization.

[2] Based on the 2019 residnetial tax levy rate of .6890. Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

[3] Based on the 2019 residential tax levy rate of 4.8796. Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

SUMMARY OF FISCAL IMPACTS AND CONCLUSIONS

Table 5, on the next page, provides a summary of the estimated fiscal impacts utilizing the average costing method. It compares projected costs associated with the City providing services to the proposed project vs. what is currently provided. The projections show the proposed project would allow the City to save approximately $47,752 in general fund expenditures to provide services.

The results of this analysis indicate that the fiscal impact on the City and the School District would be positive. In addition to the positive fiscal impact, due to a reduction in residential units and the generation of taxes, it could be argued that the proposed development, taken by itself, could be absorbed within the service capacity of the City and most certainly the University School District. PGAV concludes that the fiscal impact on the City and the University School District would be insignificant.

Table 4

ESTIMATED FISCAL IMPACT SUMMARY

Proposed Crown Center Apartments

University City, MO

Taxing District	Proposed Apartments	Existing Apartments
City of University City		
Est. property tax revenue	$ 433,828	$ -
Est. cost of services	$ 36,517	$ 84,269
Est. Fiscal Impact	**$ 397,312**	**$ (84,269)**
District 5		
Est. property tax revenue	$ 434,039	$ -
Total estimated revenue	$ 434,039	$ -
Est. cost of services	$ -	$ -
Est. Fiscal Impact	**$ 434,039**	**$ -**

ANALYSIS FOR DESIGNATION OF
8350 DELCREST DRIVE
UNDER THE PROVISIONS OF CHAPTER 353

City of University City
Council Apartments, Inc.

PGAV PLANNERS LLC
February 27, 2019

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SECTION 1
INTRODUCTION

PURPOSE OF THIS REPORT

The purpose of the following report is to determine whether proposed 8350 Delcrest Redevelopment Area (the "Redevelopment Area" or the "Area," consisting of the site located at 8350 Delcrest Drive in the City of University City, Missouri (St. Louis County Parcel Number 18K440050), should be declared a "blighted area" under Chapter 353 of the Revised Statutes of Missouri. This report documents the conditions found in the Area and provides an analysis of how such conditions cause the Area to be a "blighted area" pursuant to the definition of such term found in the Urban Redevelopment Corporations Law, Sections 353.010 - 353.190, R.S.MO. ("Chapter 353"):

> *"Blighted area", that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes; (R.S. MO 353.020(2))*

As such, blight conditions may be physical conditions such as "age" or "physical deterioration" or functional, such as "obsolescence" or "inadequate or outmoded design," that result in the Area being an economic liability and a social liability in addition to being conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

A finding that an area is a "blighted area" as defined by Chapter 353 is required for the establishment of an "area" pursuant to Chapter 353. Chapter 353 defines "area" as follows:

> *"Area", that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part. (R.S. MO 353.020(1))*

Chapter 353 allows cities to:

1. Identify and designate areas for redevelopment that qualify as “Blighted Areas”;
2. Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken;
3. Approve a redevelopment project for implementation of such development plan; and
4. Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “Blighted Area” through the completion of a redevelopment project.

AREA DESCRIPTION AND BACKGROUND

The Area is located in west University City, Missouri, and is comprised of one 1.94-acre parcel improved with a 10-story building. ***Plate 1 – Parcel Aerial*** within ***Appendix A*** provides an aerial overview of the parcel and its boundaries.

Table 1. 8350 Delcrest Redevelopment Area Parcel Data			
Parcel ID Number	Assessor Class	Owner Name	Acres
18K440050	Residential	Council Apartments, Inc.	1.94

The Area's current site improvements consist of a single, 10-story high rise apartment tower constructed in 1967 with funding from the U.S. Department of Housing and Urban Development (HUD) Supportive Housing for the Elderly program, also known as "Section 202." The 89,508 square foot elevator-served building consists of cast-in-place concrete frame construction with exterior brick veneer and aluminum window frames.[1] The building contains 125 apartments (8 studios and 117 one-bedroom units) that are restricted to low-income residents age 62 and older.

A parking lot with 117 spaces serves the building and its neighbor to the south, and the remainder of the site is dedicated to circulation, landscaping, and service areas. Surrounding land uses include a mixed-use apartment building with ground floor retail (Delcrest Plaza) to the north, a retail pharmacy (Walgreens) and preschool to the east, a high-rise low-income senior apartment building owned by an affiliate of Council Apartments, Inc. to the south, and a service road, greenway, and Interstate I-170 to the west. The existing land uses for the Area and the bordering properties are depicted in ***Plate 2 – Existing Land Use*** in ***Appendix A***.

[1] St. Louis County Assessor. Real Estate Information. Accessed February 2019.

SECTION 2
BLIGHTED AREA DESIGNATION ANALYSIS

METHODOLOGY

This report is based upon an on-site investigation of the Area conducted by PGAV PLANNERS LLC (PGAV) on January 22 and January 25, 2019. PGAV relied upon its extensive experience, knowledge of the real estate market, and professional expertise during the preparation of the analysis. Photographs taken during by senior PGAV staff during the on-site investigation that illustrate representative blighting conditions throughout the Area are provided in ***Appendix B – Photographs of Existing Conditions***. This report also incorporates supplemental information from the St. Louis County Assessor, the staff of Council Apartments, Inc. (the owner), and an inspection report written by McCormack Baron Salazar, Inc, in 2014. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

AGE

Building age has long been recognized as a contributing factor to urban blight. Early Federal urban renewal standards from the housing and urban renewal acts dating from the mid to late 1930's established the "35-years old or older" standard found in many state redevelopment statutes, including the Missouri TIF Act. The Area's high-rise apartment building was completed in 1967 and is 52 years of age, beyond the typical 35-year standard.

It is recognized that as buildings age, the maintenance requirements of the building will increase as materials reach the end of their usable life. Age is also a contributor to obsolescence, given that the majority of buildings 35 years and older have not been brought into compliance with evolving building codes and requirements. A detailed account of obsolete building features is given in the following section.

Conclusion

The age of the building (52 years) exceeds the commonly-used definition of age (35 years and older) and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353. The deteriorating condition of the building systems and design obsolescence of the interior improvement as documented later in this report as further evidence of how building age contributes to such deficiencies.

OBSOLESCENCE

The common definition or standard for determining "obsolescence" under federal and state urban renewal statutes is that the condition or process of falling into disuse represents this factor. This also means that buildings and/or site improvements have become ill-suited for the original use. This factor typically closely relates to the inadequate or outmoded design factors discussed below. Therefore, by virtue of the factors that represent inadequate or outmoded design, this building is now obsolete. This is further reinforced by the fact that the property owner (Council Apartments Inc.) has determined that the cost of renovations that would correct this obsolescence and inadequate and outmoded design equals or exceeds the cost of new construction. Therefore, the proposed redevelopment project for this site will involve the construction of a new building for the same use on an adjacent portion of the site followed by the demolition of this structure.

INADEQUATE OR OUTMODED DESIGN

In the 52 years since the building's completion, advancements in building materials and methods have superseded older construction technologies, resulting in buildings that are more easily maintained, have components that more easily accessed and replaced upon failure, are more resistant to deterioration, do not contain known toxins, and decrease energy inefficiency. Additionally, the passage of the American with Disabilities Act in 1990 was a turning point in building construction, mandating a number of design considerations to accommodate people with disabilities.[2]

Design is Inadequate for the Needs of Senior Residents

Regulations such as the American with Disabilities Act (1990) and Section 504 of the Fair Housing Act (1998) have introduced design standards that ensure that persons with disabilities do not experience unnecessary hardship navigating and living within public and private spaces. Residents of the Area, who are exclusively age 62 and older, are more vulnerable to mobility loss than the general population[3] and therefore design standards are of par-

[2] The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101) and as later amended in 2008 and signed by President George W. Bush with changes effective as of January 1, 2009.

[3] According to the U.S. Department of Housing and Urban Development, "thirty-eight percent of existing Section 202 tenants are frail or near-frail." Housing for the Elderly. Accessed February 2019. https://www.hud.gov/sites/documents/26-HSNGFORELDERLY.PDF

ticular importance in this context. According to the most recent University City Comprehensive Plan (2005), "[t]here are segments of the community that need special consideration with regards to housing [...], these groups are the elderly and disabled."

In the building's current state and configuration, there are a number of features that do not comply with the Americans with Disabilities Act and Section 504 of the Fair Housing Act and thus impose unnecessary hardship on residents. Per a 2006 *Section 504 Self Evaluation* report prepared for the property owner, none of the current apartment units meet Section 504 Fair Housing Act requirements. This is especially evident in unit galley-style kitchens, where narrow clearance between the wall and appliances make navigating the space unnecessarily challenging for residents using walkers and wheelchairs.[4] Though Section 504 of the Fair Housing Act defines minimal clearance for kitchen spaces as 40 inches or greater,[5] unit kitchen layouts vary from a clearance of 29 inches to 34 inches, well below this standard. Even with minimum clearance of 40 inches, galley-style kitchens are still considered "difficult" for wheelchair users,[6] due to the inability to turn around within the space.

Likewise, unit bathrooms have inadequate clearance for wheelchair users.[7] The original cast-iron bathtubs are not considered accessible, but extensive plumbing repairs would be necessary to replace all current bathtubs with accessible walk-in shower units.

Finally, bedroom and bathroom doors have inadequate clearance when compared to current ADA standards. While the ADA mandates doorway clearance of at least 32 inches, bedroom and bathroom doorways in the subject have clearances of 30.75 inches.

In the decades since the building was built, consideration of the day-to-day needs of disabled and senior persons has evolved considerably. In addition to the legislation described above, the practice of "universal design," that is, designing features to be as broadly accessible as possible, is increasingly common within architecture. For this reason, the design of

[4] Fair Housing Act Regulations, 24 CFR 100.205 "...covered multi-family dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multi-family dwelling units contain usable kitchens...such that an individual in a wheelchair can maneuver about the space." https://www.huduser.gov/portal/publications/fairch7.pdf

[5] Fair Housing Act Design Manual (1998) Chapter 7. Accessed February 2019 https://www.huduser.gov/portal/publications/fairch7.pdf

[6] Ibid.

[7] Ibid.

the building would be considered inadequate and outmoded for its primary purpose: providing housing that fully meets the needs of senior residents.

Inadequate and Outmoded Building Technologies

At the time of its construction, the building used modern materials and systems that were emblematic of 1960s high-rise design. However, many of these choices would now be considered outmoded, either because they have been replaced by newer techniques or drawbacks have become apparent with the passage of time.

Aluminum window frames are one example. In the era of the building's construction, there was less concern with energy efficiency[8] and aluminum was widely used as a window frame material. Aluminum considered a "very poor insulating material" by the U.S. Department of Energy,[9] and its use in framing windows increases energy requirements for heating and cooling compared to more energy-efficient and more widely-used materials such as vinyl and wood.[10] There are an estimated 262 aluminum-frame windows throughout the building,[11] many of which have broken seals, further decreasing their energy efficiency, and which have over time become more difficult or impossible for residents to open and close.

Another example is the exhaust ventilation system, which is functionally obsolete. The original system uses rooftop fans without belt enclosures, exposing rubber belts to the elements and causing premature failure when compared to enclosed-belt equipment. In its current condition, the system fails to adequately remove humidity and circulate air, but full replacement is the only method to improve building air circulation.

Within the apartments, through-wall packaged terminal air conditioners (PTACs) provide heating and air conditioning to individual units, while common areas are served by a whole-building system. Because PTACs pass through the exterior wall of the building, they create openings that must be constantly maintained to avoid energy loss and moisture entry.

[8] Bernstein, Fred A. (2004) "The End of 1960s Architecture." *The New York Times*. Accessed February 2019: https://www.nytimes.com/2004/10/31/arts/design/the-end-of-1960s-architecture.html

[9] U.S. Department of Energy "Window Types and Technologies." Accessed February 2019: https://www.energy.gov/energysaver/window-types-and-technologies

[10] University of Massachusetts Dept. of Environmental Conservation. "Windows: Understanding Energy Efficient Performance." Accessed February 2019: https://bct.eco.umass.edu/publications/articles/windows-understanding-energy-efficient-performance/

[11] McCormack Baron Salazar, Inc. (2014) *Feasibility Study for The Gladys & Henry Crown Center for Senior Living*.

PTACs also require regularly cleaning to prevent the accumulation of mold, mildew, and bacteria. Additionally, condensation from these units has led to discoloration and deterioration around each unit on the building's exterior. Today, variable refrigerant volume (VRV) systems are preferred for interior heating and cooling due to their superior energy efficiency, with PTAC systems only used as a last resort due to their limitations.

In addition to outmoded heating and cooling technology used within apartment units, the common area heating and cooling system in use no longer effectively dehumidifies, heats, and/or cools the entire building and frequently overloads the building's electrical system. For this reason, the building's heating and cooling systems would be considered inadequate and outmoded.

Finally, ceiling heights in the hallways of the 10th floor fall below current national and municipal standards, which mandate a minimum height of 7.5 feet. [12,13] In contrast, hallway heights on the 10th floor reach 7 feet (barely extending beyond the top of entry doorways). Within the units, ceiling heights reach 7.8 feet, barely exceeding the minimal standard.

Conclusion

These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, and lighting fixtures, signage, etc.

[12] *University City Building Code*. Ord. No. 6928 §1, 10-28-2013 Accessed February 2019 from https://ecode360.com/28508428

[13] *2012 International Building Code*. Chapter 12: Interior Environment. 1208.2 Minimum Ceiling Heights. Accessed February 2019 from https://codes.iccsafe.org/content/IBC2012/chapter-12-interior-environment

Extensive Deterioration of Sewer Pipes

The greatest challenge faced by building staff relates to the physical deterioration of various systems, most importantly the deterioration of cast iron sewer pipes throughout the entire building and the lack of functional shutoff valves in the fresh water supply.

Extensive deterioration is present throughout the building's entire system of cast iron sewer pipes. Over the past five decades, scaling has built up along the inside of the pipes to the point where regularly augering is required to maintain sewage flow. However, despite preventative maintenance, according to building maintenance records, total blockages unrelated to misuse occurred on average every eight days in 2018, with 45 recorded work orders for blocked pipes in that year. In ten of these cases, major overflows caused significant secondary damage to walls, fixtures, and ceilings, and created unsanitary conditions that required extensive cleaning of floors and walls to remove wastewater. Addressing the overflows and resulting damage requires a substantial diversion of staff time and resources away from other efforts to improve residential living conditions, and, without extensive replacement, will continue to do so indefinitely.

Additionally, the corrosion and oxidation taking place on the exterior of the pipes produces flaky mineral deposits and discoloration that stain the surrounding walls and floors, contributing to unsightly living and working conditions for building residents and staff and that require continual cleaning efforts.

Deteriorated and Inoperable Water Supply Valves

With regards to the building's water supply system, the deterioration of riser shutoff valves over time has rendered many inoperable and unable to close. Therefore, any repair to the building's water system requires building staff to shut off fresh water to the entire building. The restoration of water service to the building likewise creates an outsize burden as the returning water pressure loosens calcified deposits within pipes throughout the building, blocking faucets and aerators, and causing compromised pipes to fail and release water into the building.

Other Evidence of Deterioration

Other evidence of deterioration is found throughout the building and shown in the photo appendix. Exterior concrete walls and sills are beginning to deteriorate due to moisture and exposure to the elements. In some areas of the building, moisture from outside makes its way into interior walls, most notably on the northern elevation, where signs of moisture entry are visible on the sixth floor wall, around window openings, and within the stairwell.

Efforts to isolate and remedy the source of water entry have been unsuccessful to date, requiring ongoing efforts to mitigate damage and mold as they occur.

On the first floor, the trash collection area that services the entire building is showing signs of deterioration, namely in the chute, which has been patched and reinforced over time, but necessitates replacement.

Conclusion

In a large and continuously fully-occupied residential building such as the subject, repairs to major systems such as HVAC, plumbing, and electricity are often made in a patchwork fashion as needed, as vacating sections of a building to conduct widescale rehabilitation is often infeasible or impossible.

These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

ECONOMIC LIABILITY

The Area, by reason of age, obsolescence, inadequate or outmoded design and physical deterioration has become an economic liability. Council Apartments, Inc., a not-for-profit company, owns and operates a building that was constructed and continues to be operated using US Department of Housing and Urban Development support programs to provide affordable housing for low-income elderly individuals. Therefore, this property, while assessed for valuation purposes by the Assessor, pays no real estate taxes and thus creates minimal revenues to the City and other taxing districts. To the extent that residents own vehicles and purchase goods and services locally, there are tax revenues from secondary sources created from this property, but they are not significant.

In reviewing the real estate tax history, PGAV PLANNERS noted a curious change in the valuation data. Although, the Area pays no real estate taxes, the Assessor has increased its appraised and assessed values between 2008 and 2018 by 40%. Another curious factor about this valuation is that amount attributed to the land has declined while the amount attributed to the building has increased. This is contrary to what should be the case given the age of the building, the fact that no major renovations have been made over this time frame, and the obsolescence of the living spaces and building systems. In normal real estate valuation context this does not make sense.

Tax-exempt properties such as this, although providing a valued community benefit for low-income, elderly residents, are also an economic liability to the City and the other taxing districts because no property taxes are paid. The Area building, as a mid-rise structure, represents an added burden to fire services in terms of the equipment that is required to fight any fire that may occur, particularly on upper floors. The age of residents increases the likelihood of ambulance calls to the property compared to those to a building with younger residents. In summary, while the City and other taxing districts must provide services to the Area, the taxes returned from resident spending and any building services purchased locally are far less than those that would occur from a comparable taxable property.

SOCIAL LIABILITY

The Area, by reason of age, obsolescence, inadequate and outmoded design, physical deterioration, and property topography has become a social liability. The conditions described previously, as well as those detailed in this section, constitute a social liability as such conditions menace the public health, safety and welfare of those in the Area. It is important to note that the residents living within the Area are considered a "vulnerable population" by reason of age and economic disadvantage and therefore require a greater amount of attention to their welfare in case of emergency or health hazard.[14]

These conditions are summarized as follows:

Unnecessary Risk of Injury or Loss of Life in a Fire Emergency

In the course of the building's lifetime, building codes and standards have been made more stringent to increase occupant safety. One of the most significant safety developments as it relates to the Area is the addition of an automatic fire sprinkler requirement to all multi-family buildings in the 2003 edition of the International Building Code. This requirement was incorporated into subsequent editions of the International Building Code and International Fire Code, the latter of which forms the basis of University City's municipal fire code.[15]

[14] World Health Organization. "Vulnerable Groups." Accessed February 2019 from https://www.who.int/environmental_health_emergencies/vulnerable_groups/en/

[15] *University City Fire Code*. Ord. No. 6930 §1, 10-28-2013 Accessed February 2019 from https://www.ecode360.com/28289852

Though this requirement applies to all new construction, it is not retroactively applied to older multi-family buildings, including the subject building. However, the importance of sprinklers in containing building fires and preventing injury and loss of life for residents and firefighters alike cannot be overstated. A 2017 report by the National Fire Protection Association found that, compared to buildings without automatic extinguishing systems (including wet and dry sprinklers), buildings with such measures in place had an 87 percent lower civilian fire death rate, a 27 percent lower civilian injury rate, and a 67 percent lower firefighter injury rate.[16]

This issue is of particular consequence when discussing the need of older residents. As stated previously, this age group is more likely to experience mobility limitations that restrict their ability to swiftly vacate the building in case of a fire emergency. In fact, a case in St. Louis in 1998 highlights the challenges of non-sprinklered high-rise senior apartment housing. Like the subject, the concrete-frame Council Towers building was built in the 1960s (1969) and housed approximately 160 residents at the time of the fire. Fire protection measures were nearly identical to the subject, with two standpipe risers, firehose cabinets, and a partial sprinkler system in the building's trash chute. A fire that started in one apartment unit led to the injury of 16 residents and firefighters, including one firefighter who was unable to return to duty as a result of his injuries. Over 150 firefighters were needed to contain the fire.[17] One of the main points arising from the analysis of the fire was that all high-rise buildings should be equipped with automatic fire sprinkler systems.

Because fire safety technology has evolved beyond the measures in place at the subject, the building in its present condition should be considered a social liability, placing residents and firefighters at an unnecessarily elevated risk of injury or loss of life in case of a fire emergency.

[16] National Fire Protection Association. (2017) *U.S. Experience with Sprinklers*. Accessed February 2019 from https://www.nfpa.org/-/media/Files/News-and-Research/Fire-statistics-and-reports/Suppression/ossprinklers.pdf

[17] Federal Emergency Management Agency. (1998) *A Comparison of Two Fires: The Westview Towers – North Bergen, New Jersey and The Council Towers Apartments – St. Louis, Missouri* U.S. Fire Administration Technical Report Series

Not Designed to Current Seismic Standards

In the age of the building's construction, seismic requirements were not as well defined as they are in the present day. In 1985, the National Earthquake Hazards Reduction Program (NEHRP) released its first seismic design recommendations. These were codified regionally throughout the 1980s and 1990s and then promulgated with the publication of the 2000 International Building Code, which codified seismic design provisions nationwide. [18,19]

University City's residential code is based on the 2012 edition of the International Building Code, [20] which requires building design to conform to seismic design category "C," [21] defined as "moderate seismic vulnerability." [22] Though seismic design factors are not enforced retroactively, their purpose is to better prevent injury and loss of life in the case of a seismic event. For this reason, a lack of attention to seismic design represents a social liability by exposing residents to a known greater risk of harm or loss of life from building failure in the case of a seismic event.

Conclusion

These factors and conditions as outlined above represent a social liability and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

CONDITIONS CONDUCIVE TO ILL HEALTH AND THE TRANSMISSION OF DISEASE

The Area contains conditions that are conducive to ill health and the transmission of disease. These include the conditions identified in the preceding discussions, including inade-

[18] Federal Emergency Management Agency. (2006) *Designing for Earthquakes*. Chapter 6: The Regulation of Seismic Design. Accessed February 2019 from https://www.fema.gov/media-library-data/20130726-1556-20490-0774/fema454_chapter6.pdf

[19] Anderson, James C. and Farsad Naeim. (2012) *Basic Structural Dynamics*. Appendix – Historical Development of Building Code Seismic Provisions. Accessed February 2019 from https://onlinelibrary.wiley.com/doi/pdf/10.1002/9781118279137.app1

[20] *University City Residential Code*. Ord. No. 6933 §1, 10-28-2013 Accessed February 2019 from https://ecode360.com/28508429

[21] *University City Residential Code*. Table R301.2(1) Climatic and Geographic Design Criteria. Accessed February 2019 from https://ecode360.com/28508429

[22] International Code Council (2007) "Seismic Design Category." Accessed February 2019 from http://www.co.yuba.ca.us/departments/Community%20Development/Building/documents/Seismic.pdf

quacies in building plumbing leading to periodical lack of access to fresh water and potential exposure to untreated sewage, an elevated risk of injury in a fire or seismic event, as well as the potential presence of substances which may cause ill health, as detailed below.

Potential Presence of Toxic Materials

The building's age makes the presence of toxic materials a possibility, specifically asbestos and lead. Asbestos, now a known carcinogen, was legal in residential construction until 1977. It had many residential applications, including insulating material, paint texture, and floor tiles. Lead, which can concentrate in the bloodstream and lead to organ damage, was permitted as an additive to paint until 1978. Any building built prior to 1977 is therefore presumed to contain these two materials unless proven otherwise, and costly mitigation methods are required to isolate them for removal.

In addition to these two environmental toxins, the presence of mold is also a possibility, given the building's issues with water incursion, inadequate ventilation, and PTAC units. The presence of mold in the environment has been associated with a number of respiratory problems, which is of special concern to the senior population.[23]

CONDITIONS CONDUCIVE TO CRIME

In discussing the property with ownership management staff, it was indicated that there have been no significant crime issues associated with the Area property.

INABILITY TO PAY REASONABLE TAXES

The Area, by reason of age, obsolescence, inadequate and outmoded design, and physical deterioration suffers from an inability to pay reasonable taxes. This statement can be made since this is a tax-exempt property and is bolstered by the fact that even if this property were privately-owned, its ability to pay taxes commensurate with its use as an apartment building would be that of a declining asset based on its current physical condition and obsolete living spaces.

The Area conditions, development impediments, and other limitations identified in this study have contributed to the Area's continued inability to develop to a higher and better

[23] Mendell, Mark J. (2004) Air conditioning as a risk for increased use of health services. *International Journal of Epidemiology*. https://academic.oup.com/ije/article/33/5/1123/624014

use. The vacancies in the building will continue to increase as the property owner reduces occupancy to provide for the ultimate demolition of the building.

SUMMARY

The Area, on the whole, is a "Blighted Area," as such term is defined in the Chapter 353. The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Age;
- Obsolescence;
- Inadequate and Outmoded Design; and,
- Physical Deterioration.

By reason of these conditions, the Area has become an economic liability and a social liability and is conducive to ill health, transmission of disease, crime, and the inability to pay reasonable taxes.

APPENDIX A

SUPPORTING EXHIBITS

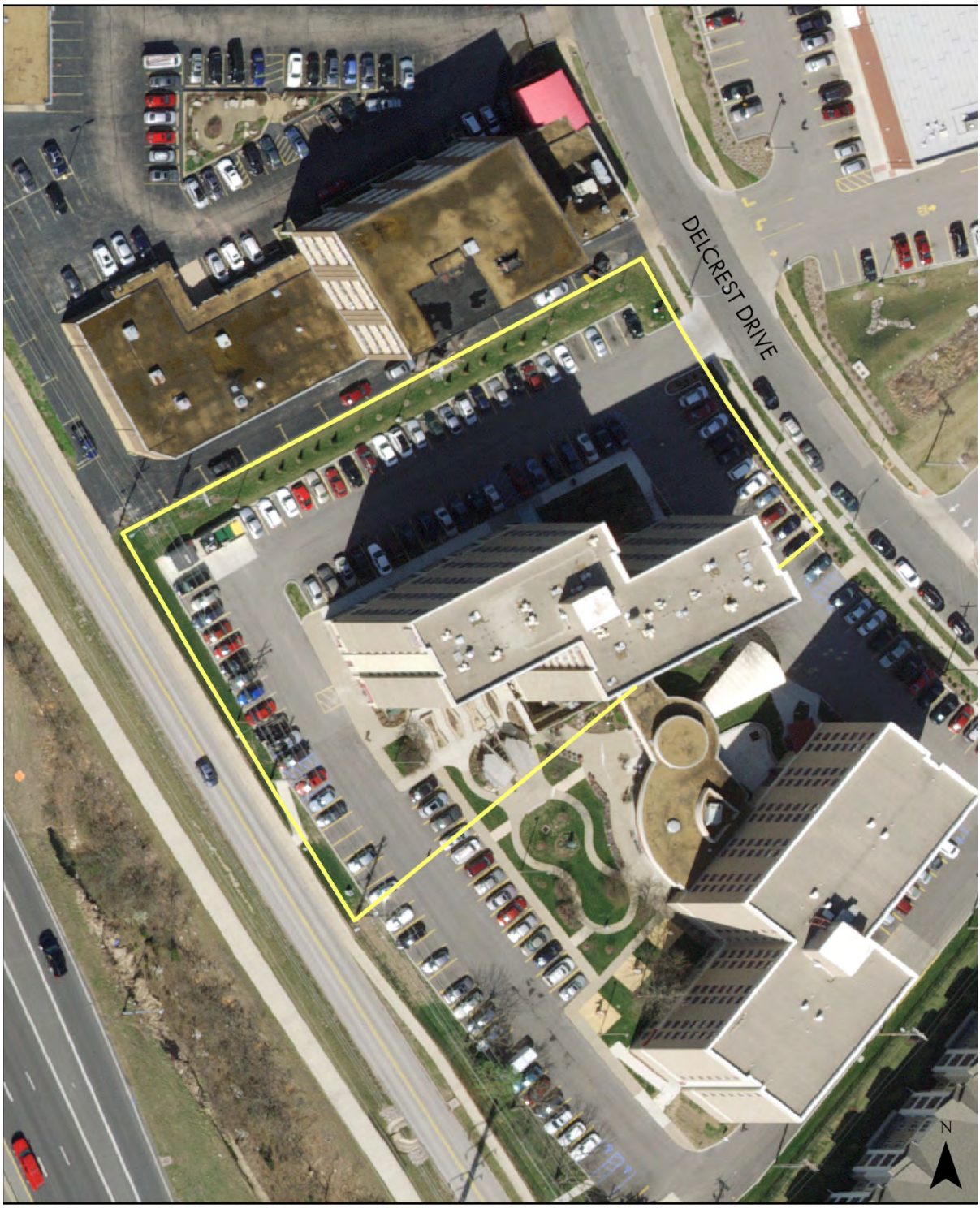


PLATE 1 - PARCEL AERIAL
8350 Delcrest Redevelopment Area
University City, Missouri

Feet 0 50 100

PGAV PLANNERS LLC

February 2019

PLATE 2 - EXISTING LAND USE
8350 Delcrest Redevelopment Area
University City, Missouri

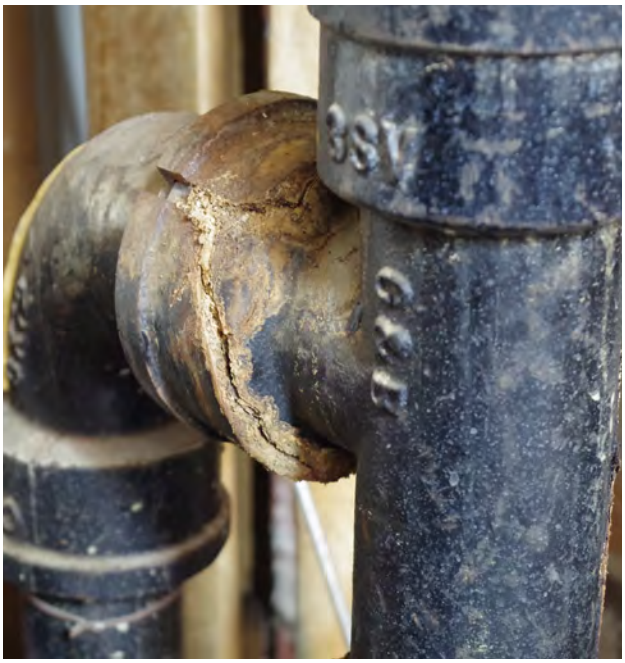
Feet 0 100 200

PGAV PLANNERS LLC

February 2019

APPENDIX B
PHOTOGRAPHS OF EXISTING CONDITIONS

On January 25, 2019, PGAV PLANNERS staff conducted a field review of the 8350 Delcrest Redevelopment Area. The following pages contain a series of photographs, which PGAV PLANNERS believes to be representative of the conditions of the Area.



Corrosion and deterioration to sewer pipes, showing deterioration originating from the interior. Corroded sewer pipes are present throughout the building.

Deteriorated sewer pipes leach liquid and disintegrating particles into utility areas

Oxidizing iron fire sprinkler riser

Oxidation on the exterior of a fire sprinkler riser

Discoloration of floor tiles as a result of oxidizing pipes

Corroding and deteriorating pipe in elevator penthouse.

Recently repaired sewer pipe in eighth floor apartment whose failure led to water damage in the unit below.

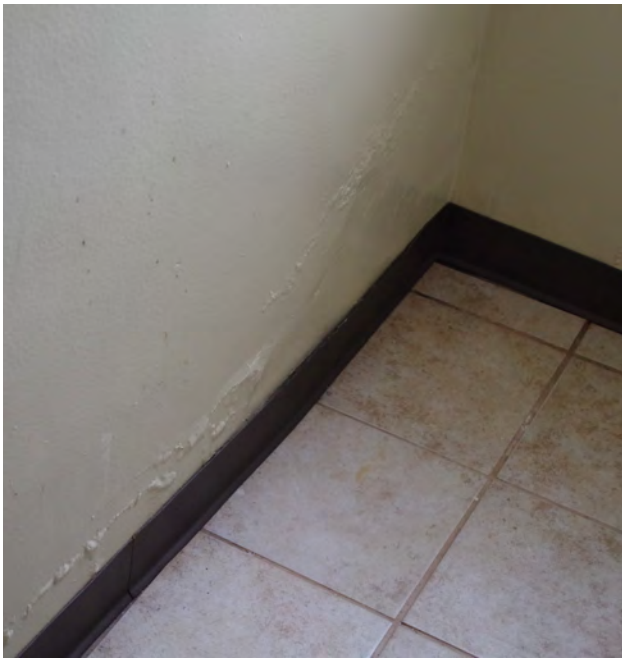
Damaged and corroding pipes

Repair in progress in apartment unit, showing floor-to-ceiling cutaway to replace corroded cast iron sewer pipe with PVC pipe

Site of pipe replacement extending into ceiling, showing discoloration to concrete structure from failing cast iron pipe.

Cast iron sewer pipe extending into ceiling, showing signs of corrosion and oxidation, as well as damage to the surrounding wall.

Repaired sewer pipe joined to deteriorating cast iron pipe extending between floors. Repairs to pipes between floors are considerably more difficult than those accessed behind walls.



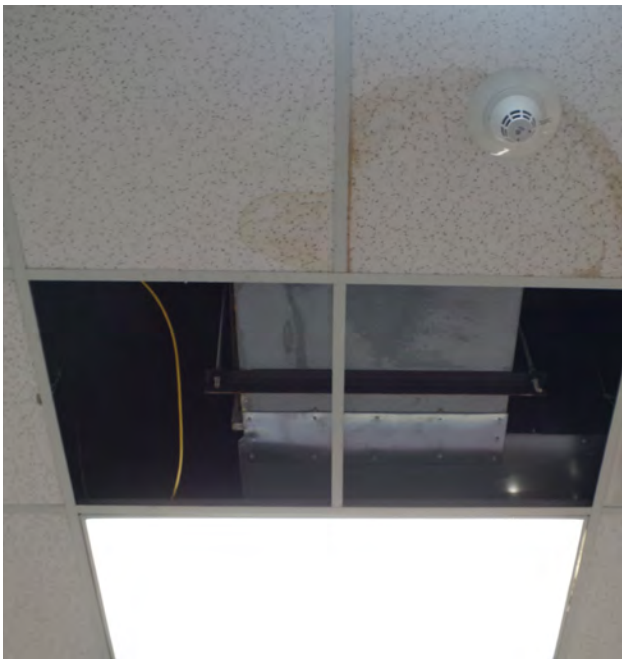
Signs of water entry in 6th floor apartment. The source of the exterior leak has been investigated but not determined.

Signs of water entry within building wall and resulting damage in first floor stairwell.

Signs of water entry and damage in an apartment unit undergoing repairs.

Water entry into light fixture in first floor restroom from recently-detected leak.

Damaged ceiling tiles from ongoing leaks in duct-work.

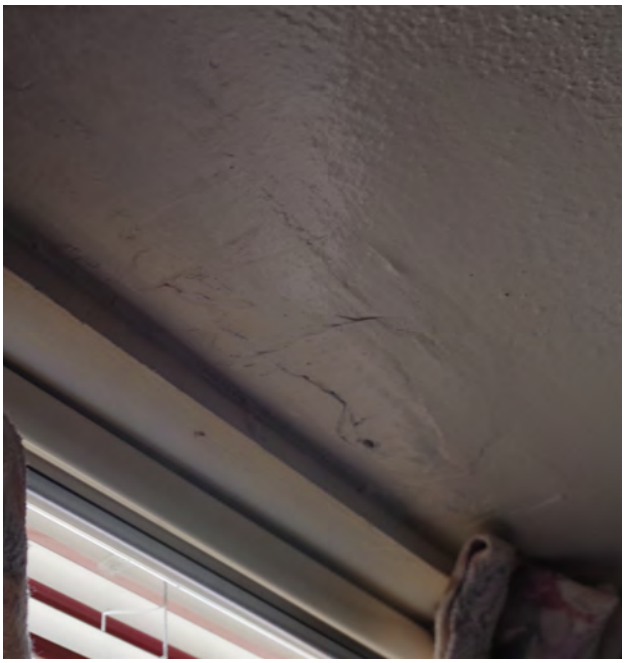


Site where ceiling tiles have been removed to determine source of leak that has damaged ceiling tiles.

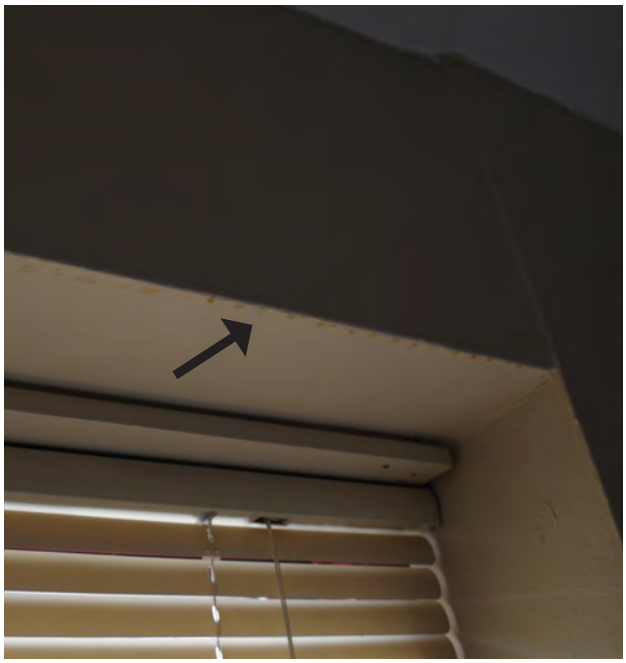
Water entry damage around exterior door, first floor.

Through-wall PTAC units throughout the building require ongoing maintenance to avoid energy loss and moisture damage when seals fail.

Condensation from through-wall PTAC units causes moisture to accumulate on the building exterior and discoloration and deterioration of the surrounding areas.



Signs of moisture entry above a window in an eighth-floor unit.



Water droplets accumulating along the edge of a window opening.

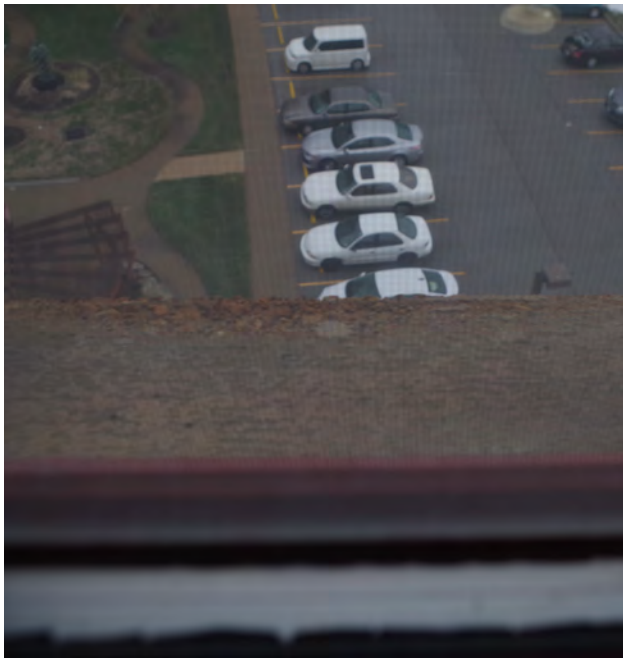
Low ceilings on the tenth floor extend only slightly above doorway openings.

Narrow elevator doors present difficulties for mobility-impaired residents.

Narrow, galley-style kitchens present difficulties for mobility-impaired residents.

Cast-iron tubs are difficult for senior residents to use. Past plumbing repairs are evident around the faucets.

Wear and tear on exterior concrete wall.



Deteriorating concrete window sills.

Deteriorating aluminum around main entry door.

Oxidizing iron on awning posts near main entry door.

1960s boiler and furnace technology in use.

Kitchen and bath exhaust fans with exposed belts are susceptable to breakage and need replacement.

The trash chute serving the building is deteriorating and nearing the end of its useful life.

Exterior cast-iron pipes continue to rust even with regular application of paint.

ORI-03182019-2230 State of Missouri
No of Pages 4 Pages

Creation - For Profit (D)

RD001393953
Date Filed: 3/18/2019
John R. Ashcroft
Missouri Secretary of State

ARTICLES OF AGREEMENT
OF
COUNCIL PRESERVATION REDEVELOPMENT CORPORATION

The undersigned natural person of the age of eighteen years or more for the purpose of forming and incorporating a corporation under The Urban Redevelopment Corporations Law of the State of Missouri (Chapter 353 of the Missouri Revised Statutes) adopts the following Articles of Agreement:

ARTICLE I

The name of the corporation (hereinafter referred to as the "Corporation") is Council Preservation Redevelopment Corporation.

ARTICLE II

The purposes for which the Corporation is formed are:

(a) to acquire, construct, maintain, and operate a redevelopment project or redevelopment projects in accordance with the provisions of The Urban Redevelopment Corporations Law of the State of Missouri, Chapter 353 of the Missouri Revised Statutes, as now enacted or hereafter amended; and

(b) in general, to have and exercise all powers conferred by the laws of Missouri upon corporations formed under The Urban Redevelopment Corporations Law of the State of Missouri, and to do any and all things hereinbefore set forth to the same extent as natural persons might or could do.

ARTICLE III

The aggregate number, class and par value, if any, of shares which the Corporation shall have authority to issue shall be One Thousand (1,000) shares of Common Stock, each of which shall have a par value of One Dollar ($1.00) per share, amounting in the aggregate to One Thousand Dollars ($1,000). The preferences, qualifications, limitations, restrictions, and the special or relative rights including convertible rights, if any, in respect of the shares of each class are as follows: None.

ARTICLE IV

The preemptive right of a shareholder to acquire additional shares is denied.

ARTICLE V

The City and the County in which the Corporation's principal business office is to be located are the City of University City, in the County of St. Louis, Missouri.

ARTICLE VI

The duration of the Corporation shall be for ninety-nine (99) years from the date of incorporation.

ARTICLE VII

The number of Directors to constitute the initial Board of Directors is three (3). Thereafter, the number of Directors shall be fixed by, or in the manner provided in, the Bylaws; provided, however, that

the number of Directors shall in no event be either fewer than three (3) or greater than thirteen (13). Any changes in the number will be reported to the Secretary of State within thirty (30) calendar days of such change.

ARTICLE VIII

The names and addresses of the Directors of the Corporation for the first year are as follows:

David S. Lang
7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

Keith Cohen
8350 Delcrest Drive
St. Louis, Missouri 63124

Mark Rubin
8350 Delcrest Drive
St. Louis, Missouri 63124

ARTICLE IX

The name and address of the Subscriber and Incorporator of the Corporation are as follows:

David S. Lang
7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

ARTICLE X

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them.

ARTICLE XI

The Corporation has been organized to serve a public purpose; all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, and the stockholders of the Corporation shall, when they subscribe to and receive the stock thereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to the Corporation of the redevelopment project including the cost of the land, or the balances of such cost as reduced by amortization payments; provided, that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent (8%) per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

(a) All costs and expenses of maintenance and operation;

(b) Amounts paid for taxes, assessments, insurance premiums and other similar charges; and

(c) An annual amount sufficient to amortize the cost of the entire project at the end of the period,

which shall not be more than sixty (60) years from the date of completion of the project.

The Corporation's development plan may contain provisions satisfactory to the legislative authority authorizing such plan that any surplus earnings in excess of the rate of net earnings provided in The Urban Redevelopment Corporations Law of Missouri may be held by the Corporation as a reserve for maintenance of such rate of return in the future and may be used by the Corporation to offset any deficiency in such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payments; or for the enlargement of the project; or for reduction in rentals therein; provided, that any excess of such surplus earnings remaining at the termination of the any tax relief granted pursuant to section 353.110 of the Missouri Revised Statutes shall be turned over by the Corporation to the City of University City.

ARTICLE XII

The Corporation is organized for the purpose of the clearance, replanning, reconstruction or rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto.

ARTICLE XIII

The address, including street and number, if any, of the Corporation's initial registered office in this State is:

7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

The name of the Corporation's initial agent at such address is David S. Lang.

ARTICLE XIV

The Corporation shall have the authority to amend these Articles of Agreement, at any time or from time to time, as permitted by the provisions of The Urban Redevelopment Corporations Law of Missouri, as now enacted or as hereafter amended from time to time.

IN WITNESS WHEREOF, these Articles of Agreement and Incorporation have been signed this 12th day of March, 2019.

David S. Lang
Subscriber and Incorporator

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

I, Cynthia L. Decker, a Notary Public, do hereby certify that on the 12th day of March, 2019, personally appeared before me, David S. Lang, who being by me first duly sworn declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

Notary Public

My Commission expires: Jan 2, 2022

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CYNTHIA L. DECKER
My Commission Expires
April 2, 2022
St. Louis County
Commission #: 4663...

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CYNTHIA L. DECKER
My Commission Expires
April 2, 2022
St. Louis County
Commission #14863365

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

Council Preservation Redevelopment Corporation
RD001393953

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of March, 2019.

Secretary of State

ANALYSIS FOR DESIGNATION OF
8350 DELCREST DRIVE
UNDER THE PROVISIONS OF CHAPTER 353

City of University City
Council Apartments, Inc.

PGAV PLANNERS LLC
February 27, 2019

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Conditions Conducive to Crime 14

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Plate 1 - Redevelopment Area Boundary & Parcel Locator

Plate 2 - Existing Land Use

Appendix B – Photographs of Existing Conditions

SECTION 1
INTRODUCTION

PURPOSE OF THIS REPORT

The purpose of the following report is to determine whether proposed 8350 Delcrest Redevelopment Area (the "Redevelopment Area" or the "Area," consisting of the site located at 8350 Delcrest Drive in the City of University City, Missouri (St. Louis County Parcel Number 18K440050), should be declared a "blighted area" under Chapter 353 of the Revised Statutes of Missouri. This report documents the conditions found in the Area and provides an analysis of how such conditions cause the Area to be a "blighted area" pursuant to the definition of such term found in the Urban Redevelopment Corporations Law, Sections 353.010 - 353.190, R.S.MO. ("Chapter 353"):

> *"Blighted area", that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes; (R.S. MO 353.020(2))*

As such, blight conditions may be physical conditions such as "age" or "physical deterioration" or functional, such as "obsolescence" or "inadequate or outmoded design," that result in the Area being an economic liability and a social liability in addition to being conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

A finding that an area is a "blighted area" as defined by Chapter 353 is required for the establishment of an "area" pursuant to Chapter 353. Chapter 353 defines "area" as follows:

> *"Area", that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part. (R.S. MO 353.020(1))*

Chapter 353 allows cities to:

1. Identify and designate areas for redevelopment that qualify as “Blighted Areas”;
2. Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken;
3. Approve a redevelopment project for implementation of such development plan; and
4. Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “Blighted Area” through the completion of a redevelopment project.

AREA DESCRIPTION AND BACKGROUND

The Area is located in west University City, Missouri, and is comprised of one 1.94-acre parcel improved with a 10-story building. ***Plate 1 – Parcel Aerial*** within ***Appendix A*** provides an aerial overview of the parcel and its boundaries.

Table 1. 8350 Delcrest Redevelopment Area Parcel Data			
Parcel ID Number	Assessor Class	Owner Name	Acres
18K440050	Residential	Council Apartments, Inc.	1.94

The Area's current site improvements consist of a single, 10-story high rise apartment tower constructed in 1967 with funding from the U.S. Department of Housing and Urban Development (HUD) Supportive Housing for the Elderly program, also known as "Section 202." The 89,508 square foot elevator-served building consists of cast-in-place concrete frame construction with exterior brick veneer and aluminum window frames.[1] The building contains 125 apartments (8 studios and 117 one-bedroom units) that are restricted to low-income residents age 62 and older.

A parking lot with 117 spaces serves the building and its neighbor to the south, and the remainder of the site is dedicated to circulation, landscaping, and service areas. Surrounding land uses include a mixed-use apartment building with ground floor retail (Delcrest Plaza) to the north, a retail pharmacy (Walgreens) and preschool to the east, a high-rise low-income senior apartment building owned by an affiliate of Council Apartments, Inc. to the south, and a service road, greenway, and Interstate I-170 to the west. The existing land uses for the Area and the bordering properties are depicted in ***Plate 2 – Existing Land Use*** in ***Appendix A***.

[1] St. Louis County Assessor. Real Estate Information. Accessed February 2019.

SECTION 2
BLIGHTED AREA DESIGNATION ANALYSIS

METHODOLOGY

This report is based upon an on-site investigation of the Area conducted by PGAV PLANNERS LLC (PGAV) on January 22 and January 25, 2019. PGAV relied upon its extensive experience, knowledge of the real estate market, and professional expertise during the preparation of the analysis. Photographs taken during by senior PGAV staff during the on-site investigation that illustrate representative blighting conditions throughout the Area are provided in ***Appendix B – Photographs of Existing Conditions***. This report also incorporates supplemental information from the St. Louis County Assessor, the staff of Council Apartments, Inc. (the owner), and an inspection report written by McCormack Baron Salazar, Inc, in 2014. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

AGE

Building age has long been recognized as a contributing factor to urban blight. Early Federal urban renewal standards from the housing and urban renewal acts dating from the mid to late 1930's established the "35-years old or older" standard found in many state redevelopment statutes, including the Missouri TIF Act. The Area's high-rise apartment building was completed in 1967 and is 52 years of age, beyond the typical 35-year standard.

It is recognized that as buildings age, the maintenance requirements of the building will increase as materials reach the end of their usable life. Age is also a contributor to obsolescence, given that the majority of buildings 35 years and older have not been brought into compliance with evolving building codes and requirements. A detailed account of obsolete building features is given in the following section.

Conclusion

The age of the building (52 years) exceeds the commonly-used definition of age (35 years and older) and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353. The deteriorating condition of the building systems and design obsolescence of the interior improvement as documented later in this report as further evidence of how building age contributes to such deficiencies.

OBSOLESCENCE

The common definition or standard for determining "obsolescence" under federal and state urban renewal statutes is that the condition or process of falling into disuse represents this factor. This also means that buildings and/or site improvements have become ill-suited for the original use. This factor typically closely relates to the inadequate or outmoded design factors discussed below. Therefore, by virtue of the factors that represent inadequate or outmoded design, this building is now obsolete. This is further reinforced by the fact that the property owner (Council Apartments Inc.) has determined that the cost of renovations that would correct this obsolescence and inadequate and outmoded design equals or exceeds the cost of new construction. Therefore, the proposed redevelopment project for this site will involve the construction of a new building for the same use on an adjacent portion of the site followed by the demolition of this structure.

INADEQUATE OR OUTMODED DESIGN

In the 52 years since the building's completion, advancements in building materials and methods have superseded older construction technologies, resulting in buildings that are more easily maintained, have components that more easily accessed and replaced upon failure, are more resistant to deterioration, do not contain known toxins, and decrease energy inefficiency. Additionally, the passage of the American with Disabilities Act in 1990 was a turning point in building construction, mandating a number of design considerations to accommodate people with disabilities.[2]

Design is Inadequate for the Needs of Senior Residents

Regulations such as the American with Disabilities Act (1990) and Section 504 of the Fair Housing Act (1998) have introduced design standards that ensure that persons with disabilities do not experience unnecessary hardship navigating and living within public and private spaces. Residents of the Area, who are exclusively age 62 and older, are more vulnerable to mobility loss than the general population[3] and therefore design standards are of par-

[2] The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101) and as later amended in 2008 and signed by President George W. Bush with changes effective as of January 1, 2009.

[3] According to the U.S. Department of Housing and Urban Development, "thirty-eight percent of existing Section 202 tenants are frail or near-frail." Housing for the Elderly. Accessed February 2019. https://www.hud.gov/sites/documents/26-HSNGFORELDERLY.PDF

ticular importance in this context. According to the most recent University City Comprehensive Plan (2005), "[t]here are segments of the community that need special consideration with regards to housing [...], these groups are the elderly and disabled."

In the building's current state and configuration, there are a number of features that do not comply with the Americans with Disabilities Act and Section 504 of the Fair Housing Act and thus impose unnecessary hardship on residents. Per a 2006 *Section 504 Self Evaluation* report prepared for the property owner, none of the current apartment units meet Section 504 Fair Housing Act requirements. This is especially evident in unit galley-style kitchens, where narrow clearance between the wall and appliances make navigating the space unnecessarily challenging for residents using walkers and wheelchairs.[4] Though Section 504 of the Fair Housing Act defines minimal clearance for kitchen spaces as 40 inches or greater,[5] unit kitchen layouts vary from a clearance of 29 inches to 34 inches, well below this standard. Even with minimum clearance of 40 inches, galley-style kitchens are still considered "difficult" for wheelchair users,[6] due to the inability to turn around within the space.

Likewise, unit bathrooms have inadequate clearance for wheelchair users.[7] The original cast-iron bathtubs are not considered accessible, but extensive plumbing repairs would be necessary to replace all current bathtubs with accessible walk-in shower units.

Finally, bedroom and bathroom doors have inadequate clearance when compared to current ADA standards. While the ADA mandates doorway clearance of at least 32 inches, bedroom and bathroom doorways in the subject have clearances of 30.75 inches.

In the decades since the building was built, consideration of the day-to-day needs of disabled and senior persons has evolved considerably. In addition to the legislation described above, the practice of "universal design," that is, designing features to be as broadly accessible as possible, is increasingly common within architecture. For this reason, the design of

[4] Fair Housing Act Regulations, 24 CFR 100.205 "...covered multi-family dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multi-family dwelling units contain usable kitchens...such that an individual in a wheelchair can maneuver about the space." https://www.huduser.gov/portal/publications/fairch7.pdf

[5] Fair Housing Act Design Manual (1998) Chapter 7. Accessed February 2019 https://www.huduser.gov/portal/publications/fairch7.pdf

[6] Ibid.

[7] Ibid.

the building would be considered inadequate and outmoded for its primary purpose: providing housing that fully meets the needs of senior residents.

Inadequate and Outmoded Building Technologies

At the time of its construction, the building used modern materials and systems that were emblematic of 1960s high-rise design. However, many of these choices would now be considered outmoded, either because they have been replaced by newer techniques or drawbacks have become apparent with the passage of time.

Aluminum window frames are one example. In the era of the building's construction, there was less concern with energy efficiency[8] and aluminum was widely used as a window frame material. Aluminum considered a "very poor insulating material" by the U.S. Department of Energy,[9] and its use in framing windows increases energy requirements for heating and cooling compared to more energy-efficient and more widely-used materials such as vinyl and wood.[10] There are an estimated 262 aluminum-frame windows throughout the building,[11] many of which have broken seals, further decreasing their energy efficiency, and which have over time become more difficult or impossible for residents to open and close.

Another example is the exhaust ventilation system, which is functionally obsolete. The original system uses rooftop fans without belt enclosures, exposing rubber belts to the elements and causing premature failure when compared to enclosed-belt equipment. In its current condition, the system fails to adequately remove humidity and circulate air, but full replacement is the only method to improve building air circulation.

Within the apartments, through-wall packaged terminal air conditioners (PTACs) provide heating and air conditioning to individual units, while common areas are served by a whole-building system. Because PTACs pass through the exterior wall of the building, they create openings that must be constantly maintained to avoid energy loss and moisture entry.

[8] Bernstein, Fred A. (2004) "The End of 1960s Architecture." *The New York Times*. Accessed February 2019: https://www.nytimes.com/2004/10/31/arts/design/the-end-of-1960s-architecture.html

[9] U.S. Department of Energy "Window Types and Technologies." Accessed February 2019: https://www.energy.gov/energysaver/window-types-and-technologies

[10] University of Massachusetts Dept. of Environmental Conservation. "Windows: Understanding Energy Efficient Performance." Accessed February 2019: https://bct.eco.umass.edu/publications/articles/windows-understanding-energy-efficient-performance/

[11] McCormack Baron Salazar, Inc. (2014) *Feasibility Study for The Gladys & Henry Crown Center for Senior Living*.

PTACs also require regularly cleaning to prevent the accumulation of mold, mildew, and bacteria. Additionally, condensation from these units has led to discoloration and deterioration around each unit on the building's exterior. Today, variable refrigerant volume (VRV) systems are preferred for interior heating and cooling due to their superior energy efficiency, with PTAC systems only used as a last resort due to their limitations.

In addition to outmoded heating and cooling technology used within apartment units, the common area heating and cooling system in use no longer effectively dehumidifies, heats, and/or cools the entire building and frequently overloads the building's electrical system. For this reason, the building's heating and cooling systems would be considered inadequate and outmoded.

Finally, ceiling heights in the hallways of the 10th floor fall below current national and municipal standards, which mandate a minimum height of 7.5 feet. [12,13] In contrast, hallway heights on the 10th floor reach 7 feet (barely extending beyond the top of entry doorways). Within the units, ceiling heights reach 7.8 feet, barely exceeding the minimal standard.

Conclusion

These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, and lighting fixtures, signage, etc.

[12] *University City Building Code*. Ord. No. 6928 §1, 10-28-2013 Accessed February 2019 from https://ecode360.com/28508428

[13] *2012 International Building Code*. Chapter 12: Interior Environment. 1208.2 Minimum Ceiling Heights. Accessed February 2019 from https://codes.iccsafe.org/content/IBC2012/chapter-12-interior-environment

Extensive Deterioration of Sewer Pipes

The greatest challenge faced by building staff relates to the physical deterioration of various systems, most importantly the deterioration of cast iron sewer pipes throughout the entire building and the lack of functional shutoff valves in the fresh water supply.

Extensive deterioration is present throughout the building's entire system of cast iron sewer pipes. Over the past five decades, scaling has built up along the inside of the pipes to the point where regularly augering is required to maintain sewage flow. However, despite preventative maintenance, according to building maintenance records, total blockages unrelated to misuse occurred on average every eight days in 2018, with 45 recorded work orders for blocked pipes in that year. In ten of these cases, major overflows caused significant secondary damage to walls, fixtures, and ceilings, and created unsanitary conditions that required extensive cleaning of floors and walls to remove wastewater. Addressing the overflows and resulting damage requires a substantial diversion of staff time and resources away from other efforts to improve residential living conditions, and, without extensive replacement, will continue to do so indefinitely.

Additionally, the corrosion and oxidation taking place on the exterior of the pipes produces flaky mineral deposits and discoloration that stain the surrounding walls and floors, contributing to unsightly living and working conditions for building residents and staff and that require continual cleaning efforts.

Deteriorated and Inoperable Water Supply Valves

With regards to the building's water supply system, the deterioration of riser shutoff valves over time has rendered many inoperable and unable to close. Therefore, any repair to the building's water system requires building staff to shut off fresh water to the entire building. The restoration of water service to the building likewise creates an outsize burden as the returning water pressure loosens calcified deposits within pipes throughout the building, blocking faucets and aerators, and causing compromised pipes to fail and release water into the building.

Other Evidence of Deterioration

Other evidence of deterioration is found throughout the building and shown in the photo appendix. Exterior concrete walls and sills are beginning to deteriorate due to moisture and exposure to the elements. In some areas of the building, moisture from outside makes its way into interior walls, most notably on the northern elevation, where signs of moisture entry are visible on the sixth floor wall, around window openings, and within the stairwell.

Efforts to isolate and remedy the source of water entry have been unsuccessful to date, requiring ongoing efforts to mitigate damage and mold as they occur.

On the first floor, the trash collection area that services the entire building is showing signs of deterioration, namely in the chute, which has been patched and reinforced over time, but necessitates replacement.

Conclusion

In a large and continuously fully-occupied residential building such as the subject, repairs to major systems such as HVAC, plumbing, and electricity are often made in a patchwork fashion as needed, as vacating sections of a building to conduct widescale rehabilitation is often infeasible or impossible.

These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

ECONOMIC LIABILITY

The Area, by reason of age, obsolescence, inadequate or outmoded design and physical deterioration has become an economic liability. Council Apartments, Inc., a not-for-profit company, owns and operates a building that was constructed and continues to be operated using US Department of Housing and Urban Development support programs to provide affordable housing for low-income elderly individuals. Therefore, this property, while assessed for valuation purposes by the Assessor, pays no real estate taxes and thus creates minimal revenues to the City and other taxing districts. To the extent that residents own vehicles and purchase goods and services locally, there are tax revenues from secondary sources created from this property, but they are not significant.

In reviewing the real estate tax history, PGAV PLANNERS noted a curious change in the valuation data. Although, the Area pays no real estate taxes, the Assessor has increased its appraised and assessed values between 2008 and 2018 by 40%. Another curious factor about this valuation is that amount attributed to the land has declined while the amount attributed to the building has increased. This is contrary to what should be the case given the age of the building, the fact that no major renovations have been made over this time frame, and the obsolescence of the living spaces and building systems. In normal real estate valuation context this does not make sense.

Tax-exempt properties such as this, although providing a valued community benefit for low-income, elderly residents, are also an economic liability to the City and the other taxing districts because no property taxes are paid. The Area building, as a mid-rise structure, represents an added burden to fire services in terms of the equipment that is required to fight any fire that may occur, particularly on upper floors. The age of residents increases the likelihood of ambulance calls to the property compared to those to a building with younger residents. In summary, while the City and other taxing districts must provide services to the Area, the taxes returned from resident spending and any building services purchased locally are far less than those that would occur from a comparable taxable property.

SOCIAL LIABILITY

The Area, by reason of age, obsolescence, inadequate and outmoded design, physical deterioration, and property topography has become a social liability. The conditions described previously, as well as those detailed in this section, constitute a social liability as such conditions menace the public health, safety and welfare of those in the Area. It is important to note that the residents living within the Area are considered a "vulnerable population" by reason of age and economic disadvantage and therefore require a greater amount of attention to their welfare in case of emergency or health hazard.[14]

These conditions are summarized as follows:

Unnecessary Risk of Injury or Loss of Life in a Fire Emergency

In the course of the building's lifetime, building codes and standards have been made more stringent to increase occupant safety. One of the most significant safety developments as it relates to the Area is the addition of an automatic fire sprinkler requirement to all multi-family buildings in the 2003 edition of the International Building Code. This requirement was incorporated into subsequent editions of the International Building Code and International Fire Code, the latter of which forms the basis of University City's municipal fire code.[15]

[14] World Health Organization. "Vulnerable Groups." Accessed February 2019 from https://www.who.int/environmental_health_emergencies/vulnerable_groups/en/

[15] *University City Fire Code*. Ord. No. 6930 §1, 10-28-2013 Accessed February 2019 from https://www.ecode360.com/28289852

Though this requirement applies to all new construction, it is not retroactively applied to older multi-family buildings, including the subject building. However, the importance of sprinklers in containing building fires and preventing injury and loss of life for residents and firefighters alike cannot be overstated. A 2017 report by the National Fire Protection Association found that, compared to buildings without automatic extinguishing systems (including wet and dry sprinklers), buildings with such measures in place had an 87 percent lower civilian fire death rate, a 27 percent lower civilian injury rate, and a 67 percent lower firefighter injury rate.[16]

This issue is of particular consequence when discussing the need of older residents. As stated previously, this age group is more likely to experience mobility limitations that restrict their ability to swiftly vacate the building in case of a fire emergency. In fact, a case in St. Louis in 1998 highlights the challenges of non-sprinklered high-rise senior apartment housing. Like the subject, the concrete-frame Council Towers building was built in the 1960s (1969) and housed approximately 160 residents at the time of the fire. Fire protection measures were nearly identical to the subject, with two standpipe risers, firehose cabinets, and a partial sprinkler system in the building's trash chute. A fire that started in one apartment unit led to the injury of 16 residents and firefighters, including one firefighter who was unable to return to duty as a result of his injuries. Over 150 firefighters were needed to contain the fire.[17] One of the main points arising from the analysis of the fire was that all high-rise buildings should be equipped with automatic fire sprinkler systems.

Because fire safety technology has evolved beyond the measures in place at the subject, the building in its present condition should be considered a social liability, placing residents and firefighters at an unnecessarily elevated risk of injury or loss of life in case of a fire emergency.

[16] National Fire Protection Association. (2017) *U.S. Experience with Sprinklers*. Accessed February 2019 from https://www.nfpa.org/-/media/Files/News-and-Research/Fire-statistics-and-reports/Suppression/ossprinklers.pdf

[17] Federal Emergency Management Agency. (1998) *A Comparison of Two Fires: The Westview Towers – North Bergen, New Jersey and The Council Towers Apartments – St. Louis, Missouri* U.S. Fire Administration Technical Report Series

Not Designed to Current Seismic Standards

In the age of the building's construction, seismic requirements were not as well defined as they are in the present day. In 1985, the National Earthquake Hazards Reduction Program (NEHRP) released its first seismic design recommendations. These were codified regionally throughout the 1980s and 1990s and then promulgated with the publication of the 2000 International Building Code, which codified seismic design provisions nationwide. [18,19]

University City's residential code is based on the 2012 edition of the International Building Code, [20] which requires building design to conform to seismic design category "C," [21] defined as "moderate seismic vulnerability." [22] Though seismic design factors are not enforced retroactively, their purpose is to better prevent injury and loss of life in the case of a seismic event. For this reason, a lack of attention to seismic design represents a social liability by exposing residents to a known greater risk of harm or loss of life from building failure in the case of a seismic event.

Conclusion

These factors and conditions as outlined above represent a social liability and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

CONDITIONS CONDUCIVE TO ILL HEALTH AND THE TRANSMISSION OF DISEASE

The Area contains conditions that are conducive to ill health and the transmission of disease. These include the conditions identified in the preceding discussions, including inade-

[18] Federal Emergency Management Agency. (2006) *Designing for Earthquakes*. Chapter 6: The Regulation of Seismic Design. Accessed February 2019 from https://www.fema.gov/media-library-data/20130726-1556-20490-0774/fema454_chapter6.pdf

[19] Anderson, James C. and Farsad Naeim. (2012) *Basic Structural Dynamics*. Appendix – Historical Development of Building Code Seismic Provisions. Accessed February 2019 from https://onlinelibrary.wiley.com/doi/pdf/10.1002/9781118279137.app1

[20] *University City Residential Code*. Ord. No. 6933 §1, 10-28-2013 Accessed February 2019 from https://ecode360.com/28508429

[21] *University City Residential Code*. Table R301.2(1) Climatic and Geographic Design Criteria. Accessed February 2019 from https://ecode360.com/28508429

[22] International Code Council (2007) "Seismic Design Category." Accessed February 2019 from http://www.co.yuba.ca.us/departments/Community%20Development/Building/documents/Seismic.pdf

quacies in building plumbing leading to periodical lack of access to fresh water and potential exposure to untreated sewage, an elevated risk of injury in a fire or seismic event, as well as the potential presence of substances which may cause ill health, as detailed below.

Potential Presence of Toxic Materials

The building's age makes the presence of toxic materials a possibility, specifically asbestos and lead. Asbestos, now a known carcinogen, was legal in residential construction until 1977. It had many residential applications, including insulating material, paint texture, and floor tiles. Lead, which can concentrate in the bloodstream and lead to organ damage, was permitted as an additive to paint until 1978. Any building built prior to 1977 is therefore presumed to contain these two materials unless proven otherwise, and costly mitigation methods are required to isolate them for removal.

In addition to these two environmental toxins, the presence of mold is also a possibility, given the building's issues with water incursion, inadequate ventilation, and PTAC units. The presence of mold in the environment has been associated with a number of respiratory problems, which is of special concern to the senior population.[23]

CONDITIONS CONDUCIVE TO CRIME

In discussing the property with ownership management staff, it was indicated that there have been no significant crime issues associated with the Area property.

INABILITY TO PAY REASONABLE TAXES

The Area, by reason of age, obsolescence, inadequate and outmoded design, and physical deterioration suffers from an inability to pay reasonable taxes. This statement can be made since this is a tax-exempt property and is bolstered by the fact that even if this property were privately-owned, its ability to pay taxes commensurate with its use as an apartment building would be that of a declining asset based on its current physical condition and obsolete living spaces.

The Area conditions, development impediments, and other limitations identified in this study have contributed to the Area's continued inability to develop to a higher and better

[23] Mendell, Mark J. (2004) Air conditioning as a risk for increased use of health services. *International Journal of Epidemiology*. https://academic.oup.com/ije/article/33/5/1123/624014

use. The vacancies in the building will continue to increase as the property owner reduces occupancy to provide for the ultimate demolition of the building.

SUMMARY

The Area, on the whole, is a "Blighted Area," as such term is defined in the Chapter 353. The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Age;
- Obsolescence;
- Inadequate and Outmoded Design; and,
- Physical Deterioration.

By reason of these conditions, the Area has become an economic liability and a social liability and is conducive to ill health, transmission of disease, crime, and the inability to pay reasonable taxes.

APPENDIX A

SUPPORTING EXHIBITS

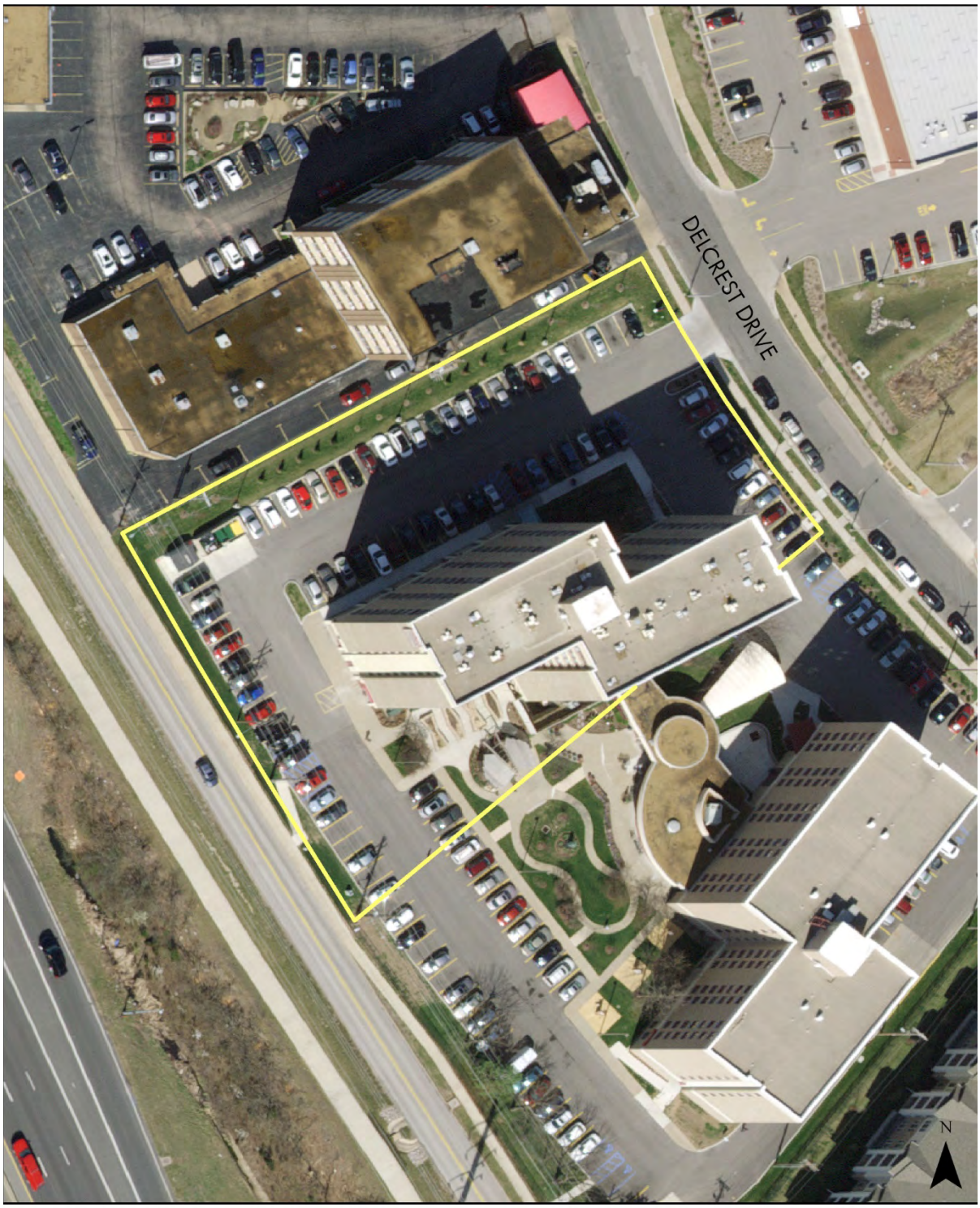


PLATE 1 - PARCEL AERIAL
8350 Delcrest Redevelopment Area
University City, Missouri

Feet 0 50 100

PGAV PLANNERS LLC

February 2019

PLATE 2 - EXISTING LAND USE
8350 Delcrest Redevelopment Area
University City, Missouri

Feet 0 100 200

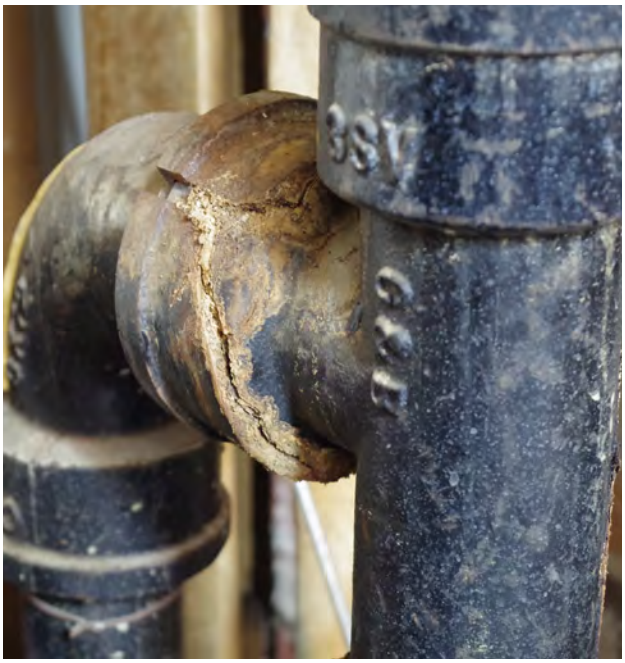
PGAV PLANNERS LLC

February 2019

APPENDIX B

PHOTOGRAPHS OF EXISTING CONDITIONS

On January 25, 2019, PGAV PLANNERS staff conducted a field review of the 8350 Delcrest Redevelopment Area. The following pages contain a series of photographs, which PGAV PLANNERS believes to be representative of the conditions of the Area.



Corrosion and deterioration to sewer pipes, showing deterioration originating from the interior. Corroded sewer pipes are present throughout the building.

Deteriorated sewer pipes leach liquid and disintegrating particles into utility areas

Oxidizing iron fire sprinkler riser

Oxidation on the exterior of a fire sprinkler riser

Discoloration of floor tiles as a result of oxidizing pipes

Corroding and deteriorating pipe in elevator penthouse.

Recently repaired sewer pipe in eighth floor apartment whose failure led to water damage in the unit below.

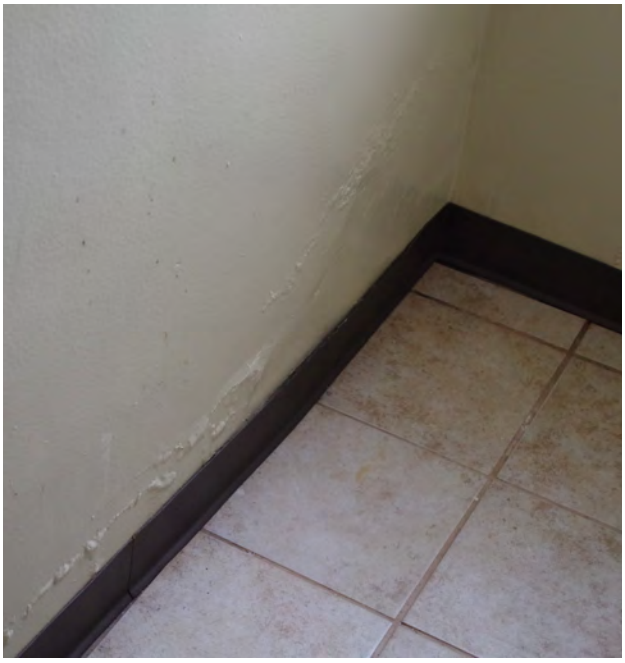
Damaged and corroding pipes

Repair in progress in apartment unit, showing floor-to-ceiling cutaway to replace corroded cast iron sewer pipe with PVC pipe

Site of pipe replacement extending into ceiling, showing discoloration to concrete structure from failing cast iron pipe.

Cast iron sewer pipe extending into ceiling, showing signs of corrosion and oxidation, as well as damage to the surrounding wall.

Repaired sewer pipe joined to deteriorating cast iron pipe extending between floors. Repairs to pipes between floors are considerably more difficult than those accessed behind walls.



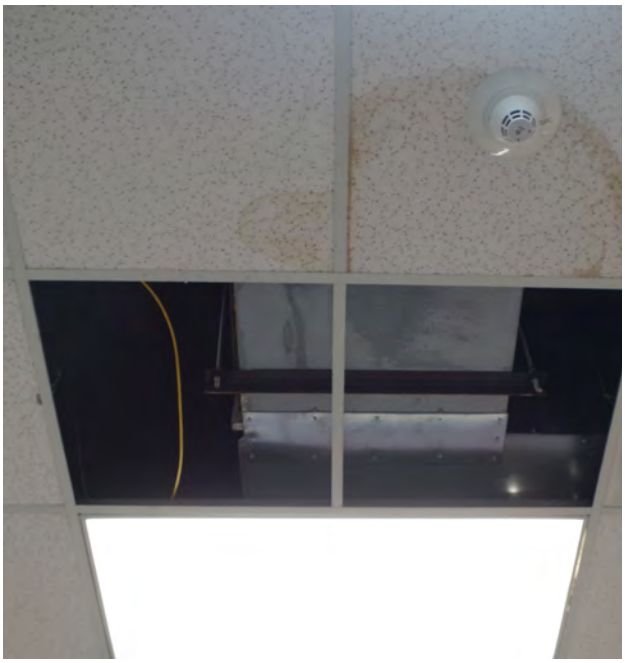
Signs of water entry in 6th floor apartment. The source of the exterior leak has been investigated but not determined.

Signs of water entry within building wall and resulting damage in first floor stairwell.

Signs of water entry and damage in an apartment unit undergoing repairs.

Water entry into light fixture in first floor restroom from recently-detected leak.

Damaged ceiling tiles from ongoing leaks in duct-work.

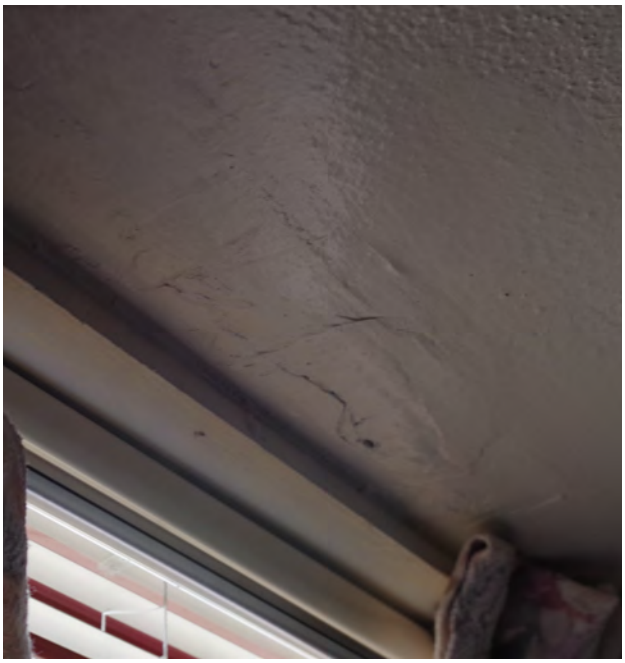


Site where ceiling tiles have been removed to determine source of leak that has damaged ceiling tiles.

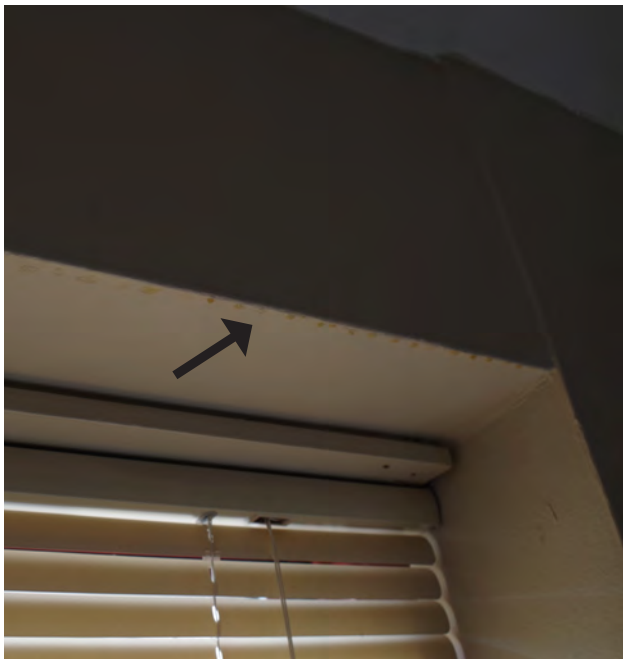
Water entry damage around exterior door, first floor.

Through-wall PTAC units throughout the building require ongoing maintenance to avoid energy loss and moisture damage when seals fail.

Condensation from through-wall PTAC units causes moisture to accumulate on the building exterior and discoloration and deterioration of the surrounding areas.



Signs of moisture entry above a window in an eighth-floor unit.



Water droplets accumulating along the edge of a window opening.

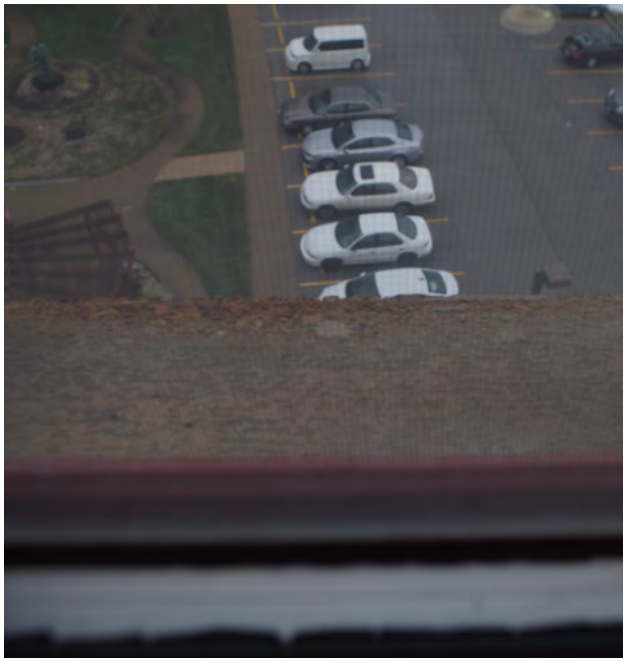
Low ceilings on the tenth floor extend only slightly above doorway openings.

Narrow elevator doors present difficulties for mobility-impaired residents.

Narrow, galley-style kitchens present difficulties for mobility-impaired residents.

Cast-iron tubs are difficult for senior residents to use. Past plumbing repairs are evident around the faucets.

Wear and tear on exterior concrete wall.



Deteriorating concrete window sills.

Deteriorating aluminum around main entry door.

Oxidizing iron on awning posts near main entry door.

1960s boiler and furnace technology in use.

Kitchen and bath exhaust fans with exposed belts are susceptable to breakage and need replacement.

The trash chute serving the building is deteriorating and nearing the end of its useful life.

Exterior cast-iron pipes continue to rust even with regular application of paint.

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Conditional Use Permit – PC 20-03 – Approval of a Conditional Use Permit to construct and operate a proposed "Total Access Urgent Care Medical Office.

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED? Yes

BACKGROUND REVIEW: Attached are the relevant documents for the above-referenced C.U.P. application. The applicant is requesting a Conditional Use Permit to construct and operate a "Total Access Urgent Care" medical office. The proposed use is listed as a permitted use in the Limited Commercial (LC) District per section 400.440, Subsection A(12): "Offices, medical and dental". However, section 400.440 A requires any development exceeding 3,500 square feet, in gross floor area, to obtain a Conditional Use Permit in accordance Article XI of Chapter 400 of the University City Zoning Code.

Staff and the Plan Commission evaluated the request and considered the review criteria set forth in Section 400.2710 of the zoning code. The review criteria considered and evaluated during the meeting consisted of the following;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts

The Plan Commission held the required public hearing and considered the application on June 18, 2020. The C.U.P. was subsequently considered and approved by Plan Commission subject to the following condition;

1. The conditional use permit be granted with a condition that a building permit application be submitted within 6 months of current tenant vacancy and that the conditional use permit be extended for a period not to exceed 3 years.

A C.U.P. does not require a public hearing at the City Council level. For its approval, this agenda item would require a motion by the City Council.

Attachments:
1: Transmittal Letter from Plan Commission
2: Staff Report and Application Materials

RECOMMENDATION: City Manager recommends approval

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

June 18, 2020

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

RE: Application for Conditional Use Permit PC 20-03 – Establishment and operation of a Total Access Urgent Care Medical Office

Dear Ms. Reese,

At its regular meeting on June 18, 2020 at 6:30 pm via video conference the Plan Commission conducted a public hearing on the above-referenced application by BFA Engineering for a Conditional Use Permit to construct and operate a Total Urgent Access Care Medical Office in the "LC" – Limited Commercial District.

By a vote of 6 to, 0 against and 1 abstention, the Plan Commission recommended approval of the application subject to the following condition;

1) The conditional use permit be granted with a condition that a building permit application be submitted within 6 months of current tenant vacancy and that the conditional use permit be extended for a period not to exceed 3 years.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT
City Council

MEETING DATE:	July 13, 2020
FILE NUMBER:	PC 20-03
COUNCIL DISTRICT:	1
Location:	8213 Delmar Boulevard
Applicant:	BFA Engineering – Total Access Urgent Care (TAUC)
Property Owner:	Moore Alice Anheuser Beims # 2 Trust
Request:	Conditional Use Permit (C.U.P.) for a proposed Total Access Urgent Care Medical Office.

COMPREHENSIVE PLAN CONFORMANCE
[ ] Yes [ ] No [x] No reference

STAFF RECOMMENDATION
[X] Approval [ ] Approval with Conditions in Attachment A [ ] Denial

ATTACHMENTS:
A. Application Packet

Existing Zoning:	LC – Limited Commercial
Existing Land Use:	Commercial – Pasta House
Proposed Zoning:	No change – "LC" District
Proposed Land Use:	No change – Commercial

Surrounding Zoning and Current Land Use:

North:	LC / SR:	Limited Commercial / Single - Family Residential (Commercial & Single Family FLU)
East:	LC / SR:	Limited Commercial / Single - Family Residential (Commercial & Single - Family FLU)
South:	LC:	Limited Commercial (Commercial FLU)
West:	LC / MR:	Limited Commercial / Medium Density Residential (Multi- Family & Single - Family FLU)

Existing Property

The existing property at 8213 Delmar Boulevard has an approximate 6,000 square foot commercial building that currently houses the Pasta House restaurant. The site is approximately 33,105 square feet (.76 acres) and has a current impervious surface ratio of approximately 90 percent which accounts for the current building, dumpster location and approximately 37 parking spaces. The property is zoned Limited Commercial and abuts commercial and residential uses.

Parcel Location

Surrounding Zoning

Aerial View, Angle

Overhead Aerial View

Applicant's Request
The applicant is requesting a Conditional Use Permit to construct and operate an approximate 6,462 square foot "Total Access Urgent Care" medical office. The proposed use is listed as a permitted use in the Limited Commercial (LC) District per section 400.440, Subsection A(12): "Offices, medical and dental". However, section 400.440 A requires any development exceeding 3,500 square feet, in gross floor area, to obtain a Conditional Use Permit in accordance Article XI of Chapter 400 of the University City Zoning Code.

Process – Required City Approvals
Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the C.U.P. application meets the requirements of the Zoning Code.

Other Processes
Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis
The proposed medical office/clinic would appear to have minimal impact on the surrounding neighborhood and uses based upon its location and the most recent use of this property. The proposal is requesting a continued commercial development on a major arterial roadway that would be abutted, except to the north, by other commercial and multi-family residential uses.

In evaluating, the proposed development, it appears to be less intense than the current use. Specifically, the proposal concept identifies the construction of a proposed building, that has a similar square footage to the existing building, while reducing the demand for impervious surface ratios to meet parking requirements. The proposed concept would reduce the total impervious ratio by approximately 7,480 square feet (an approximate 16% reduction).

The proposal identifies approximately 27 new parking spaces to accommodate the proposed development. In reviewing this request, the applicant was utilizing the prior standards of 1 space per 250 square feet. However, the current requirements require 1 space per every 200 square feet as identified in Section 400.2140 "Schedule of Off-Street Parking Space Requirements" of the code. In evaluating the numbers, staff has identified

the floor area utilized in the parking calculations would be approximately 5900 square feet which would require approximately 29.5 spaces. Furthermore, a parking exception for the development's proximity to a transit station allows for an additional 10% reduction in the parking requirements which would result in a total requirement of 27 spaces. Based upon that assumption the proposal meets the parking requirements of the code.

Public Works & Parks: NA
Fire Department: NA
Police Department: NA

Public Involvement
A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 300 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Planning Commission meeting.

Review Criteria
When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;

2. The impact of projected vehicular traffic volumes and site access is not detrimental with regards to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;

3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;

4. Adequate utility, drainage and other such necessary facilities have been or will be provided;

5. The proposed use is compatible with the surrounding area;

6. The proposed use will not adversely impact designated historic landmarks or districts; and

7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but no necessarily be limited to:

a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;

b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;

c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;

d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;

e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;

f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and

g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)
The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly on the evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;

2. At the specific location will contribute to and promote the community welfare or convenience;

3. Will not cause substantial injury to the value of neighboring property;

4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and

5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Staff / Plan Commission Recommendation
Based on the preceding considerations, staff is of the opinion that the proposed use of this property to accommodate the “Medical Office/Clinic” “Total Access Health Care” would not be detrimental to the surrounding parcels.

Plan Commission recommended the conditional use permit be granted with a condition that a building permit application be submitted within 6 months of current tenant vacancy and that the conditional use permit be extended for a period not to exceed 3 years.

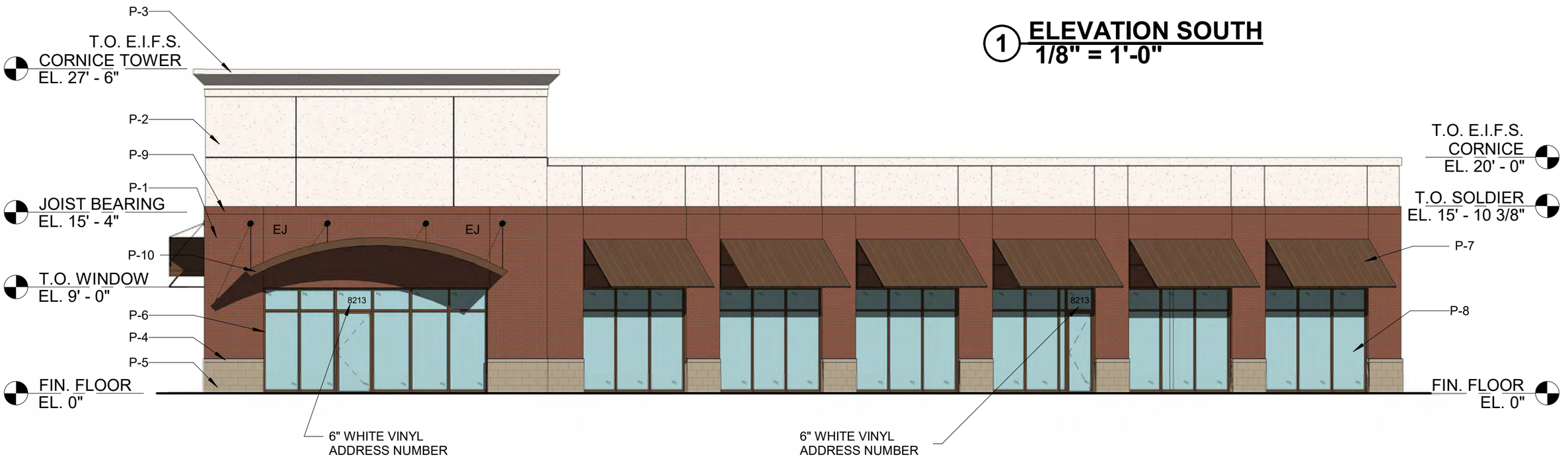
OPTION - 1

TAUC - DELMAR (UCITY)

F S A
FEELER, S. ARCHITECTS
612 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-530-7362

TAUC

1 ELEVATION SOUTH
1/8" = 1'-0"



2 ELEVATION EAST
1/8" = 1'-0"

OPTION - 1

TAUC - DELMAR (UCITY)

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1 ELEVATION WEST
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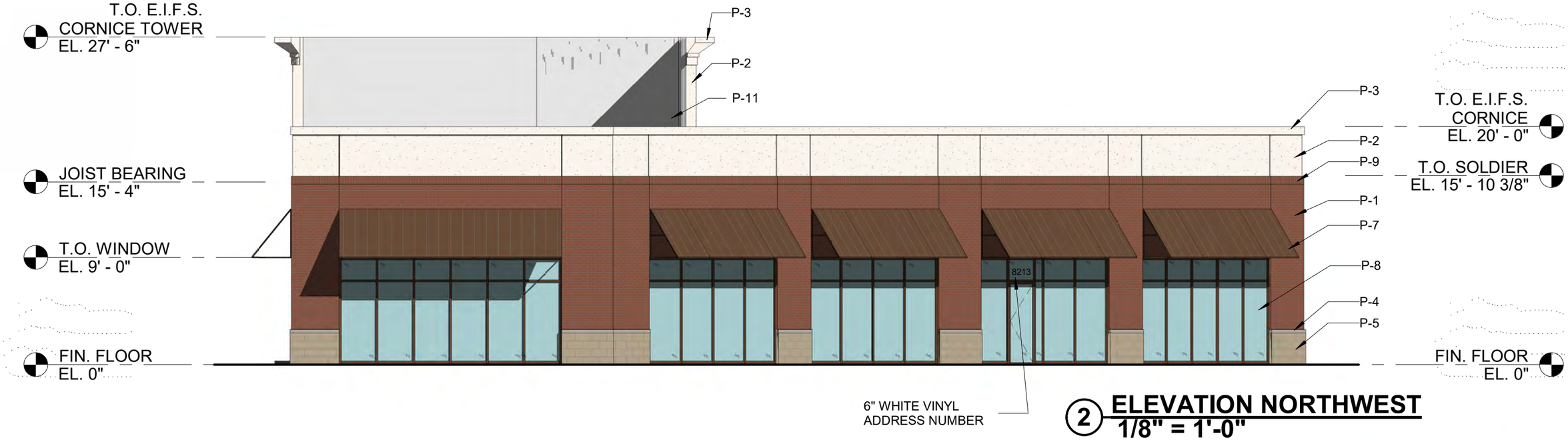

2 ELEVATION NORTHWEST
1/8" = 1'-0"

OPTION - 1

TAUC - DELMAR (UCITY)

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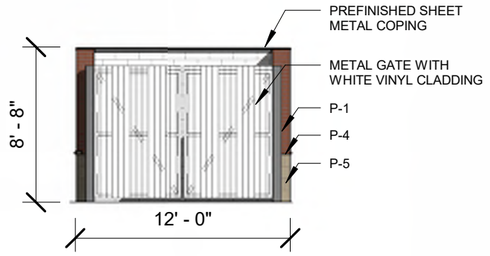
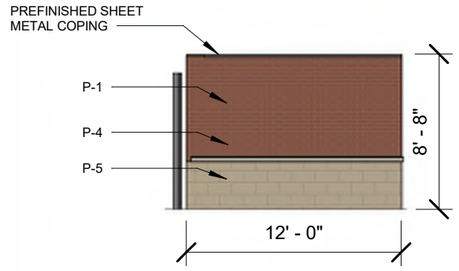


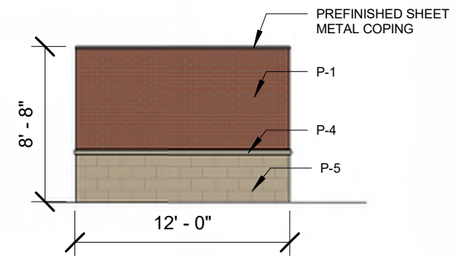
1 DUMPSTER ENCLOSURE FRONT
1/8" = 1'-0"



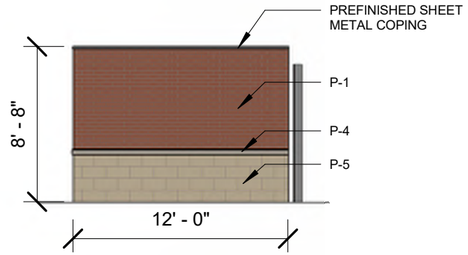
2 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"

EXTERIOR FINISHES

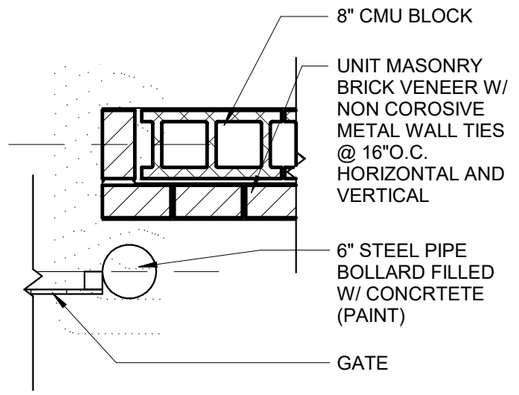
P-1	BRICK VENEER - SEE SAMPLE
P-2	EIFS / STUCCO PAINTED
P-3	EIFS / STUCCO FORMED CORNICE PAINTED
P-4	CAST STONE SILL
P-5	STONE VENEER - SEE SAMPLE
P-6	PREFINISHED ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING - DARK BRONZE
P-8	STOREFRONT ALUMINUM / GLASS DOOR - DARK BRONZE
P-9	BRICK VENEER SOLDIER COURSE
P-10	CURVED STEEL FRAME PREFINISHED METAL CLAD AWNING - DARK BRONZE
P-11	WHITE ROOF BEYOND
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY



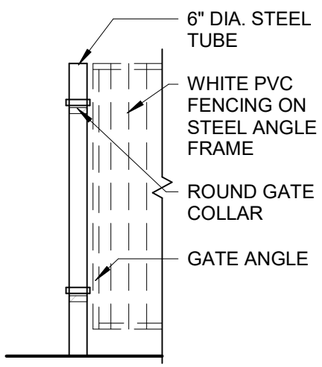
3 DUMPSTER ENCLOSURE BACK
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"



5 GATE PLAN DETAIL
3/4" = 1'-0"



6 GATE POST DETAIL
1/4" = 1'-0"

OPTION - 1

TAUC - DELMAR (UCITY)

F S A
FEELER, S. ARCHITECTS
612 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-530-7362

TAUC

N

0' 2' 4' 8' 16'

OPTION - 1

① **OVERALL 1ST FLOOR PLAN - PHASE1**
3/32" = 1'-0"

TAUC - DELMAR (UCITY)

FSA
FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO 63122
636-530-7362

TAUC

OPTION - 1

① **OVERALL 1ST FLOOR PLAN - PHASE 2**
3/32" = 1'-0"

TAUC - DELMAR (UCITY)

FSA
FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO 63122
636-530-7362

TAUC

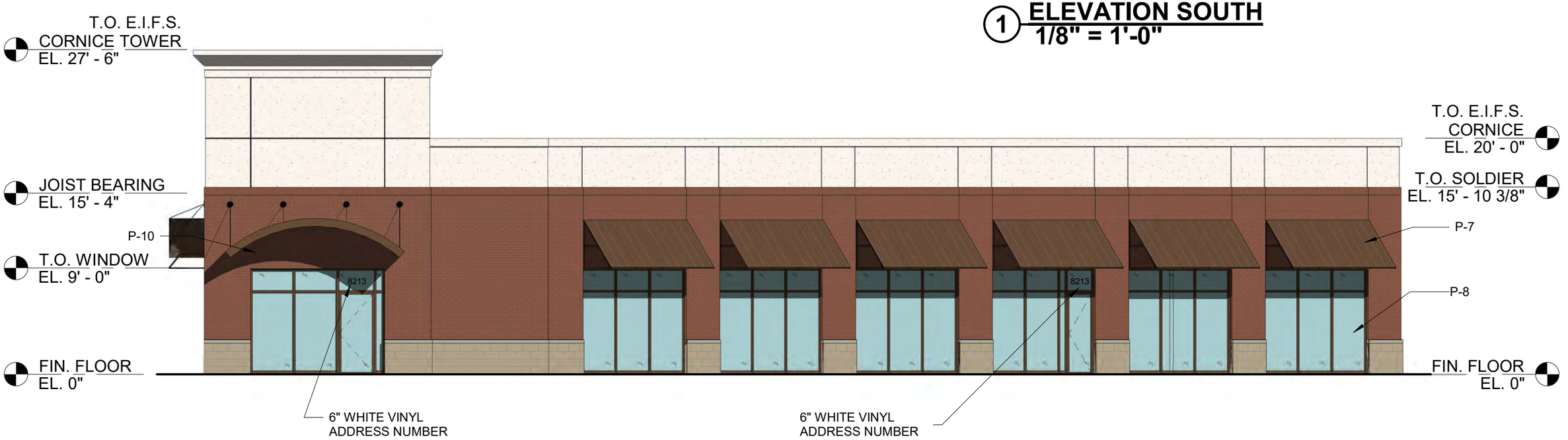
OPTION - 2

TAUC - DELMAR (UCITY)

F S A
FEELER, S. ARCHITECTS
612 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-530-7362

TAUC

1 ELEVATION SOUTH
1/8" = 1'-0"



2 ELEVATION EAST
1/8" = 1'-0"

OPTION - 2

TAUC - DELMAR (UCITY)

F S A
FEELER, S. ARCHITECTS
612 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-530-7362

TAUC

1 ELEVATION WEST
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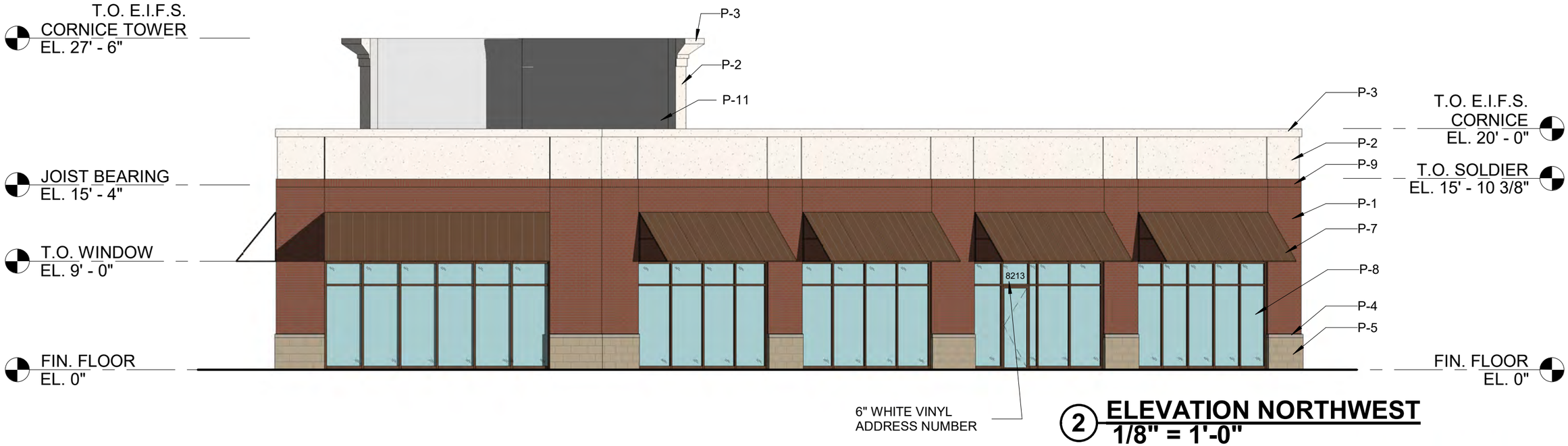

2 ELEVATION NORTHWEST
1/8" = 1'-0"

OPTION - 2

TAUC - DELMAR (UCITY)

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1/8" = 1'-0"

OPTION - 2

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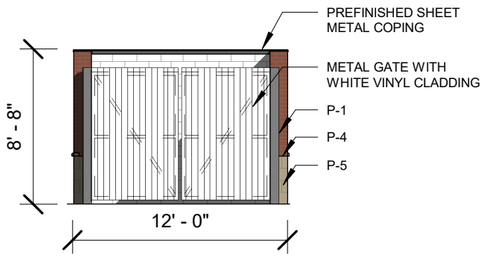
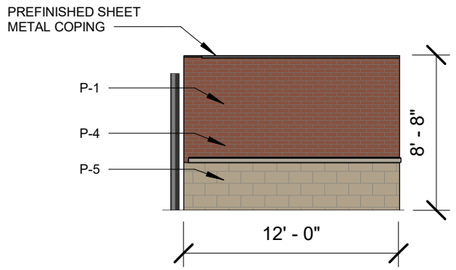


1 DUMPSTER ENCLOSURE FRONT
1/8" = 1'-0"



2 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"

EXTERIOR FINISHES

P-1	BRICK VENEER - SEE SAMPLE
P-2	EIFS / STUCCO PAINTED
P-3	EIFS / STUCCO FORMED CORNICE PAINTED
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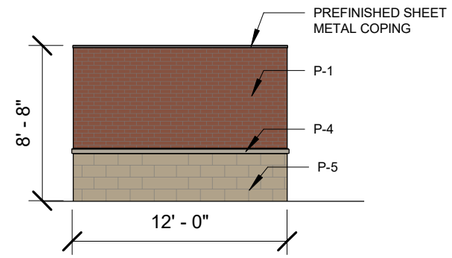
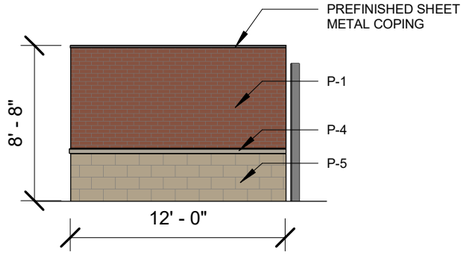
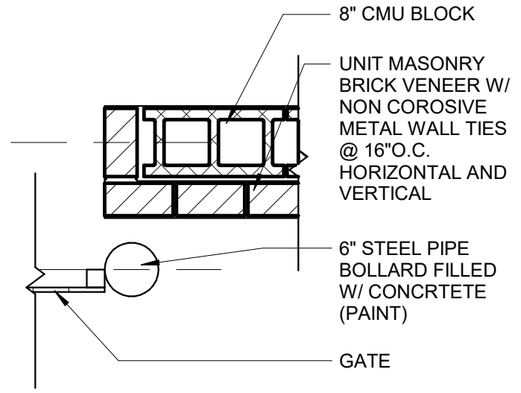
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY



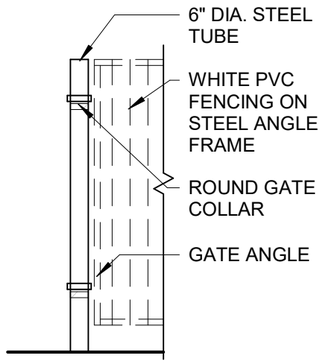
3 DUMPSTER ENCLOSURE BACK
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"



5 GATE PLAN DETAIL
3/4" = 1'-0"



6 GATE POST DETAIL
1/4" = 1'-0"

OPTION - 2

TAUC - DELMAR (UCITY)

F S A
FEELER, S. ARCHITECTS
612 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-530-7362

TAUC

N

0' 2' 4' 8' 16'

OPTION - 2

① **OVERALL 1ST FLOOR PLAN - PHASE1**
3/32" = 1'-0"

FSA
FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO 63122
636-530-7362

TAUC - DELMAR (UCITY)

TAUC

1 **OVERALL 1ST FLOOR PLAN - PHASE 2**
3/32" = 1'-0"

OPTION - 2

TAUC - DELMAR (UCITY)

FSA
FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO 63122
636-530-7362

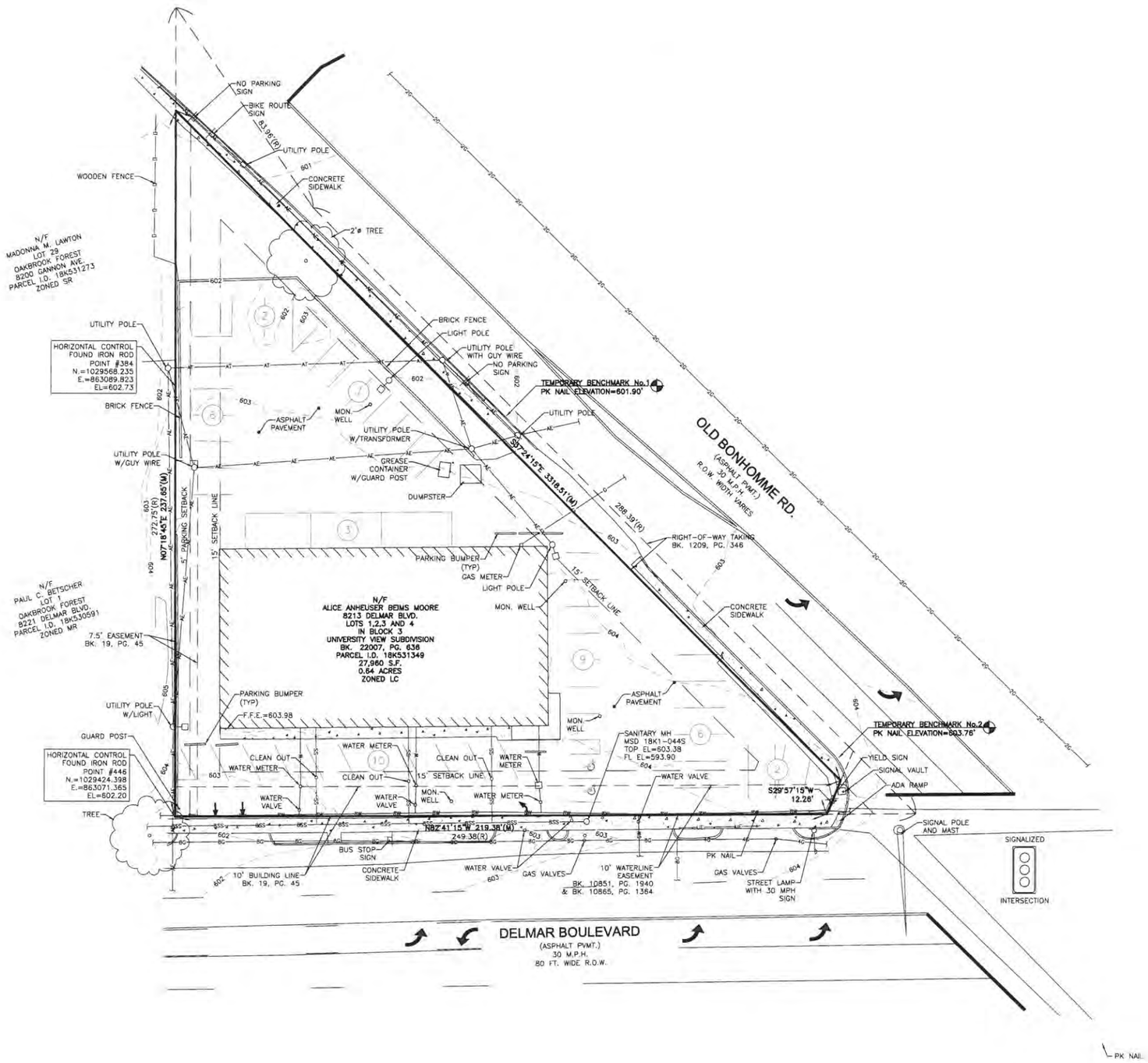
TAUC

TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)

0 20' 40'

SCALE: 1" = 20'



NOTES:

1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Field work was completed on this site by BFA, Inc. on January 22nd, 2020.

(M) Denotes measured survey information gathered by BFA, Inc.

(R) Denotes recorded outboundary information per University View Subdivision, Plat Book 19, Page 45 of St Louis County Record.

4. This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 211 of 445, Map No. 29189C0211K, effective date February 4th, 2015.

5. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

Temporary Benchmark No. 1 – PK Nail set in pavement in Old Bonhomme Road El.=601.90'

Temporary Benchmark No. 2 – PK Nail set in pavement in Old Bonhomme Road near the intersection of Delmar Boulevard El.=603.76'

6. Missouri One Call ticket number 200142800.

7. Site is zoned "LC" Limited Commercial District as per the City of University City zoning map.

Building Setbacks are:

Right-of-way – 35ft. minimum unless no parking areas are located between the street right-of-way or accessory building under these conditions the minimum setback may be reduced to 15ft.
Property Line – No setback required, unless abutting a residential district, then 15ft.
Lot Size – 10,000 s.f. minimum.
Height – 35ft. maximum
Parking – 5ft. minimum side yard.

8. Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by THD Design Group, Project No.xxxx dated Month Xth, 20XX. for TAUC Properties, their locations are to be considered approximate only.

9. The minimum depth of cover for waterlines on this site is 42 inches. Actual depths of waterlines may vary.

10. This site is within the St. Charles District of the Missouri Department of Transportation. The MoDOT contact for this site is Andrew Tureck, (314) 453-5046 andrew.tureck@modot.mo.gov

HORIZONTAL CONTROL POINTS			
POINT NUMBER	DESCRIPTION	NORTHING	EASTING
384	FOUND IRON ROD	1029568.235	863089.823
446	FOUND IRON ROD	1029424.398	863071.365

TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
FIBER OPTIC LINE	FO
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
CONTOURS	100
UTILITY POLE	
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN/AREA INLET	
JUNCTION BOX	
GRATED INLET	
SOIL BORING	

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
	By:	App:
2		
	By:	App:
3		
	By:	App:
4		
	By:	App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
WASHINGTON, MISSOURI 63090
111 PW STREET

PRELIMINARY DRAWING

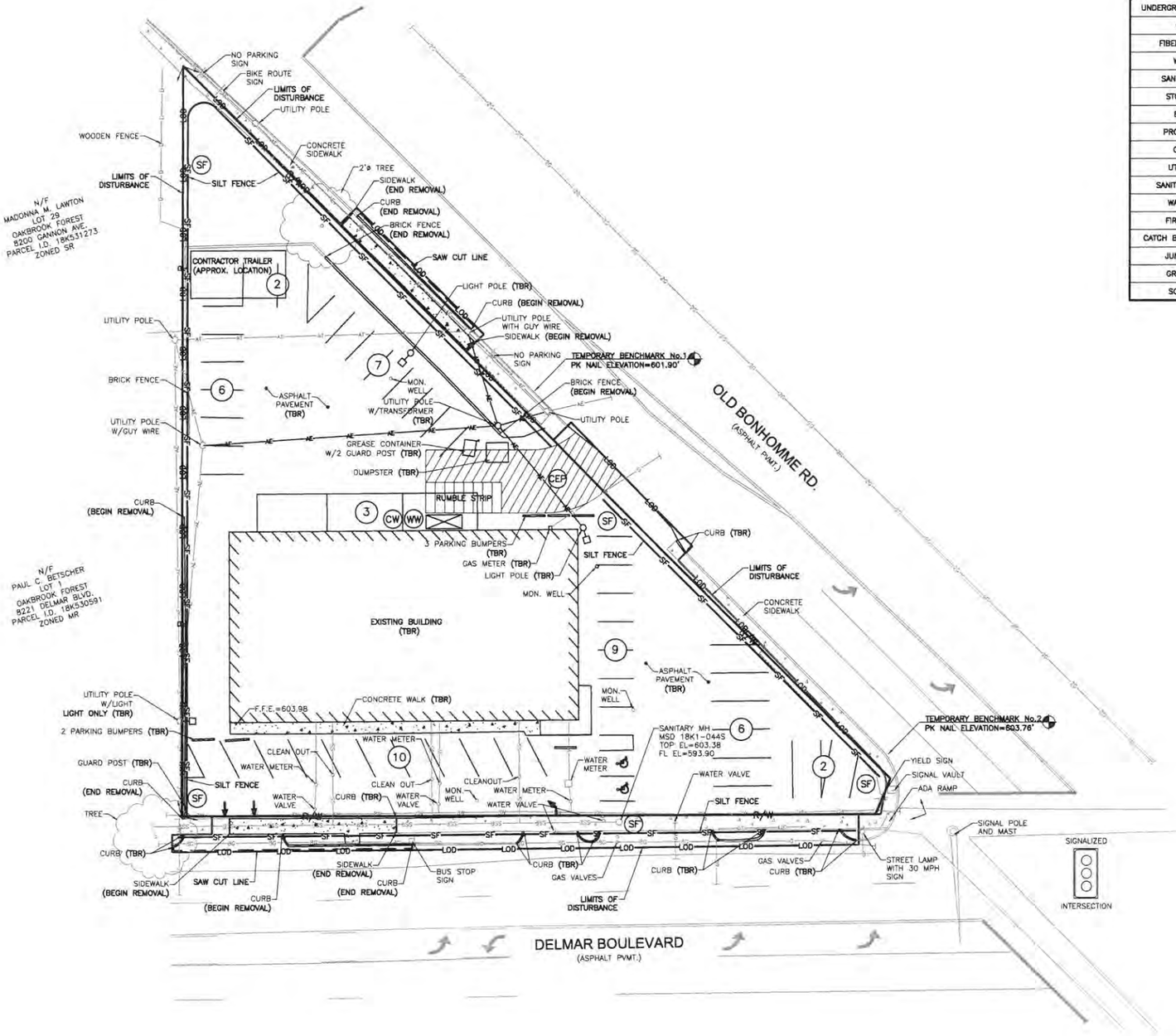
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
8213 Delmar Boulevard
City of University City
St. Louis County, MO 63124

DRAWN	E.J.H.
CHECKED	M.A.H.
DATE	2/27/2020
SCALE	1"=20'
JOB No.	5953
SHEET NAME	TOPOGRAPHIC SURVEY

J - 1 - 24 TS-1

DEMOLITION PLAN



DEMOLITION PLAN LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
FIBER OPTIC LINE	FO
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
CONTOURS	100
UTILITY POLE	
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN/AREA INLET	
JUNCTION BOX	
GRATED INLET	
SOIL BORING	

0 20' 40'

SCALE: 1" = 20'

DEMOLITION NOTES:

1. The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.

2. The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.

3. The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.

4. The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.

5. The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.

6. The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.

7. The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.

8. The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.

9. Completely fill below grade areas and voids resulting from demolition or removal of structures, using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.

10. No burning of any material, debris, or trash on-site or off-site will be allowed.

11. All items that are to remain shall be raised or lowered to match the new grade indicated to be flush with the surrounding pavement. (I.e. manhole rims, valve covers, grates, etc.) Contractor shall protect all items that are to remain throughout construction and shall replace and/or repair and item damaged during construction at no additional cost to the owner.

12. Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Destroy existing sewer lateral and water service taps. Trenches shall then be backfilled and compacted as per specifications.

13. Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.

14. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

15. The Contractor shall keep the premises clean and free of debris during construction.

16. The fire protection for the site shall remain in service at all times during construction.

17. All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.

18. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges.

19. Remove all stumps, bushes, trees, weeds and other surface obstructions from the site that are within the proposed construction area and that are not otherwise noted to remain. Additional recommendations from final disposition of topsoil provided in the geotechnical report. Extent of topsoil use on site as per the on site geotechnical representative.

20. Disconnect, destroy and cap all existing downspout connections.

21. Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by THD Design Group dated ~~Month Xth, 20XX.~~ Their locations are to be considered approximate only.

22. A Phase I and II Environmental Site Assessment was conducted on the subject site by Shifrin and Associates in **month day, 20xx**

23. A Phase IIA Environmental Site Assessment was conducted on the subject site by Shifrin and Associates dated **month day, 20xx**

24. All existing waterline and sanitary sewer service connections shall to be destroyed.

25. MSD permits are required prior to the abandonment or removal of existing sewers. To receive MSD permits the project must have MSD Plan Approval. Notify MSD 48 hours prior to sewer abandonment and/or removal.

26. The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

27. Abandoned sewers shall be removed or completely filled with grout.

EROSION CONTROL LEGEND		
	CEP	CONSTRUCTION EXIT ON PAVEMENT
	CW	CONCRETE WASHOUT
EE	EE	EROSION EEL
LOD		LIMITS OF DISTURBANCE
SF	SF	TEMPORARY SILT FENCE
	WW	WHEEL WASH

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS		
1		
By:		App:
2		
By:		App:
3		
By:		App:
4		
By:		App:

BFA Engineering • Surveying
TELEPHONE: (636) 239-4751
bfaeng.com

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY

NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
8213 Delmar Boulevard
City of University City
St. Louis County, MO 63124

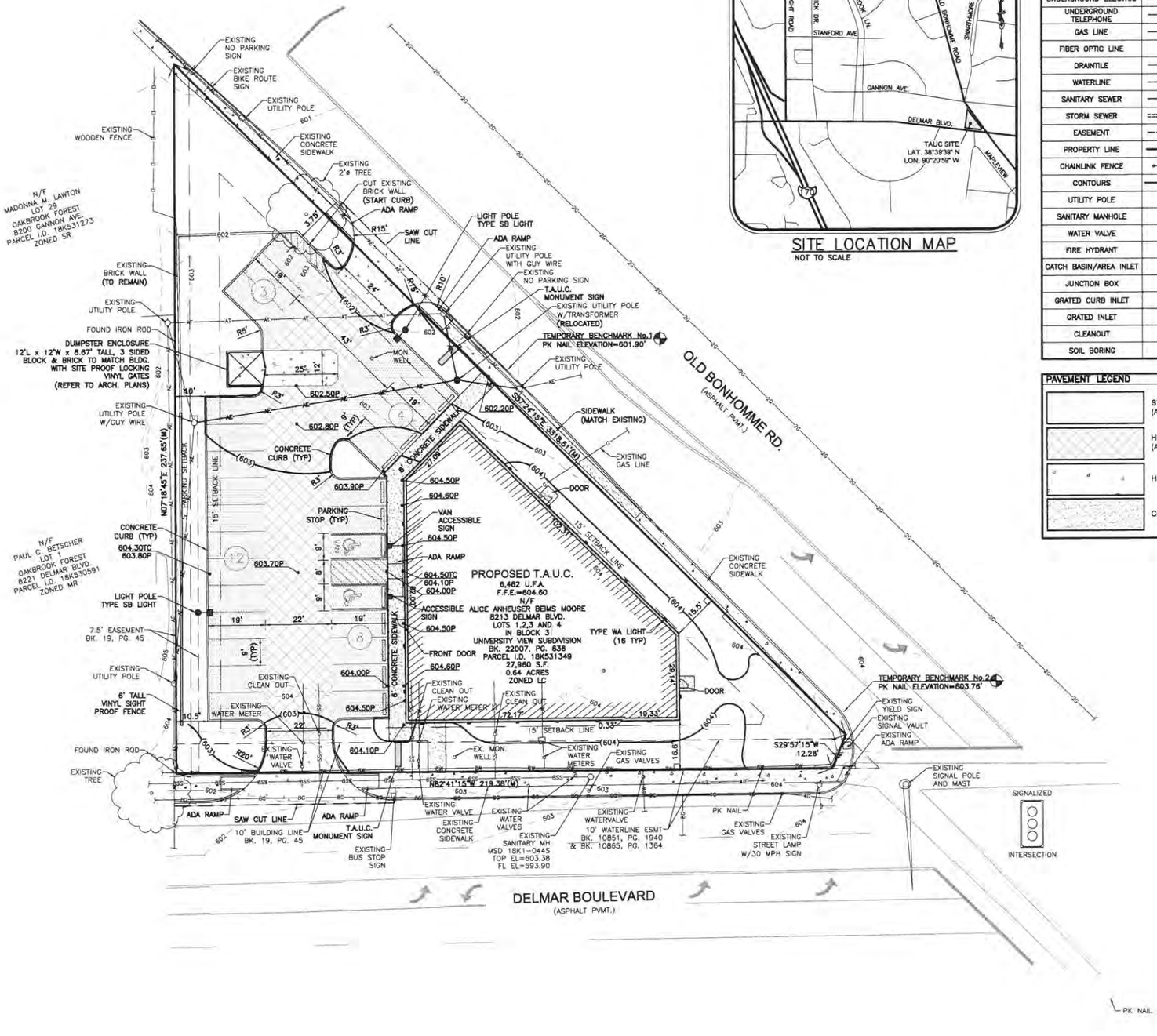
DRAWN	E.J.H.
CHECKED	M.A.H.
DATE	2/27/2020
SCALE	1"=20'
JOB No.	5953
SHEET NAME	DEMOLITION PLAN

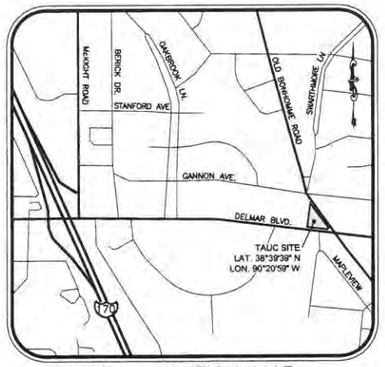
J-1-25

DM-1

SITE/GRADING PLAN

SCALE: 1" = 20'





SITE LOCATION MAP
NOT TO SCALE

GRADING PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE		FO
DRAINTILE	DT	
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
EASEMENT		
PROPERTY LINE		
CHAINLINK FENCE		
CONTOURS	(100)	100
UTILITY POLE		
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN/AREA INLET		
JUNCTION BOX		
GRATED CURB INLET		
GRATED INLET		
CLEANOUT		
SOIL BORING		

PAVEMENT LEGEND	
	STANDARD DUTY ASPHALT PVMT. (ALTERNATE STD. CONCRETE)
	HEAVY DUTY ASPHALT PVMT. (ALTERNATE H.D. CONCRETE)
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

GRADING NOTES:

1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.

2. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Field work was completed on this site by BFA, Inc. on January 22nd, 2020.

(M) Denotes measured survey information gathered by BFA, Inc.

4. This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 211 of 445, Map No. 29189C0211K, effective date February 4th, 2015.

5. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

Temporary Benchmark No. 1 – PK Nail set in pavement in Old Bonhomme Road El.=601.90'

Temporary Benchmark No. 2 – PK Nail set in pavement in Old Bonhomme Road near the intersection of Delmar Boulevard El.=603.76'

6. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

7. All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

8. The earthwork and foundation preparation shall be in accordance with the Geotechnical Recommendations prepared by THD Design Group, Project No. xxxxx dated month day, 20xx for TAUC Properties, their locations are to be considered approximate only.

9. The Contractor is responsible for keeping stormwater run-off and sediment under control during construction. All Contractors shall refer to the Erosion and Sediment Control Plan throughout construction.

10. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenched and deep excavations will be required during construction.

11. The sitework for this project shall meet or exceed the Specifications stipulated on the plans.

12. Contractor shall refer to architectural plans for exact locations, dimensions and material types of downspouts, roof drains, and utility services into the building.

13. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the Contractors expense.

14. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

15. Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.

16. Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.

17. The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.

18. The minimum depth of cover on all waterlines for this site is 42 inches.

19. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate.

20. In the event of a vertical conflict between water lines, sanitary lines, storm lines and gas lines (existing and proposed). The sanitary line shall be Ductile Iron with mechanical joints at least 10' on both sides of the crossing. The waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance, meeting the requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 50).

21. Soil boring locations shown on this plan were taken from the subsurface exploration and evaluation report prepared by THD Design Group, Project No.xxxxxxxxx dated month day, 20xx for TAUC Properties, their locations are to be considered approximate only.

22. Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6" rise.

PARKING DATA
90° PARKING: 9' WIDE x 19' DEEP WITH 22' AND 43' DRIVE AISLES.
MEDICAL BUILDING 1 SPACE FOR EACH 250 SQ. FT. OF FLOOR AREA REQUIRES 26 SPACES. 27 PARKING SPACES PROVIDED, 2 OF WHICH ARE HANDICAP ACCESSIBLE

STORMWATER MANAGEMENT/DISTURBANCE NOTE:	
PROJECT DISTURBANCE	0.71 ACRES
15 YR EXISTING RUNOFF	2.16 CFS
15 YR RE-DEVELOPED RUNOFF	1.86 CFS
PROJECT RUNOFF DIFFERENTIAL	-0.30 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN PERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUS ADDED ON THIS PLAN.)

SPOT GRADE LEGEND	
TOP OF CURB/CONCRETE	000.00TC
PAVEMENT ELEVATION	000.00P
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-XXXXX
BASE MAP #18K1

Owner/Developer
TAUC PROPERTIES, LLC
13861 Manchester Road
Ballwin, MO 63011
(314) 961-2255

Owner's Representative
Mark A. Harriman P.E.
for BFA, Inc.
103 Elm Street,
Washington, Mo 63090
(636) 231-4313

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com

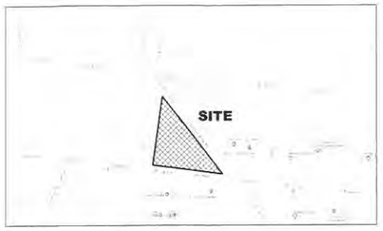
PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
8213 Delmar Boulevard
City of University City
St. Louis County, MO 63124

DRAWN	E.J.H.
CHECKED	M.A.H.
DATE	2/27/2020
SCALE	1"=20'
JOB No.	5953
SHEET NAME	GRADING PLAN

J - 1 - 26
SR - 1



LOCATION MAP

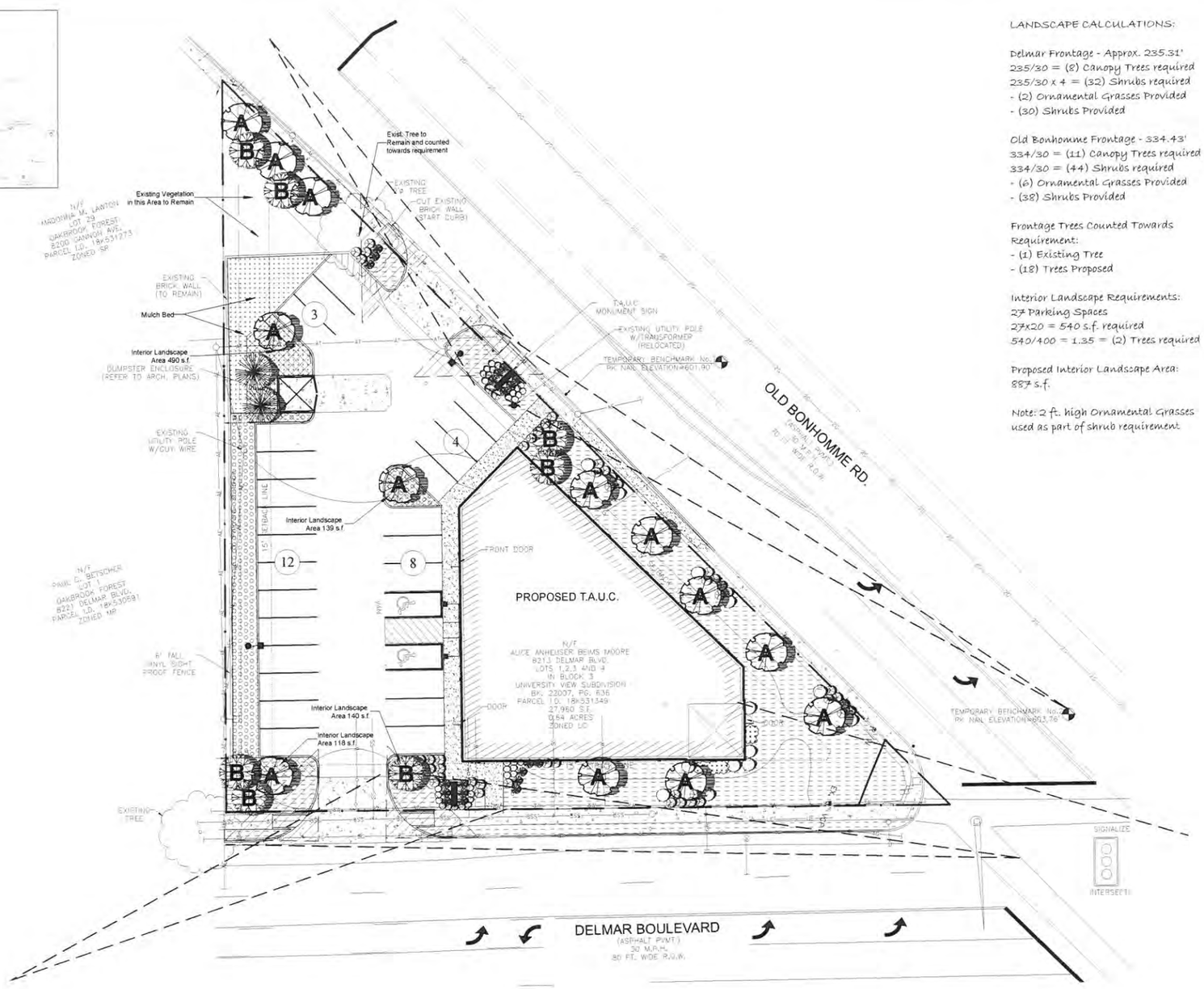
20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

ABBREVIATIONS

℄	- Centerline
C.O.	- Cleanout
D.S.	- Downspout
E.P.	- Edge Of Pavement
F.F.	- Finished Floor
F.G.	- Finished Grade
F.L.	- Flowline
G.L.	- Gutterline
L.S.	- Light Standard
(T.B.R.)	- To Be Removed
T.O.C.	- Top Of Curb
T.P.	- Top Of Pavement
T.O.W.	- Top Of Wall
M.M.	- Concrete Monument
T.W.R.	- Top Of Walk
P.L.	- Property Line
A.I.	- Area Inlet
R/W	- Right Of Way
S.I.	- Grate Inlet
M.H.	- Manhole
(I.P.	- Old Iron Pipe
R.	- Radius
P.B.	- Plat Book
D.B.	- Deed Book
T.O.B.R.	- Top Of BankR
T.O.S.	- Toe Of Slope
C.M.P.	- Corrugated Metal Pipe
P.V.C.	- Polyvinyl Chloride Pipe
V.C.P.	- Vitrified Clay Pipe
R.C.P.	- Non-Reinforced Concrete Pipe
R.C.P.	- Reinforced Concrete Pipe
D.I.P.	- Ductile Iron Pipe
F/F	- Face to Face
B/B	- Back to Back
(I.P.)	- Ire In Place
B/W.	- Bottom Of Wall
T/I	- Top Of Island
T/G.	- Top Of Grade
(typ.)	- Typical
CONC.	- Concrete
REF.	- Refer
DET.	- Detail



LANDSCAPE CALCULATIONS:

Delmar Frontage - Approx. 235.31'
235/30 = (8) Canopy Trees required
235/30 x 4 = (32) Shrubs required
- (2) Ornamental Grasses Provided
- (30) Shrubs Provided

Old Bonhomme Frontage - 334.43'
334/30 = (11) Canopy Trees required
334/30 = (44) Shrubs required
- (6) Ornamental Grasses Provided
- (38) Shrubs Provided

Frontage Trees Counted Towards Requirement:
- (1) Existing Tree
- (18) Trees Proposed

Interior Landscape Requirements:
27 Parking Spaces
27x20 = 540 s.f. required
540/400 = 1.35 = (2) Trees required

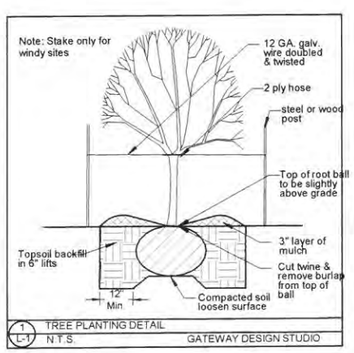
Proposed Interior Landscape Area:
887 s.f.

Note: 2 ft. high Ornamental Grasses used as part of shrub requirement

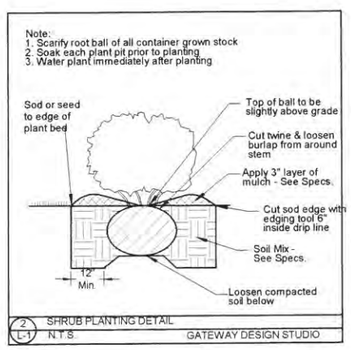
PROPOSED LANDSCAPE LEGEND

- (12) 2.5" DECIDUOUS SHADE TREE
  - Northern Red Oak
  - 'Green Vase' Zelkova
  - Upright European Hornbeam
- (8) 1.5"/6 ft. DECIDUOUS ORNAMENTAL TREE
  - Serviceberry
  - Eastern Redbud
  - Flowering Dogwood
- (2) 6 FT. MIN. EVERGREEN TREE
  - Canadian Hemlock
  - Eastern White Pine
- (47) 24" min. DECIDUOUS SHRUBS
  - 'Henry's Garnet' Sweetspire
  - 'Nikko' Slender Deutzia
  - 'Minuet' Weigela
- (21) 24" min. EVERGREEN SHRUBS
  - 'Green Velvet' Boxwood
  - 'Taunton' Yew
  - Green Mound Jap Juniper
- (13) 24" min. ORNAMENTAL GRASS
  - Dwarf Maiden Grass
  - Dwarf Fountain Grass
  - Karl Foerster Reed Grass
- (32) 1 GAL. PERENNIAL FLOWER
  - Happy Returns Daylily
  - Little Spire Russian Sage
  - Big Blue Lilyturf
- TURF - SOD/SEED (Turf Type Fescue)
- 2" o.p. SEASONAL FLOWERS
- 3" MIN. SHREDDED BARK MULCH
- 2" MIN. THICK STONE MULCH W/ FILTER FABRIC
- 30 FT. SIGHT TRIANGLE

REVISIONS:
2-26-20 City Comments/West Buffer



1 L-1 TREE PLANTING DETAIL
N.T.S. GATEWAY DESIGN STUDIO



2 L-1 SHRUB PLANTING DETAIL
N.T.S. GATEWAY DESIGN STUDIO

PRELIMINARY LANDSCAPE PLAN

PLAN NOTES:

1. Contractor to review and field verify existing and proposed conditions prior to installation.
2. Contractor to notify GATEWAY DESIGN STUDIO of any discrepancies.
3. Contractor to coordinate with other trades.
4. Contractor to adjust plantings accordingly, notify GATEWAY DESIGN STUDIO of any major changes.
5. Proposed plant material is to be selected by the contractor and approved by GATEWAY DESIGN STUDIO or Owner prior to installation.
6. Tree locations and planting beds to be located by the contractor and approved by GATEWAY DESIGN STUDIO or Owner prior to installation.
7. MULCH: All planting beds to receive a 3" inch layer of shredded bark mulch in a continuous bed. Apply a granular pre-emergent weed control barrier prior to mulching.
8. Quantity of sod & seed shown is for bidding purposes only. Submit unit cost for any additional cost or credit.
9. Contractor is responsible for installing all plant material shown on plan.
10. All landscape improvements and maintenance to be done according to City of University City requirements.
11. Plantings shall not prohibit site distance requirements.
12. Proposed conditions based on latest plans prepared by B.F.A. Inc. Refer to Civil Plans for proposed site development and grading requirements.

A record original of this document is on file at the office of GATEWAY DESIGN STUDIO, LLC. Any unauthorized alterations or changes made without the expressed consent from GATEWAY DESIGN STUDIO, LLC shall deem us not responsible for any said alterations and changes.

Call Before You Dig 1-800-344-7483 MISSOURI ONE CALL SYSTEM INC.

Underground facilities, structures, & utilities have been plotted from available surveys, records & information and therefore cannot necessarily reflect the actual existence, nonexistence, size, type, number, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans, the undersigned assumes no responsibility whatsoever in connection with the failure to properly locate and protect any of the said facilities, structures, & utilities. The Contractor shall notify all utilities not less than two (2) nor more than ten (10) working days prior to any excavation or construction of any kind. Failure to notify the utilities as required by the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

NOT FOR CONSTRUCTION - FOR REVIEW ONLY

TAUC PROPERTIES, LLC
8213 Delmar
University City, MO

Prepared For:
TOTAL ACCESS URGENT CARE
9556 Manchester Road
St. Louis, MO 63119

NOT FOR CONSTRUCTION FOR REVIEW ONLY

This seal and signature applies only to this document. GATEWAY DESIGN STUDIO, LLC expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.

PREPARED BY:
gateway design studio
planning
landscape architecture
environmental design
Vision...Sustainability...Purpose!
o: 856 kiefer trails st. louis, mo 63021
ph: 314.703.1800 web: www.gatewayds.com

File: 08-028/proj/026-02/PL1-REV 2-26-20

Sheet No.
PL-1

Drwl. By: RPW
Dwn. By: BL B/RPW
Org Date: 2/6/20
Project No: 1-20-NO

J - 1 - 27

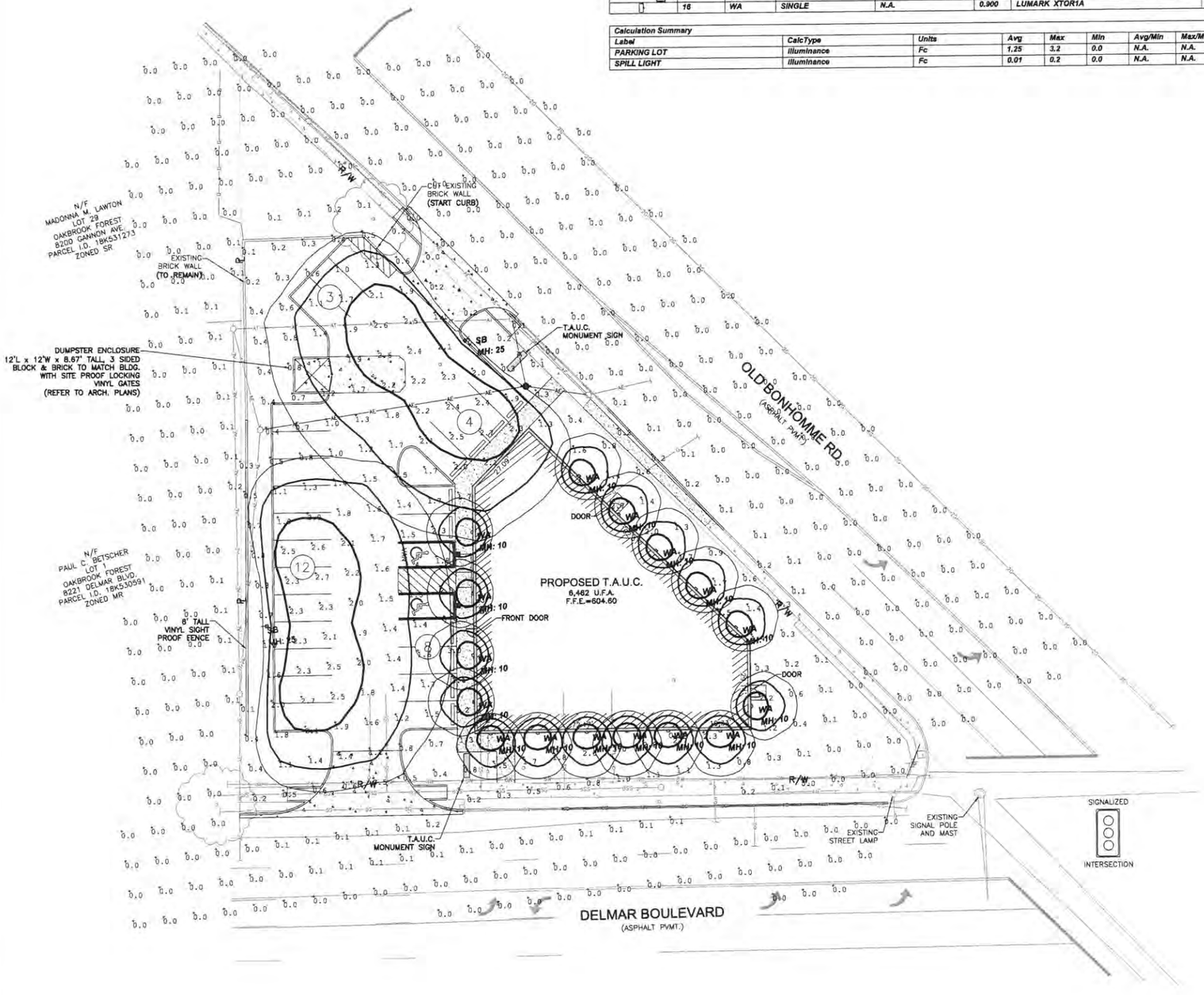
PHOTOMETRIC PLAN

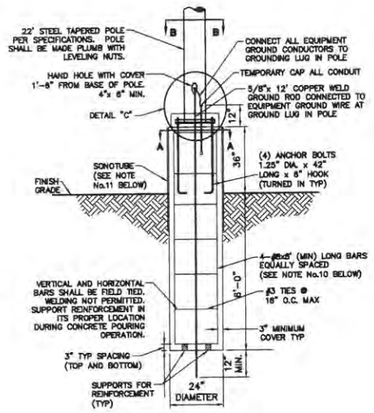
0 20' 40'

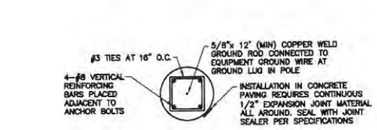
SCALE: 1" = 20'

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	2	SB	SINGLE	N.A.	0.950	US ARCH VLL-PLED-IV-40LED-1050mA-NW-HS	128.2
	16	WA	SINGLE	N.A.	0.900	LUMARK XTOR1A	7

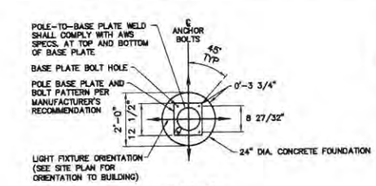
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.25	3.2	0.0	N.A.	N.A.
SPILL LIGHT	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.



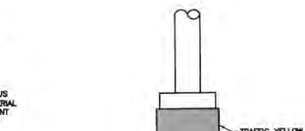




SECTION "A-A"



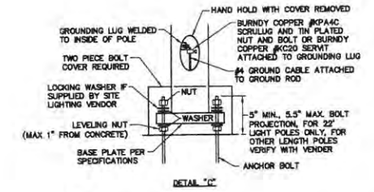
SECTION "B-B"



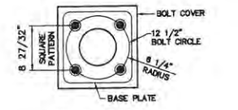
ELEVATION

NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
2. LIGHT POLE BASE SHALL BE OFFSET A MINIMUM OF 3 FEET FROM THE BACK OF CURB OR CONCRETE BUFFER.
3. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR MORE, THE BASE SHALL NOT BE PAINTED.

LIGHT BASE DETAIL



DETAIL "C"



TYPICAL ANCHOR BOLT SPACING

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF. UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 22' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
10. VERTICAL RE-BARS SHALL BE WITHIN 3" FROM THE TOP OF THE CONCRETE BASE. THE ON SITE TESTING FIRM TO VERIFY PRIOR TO POURING CONCRETE BASE.
11. SONOTUBE FORM TO TERMINATE 18" BELOW GRADE, UNLESS NEEDED TO KEEP EXCAVATED AREA FROM COLLAPSING.

TYPICAL LIGHTING POLE BASE DETAIL
NO SCALE

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-XXXXX
BASE MAP #18K1

REVISIONS

1		
By:		App:
2		
By:		App:
3		
By:		App:
4		
By:		App:

Paul M Kuhlmann
Lighting Associates, Inc.
3216 S Brentwood Blvd., Webster Groves
C: 314.606.6412 (preferred)
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PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
8213 Delmar Boulevard
City of University City
St Louis County, MO 63124

DRAWN	
CHECKED	
DATE	2/27/2020
SCALE	1"=20'
JOB No.	5953
SHEET NAME	PHOTOMETRIC PLAN

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Conditional Use Permit – PC 20-01 – Approval of a Conditional Use Permit to establish and operate a proposed "Medical Marijuana Dispensary".

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED? Yes

BACKGROUND REVIEW: Attached are the relevant documents for the above-referenced C.U.P. application. The applicant is requesting a Conditional Use Permit to establish and operate a "Medical Marijuana Dispensary". The proposed use requires a Conditional Use permit, within the Core Commercial (CC) zoning district, as identified within the provisions set forth in section 400.510, Subsection A(32): "Medical Marijuana Dispensary".

Staff and the Plan Commission evaluated the request and considered the review criteria set forth in Section 400.2710 of the zoning code. The review criteria considered and evaluated during the meeting consisted of the following;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts

The Plan Commission held the required public hearing and considered the application on February 26, 2020, June 18, 2020 and July 8, 2020. The C.U.P. was subsequently considered and approved by Plan Commission subject to the following condition;

1. The conditional use permit be granted with a condition that an established parking agreement be in place to provide 10 offsite parking spaces in accordance to Section 400.2130, Subsection C of the zoning code or verification that an alternative resolution is in place to satisfy the required parking requirements of Section 400.2140 *(Schedule of Off-Street Parking Requirements)* of the zoning code.

A C.U.P. does not require a public hearing at the City Council level. For its approval, this agenda item would require a motion by the City Council.

Attachments:
1: Transmittal Letter from Plan Commission
2: Staff Report and Application Materials

RECOMMENDATION: City Manager recommends approval

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

July 8, 2020

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

RE: Application for Conditional Use Permit PC 20-01 – Establishment and operation of a Medical Marijuana Dispensary

Dear Ms. Reese,

At a special called meeting on July 8, 2020 at 6:30 pm via video conference the Plan Commission continued to consider the above-referenced application by The Trinity Company for a Conditional Use Permit to establish and operate a Medical Marijuana Dispensary in the "CC" – Core Commercial District.

By a vote of 5 for and 0 against, the Plan Commission recommended approval of the application subject to the following condition;

1. The conditional use permit be granted with a condition that an established parking agreement be in place to provide 10 offsite parking spaces in accordance to Section 400.2130, Subsection C of the zoning code or verification that an alternative resolution is in place to satisfy the required parking requirements of Section 400.2140 *(Schedule of Off-Street Parking Requirements)* of the zoning code.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT
(City Council)

MEETING DATE:	July 13, 2020
FILE NUMBER:	PC 20-01
COUNCIL DISTRICT:	2
Location:	6662 Delmar Boulevard
Applicant:	The Trinity Company
Property Owner:	Bst Delmar LLC
Request:	Conditional Use Permit (C.U.P.) for a proposed Medical Marijuana Dispensary

COMPREHENSIVE PLAN CONFORMANCE
[ ] Yes [ ] No [x] No reference

STAFF RECOMMENDATION
[x] Approval [ ] Approval with Conditions in Attachment A [ ] Denial

ATTACHMENTS:
A. Application Packet

Existing Zoning:	CC – Core Commercial
Existing Land Use:	Multi-Tenant Commercial
Proposed Zoning:	No change – "CC" District
Proposed Land Use:	No change – Commercial

Surrounding Zoning and Current Land Use:

North:	CC:	Core Commercial, (Commercial - FLU)
East:	CC:	Core Commercial, (Commercial- FLU)
South:	HR:	High Density Residential (Residential - FLU)
West:	CC:	Core Commercial, (Commercial – FLU)

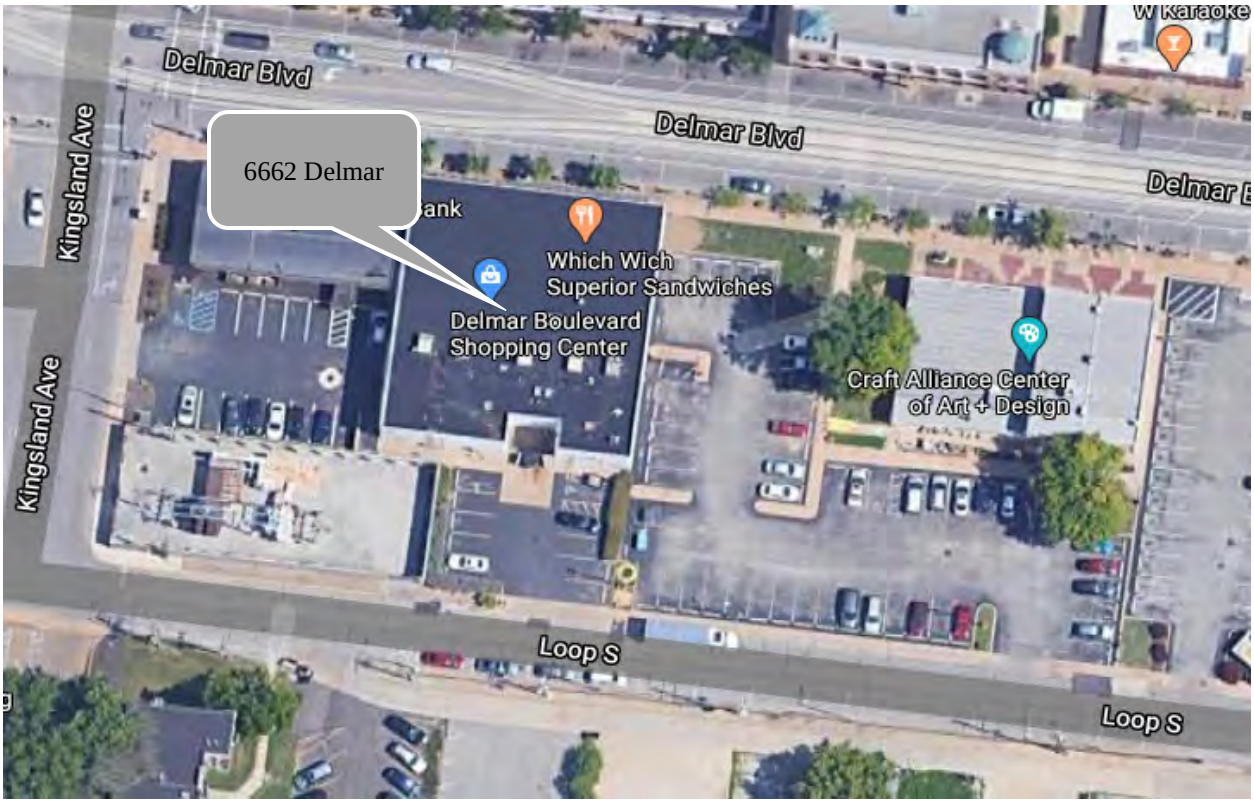
Existing Property

The existing building at 6662 Delmar Boulevard consists of an approximate 10,260 square foot commercial building that consists of 5 individual suites, two of which are occupied by a sandwich shop and a cell phone store. The parcel is approximately .35 acres and is zoned Core Commercial. Surrounding zoning includes Core Commercial and High Density Residential. The lot includes 10 dedicated parking spaces in the rear, including 2 handicap spaces. Of these spaces, the applicant indicates the business will have 2 spots dedicated for this business, and also indicates a shared lot directly east of the building with 40 parking spaces. There is also street parking and several public lots in the vicinity. The applicant is seeking approval for 2100 feet of commercial space within the building. The building was designed for retail spaces and this business would continue that use.

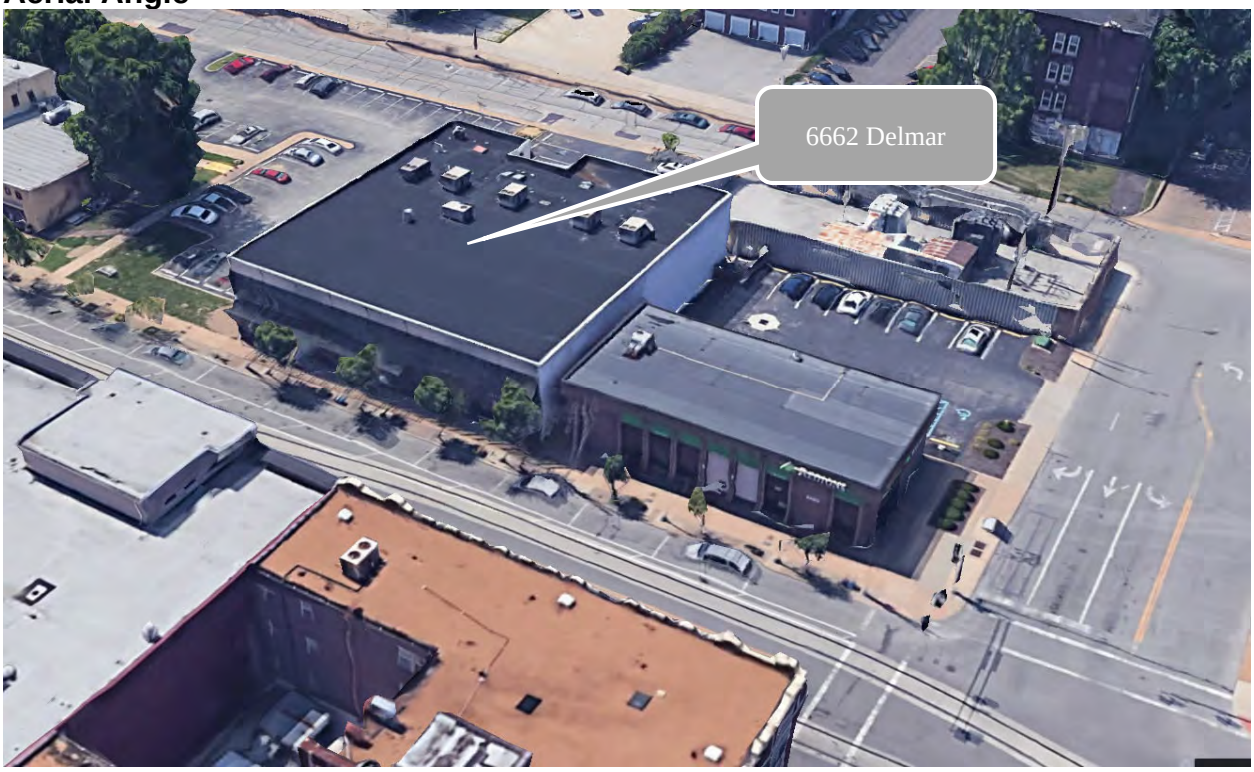
Parcel Location

Surrounding Zoning

Aerial Overhead



Aerial Angle



Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Medical Marijuana Dispensary". The proposed use is listed as a conditional use in the Core Commercial (CC) District per section 400.510, Subsection A(32): Medical Marijuana Dispensary Facility.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis
The potential “Medical Marijuana Dispensary” use would appear to have minimal impact on the surrounding neighborhood and uses based upon the retail use. As a result, the use impact of the retail operations is consistent with the trend of development because of the existing commercial uses associated with the site. However, approval of Conditional Use Permits, for a “Medical Marijuana Dispensary”, is subject to Section 400.1495 (Supplementary Regulations) which identify the following standards;

No building shall be constructed, altered, or used for a Medical Marijuana Dispensary without complying with the following regulations.

1. *Buffer Requirement. No Medical Marijuana Dispensary shall be located within Five Hundred (500) feet of an existing elementary or secondary school, licensed child day care center, or church. Measurements shall be made in a straight line, without regard to intervening structures, from the nearest point on the exterior building wall of the school, child care center, or church, to the main public entrance of the medical marijuana business.*

2. *Residential Zoning Buffer Requirement. No Medical Marijuana Dispensary shall be located within One Hundred Fifty (150) feet of a residentially zoned district. Measurements shall be made in a straight line, without regard to intervening structures, from the main public entrance of the medical marijuana business to the nearest property line of the residentially zoned district.*

3. *Outdoor Operations or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.*

4. *Hours of Operation. All Medical Marijuana Dispensaries shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 P.M. and 8:00 A.M.*

5. *Display of License Required. The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.*

6. *Residential Dwelling Units Prohibited. No Medical Marijuana Dispensary shall be located in a building that contains a residence.*

Ventilation Required. All medical marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

In evaluating the parking requirements for the Core Commercial District, the retail use would require 1 space for each 200 square feet of floor area. The area of 2100 square feet would therefore require 10.5 spaces. This can be reduced up to 25% as a re-occupation of an existing use and can be further reduced by the proximity (within 500

feet) of a public parking facility (Section 400.2130, Article 7, Div 4C). The applicant has also noted a shared parking arrangement with the lot to the east, containing 40 spaces. Given the building's continued use as retail space, any non-conformities would carry over with the building as long as the uses are consistent.

Public Works & Parks: NA
Fire Department: NA
Police Department: NA

Public Involvement
A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 300 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Planning Commission meeting.

Review Criteria
When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;

2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;

3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;

4. Adequate utility, drainage and other such necessary facilities have been or will be provided;

5. The proposed use is compatible with the surrounding area;

6. The proposed use will not adversely impact designated historic landmarks or districts; and

7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:

a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;

b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;

c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;

d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;

e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;

f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and

g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)
The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;

2. At the specific location will contribute to and promote the community welfare or convenience;

3. Will not cause substantial injury to the value of neighboring property;

4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and

5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Recommendation
Based on the preceding considerations, Plan Commission recommended approval of the application. The retail use is consistent with the district zoning and surrounding parcels, and the buffering requirements for the medical marijuana use would be met at this location. The applicant has adequately addressed a number of specific conditions unique to the medical dispensary (odor, lighting, security, hours of operations, etc.), and the use in this location would appear to have no other negative effects on the surrounding area. The recommendation of the Plan Commission was subject to the following condition;

1. The conditional use permit be granted with a condition that an established parking agreement be in place to provide 10 offsite parking spaces in accordance to Section 400.2130, Subsection C of the zoning code or verification that an alternative resolution is in place to satisfy the required parking requirements of Section 400.2140 *(Schedule of Off-Street Parking Requirements)* of the zoning code.

6662 Delmar SL, LLC
Attachment for Conditional Use Permit Application

Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

Q - 6(a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

The applicant will comply with all applicable provisions of the University City Zoning Code, including required setbacks, screening and buffering, and signs.

The proposed medical marijuana dispensary is located at 6662A Delmar Boulevard, University City, on a 0.35 acre parcel in the Core Commercial (CC) District.

Buffering Requirement

The proposed medical marijuana dispensary meets local buffer requirements that "no Medical Marijuana Dispensary shall be located within five hundred (500) feet of an existing elementary or secondary school, licensed child day care center or church." The nearest day care center is Kings Day Care Center located 3,543 feet to the north. The nearest church is the Trinity Presbyterian Church located 645 feet to the south-west. The nearest school is Flynn Park Elementary located more than 4,000 feet to the west of the proposed dispensary site.

Residential Zoning Buffer Requirement

The proposed medical marijuana dispensary meets local requirements that no medical marijuana shall be located within one hundred fifty (150) feet of a residentially zoned district. The nearest residentially zoned district is High Density Residential located along Washington Ave more than 150 feet from the proposed dispensary site.

Residential Dwelling Units Prohibited

The proposed medical marijuana dispensary will comply with University City requirements that "no medical marijuana dispensary shall be located in a building that contains a residence." The property is a multi-tenant retail center located in the heart of the Delmar Loop. No residential units are located within the proposed medical marijuana dispensary building.

Outdoor Operations or Storage Prohibited

The proposed medical marijuana dispensary will meet local requirements that "all operations and storage of materials, products or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted." All proposed dispensary operations will be within the existing, enclosed building at 6662A Delmar Boulevard.

Hours of Operation

The proposed medical marijuana dispensary facility will comply with local requirements requiring that all medical marijuana shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 pm and 8:00 am.

Display of License Required

The medical marijuana license issued by the State of Missouri will be displayed in an open and conspicuous place on the premises at all times.

Minimum lot size

The proposed medical marijuana dispensary is located on a property that meets the minimum required lot size, which shall not be less than twelve thousand five hundred (12,500) square feet in area. The proposed dispensary will be located in 2,100 square feet of an existing building on a 0.35 acre parcel (15,246 sq. ft.).

Ventilation Required

A mechanical engineer will prepare and install a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and ensure that no odor will be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the proposed dispensary is located.

The applicant will utilize a combination of industry tested engineering and administrative controls to effectively mitigate marijuana odors. Engineering controls include carbon filtration via dedicated environmental exhaust fans and recirculation fans, as well as negatively pressurizing rooms where marijuana odors are expected. Carbon filtration is commonly accepted throughout the industry across the nation as the current best engineering control technology for mitigating odors. Odors are captured by locating exhaust air/filter intake points in areas of the facility where odor-generating activities or product handling is expected. Recirculation fans with carbon filters will be utilized in areas where installing exhaust fans is impractical.

The odor control system will be designed so that optimal odor removal occurs by controlling the exhaust air contact time, ensuring the filter is routinely cleaned, and creating negatively pressurized air. Exhaust fans and space conditioning equipment will operate continuously during business hours. All odor control measures will be implemented by a certified engineer.

Administrative controls will include implementing standard operating procedures to require routine monitoring of carbon filter differential static pressure and filter replacement when unacceptable pressure monitoring results occur. Monitoring results and filter replacement dates will be documented in an odor control log available for inspection.

Lighting

Lighting of all exterior areas, including all parking areas, will comply with the Illumination Standards for Commercial use pursuant to Section 400.2110 of the ZoningCode. Exterior lighting will be designed to be compatible with surrounding areas and will be shaded to direct light downward and away from abutting uses, adjoining properties and streets.

The applicant will comply with lighting requirements for non-residential uses in parking areas containing five (5) or more parking spaces. Patients will have access to a shared lit parking lot directly adjacent to the building. Street parking directly in front of the entrance to the proposed dispensary is additionally lit by street lamps.

Off Street Parking

The proposed dispensary is not subject to the minimum required off-street parking under Division 4 of Article VII, as the proposed dispensary is a reoccupancy of an existing building within the "CC" District.

Patients will have access to a shared lit parking lot with more than 40 spaces directly adjacent to the building and exclusive use of two parking spaces at the rear of the site. Street parking is available directly in front of the entrance to the proposed dispensary.

Other Development Standards

The proposed medical marijuana dispensary will comply with the requirement that all ground floor building space with frontage on Delmar Boulevard shall be limited to the retail sales of goods or merchandise for personal consumption only. The proposed dispensary is located on the ground floor of a 7,500 sq. ft. building

with frontage on Delmar Boulevard and will conduct retail sales of medical marijuana and medical marijuana infused products for personal consumption to eligible registered Missouri patients with a valid Medical Marijuana Identification Card.

Signage

The applicant is not proposing signage as a part of this application.

For any future identification signage, the applicant will obtain a sign permit from the Building Department and approved by the Zoning Administrator prior to installation. Per State requirements, signage and advertising on the premise that is visible to the general public from a public right-of-way will not display marijuana, marijuana paraphernalia, or representations of or advertisements for these items.

Q - 6(b) At the specific location will contribute to and promote the community welfare or convenience.

The property is located in the popular Delmar Loop business district, featuring specialty stores, dining options and cultural experiences, as well as local services including banks, gyms, libraries and postal services. The surrounding neighborhoods are home to more than 339,000 people living within a five mile radius of the site, and more than 645 businesses within one mile of the location. The site location allows patients ease of access to the facility in the course of everyday activities. Being located in proximity to retail stores, dining, and services which people frequent on a regular basis increases patient access and reduces the stigma of seeking medical marijuana treatment by incorporating it into the fabric of the local business community. It will also encourage patients and caregivers to patronize local businesses, making a positive economic impact.

The location is accessible from I-170, which connect University City to the rest of the Metro region. Its proximity to the interstate and state highways provides easy access for local and other patients, whether by private or public transportation. The City's public transportation infrastructure includes bus services and the Metrolink light rail service, connecting thousands of people with the site location each day. The location is serviced by a Loop Trolley equipped with ADA lifts, and intersection ramps along the route have been constructed to meet ADA requirements. The MetroLink Red Line services the location, with the Delmar Loop Station within 0.9 miles of the proposed facility. The Route 97 bus service has a transit stop within 300 feet of the building.

The site is less than a ten minute drive from a concentration of medical and health care services. The proposed medical marijuana dispensary will complement the range of health and wellness businesses in the area while ensuring that patients, particularly those undergoing medical treatment for a chronic health condition, can access adjunctive medical marijuana relief without having to travel great distances.

The proposed medical marijuana dispensary will contribute to community welfare by providing socio-economic benefit, community outreach and investment, as well as employment opportunities for the local community. Community education and outreach will be central to the dispensary operation and the applicant intends to offer a range of free educational events to patients, practitioners and the public on the potential therapeutic effects of medical marijuana as a treatment option. The applicant will also seek opportunities to connect with University City's 1400+ veteran community as part of its community information and outreach.

Community outreach will be performed by a dedicated liaison who will work with local organizations to identify areas of unmet or underserved need and mobilize resources and support in an effective and collaborative effort with community partners. The applicant's leadership team has a proven record of community engagement through previously owned medical marijuana dispensary operations in other states. In 2015, the City of San Francisco named October 15 in honor of the dispensary's support and contribution to local community programs.

The applicant intends to create approximately 18 full-time equivalent jobs within the first year of operation. Recruitment efforts will be focused on local communities and the applicant will work with organizations including United Way of Greater St. Louis and Missouri Job Center Veterans programs to create pathways to employment for a diverse pool of local residents.

Q - 6(c) Will not cause substantial injury to the value of neighboring property.

The proposed medical marijuana dispensary is a retail storefront within a multi-tenant retail center in the heart of the Delmar Loop, a popular retail, entertainment and dining precinct. Properties in the vicinity fronting Delmar Boulevard contain a mix of uses including restaurants, personal services, and retail stores.The adjacent neighboring property is a Regions Bank on the corner of Kingsland Avenue and Delmar Boulevard, which has its own parking lot. Across the parking lot on the other side of the proposed dispensary location is an art gallery and a number of eateries are located directly across the street.

The subject property and neighboring buildings are zoned "Core Commercial," a zoning district which encompasses the Loop area and is intended to accommodate a wide variety of retail commercial uses, with an emphasis on retail goods, dining and entertainment.The proposed medical marijuana dispensary aligns with the current use designation and complements existing businesses by adding retail medicinal therapeutics to the range of specialty stores, dining, banks, fitness centers and other local services in the neighborhood. The location will increase access for patients seeking medicial marijuana treatments by integrating seamlessly within the popular neighborhood retail strip.

There are no physical modifications proposed to the exterior of the premises. The physical environment and design of the dispensary will maintain the value of surrounding properties by providing an attractive interior layout while maintaining the current facade of the existing building. No medical marijuana or marijuana paraphernalia, or adverstisements for these items, will be visible to the general public from a public right-of-way. Any future signage will be limited to the name of the dispensary and will not contain any images or representations of marijuana or marijuana products.

Patients will have access to a shared parking lot with more than 40 spaces directly adjacent to the building and the exclusive use of two (2) parking spaces at the rear of the property. The site has two (2) handicapped parking spaces at the rear of the building with a ramp from the parking lot facilitating wheelchair access to the entrance of the facility. Additional handicapped parking spaces are provided in the adjacent parking lot.

The Loop District is well served by public transit, including light buses and rail. The location is serviced by a Loop Trolley equipped with ADA lifts, and intersection ramps along the route have been constructed to meet ADA requirements. The MetroLink Red Line services the location, with the Delmar Loop Station within 0.9 miles of the proposed facility. The Route 97 bus service has a transit stop within 300 feet of the building.

The dispensary will have video surveillance cameras covering the exterior of the building as well as a professionally installed and monitored alarm system to deter criminal activity and notify local law enforcement of any unauthorized entry. Trained security personnel will be on site during operational hours to promote patient and community safety and to ensure that no consumption occurs in or around the premises.

In order to prevent any odor of marijuana from leaving the premises, a mechanical engineer will install a ventilation system to ensure that neighboring properties will not be subject to detectable odors from the dispensary. Engineering controls include carbon filtration via exhaust and recirculation fans, as well as negatively pressurizing rooms where marijuana odors are expected. Carbon filtration is commonly accepted throughout the industry across the nation as the current best engineering control technology for mitigating odors.

Q - 6(d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

The proposed medical marijuana dispensary will be consistent with the Comprehensive Plan and neighborhood development plan. The dispensary is located within the Delmar Loop and will be compatible with the existing businesses and contribute to the unique experience that The Loop creates. The dispensary will cater to local patients, but will also attract individuals from outside the immediate area bringing in additonal business.

The City has identified suffient demand to support approximently 30,000 square feet of general and personnal care merchandise. The proposed medical marijuana dispensary will support this demand. The dispensary is located in District 1 within the West Loop, which serves as the anchor of The Loop. The dispensary suits the City's retail strategy for the West Loop by contributing to the unique character of the existing retail and the individuals that use them. The dispensary in located in the section from Kingsland and Leland that is identified as the Neighborhood Hub. The Neighborhood Hub is oriented towards local residents to include pharmacies, prepared foods, and gifts. The dispensary fits within the pharmacy catergory and is consistant with the City's retail strategy by serving local neighborhoods and residents.

The dispensary will contribute to a positive communitity image and sustain the reputation of The Loop as a premier destination in the St Louis region by providing high-quality medical marijuana products, superior patient care, and an overall elevated experience. The convenient location will help patients access previously unavailable medicinal treatments and the dispensary will comply with the ground floor requirement for businesses with frontage on Delmar Boulevard to be retail stores. The applicant will capitalize on the diverse talent of local residents by giving prefrence to local hiring, providing a robust training program and competitve compensation and benefits - adding to the economic development and growth of not only the business district but surrounding neighborhoods. The dispensary will contribute to community growth through the diversification of products and services offered in The Loop.

The proposed medical marijuana dispensary will conform with the City's Comprehnsive Plan and will aid the City's strategy to preserve and enhance the City's character. The City primarly relies on consumption generated revenue; the proposed medical marijuana dispensary will meet consumer demand by introducing medical marijuana products to the market for qualified patients. This in turn will generate increased tax revenue for the City. In addition to providing medical marijuana and medical marijuana products, the applicant will create a safe and unique retail experience for all patients, including education and wellness programs that add to the character and vitality of the Delmar Loop.

The applicant will maintain the unique character of the City by perserving the exterior of the facility and committing to the City's improvement. In order to fullfull this commitment, the applicant will ensure the building fits the overall appearance of the district and ensure that the surronding area is clean, free of debris, and well-maintained.

Q - 6(e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code.

The proposed medical marijuana dispensary is located in the "Core Commercial" zoning district in the Delmar Loop. The proposed dispensary is a reoccupancy of an existing building within the "CC" District. As such, the dispensary is not subject to the otherwise applicable minimum required off-street parking and loading under Division 4 of Article VII of the University City Zoning Code.

The Zoning Code acknowledges the substantial parking supply available in the "CC" District. Patients and caregivers will have access to a shared parking lot with more than 40 spaces directly adjacent to the building and the exclusive use of two (2) parking spaces at the rear of the property. Street parking is available directly in front of the building on Delmar Boulevard.

Regarding the exception from the minimum off-street parking requirements, the Zoning Code states that "it is not the intent to permit such exceptions that would result in undue impacts of overflow parking from one (1) use onto other properties or public rights-of-way" (Section 400.1970 (B)). The proposed medical marijuana dispensary is a retail use that is both common and encouraged within the "CC" district. It is not anticipated that the use would result in an overflow of parking onto other properties, given the availability of surrounding parking spaces, as well as the public transit infrastructure in the neighborhood.

Memo

Date: February 4, 2020

To: Department of Community Development

From: 6662 Delmar SL, LLC

Re: Conditional Use Permit for Medical Marijuana Dispensary Facility at 6662A Delmar Blvd, University City

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PROJECT DESCRIPTION

6662 Delmar SL, LLC has filed a Conditional Use Permit application to permit a medical marijuana dispensary facility within 2,100 sq. ft of the existing 10,260 sq. ft. building at 6662A Delmar Blvd, University City. The project is located on the western end of the Delmar Loop District on a 0.35 acre parcel in the Core Commercial zoning district.

The site is fully developed with the existing building and the ingress/egress to parking spaces at the north and south sides of the building. Existing parking areas accommodate the exclusive use of two (2) parking spaces at the rear of the building. Patients and caregivers will also have access to an adjacent shared parking lot on the eastern side of the building with more than 40 parking spaces. Street parking is available at the front of the building on Delmar Boulevard.

The 2,100 sq. ft. space will consist of a waiting room, dispensing and sales area, a secure inventory room, receiving area, office, break room and two (2) ADA compliant restrooms.

THE TEAM

Our company's mission is to improve the quality of life of patients, their families and communities through education, individual care and the highest quality medicinal marijuana products. Our team brings together passionate advocates and seasoned professionals with diverse experience in finance, distribution, real estate, construction, and the highly-regulated medical marijuana industries.

Owner and Chief Financial Officer, Anthony Shira, is a successful real estate and financial services entrepreneur with a Master's in Business Finance and Accounting. He founded W Real Estate and Fifth Street Financial in Santa Rosa, CA, before co-founding "The Apothecarium" medical marijuana dispensaries in 2009. He led real estate acquisition, capital expansion and financial planning, and forecasting for the business, which grossed $45 million in revenue in 2018. Anthony is also an active volunteer with Choices, Habitat for Humanity, the Catholic Youth Organization, and works with United Way.

Chief Operating Officer, Jamie Shira, is an experienced Human Resources professional who led recruitment, training and community engagement programs for "The Apothecarium" dispensary business for ten years. Jamie brings extensive experience in developing and implementing company policies, designing and managing employee training programs, and ensuring compliance with employment, health and safety laws and regulations. With an aptitude for creative design, she was heavily involved in the facility design process and helped craft unique educational patient experiences. In 2017, Architectural Digest recognized the business's flagship location as the best-designed facility in the country. Jamie serves on the Board of Directors for the Liberation Institute in San Francisco, focusing on mental health and the local community.

Together, Anthony and Jamie Shira have more than 20 years combined experience owning and operating

award-winning medical marijuana dispensaries licensed in California and Nevada. Their business acumen and industry expertise ensured the business was a model of operational excellence with an immaculate record of regulatory compliance. Working with local organizations in their communities, they identified unmet or underserved needs; in San Francisco, they established support groups for veterans, LGBTQ women, and worked directly with MAITRI to support HIV patients with end of life care. The City of San Francisco recognized their dispensary's community engagement efforts by naming a day in honor of the business, on October 1, 2015. Since 2011, their business contributed over three quarters of a million dollars in cash and in kind to community organizations.

The leadership team has more than 100 years combined experience in regulated industries, with expertise in strategic business planning, financial management, compliance, operations and community relations.

Owner and Chief Executive Officer, Greg Windisch, originally from Chesterfield, began his career as a Winemaker before co-founding Trilogy Glass & Packaging, a successful bottling and distribution company that was acquired by St. Louis-based TricorBraun. He is now the CEO of the Synergy Group, a residential development and construction management business in California. After wildfires destroyed hundreds of homes in northern California in 2017, his business responded by prioritizing and accelerating rebuilds for fire victims in the Coffey Park neighborhood. Over the course of his career, Greg has contributed more than $500,000 of his personal and business funds to local initiatives such as Stand By Me, supporting at-risk youth for social and academic success.

Owner Mark Lingo and Vice President Carrie Lingo own a specialty contracting business in St. Louis, Missouri, which they grew from a staff of four to a business employing more than 25 people with over $3.5 million in annual revenue. After their daughter's leukemia diagnosis, they founded a charitable foundation in St. Louis to help children feel more at home while they spend time in the hospital during their cancer treatment. They are members of the Leukemia and Lymphoma Patient Advocates Network and sponsor teams to ride in 'Pedal The Cause', funding cancer research.

Owners Randy Waller and Mario Tamo are veteran real estate professionals who are the respective Owner and Vice President of W Real Estate in northern California. Under their leadership, W Real Estate earned #1 Realtor in Sonoma County, with Randy representing over $300 million in sales. Mario is active in his local Adopt-a-Highway program, organizing weekend cleanup of roadsides, and sponsors field trips for local highschool students. Randy works with local affordable housing organizations, including Habitat for Humanity, is a member of the Active 2030 Club, and a coach for Challenger Little League.

THE LOCATION

University City is one of the largest full service communities within the metropolitan area with more than 35,000 residents. We have selected this particular site in University City due to its potential to service a large future patient pool, including seniors, veterans, and persons with disabilities, who account for more than 26 percent of the city's resident population.

The proposed medical marijuana dispensary is located in the popular Delmar Loop business district, which features specialty stores, dining options and cultural experiences, as well as local services including banks, gyms, libraries and postal services. The surrounding neighborhoods are home to more than 339,000 people living within a five mile radius of the site, and more than 645 businesses within one mile of the location. In selecting a site, we aimed to ensure that patients were provided ease of access to the facility in the course of everyday activities. Being located in proximity to retail stores, dining, and services which people frequent on a regular basis increases patient access and reduces the stigma of seeking medical marijuana treatment by incorporating it into the fabric of the local business community. It will also encourage patients and caregivers to

patronize local businesses, making a positive economic impact.

The dispensary will also be close to health services utilized by patients. The site is less than ten minutes drive from a concentration of medical and health care services. The site will introduce a new medicinal option for patients in the Loop, complementing a range of wellness businesses in the area, while ensuring that patients, particularly those undergoing medical treatment for a chronic health condition, can access adjunctive medical marijuana relief without having to travel great distances.

The location is accessible from I-170, which connects University City to the rest of the Metro region. The site's proximity to the interstate and state highways provides easy access for local and out of town patients, whether by private or public transportation. The City's public transportation infrastructure includes bus services and the Metrolink light rail service, connecting thousands of people with the site location each day. The Loop District is well served by public transit, including light buses and rail. The dispensary location is serviced by a Loop Trolley equipped with ADA lifts, and intersection ramps along the route have been constructed to meet ADA requirements. The MetroLink Red Line services the location, with the Delmar Loop Station within 0.9 miles of the proposed facility. The Route 97 bus service has a transit stop within 300 feet of the building.

The dispensary will be located within 2,100 sq. ft. of an existing building, requiring no external modifications to the structure. The proposed location complies with all local zoning requirements, including a 500 ft foot required setback from schools, daycares, and churches.

HOURS OF OPERATION

The proposed medical marijuana dispensary will comply with local requirements that the dispensary will not operate or accept deliveries and will have no person not employed by the business on site between the hours of 8:00 am to 10:00 pm.

EMPLOYEES

The proposed medical marijuana dispensary will create up to 18 full-time equivalent positions, including both full-time and part-time employees. This will include Patient Consultants, Reception Staff, Security Personnel,Compliance staff, and Managers.

The applicant will focus recruitment efforts on surrounding communities and work with organizations including United Way of Greater St. Louis and Missouri Job Center Veterans programs to create pathways to employment for a diverse pool of local residents. The applicant intends to scale the business as Missouri's patient base grows, providing more employment opportunities as the business grows.

All employees will be required to submit fingerprints to undergo a background check.

SECURITY

The applicant will provide a safe and secure environment for qualifying patients and caregivers to access medicinal marijuana treatments, with the highest quality safety and security measures.

Interior and exterior video surveillance cameras, access controls and a professionally monitored alarm system will be installed. All exterior doors and windows will be secured with commercial grade locks.

Medical marijuana inventory will be kept onsite in a limited access storage area behind access controlled commercial grade doors that require the use of a swipe card, restricted to trained and authorized employees with required security clearance. Only a minimum number of authorized employees will have access to the storage room and only designated inventory employees with the requisite security clearance will be allowed to

remove and add inventory. Video surveillance cameras will cover the entry and complete interior of the storage room.

During operational hours, a limited amount of medical marijuana products will be stored in lockable cabinets accessible only by authorized employees in a limited access area behind the counter. During non-business hours, all medical marijuana products will be stored in the secure storage room.

The applicant will utilize industrial grade dumpsters with lockable container bars, ensure parking lots are fully lit and free of hazards, and monitor video surveillance of the interior and exterior of the facility, to further enhance patient and community safety.

Trained security staff will be on site during all hours of operation and all employees will complete mandatory safety and security training prior to commencing work at the dispensary.

All purchases will be entered into our seed-to-sale system, which provides transaction information in real time to ensure patients do not exceed their legal purchase limits.

IMPACT OF CONDITIONAL USE

The estimated impact of the conditional use on the surronding properties and adjacent streets include odor, lighting, traffic, and parking. The applicant will work to minimize any impacts on the surrounding area, including by implementing an odor mitigation plan, installing compliant lighting, and working through the Community Liaison to resolve any concerns or issues with neighboring businesses.

Odor Mitigation

In order to mitigate the chance of odors impacting the surrounding properties and adjacent streets, a mechanical engineer will prepare and install a ventilation system that will prevent any odor of marijuana from leaving the premises of the business and ensure that no odor will be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the proposed dispensary is located.

The applicant will utilize a combination of industry tested engineering and administrative controls to effectively mitigate marijuana odors. Engineering controls include carbon filtration via dedicated environmental exhaust fans and recirculation fans, as well as negatively pressurizing rooms where marijuana odors are expected. Carbon filtration is commonly accepted throughout the industry across the nation as the current best engineering control technology for mitigating odors. Odors are captured by locating exhaust air/filter intake points in areas of the facility where odor-generating activities or product handling is expected. Recirculation fans with carbon filters will be utilized in areas where installing exhaust fans is impractical.

The odor control system will be designed so that optimal odor removal occurs by controlling the exhaust air contact time, ensuring the filter is routinely cleaned, and creating negatively pressurized air. Exhaust fans and space conditioning equipment will operate continuously during business hours. All odor control measures will be implemented by a certified engineer.

Administrative controls will include implementing standard operating procedures to require routine monitoring of carbon filter differential static pressure and filter replacement when unacceptable pressure monitoring results occur. Monitoring results and filter replacement dates will be documented in an odor control log available for inspection.

Lighting

Lighting of all exterior areas, including all parking areas, will comply with the Illumination Standards for Commercial use pursuant to Section 400.2110 of the Zoning Code. Exterior lighting will be designed to be compatible with surrounding areas and will be shaded to direct light downward and away from abutting uses,

adjoining properties and streets.

The applicant will comply with lighting requirements for non-residential uses in parking areas containing five (5) or more parking spaces. Patients will have access to a shared lit parking lot directly adjacent to the building. Street parking directly in front of the entrance to the proposed dispensary is additionally lit by street lamps.

Parking

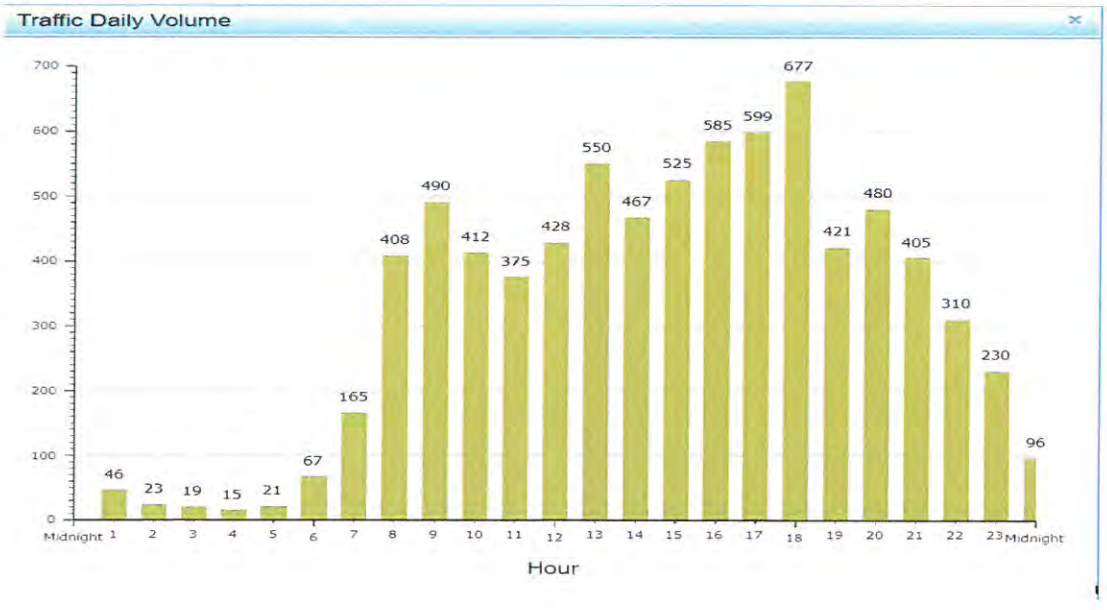
The proposed dispensary is not subject to the minimum required off-street parking under Division 4 of Article VII, as the proposed dispensary is a reoccupancy of an existing building within the "CC" District.
Patients will have access to a shared lit parking lot with more than 40 spaces directly adjacent to the building and exclusive use of two parking spaces at the rear of the site. Street parking is available directly in front of the entrance to the proposed dispensary.

Traffic

The Comprehensive Plan notes that the traffic flow in the City is at a high level of service. Traffic volume increases during peak hours, especially on Delmar Boulevard in the Loop area.

The Missouri Department of Transportation's Average Daily Traffic Map for Delmar Blvd W estimated the following:

Name	Volume
Motorcycle Volume	139
Passenger Car Volume	6967
PU/Panel Truck Volume	770
Bus Volume	61
Single Unit Truck Volume	175
Comb Semi Trailer Volume	165
Peak Hour Volume AM	532
Peak Hour Volume PM	734



The applicant does not anticipate a significant increase in the traffic flow around the dispensary as a result of the approval of the Conditional Use Permit. The Loop District is a bustling retail and entertainment precinct and the dispensary would contribute a retail option for a limited number of registered and qualified patients and caregivers only.

The Loop District is well served by public transit, including light buses and rail. The location is serviced by a Loop Trolley equipped with ADA lifts, and intersection ramps along the route have been constructed to meet ADA requirements. The MetroLink Red Line services the location, with the Delmar Loop Station within 0.9 miles of the proposed facility. The Route 97 bus service has a transit stop within 300 feet of the building.

PROPOSED LEGAL DESCRIPTION

The proposed use does not involve a substantial addition or new construction.

The Delmar Loop
6662 Delmar, University City, MO 63130

Wm. BOUDOURES Co.
COMMERCIAL • RETAIL REAL ESTATE SERVICES

AREA RETAILERS

The Melting Pot
Commerce Bank
Blueberry Hill
Club Fitness
Craft Alliance Center
Vintage Vinyl
Starbuck's

PROPERTY HIGHLIGHTS

- Located in the heart of The Delmar Loop which hosts a unique collection of specialty stores, boutiques, and galleries.
- Close proximity to The Tivoli and Pageant entertainment venues.
- Within walking distance of Washington Univ. Campus.
- Space Available—1,838 SF & 2,242 SF - contiguous

DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	21,777	134,021	337,851
Med. HH Income	$83,794	$66,554	$59,938
Med. Age	30.3	36.1	36.4
Daytime Pop	18,054	189,539	386,918

For information contact: Thomas A. Egan (314) 725-1997

Wm. Boudoures Co.—8029 Clayton Road—St. Louis, MO 63117—(314) 725-1997—www.boudoures.com

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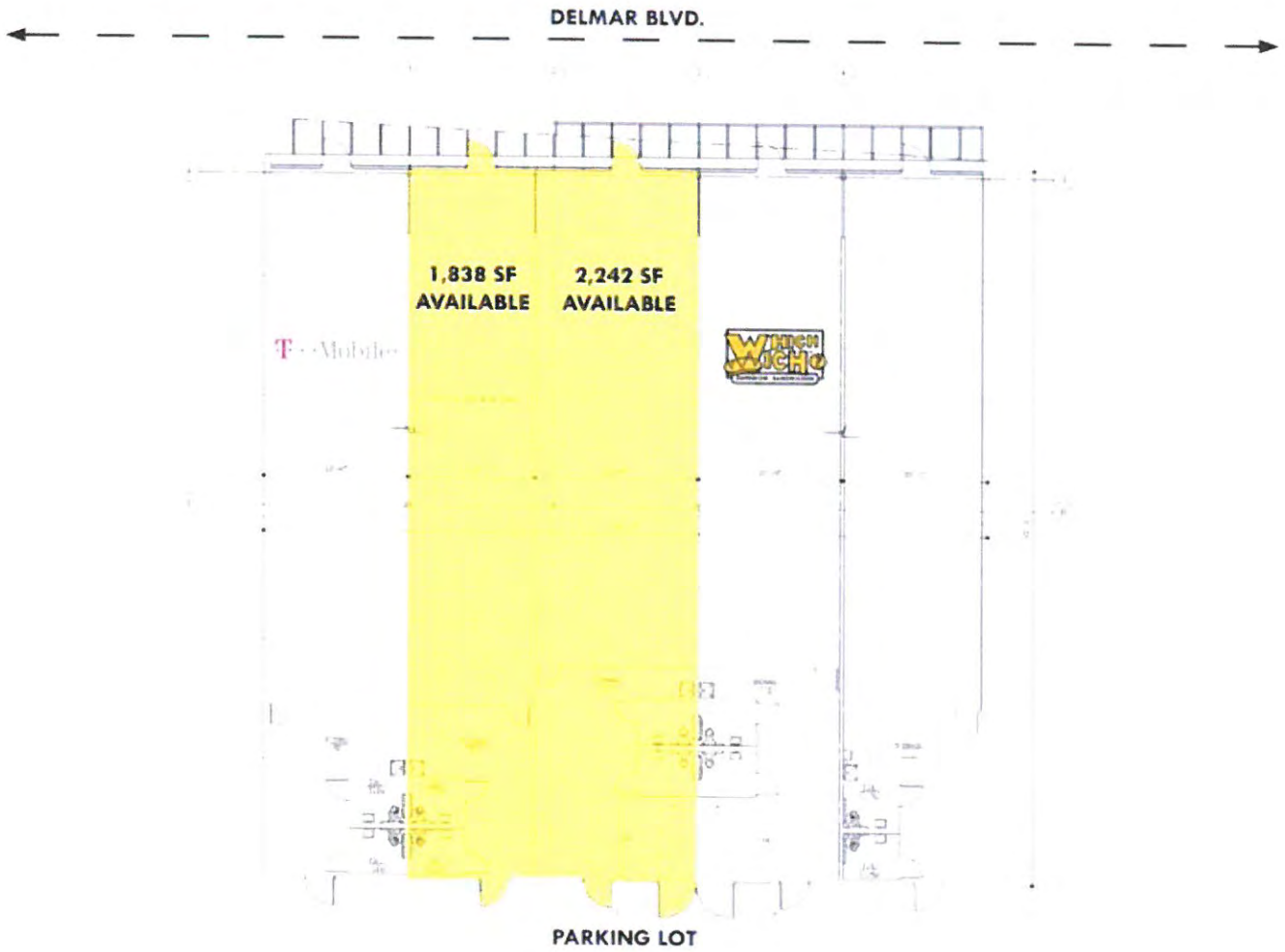
The Delmar Loop
6662 Delmar, University City, MO

Wm. BOUDOURES Co.
COMMERCIAL • RETAIL REAL ESTATE SERVICES



Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Site Plan Review for a proposed 9-unit garden apartment development in the "HR" – High Density Residential District at the property commonly known as 6669 Washington Avenue

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND: Attached is a staff report and site plan application documents for the proposed 9-unit garden apartment development at 6669 Washington Avenue. A Site Plan review is required, per Section 400.2590 of the City's Zoning Code, when new developments do not meet any one specific exception exempting it from Site Plan Review.

The Site Plan Review Procedures, as per 400.2610-400.2640, have been followed and include:

1. Submission by Applicant
2. Completeness of Submittal Determined; Acceptance of Application
3. Interdepartmental Distribution of Application to City staff.
    a. Interdepartmental staff review; preparation of comments.
4. Staff liaison refers application to a commission if appropriate/required.
5. Preparation of report for City Council consideration.
6. *City Council Action – action pending*

Note: Site Plan approval by City Council does not relieve any other requirements for submission of plans or permits that are required by the University City Building Code, Right of Way Code or other applicable regulations.

The development is proposed on an approximate .27 acre site currently consisting of a parking lot. On each side (west and east) are three-story garden-type apartment buildings. The lot is on Washington Avenue and is bounded to the north by Loop South. The parking lot is accessed from the rear of the property; there is no curb cut in the front. The applicant proposes to construct a new 9-unit 3-story garden apartment building.

Additional details are provided in the staff report. All City of University City staff comments have been addressed. For its approval, this agenda item would require a motion by the City Council.

RECOMMENDATION: City Manager recommends approval

Attachments:
A: Staff Report with Site Plan and Application Materials

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: July 13, 2020

FILE NUMBER: SPR 20-01

COUNCIL DISTRICT: 1

Location: 6669 Washington Ave.

Applicant: Core 10 Architecture

Property Owner: Cornerstone Development (has lot under contract)

Request: Site Plan Approval for a new 3-story apartment building

COMPREHENSIVE PLAN CONFORMANCE
[**X**] Yes [ ] No [ ] No reference

STAFF RECOMMENDATION
[ ] Approval [X] Approval with Conditions in Attachment A [ ] Denial

ATTACHMENTS:
A. Application Packet

Existing Zoning:	HR – High Density Residential
Existing Land Use:	Vacant Land (Parking Lot, next to HR Building)
Proposed Zoning:	No change – "HR" District
Proposed Land Use:	No change – Residential

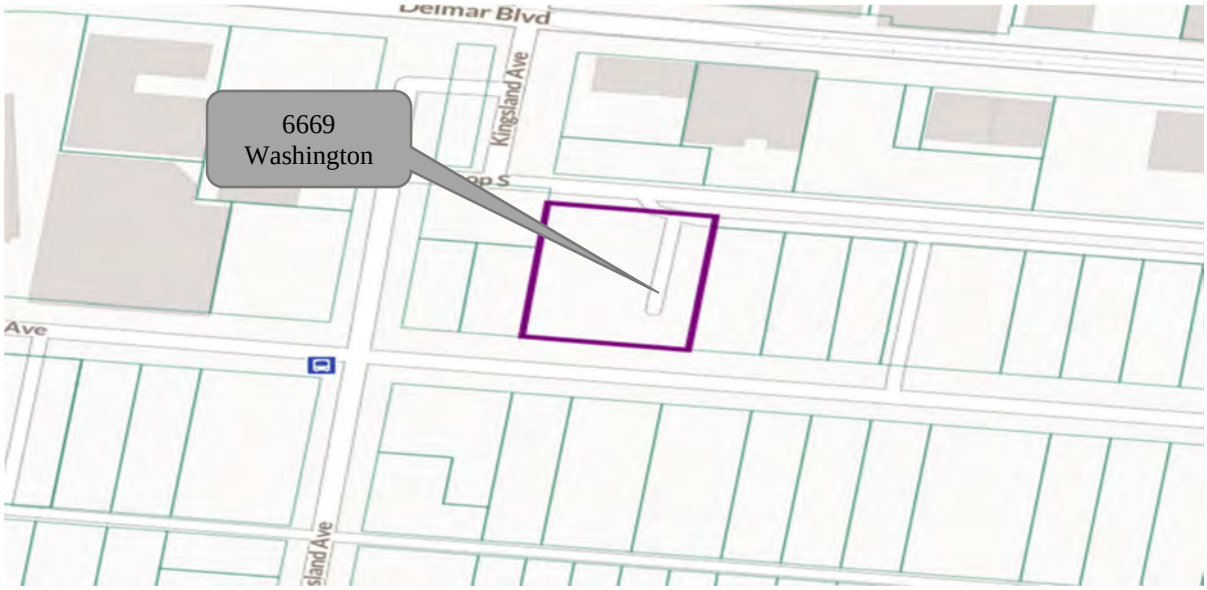
Surrounding Zoning and Current Land Use:

North:	CC:	Core Commercial (Commercial FLU)
East:	HR:	High Density Residential (Residential FLU)
South:	HR:	High Density Residential (Residential FLU)
West:	HR:	High Density Residential (Residential FLU)

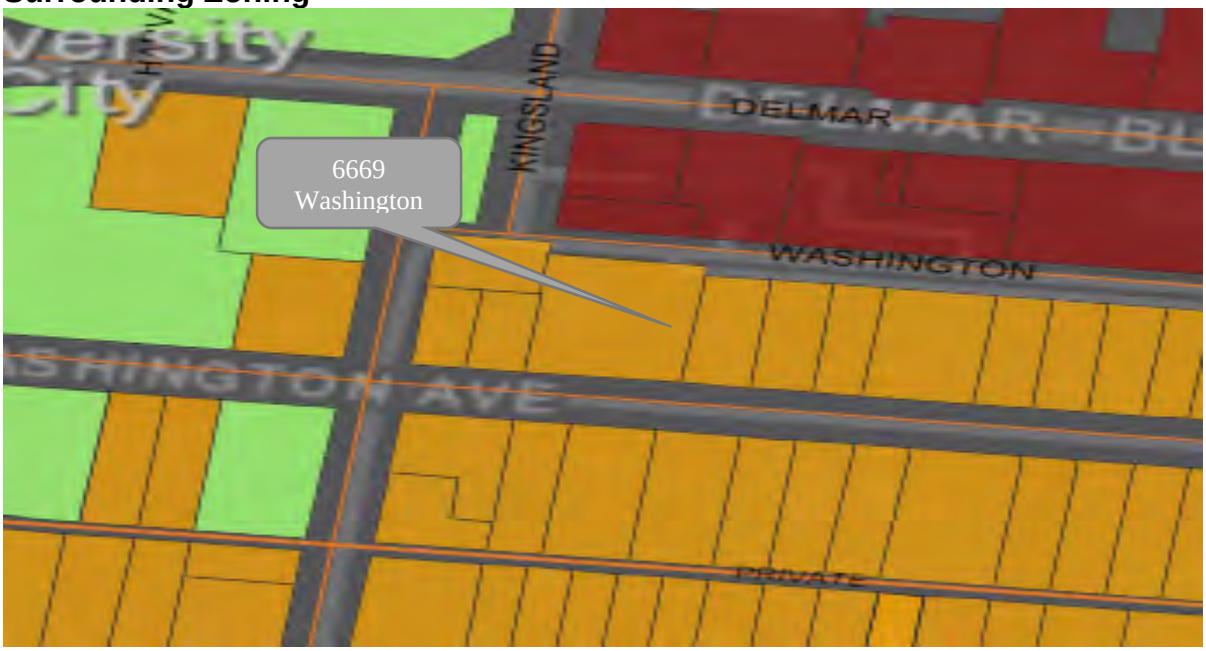
Existing Property

Please note – this report assumes sale of the portion of the parcel described by applicant. The current address is 6669 Washington. The property is a lot zoned for High Density Residential (HR). The lot is approximately .27 acres currently consisting of a parking lot and open space. On each side (west and east) are three-story garden-type apartment buildings. The lot is on Washington Avenue and is bounded to the north by Loop South. The parking lot is accessed from the rear of the property; there is no curb cut in the front.

Parcel Location *(18J621243)*



Surrounding Zoning



Aerial View

Applicant's Request

The applicant is requesting Site Plan approval for a new, three-story 9-Unit garden-type apartment building at 6669 Washington Avenue. The development requires staff review and site plan approval by City Council per University City Code Sections 400.2590 and 400.2595.

Process – Required City Approvals

Staff Review: Staff has reviewed the application materials and distributed these materials to the appropriate City departments for review and comment. No Comments or Concerns Received.

City Council Review and Action: Section 400.2630-400.2640 of the Zoning Code states that the City may approve, disapprove, or approve with conditions a Site Plan.

Analysis

[The application and site plan were distributed to City Departments for review and comment. The analysis and staff recommendation sections of this report incorporate interdepartmental comments.]

New developments such as that proposed require Site Plan review and approval by City Council. City Council's review of the site plan is to be as per Section 400.2630 of the Zoning Code and generally includes the site design and circulation, consistency with the Comprehensive Plan and other planning and development policies, parking and compatibility with adjacent properties.

Garden-type dwellings such as the proposed development are permitted in the "HR" – High Density Residential District, and the proposed use is similar to surrounding uses. Thus, zoning classification and the proposed use for the subject site are not an issue, and it is the opinion of staff that the proposed use would be compatible with the surrounding areas and would not have any detrimental impact on nearby properties or uses.

Garden-type dwellings are defined in Section 400.030 of the Zoning Code as "A type of two- or three-story multiple-family dwelling containing not more than twelve (12) dwelling units with common access to all units typically provided by open or enclosed stairways and hallways. Access to the second and third floors may be provided by means of an elevator." Per the definition, the proposed development is classified as a garden-type dwelling development.

The dimensional standards of the HR district, including building height, setbacks, floor area ratio (F.A.R.) and off-street parking requirements have all been met based on the Site Plan as submitted (see chart below).

Dimensional Standard	**Min/Max Required (HR)**	**Actual (Site Plan)**
Height	35'	34',5.5"
F.A.R.	1.0	.99
Setbacks – Front Rear Side	20' 20' 5'	25' 76' 5'
Parking Spaces	19.5 spaces	20 spaces

Existing Residential Development to the West:

In reviewing this request staff identified a multi-family development to the west that could potentially have utilized the existing parking lot. In discussions with the applicant, and review of any applicable documents, there does not appear to be any documented agreements, approvals or verification that the parking lot directly serves the existing residential development to the west. The only relationship identified is that the existing owner of the multi-family residential development to the west is the current owner of the proposed parking lot site as well.

Public Works & Parks: NA
Fire Department: NA
Police Department: NA

Review Criteria

Council will review the Site Plan based on City Code section 400.2630, which lists the criteria for review.

Staff Recommendation

Based on the use and dimensional standards, staff has determined the Site Plan meets all Zoning Code requirements for a development in the HR district. The plan conforms with neighborhood development patterns as well as with future land use designations set forth in the Comprehensive Plan. However, if the existing parking lot serves the existing residential development to the west, the parking for that development would have to meet the requirements of the Zoning Code as well or not further intensify any non-conforming status. Staff has not identified any documentation that verifies the existing parking lot serves any off-site parking requirements. Therefore, staff recommends approval of the Site Plan.

core10 ARCHITECTURE
Dream · Design · Deliver

4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

WASHINGTON AVE APARTMENTS – SITE PLAN REVIEW MEMO

Date: 2 June, 2020

OWNERS/ APPLICANTS: CORNERSTONE DEVELOPMENT

856 HANLEY INDUSTRIAL COURT, ST. LOUIS, MO 63144

314-725-0145

MUNICIPALITY: UNIVERSITY CITY, MO

PROPERTY ADDRESS: 6671 WASHINGTON AVE

ZONING: HR – HIGH DENSITY RESIDENTIAL

PROJECT DESCRIPTION:

THE PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON WASHINGTON AVE IS COMPOSED OF ONE 9 UNIT BUILDING. THE BUILDING IS 3 STORIES TALL WITH A PARKING LOT ON THE REAR OF THE SITE. UNITS ARE AROUND 1,200 SF IN SIZE.

THE BUILDING STRUCTURE WILL CONSIST OF A POURED IN PLACE CONCRETE BASEMENT WITH WOOD FRAMING ABOVE. EXTERIOR SHELL COMPOSED OF PRIMARILY BRICK AND STONE ACCENTS AND BANDING.

THE PARTICULAR SITE WAS CHOSEN BECAUSE OF ITS SURROUNDING IMMEDIATE CONTEXT, WHICH INCLUDES OTHER APARTMENT AND RESIDENTIAL BUILDINGS, AS WELL AS THE COMMERCIAL ACTIVITY ON DELMAR BLVD, AND BECAUSE OF ITS LARGER CONTEXT WHICH INCLUDES WASHINGTON UNIVERSITY.

THE ESTIMATED IMPACT ON THE SURROUNDING SITES AND STREETS IS MINIMAL AND POSITIVE BECAUSE THE PROPOSED PROGRAM DOES NOT DIFFER OR DETRACT FROM THE CURRENT SURROUNDING PROGRAMS AND BECAUSE THE PROPOSED PROJECT WOULD BE INFILLING A BLANK SPACE ON THE STREET AND PROVIDE A MORE PLEASANT URBAN EXPERIENCE.

DRAWING SYMBOLS LEGEND

SYMBOL	DESCRIPTION
XX / AXXX	BUILDING SECTION
XX / AXXX	SECTION DETAIL
XX / AXXX	PLAN OR DETAIL CALLOUT
XX / XX AXXX XX / XX	ELEVATION
LEVEL NAME XX'-XX"	LEVEL REFERENCE
	SPOT ELEVATION
ROOM NAME XXX	ROOM TAG
XX	PARTITION TYPE
XX	DOOR TAG
XX'-XX"	CEILING HEIGHT
XX	COLUMN DESIGNATION
	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
XX	NEW / RELOCATED DOOR
	EXISTING DOOR, FRAME & HARDWARE TO REMAIN
	REMOVE EXISTING DOOR, FRAME & HARDWARE
2	REVISION TAG

PROJECT INDEX:

1. DESCRIPTION OF PROJECT

THE PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON WASHINGTON AVE IS COMPOSED OF ONE 6 UNIT BUILDING. THE BUILDING IS 3 STORIES TALL WITH A PARKING LOT ON THE REAR OF THE SITE. UNITS ARE 1,632 SF IN SIZE.

THE BUILDING STRUCTURE WILL CONSIST OF A POURED IN PLACE CONCRETE BASEMENT WITH WOOD FRAMING ABOVE. EXTERIOR SHELL COMPOSED OF PRIMARILY BRICK AND STONE ACCENTS AND BANDING.

2. FLOOR AREA RATIO

TOTAL BUILDING AREA	11,421 GSF
TOTAL LOT AREA	11,550 GSF
TOTAL ALLOWABLE F.A.R.	1.0
TOTAL PROJECT F.A.R.	0.99

3. SITE DESCRIPTION

ZONING DISTRICT: HR (HIGH DENSITY RESIDENTIAL)

SITE AREA: 11,550 SF

MAX DENSITY: 1,200 SF/UNIT = 9 UNITS

4. SETBACK

FRONT YARD: MIN REQ - 20'-0" / ACTUAL - 25'-0"

REAR YARD: MIN REQ - 20'-0" / ACTUAL - 70'-0"

SIDE YARD: MIN REQ - 5'-0" / ACTUAL - 5'-0"

HEIGHT: ALLOW - 35'-0" / ACTUAL - 34'-5 1/2"

5. PARKING PROVIDED

RESIDENTIAL:

2 SPACES PER UNIT (9 UNITS) = 18 SPACES + 2 GUEST SPACE = 20 SPACES TOTAL

1 SPACE DESIGNATED AS HANDICAP SPACE

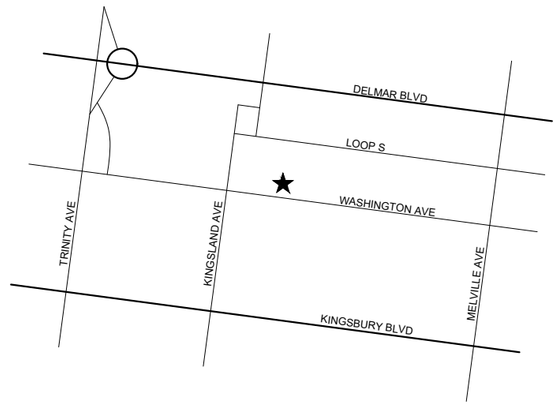
MIN. STALL DIMENSION = 9'-0" x 18'-0"

6. BUILDING AREAS (PER BUILDING)

FIRST FLOOR:	3,807 GSF
SECOND FLOOR:	3,807 GSF
THIRD FLOOR:	3,807 GSF
TOTAL BUILDING AREA:	11,421 GSF

WASHINGTON AVE APARTMENTS

6671 WASHINGTON AVE
UNIVERSITY CITY, MO 63130



LOCATION MAP
N.T.S.

CODE DATA (PER BUILDING)

ZONING	| HR HIGH DENSITY RESIDENTIAL
BUILDING CODE	| 2012 IBC
USE GROUP	| R2 (RESIDENTIAL)
FIRE SUPPRESSION SYSTEM	FULLY SPRINKLERED
CONSTRUCTION TYPE	| 5A
BLDG. AREA (ALLOW / ACTUAL)	| 11,550 GSF / 11,421 GSF
BLDG. HT. (ALLOW/ ACTUAL)	| 35' / 34'-5 1/2" (3 STORIES)
SITE CLASS	| C
SEISMIC DESIGN CATEGORY	| C
INSULATION	
VERTICAL EXTERIOR WALL	| R19 MINIMUM
ROOF	| R30 MINIMUM

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

TYLER STEPHENS - ARCHITECT
MO# A-8090

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
COVER SHEET

PROJECT TITLE
WASHINGTON AVE APARTMENTS
6671 WASHINGTON AVE
UNIVERSITY CITY, MO

core10 ARCHITECTURE
dream. design. deliver.
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE REVISIONS

0" 1/8" 1/4" 1/2"
(sheet formatted for 8.5x11 paper)

DATE: 02 JUNE 2020
PROJECT NO. 20015

SHEET NO.
A-000

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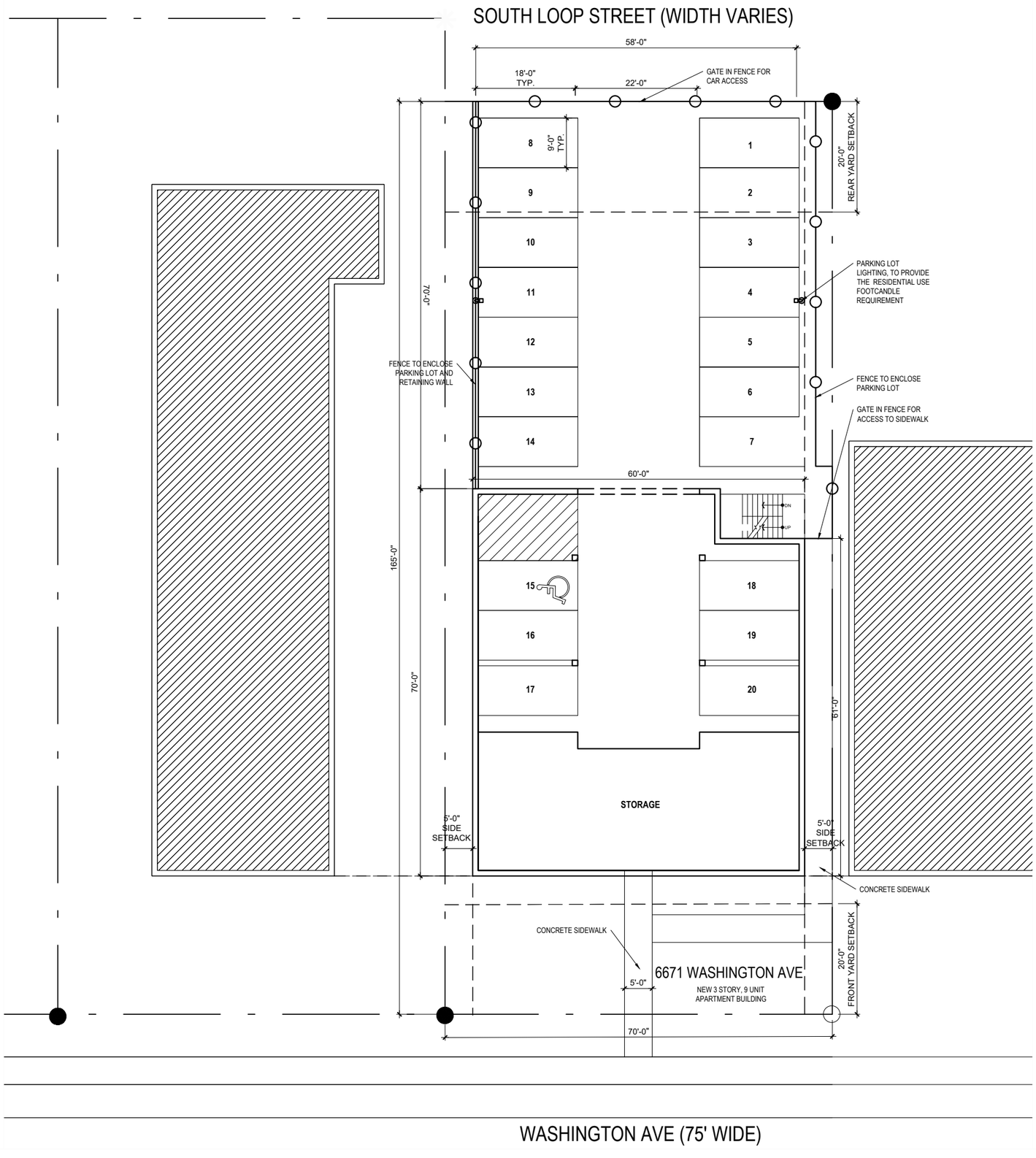
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

DRAWN BY: CHECKED BY:



FLOOR AREA RATIO

TOTAL BUILDING AREA	11,421 GSF
TOTAL LOT AREA	11,550 GSF
TOTAL ALLOWABLE F.A.R.	1.0
TOTAL PROJECT F.A.R.	0.99

SETBACKS (HR ZONING DISTRICT)

FRONT YARD: MIN REQ - 20'-0" / ACTUAL - 25'-0"
REAR YARD: MIN REQ - 20'-0" / ACTUAL - 70'-0"
SIDE YARD: MIN REQ - 5'-0" / ACTUAL - 5'-0"
HEIGHT: ALLOW - 35'-0" / ACTUAL - 34'-5 1/2"

PARKING PROVIDED

RESIDENTIAL:
2 SPACES PER UNIT (9 UNITS) = 18 SPACES + 2 GUEST SPACE = 20 SPACES TOTAL
1 SPACE DESIGNATED AS HANDICAP SPACE
MIN. STALL DIMENSION = 9'-0" x 18'-0"

BUILDING AREAS (PER BUILDING)

FIRST FLOOR:	3,807 GSF
SECOND FLOOR:	3,807 GSF
THIRD FLOOR:	3,807 GSF
TOTAL BUILDING AREA:	11,421 GSF

1 / A-001 ARCHITECTURAL SITE PLAN
1" = 20'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

TYLER STEPHENS - ARCHITECT
MO# A-8090
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
ARCHITECTURAL SITE PLAN

PROJECT TITLE
WASHINGTON AVE APARTMENTS
6671 WASHINGTON AVE
UNIVERSITY CITY, MO

core10 ARCHITECTURE
Dream · Design · Deliver
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 COREtoarchitecture.com

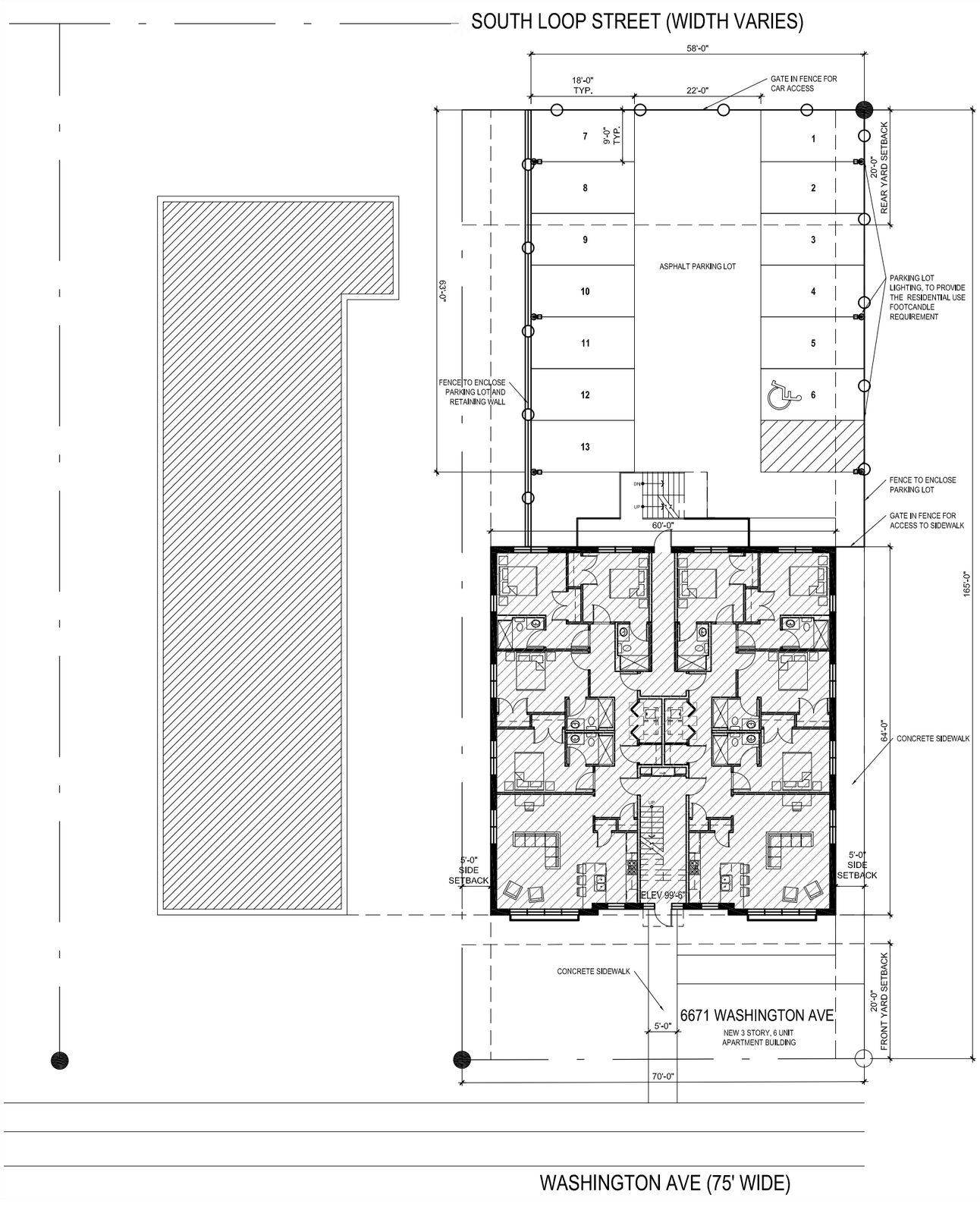
DATE REVISIONS

0" 1/8" 1/4" 1/2"
(sheet formatted for 8.5x11 paper)

DATE: 02 JUNE 2020
PROJECT NO. 20015

SHEET NO. A-001
J - 3 - 9

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
DRAWN BY: CHECKED BY:



FLOOR AREA RATIO

TOTAL BUILDING AREA	11,451 GSF
TOTAL LOT AREA	11,550 GSF
TOTAL ALLOWABLE F.A.R.	1.0
TOTAL PROJECT F.A.R.	0.99

SETBACKS (HR ZONING DISTRICT)

FRONT YARD: MIN REQ - 20'-0" / ACTUAL - 25'-0"
REAR YARD: MIN REQ - 20'-0" / ACTUAL - 76'-0"
SIDE YARD: MIN REQ - 5'-0" / ACTUAL - 5'-0"
HEIGHT: ALLOW - 35'-0" / ACTUAL - 34'-5 1/2"

PARKING PROVIDED

RESIDENTIAL:
2 SPACES PER UNIT (6 UNITS) = 12 SPACES + 1 GUEST SPACE = 13 SPACES TOTAL
1 SPACE DESIGNATED AS HANDICAP SPACE
MIN. STALL DIMENSION = 9'-0" x 18'-0"

BUILDING AREAS (PER BUILDING)

FIRST FLOOR:	3,817 GSF
SECOND FLOOR:	3,817 GSF
THIRD FLOOR:	3,817 GSF
TOTAL BUILDING AREA:	11,451 GSF

1 A-001 ARCHITECTURAL SITE PLAN
1" = 20'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

STATE OF MISSOURI
TYLER STEPHENS
NUMBER A-8090
REGISTERED ARCHITECT
4/20

TYLER STEPHENS - ARCHITECT
MO# A-8090

STATE OF MISSOURI
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ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
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314.726.4868 CORE10ARCHITECTURE.com

DATE REVISIONS

(Sheet formatted for 8.5x11 paper)

DATE: 01 APRIL 2020
PROJECT NO. 20015

SHEET NO. A-001

J - 3 - 10

ALL LOCAL CODES SHALL PREVAIL
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

DRAWN BY: CHECKED BY:

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Map Amendment – Rezone 711 Kingsland Avenue (Tru Hotel) from Public Activity (PA) to Planned Development Commercial (PD-C) District. (PC 20-06 – Tristar Companies LLC).

AGENDA SECTION: Unfinished Business

COUNCIL ACTION: Passage of Ordinance Required for Approval

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW:

The Plan Commission recommended approval of the proposed Map Amendment to rezone the property from Public Activity (PA) to Planned Development Commercial (PD-C) at their May 27, 2020 meeting. This agenda item requires a public hearing at the City Council level and consideration for the passage of an ordinance. The first reading and introduction of the bill should take place on June 22, 2020. The public hearing and second and third readings, along with the passage of the ordinance, could occur at the subsequent July 13, 2020 meeting.

RECOMMENDATION:
City Manager concurs with the Planning Commission's recommendation.

Attachments:
1: Transmittal Letter from Plan Commission
2: City Manager Memo
3. Staff Report
3: Proposed Ordinance

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

May 27, 2020

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

RE: Zoning Map Amendment – 711 Kingsland Avenue (PC 20-06)

Dear Ms. Reese,

At a scheduled meeting on May 27, 2020 at 6:30 pm via videoconference, the Plan Commission considered the application by Tristar Companies LLC to rezone 711 Kingsland Avenue (Tru Hotel) from Public Activity (PA) to Planned Development Commercial (PD-C) District.

By a vote of 5 to 0, the Plan Commission recommended approval of said Map Amendment to the University City Official Zoning Map.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Gregory Rose, City Manager

FROM: Clifford Cross, Director of Planning & Development

DATE: June 16, 2020

SUBJECT: Tru Hotel Zoning Map Amendment Request

CC: John Mulligan, City Attorney

At an upcoming City Council meeting, members will be asked to consider an Ordinance approving a map amendment to rezone the property commonly known as 711 Kingsland Avenue. Specifically, the request is to rezone the property known as Tru Hotel from Public Activity (PA) to Planned Development Commercial PD-C. The Council will be considering this map amendment request to accommodate the construction of a new 50,401 square foot 108 room Tru Hotel in place of the current Delmar Building. The Harvard Building would remain and be renovated to provide approximately 13,942 square feet of rentable office area. The site would contain 75 new on-site parking spaces. The completion of the map amendment is the first action to accommodate the proposed development which will also require Preliminary Plan and Final Plan approval at a future date.

The Plan Commission reviewed this proposal at a Plan Commission work session and officially considered this request during their May 27, 2020 meeting. During their May 27, 2020 meeting they recommended approval of the proposed Map Amendment by a unanimous 5-0 vote. The Historic Preservation Commission also considered this request and recommended denial of the demolition of the building and the proposed design. In addition, the Traffic Commission considered this request on June 10, 2020 and recommended approval of the traffic/parking study as presented with a concern pertaining to the parking allocations between the hotel and office uses and how they could impact City parking lot four. They advised the City Council to take that into consideration as part of their review and formal action pertaining to the Preliminary Plan request.

This item will require introduction of the bill and is expected to occur on June 22, 2020 and a second and third reading at the following City Council meeting. Furthermore, this item will require a public hearing before City Council which is expected to occur during the July 13, 2020 meeting.

Attachments:
Staff Report For City Council
Proposed Ordinance

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

STAFF REPORT
City Council

MEETING DATE:	June 22, 2020
FILE NUMBER:	PC 20-06
COUNCIL DISTRICT:	2
Applicant:	Tristar Companies LLC
Location:	711 Kingsland Avenue (Delmar – Harvard Site)
Request:	1) A Zoning Map Amendment from Public Activity (PA) to PD-C Planned Development Commercial District; and 2) Preliminary Development Plan approval
Existing Zoning:	Public Activity (PA)
Proposed Zoning:	PD-C Planned Development-Mixed Use District
Existing Land Use:	Vacant Building – Previous Delmar-Harvard School
Proposed Land Use:	Hotel & Office Use

Surrounding Zoning and Land Use

North:	High Density Residential/Office (HRO)	Lewis Center – Multi-Use
East:	Core Commercial (CC)	Parking Lot
South:	Public Activity (PA)	Government / Library
West:	Public Activity (PA)	Police Station/City Hall

COMPREHENSIVE PLAN CONFORMANCE
[x] Yes [ ] No [ ] No reference

STAFF RECOMMENDATION
[ ] Approval [x] Approval with Conditions in Resolution [ ] Denial

ATTACHMENTS
A. Preliminary Development Plan
B. Traffic Impact & Parking Study
C. Historic Preservation Report

Existing Property
St. Louis County Locator ID: 18J620990. The subject property is approximately 1.64 acres and currently houses two vacant buildings that were previously used for a school and commonly known as the "Delmar – Harvard" school site. It is located on the west side of Kingsland Avenue and directly north of the University City Public Library.

Background
The subject property houses the two aforementioned buildings that are known as the Delmar Building on the east side and the Harvard Building on the west side. The current site conditions, associated with the property, consists of the two interconnected primary buildings, has limited parking and contains a significant amount of green space. It is currently zoned PA-Public Activity and continues to operate under that zoning classification. The property is currently within the University City Civic Complex District.

As identified, in Tristar's application packet, they appeared before the Historic Preservation Commission three times. Upon completion, of the final meeting, the Historic Preservation Commission recommended denial of the proposed demolition pertaining to the Delmar building. Furthermore, they recommended denial of the proposed design concept of the hotel that would replace the demolished Delmar Building.

This proposal also was presented to the Plan Commission as part of an informal work session on March 12, 2020.

Applicant's Request
The applicant is requesting that the subject property be rezoned from Public Activity (PA) to Planned Development Commercial PD-C in conjunction with approval of a preliminary development plan for a multi-use office / hotel.

Tristar Development is proposing the demolition, of the Delmar Building, and the construction of a new 50,401 square foot 108 room Tru-Hotel in its place. The Harvard Building would remain and be renovated to provide approximately 13,942 square feet of rentable office area. The site would contain 75 new on-site parking spaces.

The preliminary development plan shows the proposed hotel's front setback to be approximately 72 feet from the Kingsland Avenue property line. The proposed hotel will be approximately 50 feet from the north and south interior property lines. The proposed building separation, between the newly constructed hotel and existing renovated Harvard Building, is shown to be at 36.3 feet.

Surrounding Zoning and Land Use
The subject property is located on the west side of Kingsland Avenue and is part of a transitional area of zoning separating commercial, governmental and residential uses. The properties surrounding the development consist of a mix of commercial, office and residential uses. Specifically, to the east there is an existing public parking lot and housing complexes. To the south and west is the University City Public Library, City Hall and Police Station. North of the property is the Lewis Center which is being renovated to accommodate a multi-use facility with both residential and office type of uses.

Future Land Use (FLU) Designations, per Map 23 of the 2005 Comprehensive Plan, identify the subject property as having an Institution designation. The property to the north has a multi-family use designation while the properties to the east have a combination of multi-family and Mixed-Use/Transit Oriented Development designations. The properties to the west and south have the same Institution FLU as the subject property.

Analysis

Zoning

Article 14, Section 400.3180 of the Zoning Code requires that Plan Commission review a request for a map amendment and forward its recommendation to City Council. A public hearing will be conducted at the City Council level.

The purpose of "PD" Planned Development Districts, as set forth in Section 400.720, of the Zoning Code, is "to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development." The Code further states, "The city council, upon review by the plan commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a planned development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts."

It is important to note that the purpose for allowing flexibility through Planned Developments is to create developments that adapt better to site conditions and the relation to surrounding properties otherwise not possible under traditional district regulations, thus resulting in developments that are more compatible and consistent with surrounding neighborhoods.

The relationship of planned development districts to the zoning map is set forth in Section 400.730 of the Zoning Code, which states in paragraph 1, "The "PD" designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment." However, in addition to the rezoning of a parcel of land, development plan approval is required. Section 400.730, paragraph 2 states, "It is the intent of this chapter that no development or redevelopment of the property encompassed by the "PD" designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section, Article 14, "Amendments," of this chapter and applicable sections of Chapter 405, "Subdivision and Land Development Regulations," of the University City Municipal Code."

Uses

The proposed mix of the office and hotel use can be accommodated under the proposed PD-C District Zoning. In staff's opinion, a mixed-use development, containing the renovated office building and proposed hotel use, is appropriate for this site. It is located close to the intersection of two major streets. The proposed mix, and placement of the buildings, provides an appropriate transitional pattern from a more intense use to a less intense use. This transitional pattern further provides an in site controlled transitional buffer between surrounding more intense commercial and less intense residential uses.

Section 400.760 of the Zoning Code establishes the permitted/conditional uses within a "PD-C" District. The specific permitted land uses shall be established in the ordinance adopted by the City Council governing the particular PD-C District. Specific uses may include those uses designated as permitted, accessory, or conditional uses in any of the "LC" – Limited Commercial District, "GC" – General Commercial District, and "CC" – Core Commercial District. The proposed uses comply with those set forth in the Zoning Code.

Minimum Site Size

The minimum site size for developments in any planned development district is one (1) acre. The Code states that the minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the uses proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the city council should determine such waiver to be in the general public interest. The subject site is situated in close proximity to other commercial uses and medium to high density multi-family dwellings to the east and north. Thus, the proposal would be compatible with the existing pattern of development and existing surrounding uses. There is no need for a waiver based upon the site containing more than one (1) acre.

Density and Dimensional Regulations

Density and dimensional regulations for PD-C Planned Development-Mixed Use District developments are set forth in Section 400.780 of the Zoning Code and are to incorporate the regulations set forth in subsections dealing specifically with "PD-C" developments. Due to the subsection, only addressing PD-C developments, no resolution thereof shall be needed in the map amendment ordinance and/or the resolution approving the development plan. Section 400.780, of the Zoning Code, also states that the approval of a development plan may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary to achieve the objectives of the proposed planned development.

Floor Area Ratio is not addressed in the "PD" Section of the Zoning Code. The CC – Core Commercial District does not specify Floor Area Ratio's.

Site coverage regulations state that total site coverage, by uses permitted in the "PD-C" or "PD-I" districts, shall be seventy (70) percent. Maximum site coverage may be increased up to ninety (90) percent if the development plan complies with four or more criteria from a list of eleven listed in the Zoning Code. Among the criteria listed, for granting an increase in site coverage, are providing a mixed-use development, and any other performance criteria that further the goals, objectives and policies of the comprehensive plan. The site coverage for the proposed development is 67.8% percent. Thus, the site coverage of the proposed development appears to be under the required 70%.

Building Setbacks and Buffers

Required building setbacks or buffers shall be as specifically established in the governing ordinances and resolutions for PD-C Developments on a case by case basis. A perimeter buffer of fifty (50) feet is required when a PD-C or a PD-I development abuts a residential district. It is noted that the subject property does abut a residential district but the proposal identifies an approximate 50-foot buffer.

If the applicable setback was contingent upon the current underlying Public Activity (PA) district then the setbacks would be based upon Chapter 400, Article IV, Division 10, Section 400.700, Subsection B of the zoning code. Therefore, if applicable, the required front and side yard setbacks would be 15 feet from the applicable right-of-way (ROW) line and 25 feet from residentially zoned districts.

Building Height

The proposed building is five stories above grade and approximately 60 feet in height. It is noted, that within the current underlying PA District, buildings have a maximum height of 35 feet. However, buildings can be approved for up to 100 feet upon the issuance of a Conditional Use Permit. The permitted ratio is required 1-foot setback for every two feet of increased height. In evaluating, the site plan for the proposed hotel, the proposed setbacks would accommodate this request based upon minimum setback of 28 feet to the east, 13 to the south and 38 to the north. The west setback is not applicable.

Landscaping/Screening

The Preliminary Development Plan shows the areas of open space being along the landscape buffers, of the property, and within Level 2 of the plan. Landscaping is proposed along all boundaries of the subject property. Staff will require an acceptable detailed landscape plan during the land disturbance review process. Based upon the layout staff has not identified the need for additional screening.

Vehicular Access/Circulation

Vehicular access serving the development is provided by one grade level access point. Parking will be located within the development and landscaped to reduce public view. There will be 75 on site parking spaces. An existing curb cut on Kingsland will be utilized as part of the design.

Sidewalks

At the location, of the proposed development, it is staff's opinion that promoting a pedestrian-friendly and walkable environment is of the utmost importance. The development is within close proximity of the City Center and the Delmar Loop and is well-served by mass transit routes.

Parking

Under the PD – Planned Development District regulations, relief from conventional zoning standards may be provided when the proposed development warrants greater flexibility than afforded under the general regulations. The Preliminary Development Plan shows a total of 75 off-street parking spaces. Parking was a concern at the Plan Commission work session and a parking study has been provided in this packet.

Based on the proposed mix of uses, within the development, the proposed parking associated with the plan would require approximately 165 spaces per Section 400-2140 of the Code. However, considering a 10% reduction, per Section 400.2130 and shared parking ratios, the required parking would be approximately 109 spaces. To accommodate the proposed use a waiver granting an approximate 20% reduction in the parking would be required.

Building Design
No set building design is required per the current code, but the applicant has proposed an architectural design that can be locked in as part of the approval. The proposal is a proposed prescriptive "Formed Based Code" concept. The Historic Preservation evaluated the proposed building design and recommended denial.

Sustainability
Additional sustainability measures are encouraged to be incorporated into the proposed development for environmental considerations.

Comprehensive Plan
It is staff's opinion that the proposed office / hotel development, as shown on the Preliminary Development Plan submitted, is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion are included below:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy it states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."*

Conclusion/Recommendation

Based on the preceding considerations, Plan Commission recommended 1) approval of the Zoning Map Amendment from (PA) Public Activity to PD-C Planned Development-Commercial Use District; and 2) approval of the Preliminary Development Plan based upon the following;

1) Waiver of Parking Regulations if Mitigating Factors Can Eliminate Potential Parking Issues.

INTRODUCED BY:_____ DATE:_____

BILL NO. ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 711 KINGSLAND AVENUE FROM PUBLIC ACTIVITY ('PA') TO PLANNED DEVELOPMENT-COMMERCIAL ("PD-C") DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

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

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 711 Kingsland Avenue from Public Activity District ("PA") to Planned Development-Commercial District ("PD-C"); and

WHEREAS, the City Plan Commission, in a video conference meeting on May 27, 2020, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council via video conference at 6:30 p.m., on July 13, 2020, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on June 26, 2020; and

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

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070 thereof, so as to change the classification of property at 711 Kingsland Avenue Public Activity District ("PA") to Planned Development-Commercial District ("PD-C"); The following land uses and developments are hereby established in said PD-C District, subject to approval of a final development plan: hotels and offices are permitted uses: and all permitted and conditional uses.

DRAFT

Section 2. Said property at 711 Kingsland Avenue, totaling 1.64 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof. The described tract having St. Louis County locator number of 18J20990.

Section 3. By Resolution No. _____, the City Council approved a preliminary development plan for 711 Kingsland Avenue, known as "Tru Hotel," and authorized the preparation of a final development plan. A final development plan and plat (if applicable) must be approved by the City Council prior to the issuance of any building permits in connection with the development.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2560 of the University City Municipal Code.

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

PASSED and ADOPTED this _____ day of _____, 2020.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

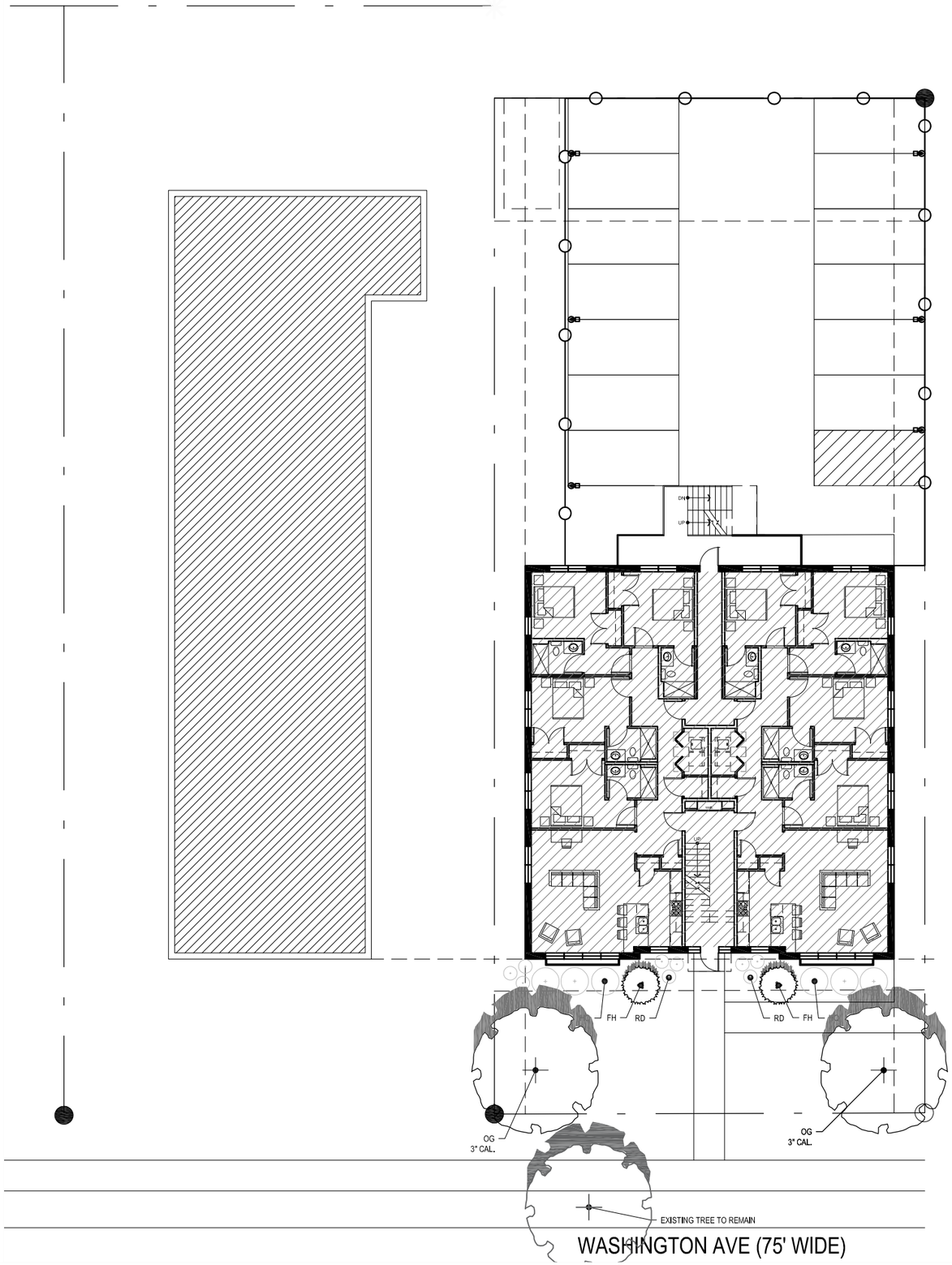
_____
CITY ATTORNEY

DRAFT

EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING

Part of Lot 9 of Eliza Clemens Estate Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 2 page 42 and Lots 5 through 6 and part of Lots 4 and 9 of Block 1 of University Heights a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records located In U.S. Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of a tract of land as conveyed to the City of University City by instrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west line of Kingsland Avenue, 80 feet wide, thence along the north line of said City of University City tract; North 89 degrees 45 minutes 45 seconds West, 280.47 feet to a found iron pipe located on the east line of Sgt. Mike King Drive, 50 feet wide (f.k.a. Oberlin Ave.); thence along said east line, North 00 degrees 14 minutes 16 seconds East, 259.12 feet to the south line of a tract of land as conveyed to Washington University, by instrument recorded in Book 11923, Page 41; thence along said south line, South 88 degrees 05 minutes 02 seconds East, 144.03 feet and South 89 degrees 45 minutes 44 seconds East, 136.50 feet to the west line of above said Kingsland Avenue; thence along said west line, South 00 degrees 14 minutes 16 seconds West, 254.90 feet to the Point of Beginning.



PLANT SCHEDULE			
NEW			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
OG	4	October Glory Maple / Acer rubrum	3" Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RD	30	Red Azalea / Rhododendron	#5
HQ	10	Oakleaf Hydrangea / Hydrangea quercifolla	5' ht.

1 A-002 LANDSCAPE PLAN
1" = 20'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

STATE OF MISSOURI
TYLER STEPHENS
MEMBER
A-8090
REGISTERED ARCHITECT
4 1 20

TYLER STEPHENS - ARCHITECT
MO# A-8090

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DRAWING TITLE
LANDSCAPE PLAN

PROJECT TITLE
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UNIVERSITY CITY, MO

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314.726.4858 CORE10architecture.com

DATE REVISIONS

[sheet formatted for 8.5x11 paper]

DATE: 01 APRIL 2020
PROJECT NO. 20015

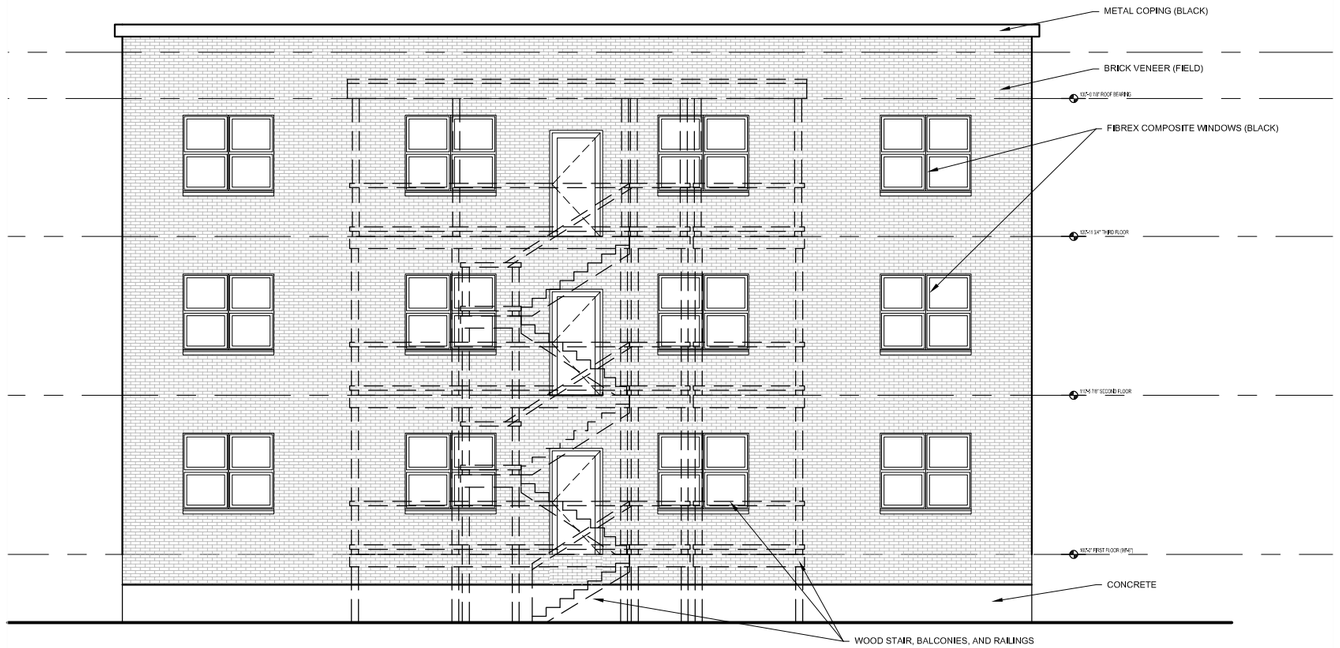
SHEET NO. A-002

J - 3 - 11

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

DRAWN BY: CHECKED BY:

1 A-201 SOUTH EXTERIOR ELEVATION
1"=10'-0"



2 A-201 NORTH EXTERIOR ELEVATION
1"=10'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

STATE OF MISSOURI
TYLER STEPHENS
NUMBER A-8090
REGISTERED ARCHITECT
4/1/20

TYLER STEPHENS - ARCHITECT
MO# A-8090

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
NORTH AND SOUTH EXTERIOR ELEVATIONS

PROJECT TITLE
WASHINGTON AVE APARTMENTS
6671 WASHINGTON AVE
UNIVERSITY CITY, MO

core10 ARCHITECTURE
Dream. Design. Deliver
4501 Lindell Blvd, Suite 1a
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DATE REVISIONS

(sheet formatted for 8.5x11 paper)

DATE: 01 APRIL 2020
PROJECT NO. 20015

SHEET NO. A-201

J-3-12

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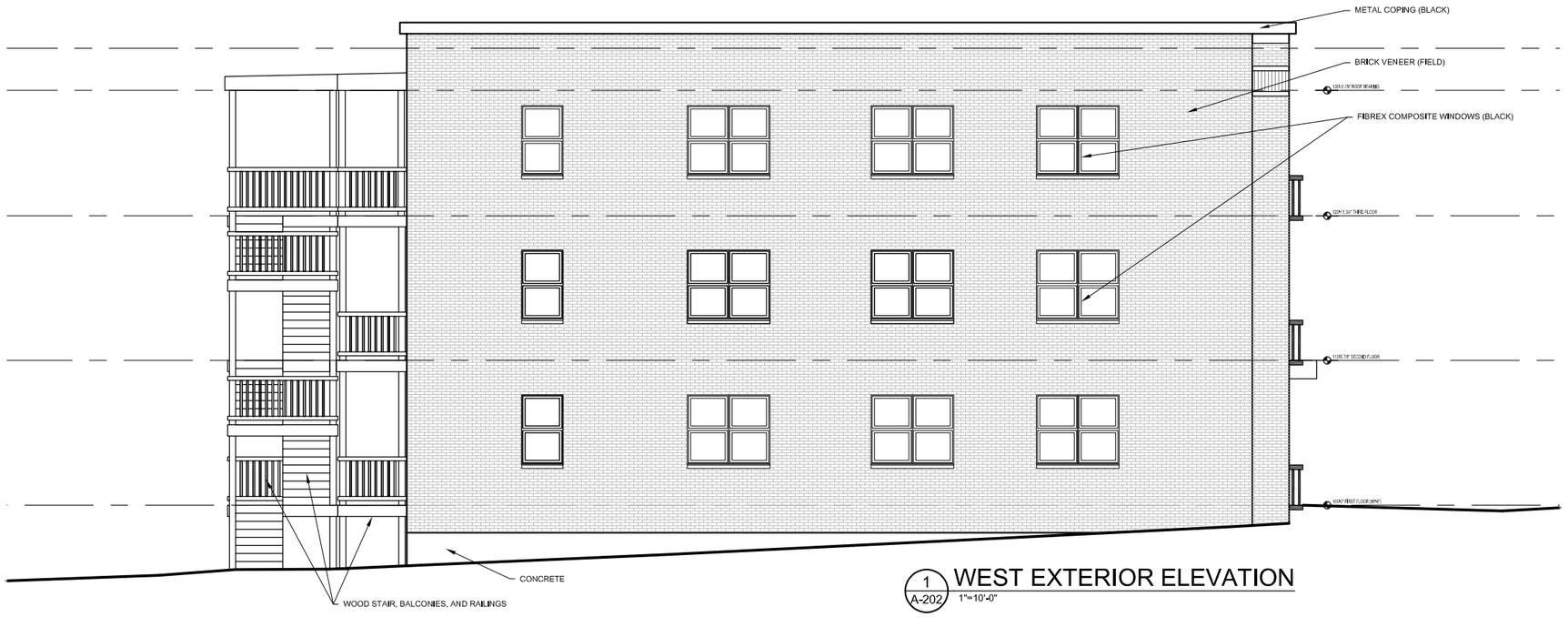
DRAWN BY: CHECKED BY:



1 A-202 WEST EXTERIOR ELEVATION
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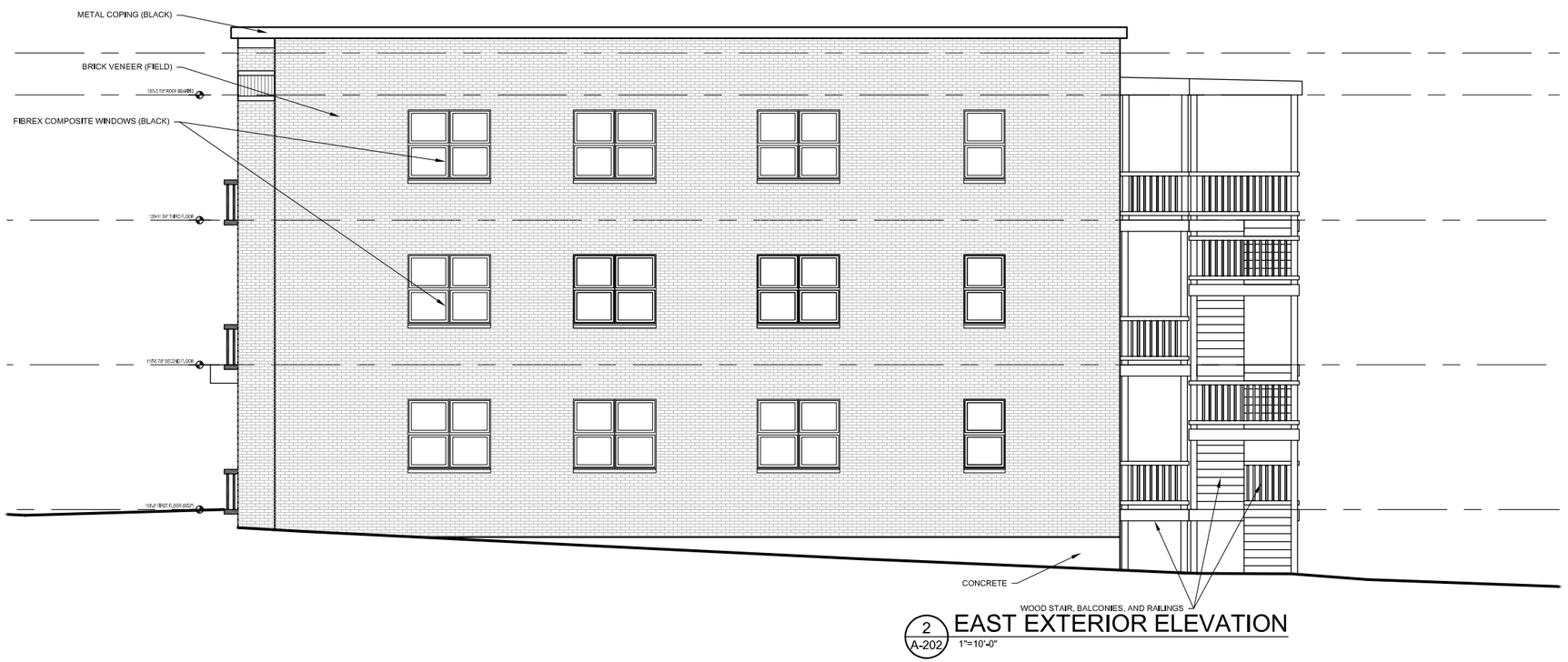


2 A-202 EAST EXTERIOR ELEVATION
1"=10'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

STATE OF MISSOURI
TYLER STEPHENS
NUMBER A-8090
REGISTERED ARCHITECT
4/1/20

TYLER STEPHENS - ARCHITECT
MO# A-8090

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
EAST AND WEST
EXTERIOR ELEVATIONS

PROJECT TITLE
WASHINGTON AVE APARTMENTS
6671 WASHINGTON AVE
UNIVERSITY CITY, MO

core10 ARCHITECTURE
Dream. Design. Deliver
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE REVISIONS

1/8" 1/4" 1/2"
(Sheet formatted for 8.5x11 paper)

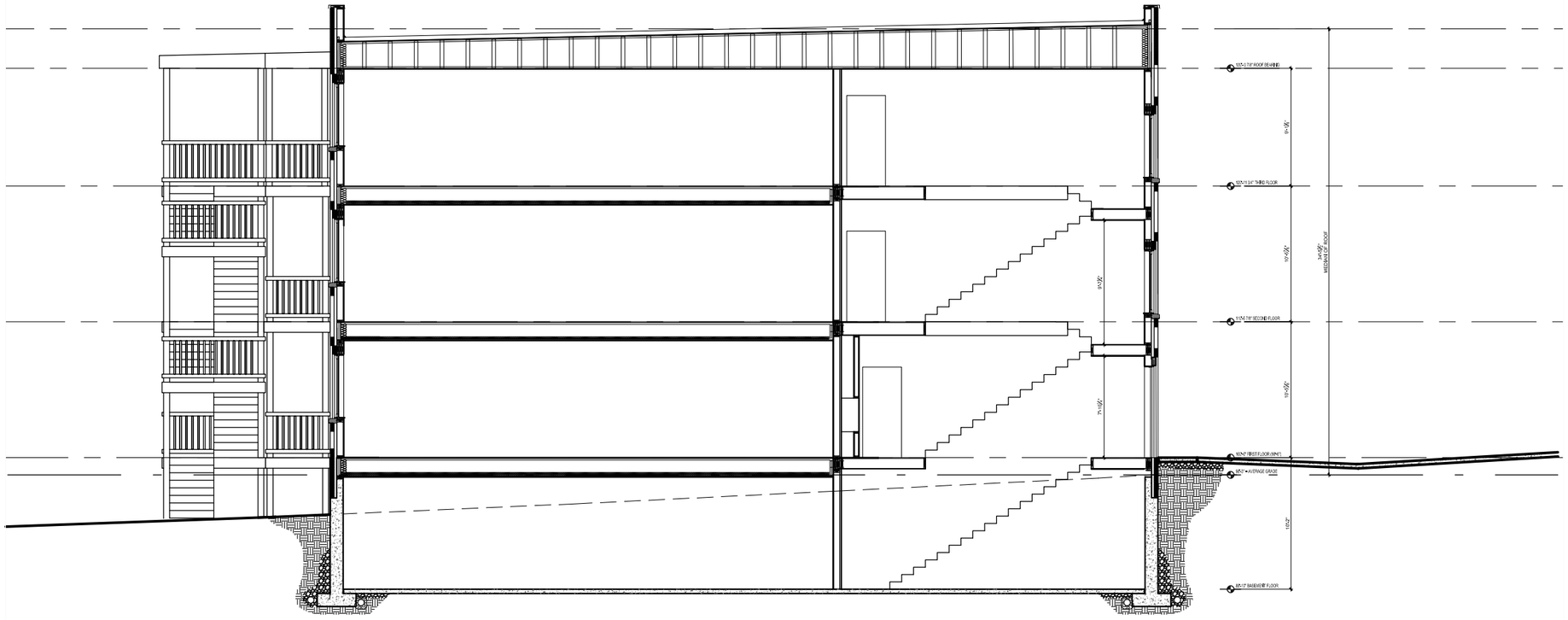
DATE: 01 APRIL 2020
PROJECT NO. 20015

SHEET NO. A-202

J-3-13

ALL LOCAL CODES SHALL PREVAIL
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

DRAWN BY: CHECKED BY:



1 A-301 BUILDING SECTION
1"=10'-0"

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
ST. LOUIS, MO 63144

STATE OF MISSOURI
TYLER STEPHENS
NUMBER A-8090
REGISTERED ARCHITECT
4/20

TYLER STEPHENS - ARCHITECT
MO# A-8090

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

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DATE REVISIONS

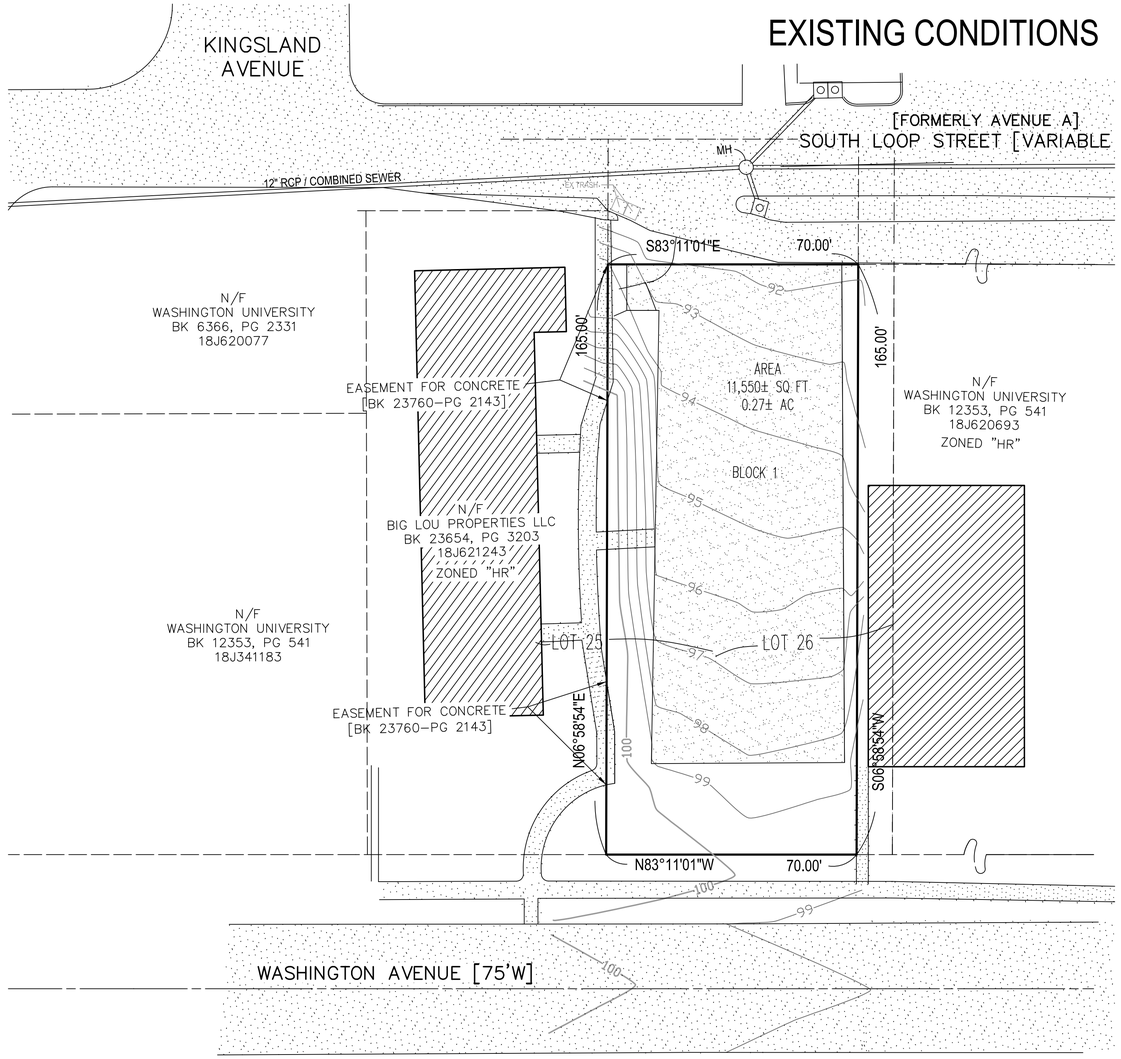
[Sheet formatted for 8.5x11 paper]

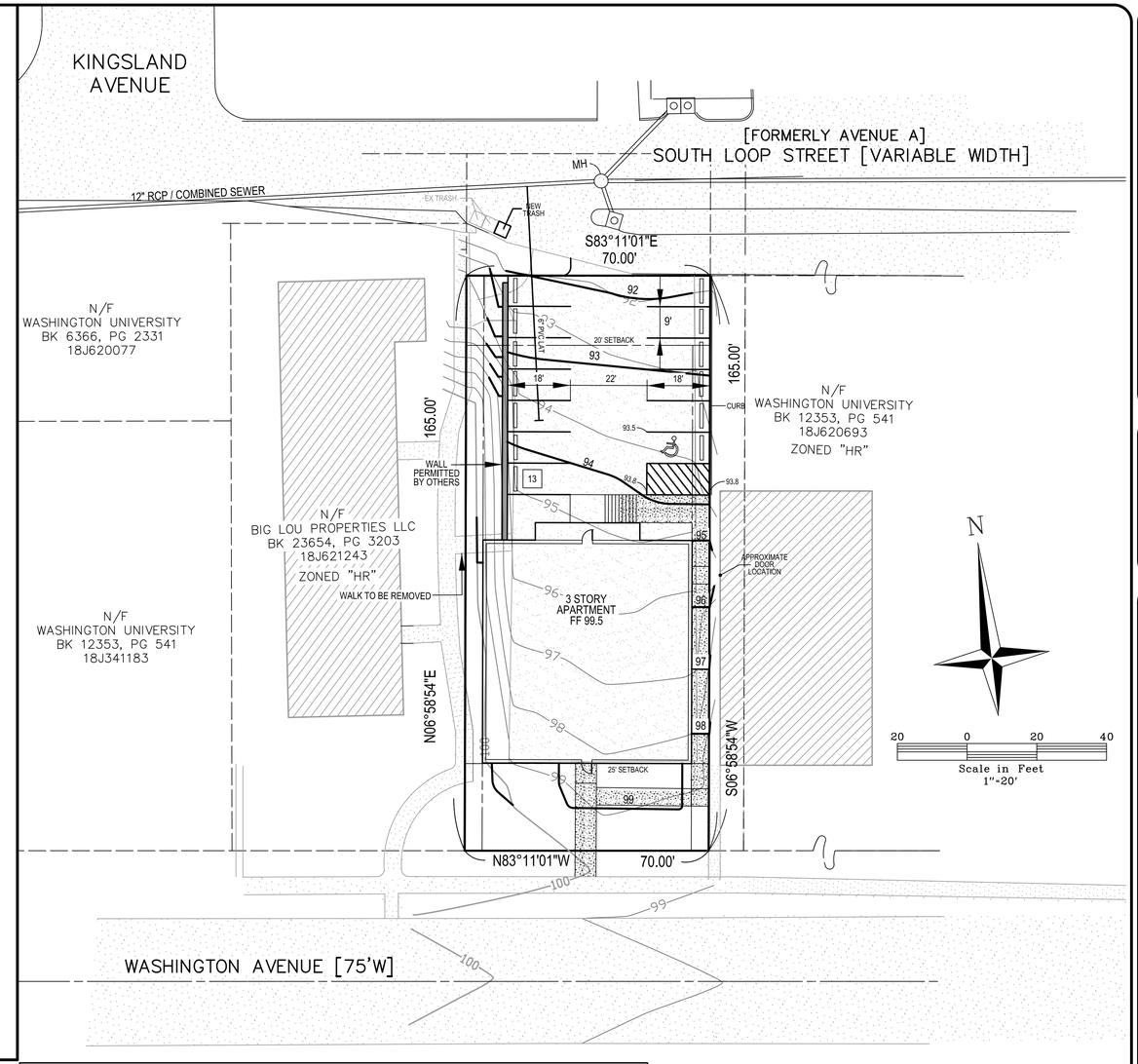
DATE: 01 APRIL 2020
PROJECT NO. 20015

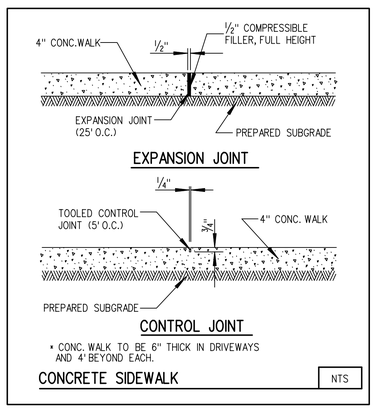
SHEET NO. A-301
J - 3 - 14

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
DRAWN BY: CHECKED BY:

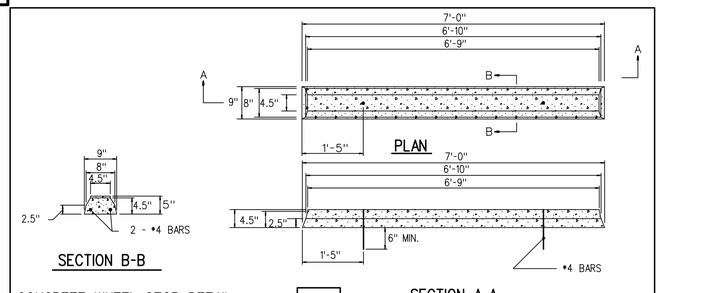
EXISTING CONDITIONS

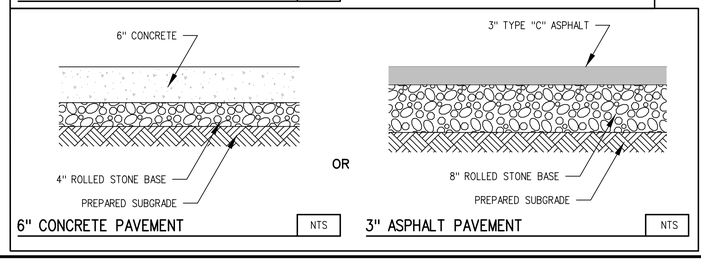


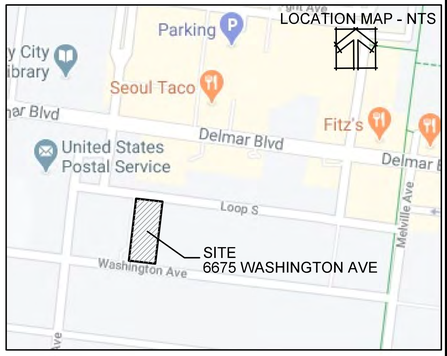




PROJECT NOTES:		
AREA OF SITE:	0.58 ACRES	25,265 SF
LOCATOR NO:	18J621243	
SITE ADDRESS:	6675 WASHINGTON AVE. SAINT LOUIS, MISSOURI 63130	
OWNER OF RECORD:	BIG LOU PROPERTIES LLC 8000 BONHOMME AVENUE SAINT LOUIS, MISSOURI	
PREPARED FOR:	CORNERSTONE DEVELOPMENT	856 HANLEY INDUSTRIAL COURT SAINT LOUIS, MISSOURI 63130
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"HR" HIGH DENSITY RESIDENTIAL	
LEGAL DESCRIPTION		
OFF-STREET PARKING REQUIRED	2 SPACES FOR EACH DWELLING UNIT, EXCEPT THAT 1.5 SPACES MAY BE PROVIDED FOR EACH DWELLING UNIT IN UNIFIED DEVELOPMENTS CONTAINING AT LEAST 8 TWO-FAMILY OR ATTACHED SINGLE FAMILY DWELLINGS AND SUBJECT TO APPROVAL UNDER THE PLANNED DEVELOPMENT PROCEDURE.	
SINGLE FAMILY ATTACHED UNITS	6 UNITS	
PROPOSED PARKING	13 PARKING SPACES	
FEMA MAP:	29189C0218K – 02/04/2015 NOT PRINTED	
GAS: WATER: SEWER: ELECTRIC: TELEPHONE: SCHOOL DISTRICT: FIRE DISTRICT:	SPIRE GAS 1(800)887-4173 MISSOURI AMERICAN WATER COMPANY 1(866) 430-0820 METROPOLITAN ST. LOUIS SEWER DISTRICT (314) 768-6260 AMEREN 1(800)552-7583 AT&T UNIVERSITY CITY SCHOOL DISTRICT (314) 290-4000 UNIVERSITY CITY FIRE DEPARTMENT (314) 505-8591	







CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTNEDED USES OF THIS OR ADJACENT SITES,THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MSD BASEMAP 18J MSD RECORD # XXMSD-00XXX

CORNERSTONE DEVELOPMENT
856 HANLEY INDUSTRIAL COURT
SAINT LOUIS, MISSOURI 63144

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
10849 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #253

STATE OF MISSOURI
04/01/2020
TIMOTHY JOHN MEYER
NUMBER E-24665
PROFESSIONAL ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

WASHINGTON APARTMENTS

6675 WASHINGTON AVENUE
SAINT LOUIS, MISSOURI 63130

SITE PLAN

Base Map No. 18J
MSD Record # XXMSD-00XXX
Project # 22004
Drawn By: JEA
Checked By: TJM
03/31/2020

J - 3 - 5

H:\CAD\22200-22299\22204\Planning\22204 - SDP.dgn : Master Model 4/1/2020 1:03:16 PM Plotted by: jatkins Plot Scale: 20.000000 '/ in. Plot Driver: Canon iPF780.pltcfg Pen Table: Volz15 Plot Full.tbl

BOUNDARY SURVEY

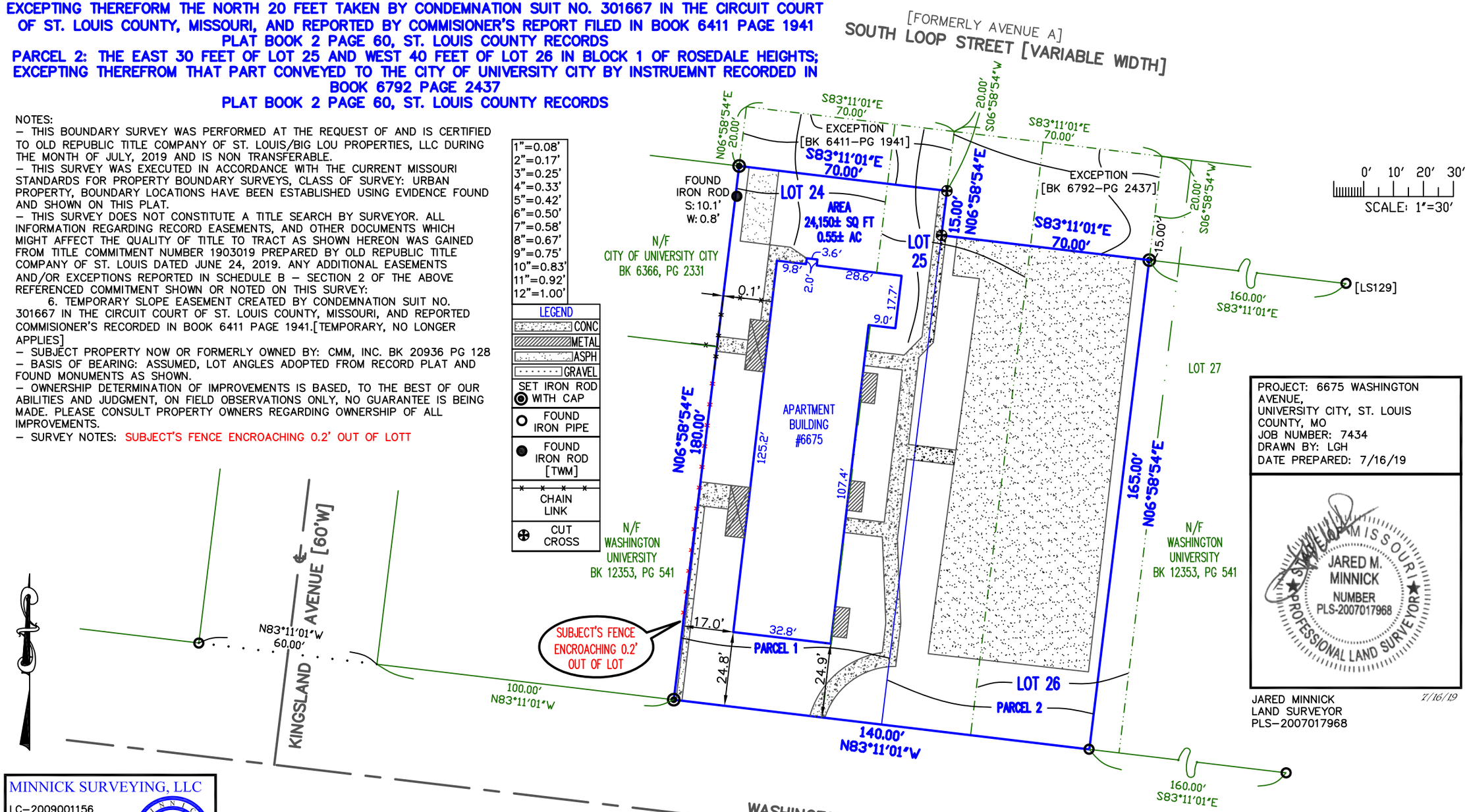
PARCEL 1: LOT 24 AND THE WEST 20 FEET OF LOT 25 IN BLOCK 1 OF ROSEDALE HEIGHTS SUBDIVISION, EXCEPTING THEREFORM THE NORTH 20 FEET TAKEN BY CONDEMNATION SUIT NO. 301667 IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, AND REPORTED BY COMMISIONER'S REPORT FILED IN BOOK 6411 PAGE 1941 PLAT BOOK 2 PAGE 60, ST. LOUIS COUNTY RECORDS

PARCEL 2: THE EAST 30 FEET OF LOT 25 AND WEST 40 FEET OF LOT 26 IN BLOCK 1 OF ROSEDALE HEIGHTS; EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF UNIVERSITY CITY BY INSTRUEMNT RECORDED IN BOOK 6792 PAGE 2437 PLAT BOOK 2 PAGE 60, ST. LOUIS COUNTY RECORDS

NOTES:
- THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO OLD REPUBLIC TITLE COMPANY OF ST. LOUIS/BIG LOU PROPERTIES, LLC DURING THE MONTH OF JULY, 2019 AND IS NON TRANSFERABLE.
- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 1903019 PREPARED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS DATED JUNE 24, 2019. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B – SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY:
  6. TEMPORARY SLOPE EASEMENT CREATED BY CONDEMNATION SUIT NO. 301667 IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, AND REPORTED COMMISIONER'S RECORDED IN BOOK 6411 PAGE 1941.[TEMPORARY, NO LONGER APPLIES]
- SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: CMM, INC. BK 20936 PG 128
- BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN.
- OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY, NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.
- SURVEY NOTES: SUBJECT'S FENCE ENCROACHING 0.2' OUT OF LOTT

1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'
12"=1.00'

LEGEND
- CONC
- METAL
- ASPH
- GRAVEL
- SET IRON ROD WITH CAP
- FOUND IRON PIPE
- FOUND IRON ROD [TWM]
- CHAIN LINK
- CUT CROSS



PROJECT: 6675 WASHINGTON AVENUE,
UNIVERSITY CITY, ST. LOUIS COUNTY, MO
JOB NUMBER: 7434
DRAWN BY: LGH
DATE PREPARED: 7/16/19

STATE OF MISSOURI
JARED M. MINNICK
NUMBER PLS-2007017968
PROFESSIONAL LAND SURVEYOR

JARED MINNICK
LAND SURVEYOR
PLS–2007017968
7/16/19

MINNICK SURVEYING, LLC
LC–2009001156
3520 HAMPTON AVE.
ST. LOUIS, MO 63139
(314) 721–9500
MINNICKSURVEYING.COM

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: An ordinance Fixing the Compensation to be Paid to City Officials and Employees as enumerated herein from and after July 14, 2020, and Repealing Ordinance No. 7120.

AGENDA SECTION: Unfinished Business - Bills

CAN THIS ITEM BE RESCHEDULED: Yes

BACKGROUND REVIEW:

The proposed ordinance reinstates the Human Resources Manager at Pay Grade 12 and replaces the Human Resources Generalist position at Pay Grade 10.

This proposed ordinance also changes the Changes the Asst Fire Chief Title to Deputy Fire Chief. The Deputy Fire Chief classification accommodates the Fire Marshal and Chief Medical Officer working titles.

RECOMMENDATION:
The City Manager recommends approval.

ATTACHMENTS:
Draft Ordinance
Human Resources Manager Job Description

INTRODUCED BY: DATE: June 22, 2020

BILL NO. 9408 ORDINANCE NO:

AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER ITS PASSAGE, AND REPEALING ORDINANCE NO. 7120.

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

Section 1. From and after its passage, initially payable July 14, 2020, City employees within the classified service of the City, hereinafter designated, shall receive as compensation for their services such amounts as may be fixed by the City Manager in accordance with Schedule A (Base Pay), included herein, with a salary not less than the lowest amount and not greater than the highest amount set forth in Schedule A, and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations and Civil Service Rules now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

			Steps									
Grade	***Position Title***	***Pay Frequency***	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**
1		Annually	$18,949.81	$19,897.30	$20,892.17	$21,936.78	$23,033.61	$24,185.29	$25,394.56	$26,664.29	$27,997.50	$29,397.38
		Monthly	$1,579.15	$1,658.11	$1,741.01	$1,828.06	$1,919.47	$2,015.44	$2,116.21	$2,222.02	$2,333.13	$2,449.78
		Bi-Weekly	$728.84	$765.28	$803.54	$843.72	$885.91	$930.20	$976.71	$1,025.55	$1,076.83	$1,130.67
		Hourly	$9.1105	$9.5660	$10.0443	$10.5465	$11.0739	$11.6275	$12.2089	$12.8194	$13.4603	$14.1334
2		Annually	$20,844.79	$21,887.03	$22,981.38	$24,130.45	$25,336.98	$26,603.82	$27,934.02	$29,330.72	$30,797.25	$32,337.11
		Monthly	$1,737.07	$1,823.92	$1,915.12	$2,010.87	$2,111.41	$2,216.99	$2,327.83	$2,444.23	$2,566.44	$2,694.76
		Bi-Weekly	$801.72	$841.81	$883.90	$928.09	$974.50	$1,023.22	$1,074.39	$1,128.10	$1,184.51	$1,243.74
		Hourly	$10.0215	$10.5226	$11.0487	$11.6012	$12.1812	$12.7903	$13.4298	$14.1013	$14.8064	$15.5467
3	**Clerk Typist**	Annually	$22,929.27	$24,075.74	$25,279.52	$26,543.50	$27,870.67	$29,264.21	$30,727.42	$32,263.79	$33,876.98	$35,570.83
		Monthly	$1,910.77	$2,006.31	$2,106.63	$2,211.96	$2,322.56	$2,438.68	$2,560.62	$2,688.65	$2,823.08	$2,964.24
		Bi-Weekly	$881.90	$925.99	$972.29	$1,020.90	$1,071.95	$1,125.55	$1,181.82	$1,240.91	$1,302.96	$1,368.11
		Hourly	$11.0237	$11.5749	$12.1536	$12.7613	$13.3994	$14.0693	$14.7728	$15.5114	$16.2870	$17.1014
4	**Parking Attendant**	Annually	$25,222.20	$26,483.31	$27,807.47	$29,197.85	$30,657.74	$32,190.63	$33,800.16	$35,490.17	$37,264.67	$39,127.91
	Police/Fire Cadet	Monthly	$2,101.85	$2,206.94	$2,317.29	$2,433.15	$2,554.81	$2,682.55	$2,816.68	$2,957.51	$3,105.39	$3,260.66
		Bi-Weekly	$970.08	$1,018.59	$1,069.52	$1,122.99	$1,179.14	$1,238.10	$1,300.01	$1,365.01	$1,433.26	$1,504.92
		Hourly	$12.1261	$12.7324	$13.3690	$14.0374	$14.7393	$15.4763	$16.2501	$17.0626	$17.9157	$18.8115
5	**Custodian**	Annually	$27,744.42	$29,131.64	$30,588.22	$32,117.63	$33,723.51	$35,409.69	$37,180.17	$39,039.18	$40,991.14	$43,040.70
		Monthly	$2,312.03	$2,427.64	$2,549.02	$2,676.47	$2,810.29	$2,950.81	$3,098.35	$3,253.27	$3,415.93	$3,586.72
		Bi-Weekly	$1,067.09	$1,120.45	$1,176.47	$1,235.29	$1,297.06	$1,361.91	$1,430.01	$1,501.51	$1,576.58	$1,655.41
		Hourly	$13.3387	$14.0056	$14.7059	$15.4412	$16.2132	$17.0239	$17.8751	$18.7688	$19.7073	$20.6926
6	**Laborer**	Annually	$30,796.30	$32,336.12	$33,952.93	$35,650.57	$37,433.10	$39,304.76	$41,269.99	$43,333.49	$45,500.17	$47,775.18
		Monthly	$2,566.36	$2,694.68	$2,829.41	$2,970.88	$3,119.43	$3,275.40	$3,439.17	$3,611.12	$3,791.68	$3,981.26
		Bi-Weekly	$1,184.47	$1,243.70	$1,305.88	$1,371.18	$1,439.73	$1,511.72	$1,587.31	$1,666.67	$1,750.01	$1,837.51
		Hourly	$14.8059	$15.5462	$16.3235	$17.1397	$17.9967	$18.8965	$19.8413	$20.8334	$21.8751	$22.9688
7	**Advanced Clerk Typist**	Annually	$34,183.90	$35,893.09	$37,687.75	$39,572.13	$41,550.74	$43,628.28	$45,809.69	$48,100.18	$50,505.19	$53,030.45
	Laborer-Light Equipment Operator	Monthly	$2,848.66	$2,991.09	$3,140.65	$3,297.68	$3,462.56	$3,635.69	$3,817.47	$4,008.35	$4,208.77	$4,419.20
		Bi-Weekly	$1,314.77	$1,380.50	$1,449.53	$1,522.01	$1,598.11	$1,678.01	$1,761.91	$1,850.01	$1,942.51	$2,039.63
		Hourly	$16.4346	$17.2563	$18.1191	$19.0251	$19.9763	$20.9751	$22.0239	$23.1251	$24.2813	$25.4954
8	**Administrative Secretary**	Annually	$37,944.13	$39,841.33	$41,833.40	$43,925.07	$46,121.32	$48,427.39	$50,848.76	$53,391.20	$56,060.76	$58,863.79
	Assistant to the Prosecutor	Monthly	$3,162.01	$3,320.11	$3,486.12	$3,660.42	$3,843.44	$4,035.62	$4,237.40	$4,449.27	$4,671.73	$4,905.32
	Court Clerk II	Bi-Weekly	$1,459.39	$1,532.36	$1,608.98	$1,689.43	$1,773.90	$1,862.59	$1,955.72	$2,053.51	$2,156.18	$2,263.99
	Equipment Operator	Hourly	$18.2424	$19.1545	$20.1122	$21.1178	$22.1737	$23.2824	$24.4465	$25.6688	$26.9523	$28.2999
	Account Clerk II											

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

			Steps									
Grade	*Position Title*	*Pay Frequency*	A	B	C	D	E	F	G	H	I	J
9	**Administrative Assistant**	Annually	$42,497.42	$44,622.29	$46,853.41	$49,196.08	$51,655.88	$54,238.68	$56,950.61	$59,798.14	$62,788.05	$65,927.45
	Accounts Payable Specialist	Monthly	$3,541.45	$3,718.52	$3,904.45	$4,099.67	$4,304.66	$4,519.89	$4,745.88	$4,983.18	$5,232.34	$5,493.95
	Dispatcher	Bi-Weekly	$1,634.52	$1,716.24	$1,802.05	$1,892.16	$1,986.76	$2,086.10	$2,190.41	$2,299.93	$2,414.92	$2,535.67
	Executive Secretary to the Director	Hourly	$20.4315	$21.4530	$22.5257	$23.6520	$24.8346	$26.0763	$27.3801	$28.7491	$30.1866	$31.6959
	Executive Secretary to the Police Chief											
	General Maintenance Worker											
	Heavy Equipment Operator											
	Inspector I											
	Mechanic											
	Print Shop Operator											
	Recreation Supervisor I											
	Tree Trimmer											
10	**Accountant**	Annually	$47,597.11	$49,976.97	$52,475.82	$55,099.61	$57,854.59	$60,747.32	$63,784.68	$66,973.92	$70,322.61	$73,838.74
	Crew Leader	Monthly	$3,966.43	$4,164.75	$4,372.98	$4,591.63	$4,821.22	$5,062.28	$5,315.39	$5,581.16	$5,860.22	$6,153.23
	Lead Dispatcher - Supervisor	Bi-Weekly	$1,830.66	$1,922.19	$2,018.30	$2,119.22	$2,225.18	$2,336.44	$2,453.26	$2,575.92	$2,704.72	$2,839.95
	Lead Mechanic	Hourly	$22.8832	$24.0274	$25.2288	$26.4902	$27.8147	$29.2054	$30.6657	$32.1990	$33.8089	$35.4994
	Public Works Parks Inspector											
	Recreation Supervisor II											
	Crime Analyst											
	Lead Inspector											
	Administrative Analyst											
	Human Resources Generalist											
	Budget Analyst-Purchasing Specialist											
	Information Technology Specialist											
11	**Court Administrator**	Annually	$53,308.77	$55,974.20	$58,772.91	$61,711.56	$64,797.14	$68,037.00	$71,438.85	$75,010.79	$78,761.33	$82,699.39
	Fleet Manager	Monthly	$4,442.40	$4,664.52	$4,897.74	$5,142.63	$5,399.76	$5,669.75	$5,953.24	$6,250.90	$6,563.44	$6,891.62
	Forestry Supervisor	Bi-Weekly	$2,050.34	$2,152.85	$2,260.50	$2,373.52	$2,492.20	$2,616.81	$2,747.65	$2,885.03	$3,029.28	$3,180.75
	Golf Manager	Hourly	$25.6292	$26.9107	$28.2562	$29.6690	$31.1525	$32.7101	$34.3456	$36.0629	$37.8660	$39.7593
	Golf Superintendent											
	Multi-Discipline Inspector											
	Project Manager I											
	Financial Analyst											
	Senior Accountant											
	Facilities Manager											
12	**Planning- Zoning Administrator**	Annually	$60,238.91	$63,250.85	$66,413.39	$69,734.06	$73,220.77	$76,881.80	$80,725.89	$84,762.19	$89,000.30	$93,450.31
	Project Manager II	Monthly	$5,019.91	$5,270.90	$5,534.45	$5,811.17	$6,101.73	$6,406.82	$6,727.16	$7,063.52	$7,416.69	$7,787.53
	Sanitation Superintendent	Bi-Weekly	$2,316.88	$2,432.73	$2,554.36	$2,682.08	$2,816.18	$2,956.99	$3,104.84	$3,260.08	$3,423.09	$3,594.24
	Senior Public Works Manager	Hourly	$28.9610	$30.4091	$31.9295	$33.5260	$35.2023	$36.9624	$38.8105	$40.7511	$42.7886	$44.9280
	Street Superintendent											
	Information Technology Manager											
	Senior Building Inspector-Plan Reviewer											
	Human Resources Manager											

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES												
			Steps									
Grade	*Position Title*	*Pay Frequency*	A	B	C	D	E	F	G	H	I	J
13	**Deputy Director of Recreation**	Annually	$68,069.96	$71,473.46	$75,047.13	$78,799.49	$82,739.47	$86,876.44	$91,220.26	$95,781.27	$100,570.34	$105,598.86
	Parks Maintenance Superintendent	Monthly	$5,672.50	$5,956.12	$6,253.93	$6,566.62	$6,894.96	$7,239.70	$7,601.69	$7,981.77	$8,380.86	$8,799.90
	Deputy Dir. of Planning & Dev./Bldg. Commissioner	Bi-Weekly	$2,618.08	$2,748.98	$2,886.43	$3,030.75	$3,182.29	$3,341.40	$3,508.47	$3,683.90	$3,868.09	$4,061.49
		Hourly	$32.7259	$34.3622	$36.0804	$37.8844	$39.7786	$41.7675	$43.8559	$46.0487	$48.3511	$50.7687
14	**Assistant Director of Finance**	Annually	$78,280.46	$82,194.48	$86,304.20	$90,619.42	$95,150.39	$99,907.91	$104,903.30	$110,148.47	$115,655.89	$121,438.68
		Monthly	$6,523.37	$6,849.54	$7,192.02	$7,551.62	$7,929.20	$8,325.66	$8,741.94	$9,179.04	$9,637.99	$10,119.89
		Bi-Weekly	$3,010.79	$3,161.33	$3,319.39	$3,485.36	$3,659.63	$3,842.61	$4,034.74	$4,236.48	$4,448.30	$4,670.72
		Hourly	$37.6348	$39.5166	$41.4924	$43.5670	$45.7454	$48.0326	$50.4343	$52.9560	$55.6038	$58.3840

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED POLICE EMPLOYEES								
			Steps					
Grade	*Position Title*	*Pay Frequency*	A	B	C	D	E	F
P-1	**Police Officer Trainee**	Annually	$51,840.00	$54,432.00	$57,153.60	$60,011.28	$63,011.84	$66,162.44
		Monthly	$4,320.00	$4,536.00	$4,762.80	$5,000.94	$5,250.99	$5,513.54
		Bi-Weekly	$1,993.85	$2,093.54	$2,198.22	$2,308.13	$2,423.53	$2,544.71
		Hourly	$24.9231	$26.1692	$27.4777	$28.8516	$30.2942	$31.8089
P-2	**Police Officer**	Annually	$59,878.00	$62,871.90	$66,015.50	$69,316.27	$72,782.08	$76,421.00
		Monthly	$4,989.83	$5,239.33	$5,501.29	$5,776.36	$6,065.17	$6,368.42
		Bi-Weekly	$2,303.00	$2,418.15	$2,539.06	$2,666.01	$2,799.31	$2,939.27
		Hourly	$28.7875	$30.2269	$31.7382	$33.3251	$34.9914	$36.7409
P-3	**Police Sergeant**	Annually	$73,610.00	$77,290.50	$81,155.03	$85,212.78	$89,473.42	$93,947.09
		Monthly	$6,134.17	$6,440.88	$6,762.92	$7,101.06	$7,456.12	$7,828.92
		Bi-Weekly	$2,831.15	$2,972.71	$3,121.35	$3,277.41	$3,441.29	$3,613.35
		Hourly	$35.3894	$37.1589	$39.0168	$40.9677	$43.0161	$45.1669
P-4	**Police Lieutenant**	Annually	$84,915.00	$89,160.75	$93,618.79	$98,299.73	$103,214.71	
		Monthly	$7,076.25	$7,430.06	$7,801.57	$8,191.64	$8,601.23	
		Bi-Weekly	$3,265.96	$3,429.26	$3,600.72	$3,780.76	$3,969.80	
		Hourly	$40.8245	$42.8657	$45.0090	$47.2595	$49.6225	
P-5	**Police Captain**	Annually	$94,544.00	$99,271.20	$104,234.76	$109,446.50	$114,918.82	
		Monthly	$7,878.67	$8,272.60	$8,686.23	$9,120.54	$9,576.57	
		Bi-Weekly	$3,636.31	$3,818.12	$4,009.03	$4,209.48	$4,419.95	
		Hourly	$45.4538	$47.7265	$50.1129	$52.6185	$55.2494	
P-6	**Deputy Police Chief**	Annually	$103,007.00	$108,157.35	$113,565.22	$119,243.48	$125,205.65	
		Monthly	$8,583.92	$9,013.11	$9,463.77	$9,936.96	$10,433.80	
		Bi-Weekly	$3,961.81	$4,159.90	$4,367.89	$4,586.29	$4,815.60	
		Hourly	$49.5226	$51.9987	$54.5987	$57.3286	$60.1950	

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED FIRE EMPLOYEES								
			Steps					
Grade	*Position*	*Pay Frequency*	A	B	C	D	E	F
F-1	**Paramedic Firefighter**	Annually	$62,909.00	$66,054.45	$69,357.17	$72,825.03	$76,466.28	$80,289.60
		Monthly	$5,242.42	$5,504.54	$5,779.76	$6,068.75	$6,372.19	$6,690.80
		Bi-weekly	$2,419.58	$2,540.56	$2,667.58	$2,800.96	$2,941.01	$3,088.06
		Hourly	$21.6034	$22.6835	$23.8177	$25.0086	$26.2590	$27.5720
F-2	**Paramedic Fire Captain**	Annually	$73,720.00	$77,599.64	$81,683.83	$85,982.98	$90,508.40	$95,272.00
		Monthly	$6,143.33	$6,466.64	$6,806.99	$7,165.25	$7,542.37	$7,939.33
		Bi-weekly	$2,835.38	$2,984.60	$3,141.69	$3,307.04	$3,481.09	$3,664.31
		Hourly	$25.3159	$26.6482	$28.0508	$29.5271	$31.0812	$32.7170
F-3	**Batallion Chief**	Annually	$86,756.00	$91,322.44	$96,128.89	$101,188.30	$106,514.00	
		Monthly	$7,229.67	$7,610.20	$8,010.74	$8,432.36	$8,876.17	
		Bi-weekly	$3,336.77	$3,512.40	$3,697.26	$3,891.86	$4,096.69	
		Hourly	$29.7926	$31.3607	$33.0113	$34.7487	$36.5776	
F-4		Annually	$86,756.00	$91,322.44	$96,128.89	$101,188.30	$106,514.00	
		Monthly	$7,229.67	$7,610.20	$8,010.74	$8,432.36	$8,876.17	
		Bi-weekly	$3,336.77	$3,512.40	$3,697.26	$3,891.86	$4,096.69	
		Hourly	$41.7096	$43.9050	$46.2158	$48.6482	$51.2087	
F-5	**Deputy Fire Chief**	Annually	$98,035.00	$103,194.51	$108,625.80	$114,342.95	$120,361.00	
		Monthly	$8,169.58	$8,599.54	$9,052.15	$9,528.58	$10,030.08	
		Bi-weekly	$3,770.58	$3,969.02	$4,177.92	$4,397.81	$4,629.27	
		Hourly	$47.1322	$49.6127	$52.2239	$54.9726	$57.8659	

Section 2. From and after July 14, 2020, seasonal and part-time employees of the City may be employed at an hourly rate in accordance with the following Schedule B (hourly pay rates for seasonal and part-time employees).

SCHEDULE B - HOURLY PAY RATES FOR SEASONAL AND PART-TIME EMPLOYEES

		Steps									
Grade	*Position Title*	A	B	C	D	E	F	G	H	I	J
P01		$8.7500	$9.1875	$9.6469	$10.1292	$10.6357	$11.1675				
P02	Cashier	$9.0000	$9.4500	$9.9225	$10.4186	$10.9396	$11.4865				
	Control Desk Associate										
	Facility Attendant										
	Child Care Assistant										
	Camp Counselor										
	Golf Course Attendant										
	Park Attendant										
	Youth Job Corps Worker										
P03	Lifeguard	$9.2500	$9.7125	$10.1981	$10.7080	$11.2434	$11.8056				
	Recreation Program Leader										
	Traffic Escort										
P04	Inclusion Counselor	$9.7500	$10.2375	$10.7494	$11.2868	$11.8512	$12.4437				
	Facility Attendant II										
P05	Pool Technician	$10.0000	$10.5000	$11.0250	$11.5763	$12.1551	$12.7628				
P06	Head Lifeguard	$10.5000	$11.0250	$11.5763	$12.1551	$12.7628	$13.4010				
	Swim Instructor										
P07	Asstistant Pool Manager	$12.0000	$12.6000	$13.2300	$13.8915	$14.5861	$15.3154				
	Assistant Camp Director										
	Facility Monitor										
	Intern										
P08	Camp Director	$13.5000	$14.1750	$14.8838	$15.6279	$16.4093	$17.2298				
	Pool Manager										
	Golf Shop Supervisor										
	Recreation Progam Supervisor										

SCHEDULE B - HOURLY PAY RATES FOR SEASONAL AND PART-TIME EMPLOYEES

		Steps									
Grade	***Position Title***	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**
P20	**PT Clerk Typist**	$11.0237	$11.5749	$12.1536	$12.7613	$13.3994	$14.0693	$14.7728	$15.5114	$16.2870	$17.1014
	PT Court Clerk										
P21	**PT Parking Attendant**	$12.1261	$12.7324	$13.3690	$14.0374	$14.7393	$15.4763	$16.2501	$17.0626	$17.9157	$18.8115
	PT Police/Fire Cadet										
P22	**PT Custodian**	$13.3387	$14.0056	$14.7059	$15.4412	$16.2132	$17.0239	$17.8751	$18.7688	$19.7073	$20.6926
P23	**PT Laborer**	$14.8059	$15.5462	$16.3235	$17.1397	$17.9967	$18.8965	$19.8413	$20.8334	$21.8751	$22.9688
P24	**PT Advanced Clerk Typist**	$16.4346	$17.2563	$18.1191	$19.0251	$19.9763	$20.9751	$22.0239	$23.1251	$24.2813	$25.4954
P25	**PT Administrative Secretary**	$18.2424	$19.1545	$20.1122	$21.1178	$22.1737	$23.2824	$24.4465	$25.6688	$26.9523	$28.2999
P26	**PT Dispatcher**	$20.4315	$21.4530	$22.5257	$23.6520	$24.8346	$26.0763	$27.3801	$28.7491	$30.1866	$31.6959
	PT Senior Coordinator										
P27	**PT Paramedic Firefighter**	$21.6034	$22.6835	$23.8177	$25.0086	$26.2590	$27.5720				
P28	**PT Public Works Inspector**	$22.8832	$24.0274	$25.2288	$26.4902	$27.8147	$29.2054	$30.6657	$32.1990	$33.8089	$35.4994
P29	**PT Loop Special Bus. Dist. Coord.**	$25.6292	$26.9107	$28.2562	$29.6690	$31.1525	$32.7101	$34.3456	$36.0629	$37.8660	$39.7593

Section 3. From and after July 14, 2020, City employees in the unclassified service of the City, except as otherwise noted, shall receive as compensation for their services the amounts hereinafter set forth, or where a grade in salary is specified, such amounts as may be fixed by the City Manager within the specified grade in accordance with the following Schedule C (base pay rates for unclassified full-time, part-time, temporary or grant-funded employees) and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

SCHEDULE C - BASE PAY RATES FOR UNCLASSIFIED FULL-TIME, PART-TIME, TEMPORARY OR GRANT-FUNDED EMPLOYEES

			Steps			
Grade	***Position Title***	***Pay Frequency***	**A**	**B**	**C**	**D**
SO4	**Judge of City Court (Substitute)**	Monthly	$260.00			
SO5	**Judge of City Court**	Monthly	$2,462.00	$2,592.00	$2,728.00	$2,872.00
SO6	**Prosecuting City Attorney (Substitute)**	Per Session	$500.00			
SO7	**Prosecuting City Attorney**	Monthly	$3,644.00	$3,836.00	$4,037.00	$4,251.00

			Steps									
Grade	***Position Title***	***Pay Frequency***	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**
9	**Secretary to the City Manager**	Annually	$42,497.42	$44,622.29	$46,853.41	$49,196.08	$51,655.88	$54,238.68	$56,950.61	$59,798.14	$62,788.05	$65,927.45
		Monthly	$3,541.45	$3,718.52	$3,904.45	$4,099.67	$4,304.66	$4,519.89	$4,745.88	$4,983.18	$5,232.34	$5,493.95
		Bi-Weekly	$1,634.52	$1,716.24	$1,802.05	$1,892.16	$1,986.76	$2,086.10	$2,190.41	$2,299.93	$2,414.92	$2,535.67
		Hourly	$20.4315	$21.4530	$22.5257	$23.6520	$24.8346	$26.0763	$27.3801	$28.7491	$30.1866	$31.6959
13	**City Clerk**	Annually	$68,069.96	$71,473.46	$75,047.13	$78,799.49	$82,739.47	$86,876.44	$91,220.26	$95,781.27	$100,570.34	$105,598.86
		Monthly	$5,672.50	$5,956.12	$6,253.93	$6,566.62	$6,894.96	$7,239.70	$7,601.69	$7,981.77	$8,380.86	$8,799.90
		Bi-Weekly	$2,618.08	$2,748.98	$2,886.43	$3,030.75	$3,182.29	$3,341.40	$3,508.47	$3,683.90	$3,868.09	$4,061.49
		Hourly	$32.7259	$34.3622	$36.0804	$37.8844	$39.7786	$41.7675	$43.8559	$46.0487	$48.3511	$50.7687

			Salary Range		
Grade	***Position Title***	***Pay Frequency***	***Minimum***	***Midpoint***	***Maximum***
E-1		Annually	$79,457.00	$97,335.00	$115,213.00
		Monthly	$6,621.42	$8,111.25	$9,601.08
		Bi-weekly	$3,056.04	$3,743.65	$4,431.27
		Hourly	$38.2005	$46.7957	$55.3909
E-2	**Director of Parks, Recreation & Forestry**	Annually	$95,349.00	$116,802.00	$138,255.00
	Director of Planning & Development	Monthly	$7,945.75	$9,733.50	$11,521.25
	Director of Public Works	Bi-weekly	$3,667.27	$4,492.38	$5,317.50
		Hourly	$45.8409	$56.1548	$66.4688
E-3	**Asst. to the City Manager/Dir. of Communications**	Annually	$104,129.00	$131,385.00	$150,987.00
	Asst. to the City Manager/Dir. of Economic Development	Monthly	$8,677.42	$10,948.75	$12,582.25
	Asst. to the City Manager/Dir. of Human Resources	Bi-weekly	$4,004.96	$5,053.27	$5,807.19
	Director of Finance	Hourly	$50.0620	$63.1659	$72.5899
	Fire Chief				
	Police Chief				
E-4	**City Manager**	Annually	$127,558.00	$164,231.00	$191,337.00
		Monthly	$10,629.83	$13,685.92	$15,944.75
		Bi-weekly	$4,906.08	$6,316.58	$7,359.12
		Hourly	$61.3260	$78.9572	$91.9889

Section 4. From and after June 29, 1994, all full-time non-executive, non-administrative or non-professional employees shall be subject to the work week or work cycle and regulations relating to overtime work, except as noted. A listing of executive, administrative, and professionally designated employees or positions shall be issued by the City Manager.

1. Department directors shall not be paid overtime nor receive compensatory time for hours worked in excess of 40 per week.
2. Department directors may grant compensatory time on a straight time basis to their designated executive, administrative, or professional employees for hours worked in excess of 40 hours per week. Such employees are exempt from FLSA provisions.
3. The normal work week for full-time office, field, maintenance, and police personnel, and for police and fire executive and administrative employees, is set at 40 hours per week.
4. Hours worked in excess of 40 hours per week, when authorized in advance by department directors, may be paid at the rate of time and one-half or in lieu thereof, department directors in their discretion may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under FLSA provisions.
5. The average work week of Battalion Chiefs shall be 56 hours. They shall not be compensated for any hours in excess of 56 hours.

Section 5.

A. From and after June 28, 2006, initially payable July 14, 2006, the commissioned Police personnel, in the pay grades shown, shall receive compensation for five years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from the sixth (6th) year through the seventh (7th) year:

In Pay Grade		Monthly Amount
16P	Police Sergeant	$63
18P	Police Lieutenant	67
20P	Police Captain	71

B. From and after June 28, 2006, initially payable July 14, 2006, the commissioned Police personnel, in the pay grades shown, shall receive compensation for seven years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eighth (8th) year through the tenth (10th) year:

In Pay Grade		Monthly Amount
14P	Police Officer	$49
16P	Police Sergeant	123
18P	Police Lieutenant	132
20P	Police Captain	142

C. From and after June 28, 2006, initially payable July 14, 2006, the commissioned Police personnel, in the pay grades shown, shall receive compensation for ten years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eleventh

(11th) year through the fourteenth (14th) year:

In Pay Grade		Monthly Amount
14P	Police Officer	$80

D. From and after June 28, 2006, initially payable July 14, 2006, the commissioned Police personnel, in the pay grades shown, shall receive compensation for fourteen years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the fifteenth (15th) year:

In Pay Grade		Monthly Amount
14P	Police Officer	$92

E. From and after June 28, 2006, initially payable July 14, 2006, Paramedic Fire Captains, Firefighters, and Paramedic Firefighters shall receive compensation for seven (7) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eighth (8th) year through the tenth (10th) year:

In Pay Grade		Monthly Amount
11A	Firefighters	$77
11M	Paramedic Firefighters	77
16M	Paramedic Fire Captains	86

F. From and after June 28, 2006, initially payable July 14, 2006, Firefighters and Paramedic Firefighters shall receive compensation for ten (10) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eleventh (11th) year through the twentieth (20th) year:

In Pay Grade		Monthly Amount
11A	Firefighters	$133
11M	Paramedic Firefighters	133
16M	Paramedic Fire Captains	133

G. The following is only for Firefighters, Paramedic Firefighters, and Paramedic Fire Captains who will be receiving 20 years longevity pay on August 1, 2013, initially payable August 1, 2013, Firefighters, Paramedic Firefighters, and Paramedic Fire Captains shall receive compensation for twenty (20) years consecutive City service, excepting military leave of absence, in their present classification in the following amount, from the twenty-first (21st) year:

In Pay Grade		Monthly Amount
11A	Firefighters	$168
11M	Paramedic Firefighters	168
16M	Paramedic Fire Captains	168

For the purpose of calculating consecutive service in this section, time served in the classifications of Firefighter and Paramedic Firefighter is combined for the same person.

Section 6. From and after June 25, 2008, all full-time employees shall have their hourly rate computed as follows:

1. The hourly rate for all full-time employees, who, according to Section 4, have a set or average work week of 40 hours, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,080.

2 The hourly rate for full-time uniformed Battalion Chiefs of the Fire Department, who, according to Section 4, have an average work week of 56 hours, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,912.

Section 7. Ordinance No. 7120 and all ordinances in conflict herewith are hereby repealed.

Section 8. This ordinance shall take effect and be in force from its passage as provided by law.

PASSED this 13th day of July, 2020.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

_____
CITY ATTORNEY

Title: Human Resources Manager

FLSA Status: Exempt

JOB PURPOSE:

This is a mid-management and professional level position responsible for carrying out the day-to-day responsibilities of human resources for the City. This position performs routine and intermediate level professional, administrative and technical personnel activities. Significant effort is spent on the hiring process, benefit processing, maintenance of personnel files and forms, and reporting. This position exercises significant judgment in the application of routine city personnel rules and regulations, problem solving, and managing and implementing technology solutions in a high workload environment. This position reports directly to the City Manager.

ESSENTIAL FUNCTIONS

This information is intended to be descriptive of the key responsibilities of the position. The list of essential functions below does not identify all duties performed by any single incumbent in the position.

- Manages routine personnel recruitment and hiring activities on approved positions including advertising and posting openings; processing applications; administering exams; maintaining eligibility roster; coordinating and scheduling interviews; participating on certain interview panels; performing background checks and scheduling pre-employment physicals.
- Assists in ensuring all recruitments are conducted in accordance with federal, state and City requirements.
- Performs orientation with new employees, including explanation of benefit plans and processing of all necessary personnel and benefit enrollment forms.
- Serve as staff liaison for the Pension Board and Civil Service Board.
- Maintains employee data in information management system including inputting new employees, processing terminations, salary administration, and periodic employment and benefit changes.
- Processes benefit changes with providers; audits and tracks benefit enrollment and billing.
- Assists in the administration and interpretation of the City's Civil Service Rules and Administrative Regulations and recommends changes to City Manager, as appropriate.
- Responsible for the maintenance of all personnel records and files to comply with federal and state law recognizing the confidentiality of certain records.
- Resolves routine personnel issues and alerts City Manager of any concerns. Conducts exit interviews.

- Independently researches and responds to routine personnel inquiries including employee benefit issues, forms, routine procedure and policy questions, and reference requests.
- Performs tasks associated with processing COBRA, drug testing, workers compensation and unemployment claims, and Equal Employment Opportunity reporting.
- Prepares and/or maintains spreadsheets, reports, presentations, databases, and complex records and files essential to assigned tasks using advanced reporting from the human resources information system.
- Assist with planning training for managers and employees on sexual harassment, family medical leave, performance evaluation and other legal issues to ensure understanding and compliance.
- Research, survey and compile salary, benefits and other related data.
- Draft new and revised job descriptions, letters and forms.
- Coordinate a variety of programs including employee safety, employee recognition, employee communication and newsletters.
- Compiles forms, manuals, invoices and other materials for processing, review or distribution.
- Provides staff support to various employee committees and boards and commissions as assigned.
- Responsible for events such as benefit provider meetings and fairs, wellness screenings, employee holiday luncheon, and assists with other employee event planning.
- May supervise part-time or shared clerical assistance.
- Regular, reliable attendance.
- Performs other related duties and projects as assigned.

QUALIFICATIONS:

- Bachelor's degree from accredited institution in Human Resources, Public Administration or Business Administration or related field. PHR/SPHR preferred.
- At least 5 years progressive HR Experience.
- Experience with benefits administration, recruitment, worker's compensation, employee relations.
- Working knowledge of Microsoft Office Suite, and ability to learn ERP/Payroll software.
- Municipal experience a plus.
- Professional with strong leadership and communication skills.
- Exceptional organizational skills and the drive to follow long-term projects to completion are requisite.

KNOWLEDGE, SKILLS AND ABILITIES:

- Excellent verbal and written communication skills.

- Excellent interpersonal, negotiation, and conflict resolution skills.
- Excellent organizational skills and attention to detail.
- Strong analytical and problem-solving skills.
- Ability to prioritize tasks and to delegate them when appropriate.
- Ability to act with integrity, professionalism, and confidentiality.
- Thorough knowledge of employment-related laws and regulations.
- Proficient with Microsoft Office Suite or related software.
- Proficiency with or the ability to quickly learn the organizations HRIS and talent management systems.

OVERALL PHYSICAL STRENGTH DEMANDS:

-Physical strength for this position is indicated below with "X"-				
Sedentary	Light **X**	Medium	Heavy	Very Heavy
Exerting up to 10 lbs. occasionally or negligible weights frequently; sitting most of the time.	Exerting up to 20 lbs. occasionally, 10 lbs. frequently, or negligible amounts regularly OR requires walking or standing to a significant degree.	Exerting 20-50 lbs. occasionally, 10-25 lbs. frequently, or up to 10 lbs. regularly.	Exerting 50-100 lbs. occasionally, 10-25 lbs. frequently, or up to 10-20 lbs. regularly.	Exerting over 100 lbs. occasionally, 50-100 lbs. frequently, or up to 20-50 lbs. regularly.

WORK ENVIRONMENT:

C	F	O	R	N
Regularly	Frequently	Occasionally	Rarely	Never
Over 70%	41% to 70%	16% to 40%	Up to 15%	0%

-Physical Demand-	-Frequency-
Sitting	C
Talking	F
Hearing	C
Feeling attributes of objects (e.g., determining size, shape, temperature, or texture by touching with fingertips)	O
Grasping	F
Pushing	R
Standing	O
Walking	O
Driving	O
Reaching with hands/arms	O
Stooping, kneeling, crouching, crawling	R
Climbing or balancing	R
Repetitive wrist, and or finger movement	C

Moving up and down from/to sitting position on the floor	R
Physical support and care of children (e.g. diapering, feeding, positioning, etc.)	N

ENVIRONMENTAL CONDITIONS:

C Regularly Over 70%	F Frequently 41% to 70%	O Occasionally 16% to 40%	R Rarely Up to 15%	N Never 0%

-Environmental Condition-	-Frequency-
Work in confined spaces (crawl spaces, shafts, pipelines)	N
Wet, humid conditions (non-weather)	N
Varying, inclement outdoor weather conditions	R
Vibration	N
Work in hazardous traffic conditions (does not include regular traffic commute)	N
Extreme cold (non-weather; 1 hour)	N
Extreme heat (non-weather; >100 deg. F for > 1 hour)	N
Subject to oils (mechanical or food)	N
Required to wear a respirator	N
Fumes or airborne particles	N
Work near moving mechanical parts	N
Work in high, dangerous places	N
Risk of electrical shock	N
Potentially hazardous bodily fluids	N
Potentially hazardous or cancer-causing agents or chemicals	N

VISUAL ACTIVITIES:

-Activity-	-Usually Required-
Clarity of vision at 20 feet or more.	No
Clarity of vision at 20 inches or less.	Yes
Three-dimensional vision- ability to judge distance and space relationships.	No
Precise hand-eye coordination.	No
Ability to identify and distinguish colors.	Yes

NOISE EXPOSURE:

-Level-	-Indicator-
Very quiet	
Quiet	
Moderate noises (i.e., an office with conversations, photocopiers, and/or computer printers.)	X
Loud noise	
Very loud noise	

Description of loud or very loud noise:

SIGNATURE – REVIEW AND COMMENTS:

I have reviewed this description and understand the requirements and responsibilities of the position.

	_____ Signature of Employee	_____ Date
_____ Job Title of Supervisor	_____ Signature of Supervisor	_____ Date
_____ Job Title of Department Head	_____ Signature of Department Head	_____ Date

Comments: _____

_____

_____

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. They are not intended to be an exhaustive list of all responsibilities, duties, and skills required. This description is subject to modification as the needs and requirements of the position change.

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Plan Concept for the proposed Tru Hotel development at the property commonly known as 711 Kingsland Avenue.

AGENDA SECTION: New Business - Resolution

COUNCIL ACTION: Passage of Resolution

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Plan Commission recommended approval of the proposed Preliminary Plan concept at their May 27, 2020 meeting. City Council is also considering a proposed map amendment to rezone the property to PD-C Planned Commercial district. This agenda item requires consideration of a resolution approving the plan concept at City Council. The approval of the resolution is the first action to accommodate the proposed development which will also require Final Plan approval at a future date.

RECOMMENDATION:
City Manager concurs with the Planning Commission and recommends approval.

Attachments:
1: Transmittal Letter from Plan Commission
2: City Manager Memo
3: Resolution with Attachments

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

May 27, 2020

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

RE: Preliminary Plan Approval – 711 Kingsland Avenue (PC 20-06)

Dear Ms. Reese,

At a scheduled meeting on May 27, 2020 at 6:30 pm via videoconference, the Plan Commission considered the application by Tristar Companies, LLC to approve a resolution for "Preliminary Plan" approval of their proposed Tru Hotel mixed use development proposal.

By a vote of 5 to 0, the Plan Commission recommended approval of said resolution to approve Tristar Companies, LLC's "Preliminary Plan" for their proposed Tru Hotel planned development proposal.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission

Department of Planning and Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Gregory Rose, City Manager

FROM: Clifford Cross, Director of Planning & Development

DATE: July 9, 2020

SUBJECT: Tru Hotel Preliminary Plan Approval

CC: John Mulligan, City Attorney

At an upcoming City Council meeting, members will be asked to consider a resolution approving the Preliminary Plan concept for the property commonly known as 711 Kingsland Avenue. Specifically, the applicant is proposing the demolition, of the Delmar Building, and the construction of a new 50,401 square foot 108 room Tru-Hotel in its place. The Harvard Building would remain and be renovated to provide approximately 13,942 square feet of rentable office area. The site would contain 75 new on-site parking spaces.

The Plan Commission reviewed this proposal at a Plan Commission work session and officially considered this request during their May 27, 2020 meeting. During their May 27, 2020 meeting they recommended approval of the proposed Preliminary Plan by a unanimous 5-0 vote. The Historic Preservation Commission also considered this request and recommended denial of the demolition of the building and the proposed design. In addition, the Traffic Commission considered this request on June 10, 2020 and recommended approval of the traffic/parking study as presented with a concern pertaining to the parking allocations between the hotel and office uses and how they could impact City parking lot four. They advised the City Council to take that into consideration as part of their review and formal action pertaining to the Preliminary Plan request.

Staff is continuing to work with the developer to advise that an agreement would need to be in place to allow for offsite parking on City Lot four. The proposed resolution conditions preliminary plan approval contingent upon a long-term lease agreement between the City and applicant prior to Final Plan submittal.

Attachments:
1. Resolution

RESOLUTION 2020-7

WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified, and authorizing the preparation of the final development plan. Section 400.760 of the Zoning Code requires that the permitted land uses and developments be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Commercial Use District.

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

The City Council hereby authorizes the preparation of a final development plan for a development plan at 711 Kingsland Avenue, to be known as "Tru Hotel". The proposed structures shall be developed with the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as "Exhibit A" to this Resolution. The footprint and general layout are subject to the plans dated 11.18.2019 and the architectural components are subject to the plans dated 02.03.2020. The height and mass shall be restricted to that shown on the preliminary development plan.

2. The land uses and developments shall comply with the Zoning Map amendment ordinance for 711 Kingsland Avenue, Ordinance No. _____, simultaneously approved.

3. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.

4. A detailed landscape plan shall be submitted to the Director of Planning & Development for approval, in conjunction with a review by the City Forestry Supervisor.

5. A detailed construction traffic control and parking plan should be submitted to the Director of Planning & Development for approval. Said plan shall set forth details pertaining to worker and resident parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to the issuance of a building permit. It shall be the applicant's responsibility to obtain those approvals in written form in a timely manner prior to issuance of the building permit.

6. A Lot Consolidation shall be completed and Final Plat Recorded Prior to issuance of building permits.

7. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

PASSED and RESOLVED this _____ day of July, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

“Exhibit A”

(Tru Hotel Concept Plans)

EXISTING
BUILDING

KINGSLAND AVENUE

MECHANICAL / ELECTRICAL
PBX
MEN STORAGE
LAUNDRY
ELEV. ROOM
WOMEN RESTROOM
MEN RESTROOM
STORAGE
EMPLOYEE BREAKROOM
FITNESS
PANTRY
MECHANICAL ROOM
OPEN OFFICE
GENERAL MANAGER
BREAKFAST
PLAY
FAT DRINK ZONE
COMMAND CENTER
LOUNGE
VESTIBULE
WORK ZONE

26
4
7
11

SITE PLAN

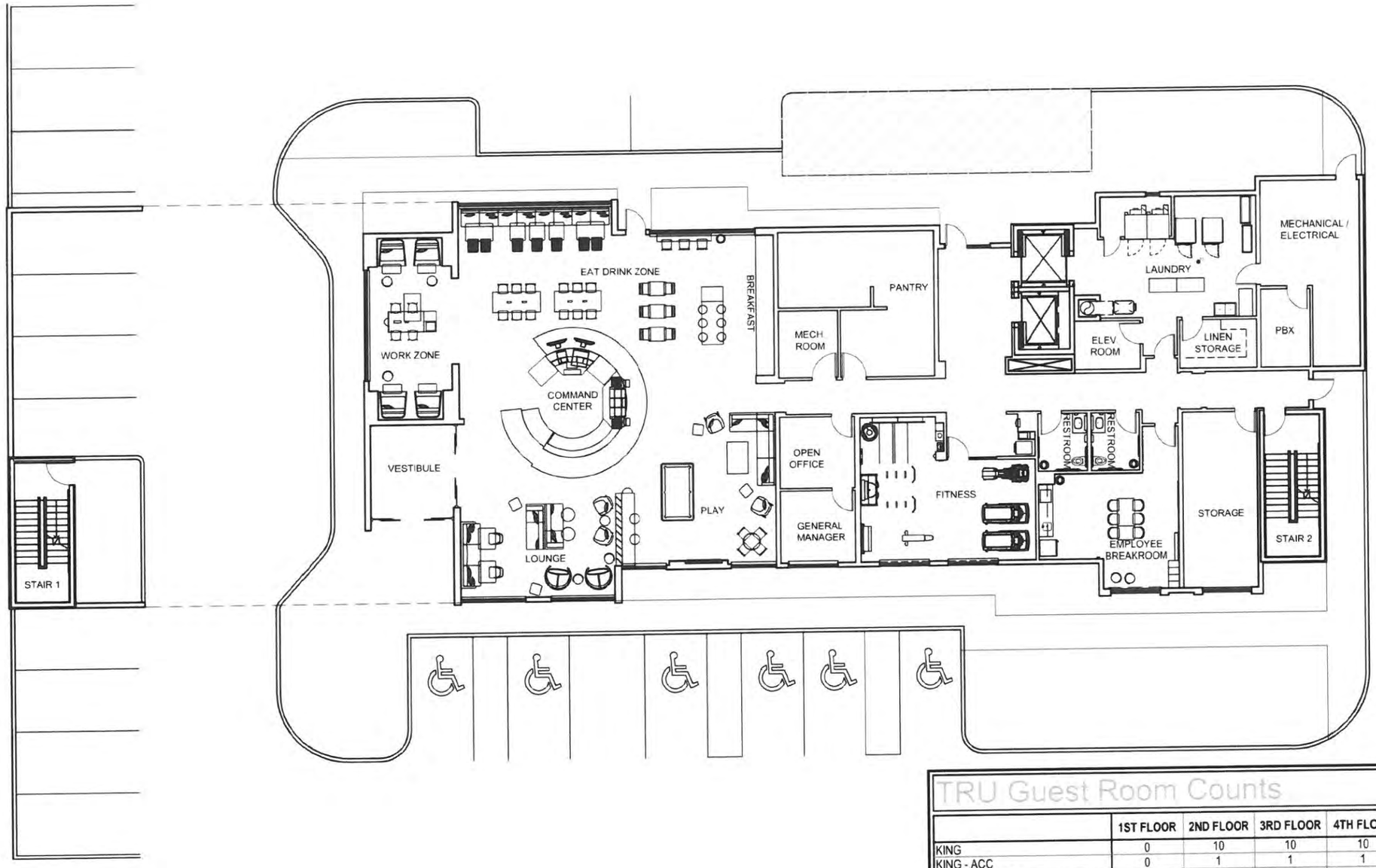
Scale: 1" = 30' - 0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130

TRISTAR PROPERTIES
gray

119192.00
11.18.2019



TRU Guest Room Counts

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	10	10	10	10	**40**
KING - ACC	0	1	1	1	1	**4**
DOUBLE QUEEN	0	15	15	15	15	**60**
DOUBLE QUEEN - ACC	0	1	1	1	1	**4**
AREA CALCULATION	7,645 SF	10,689 SF	10,689 SF	10,689 SF	10,689 SF	50,401 SF
TOTAL	**0**	**27**	**27**	**27**	**27**	**108 KEYS**
APPROX FINISHED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	

TRISTAR PROPERTIES gray

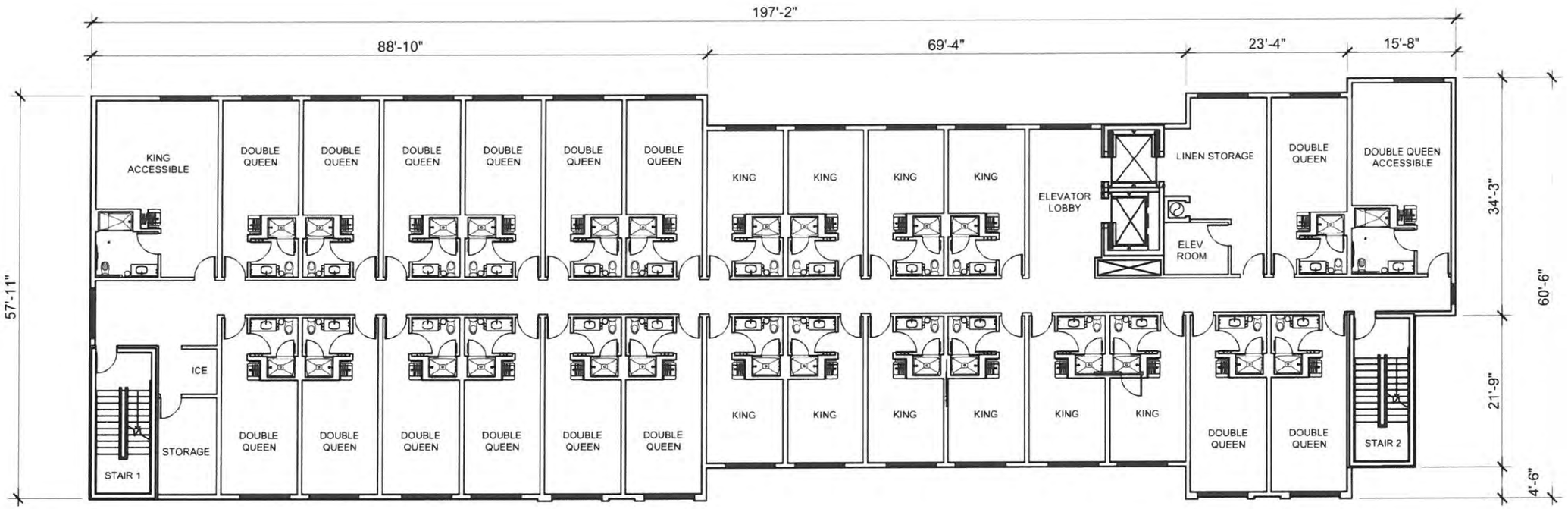
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130

119192.00
11.18.2019



TRU Guest Room Counts						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	10	10	10	10	**40**
KING - ACC	0	1	1	1	1	**4**
DOUBLE QUEEN	0	15	15	15	15	**60**
DOUBLE QUEEN - ACC	0	1	1	1	1	**4**
AREA CALCULATION	7,645 SF	10,689 SF	10,689 SF	10,689 SF	10,689 SF	50,401 SF
TOTAL	**0**	**27**	**27**	**27**	**27**	**108 KEYS**
APPROX FINISHED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	

UPPER FLOOR PLAN

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130

119192.00
11.18.2019

EXTERIOR ELEVATION - OPTION 1

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130

TRISTAR PROPERTIES gray

19192.00
02.03.2020

EXTERIOR ELEVATION - OPTION 2

SCALE: 1/16" =1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130

TRISTAR PROPERTIES gray

19192.00
02.03.2020

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: A Resolution Setting a Public Hearing date to Consider a Petition to Establish the Markets at Olive Community Improvement District.

AGENDA SECTION: New Business - Resolutions

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

U. City, L.L.C. submitted a Petition to the City seeking the creation of the Markets at Olive Community Improvement District in connection with the redevelopment of RPA 1 of the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Area. The proposed District includes 2.22 acres, all owned by U. City, L.L.C. The City anticipates that U. City, L.L.C. will seek to expand the District after it acquires additional property within RPA 1.
The Community Improvement District Act requires that the City Council hold a public hearing before considering approval of the Petition. This Resolution sets the public hearing for August 10, 2020, at 6:30 p.m.

RECOMMENDATION:
City Manager recommends approval

Attachments:
Resolution 2020-8

RESOLUTION NO. 2020-8

A RESOLUTION SETTING A PUBLIC HEARING DATE TO CONSIDER A PETITION TO ESTABLISH THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, on July 8, 2020, U City, L.L.C. submitted an Amended and Restated Petition to Establish a Community Improvement District (the "Petition") to the City, requesting that the City establish The Markets at Olive Community Improvement District (the "District") in accordance with the terms of the Petition and the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act"); and

WHEREAS, in accordance with Section 67.1421.3 of the CID Act, the City Clerk has verified that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, prior to considering approval of the Petition, Section 67.1431 of the CID Act requires that the City Council hold a duly-noticed public hearing regarding the Petition, at which all interested parties shall be given the opportunity to be heard;

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

Section 1. A public hearing regarding the Petition shall be held at 6:30 p.m. on August 10, 2020 in the Council Chambers or, if the City Council meeting scheduled for the same day is held virtually by video conference, then the public hearing may also be held virtually by video conference in the same manner as the City Council meeting. City staff is hereby directed and authorized to cause appropriate notice of the public hearing to be provided in accordance with the CID Act.

Section 2. This Resolution shall be in full force and effect from and after its adoption by the City Council.

PASSED and RESOLVED this _____ day of July, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: An Ordinance Amending Section 215.720 of the Municipal Code of the City of University City, Missouri, Relating to Obstructing Public Places.

AGENDA SECTION: New Business - Bills

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

This Bill adds language to Municipal Code Section 215.720 clarifying that in order for there to be a violation a person must knowingly and actually obstruct a public place and knowingly fail or refuse to obey an order of a law enforcement officer to move on or disperse.

RECOMMENDATION:
City Manager recommends approval

Attachments:
Bill NO. 9409

INTRODUCED BY: DATE: July 13, 2020

BILL NO. 9409 **ORDINANCE NO.**

AN ORDINANCE AMENDING SECTION 215.720 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO OBSTRUCTING PUBLIC PLACES.

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

Section 1. Section 215.720 of the Municipal Code of the City of University City, Missouri, relating to obstructing public places, is hereby amended, so that Section 215.720, as so amended, shall read as follows:

Section 215.720. Obstructing Public Places.

A. Definition. The following term shall be defined as follows:

PUBLIC PLACE -- Any place to which the general public has access and a right of resort for business, entertainment or other lawful purpose, but does not necessarily mean a place devoted solely to the uses of the public. It shall also include the front or immediate area of any store, shop, restaurant, tavern or other place of business and also public grounds, areas or parks.

B. It shall be unlawful for any person to stand or remain idle either alone or in consort with others in a public place in such manner so as to knowingly and actually:

1. Obstruct any public street, public highway, public sidewalk or any other public place or building by hindering or impeding the free and uninterrupted passage of vehicles, traffic or pedestrians;

2. Commit in or upon any public street, public highway, public sidewalk or any other public place or building any act or thing which is an obstruction or interference to the free and uninterrupted use of property or with any business lawfully conducted by anyone in or upon or facing or fronting on any such public street, public highway, public sidewalk, or any other public place or building, all of which prevents the free and uninterrupted ingress, egress and regress, therein, thereon and thereto;

3. Obstruct the entrance to any business establishment, without so doing for some lawful purpose, if contrary to the expressed wish of the owner, lessee, managing agent or person in control or charge of the building or premises.

C. When any person causes or commits any of the conditions in this Section, a Police Officer or any Law Enforcement Officer shall order that person to stop causing or committing such conditions and to move on or disperse. Any person who knowingly fails or refuses to obey such orders shall be guilty of a violation of this Section.

Section 2. This Ordinance shall take effect and be in force after its passage as provided by law.

PASSED and ADOPTED THIS___ DAY OF _____ 2020.

_____
MAYOR

(Seal)

ATTEST:

_____
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

_____
CITY ATTORNEY

Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: An Ordinance Approving an Amended and Restated Petition to Establish a Community Improvement District; Establishing the Markets at Olive Community Improvement District as a Political Subdivision of the State of Missouri; Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District; and Approving a District Project Agreement in Connection Therewith.

AGENDA SECTION: New Business - Bills

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW:

U. City, L.L.C. submitted a Petition to the City seeking the creation of the Markets at Olive Community Improvement District in connection with the redevelopment of RPA 1 of the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Area. The proposed District includes 2.22 acres, all owned by U. City, L.L.C. The City anticipates that U. City, L.L.C. will seek to expand the District after it acquires additional property within RPA 1.

This Ordinance approves the Petition and creates the District. This Ordinance also appoints the initial Board of Directors of the District and approves the form of a District Project Agreement governing the activities of the District, as contemplated by the Redevelopment Agreement among the City, U. City, L.L.C. and U. City TIF Corporation.

RECOMMENDATION:
City Manager recommends approval

Attachments:
Bill NO. 9409 Bill No. 9410, including Exhibit A (Amended and Restated Petition to Establish a Community Improvement District) and Exhibit B (District Project Agreement).

INTRODUCED BY: _____ **DATE: _____**

BILL NO. 9410 **ORDINANCE NO. _____**

AN ORDINANCE APPROVING AN AMENDED AND RESTATED PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT; AND APPROVING A DISTRICT PROJECT AGREEMENT IN CONNECTION THEREWITH.

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act") authorize the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, an "Amended and Restated Petition to Establish a Community Improvement District," a copy of which is attached as **Exhibit A** hereto (the "CID Petition"), was filed with the City Clerk on July 8, 2020 in accordance with Section 67.1421.1 of the CID Act, requesting the formation of The Markets at Olive Community Improvement District (the "District") on approximately 2.22 acres of property located northwest of the intersection of Olive Boulevard and McKnight Road/Woodson Road (and consisting of the property addresses of 8601, 8637 and 8643 Olive Boulevard); and

WHEREAS, the City Clerk verified that the CID Petition complied with the CID Act; and

WHEREAS, the City Council held a duly-noticed public hearing on August 10, 2020, at which all persons interested in the formation of the District were allowed an opportunity to speak and at which time the City Council heard all protests and received all endorsements; and

WHEREAS, the City Council finds that notice of the formation of the District has been duly given and the public hearing thereon has been held in which all reasonable protests, objections and endorsements have been heard, all in accordance with Section 67.1431 of the CID Act; and

WHEREAS, the City Council further finds that the petition to form the District is proper in that it meets all of the requirements of Section 67.1421 of the CID Act; and

WHEREAS, the Redevelopment Agreement dated as of June 13 ,2019 among the City, U. City, L.L.C. and U. City TIF Corporation (as amended, the "Redevelopment Agreement") relating to the real property within the District contemplates the formation of the District and the execution of a District Project Agreement concerning the activities of the District; and

WHEREAS, the form of District Project Agreement among the City, the District, U. City, L.L.C. and U. City TIF Corporation, in substantially the form of **Exhibit B** hereto (the "District Project Agreement"), is intended to be the District Project Agreement contemplated by the Redevelopment Agreement;

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

Section 1. The Markets at Olive Community Improvement District is hereby created within the City as a political subdivision of the State of Missouri having the powers and purposes set forth in the CID Petition. The District shall include the contiguous tracts of real estate described in **Exhibit A** of the CID Petition. Subject to further approvals by the District and its qualified voters, the District is authorized to impose a sales tax, as described in the CID Petition.

Section 2. The term of the existence of the District shall begin on the effective date of this Ordinance. The District shall commence the procedures for terminating the District under the CID Act upon the earlier of (a) the redemption in full of all of the obligations issued to finance or refinance the CID Project described in the CID Petition in accordance with the CID Act or (b) fifty (50) years from the effective date of this Ordinance.

Section 3. The District shall be governed by a board of directors consisting of five (5) members hereafter appointed by the Mayor with the consent of the City Council in accordance with the CID Act, subject to the qualifications set forth in the CID Petition. The initial members of the District's board of directors are hereby appointed as follows:

Name	**Initial Term**
Gregory Rose	4 years
Jonathan Brown	4 years
Keith Cole	2 years
Michael Koch	2 years
Diana Schaefer_____	2 years

Successor members of the District's board of directors shall be appointed for four-year terms.

Section 4. The City Council, by adoption of Ordinance No. 7104, found and determined that the real property located in the District is a "blighted area" within the meaning of Section 99.805(1) of the Revised Statutes of Missouri. Accordingly, the District is also a "blighted area" under Section 67.1401.2(3)(b) of the CID Act.

Section 5. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the CID Act.

Section 6. The City Council finds and determines that it is necessary and desirable to enter into the District Project Agreement. The City Manager is hereby authorized and directed to execute the District Project Agreement on behalf of the City. The City Clerk is hereby authorized and directed to attest to the District Project Agreement and to affix the seal of the City thereto. The District Project Agreement shall be in substantially the form attached as **Exhibit B** hereto, which District Project Agreement is hereby approved by the City Council, with such changes therein as shall be approved by the officers of the City executing the same. Notwithstanding anything to the contrary in the Redevelopment Agreement or Ordinance No. 7108, the form of District Project Agreement attached hereto as **Exhibit B** is intended to be the form of District Project Agreement contemplated by the Redevelopment Agreement.

Section 7. The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this

Ordinance and to make ministerial alterations, changes or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution of such action shall be conclusive evidence of such necessity or advisability. All actions taken to date by the officers of the City with respect to the CID Petition and the District, including, without limitation, the provision of notices for the public hearing regarding the creation of the District, are hereby ratified.

Section 8. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

PASSED and APPROVED THIS _____ DAY OF AUGUST, 2020.

_____
MAYOR

(Seal)

ATTEST:

_____
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

_____
CITY ATTORNEY

EXHIBIT A

CID PETITION

[On file in the Office of the City Clerk]

EXHIBIT B

DISTRICT PROJECT AGREEMENT

[On file in the Office of the City Clerk]

AMENDED AND RESTATED PETITION
TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT

To the City of University City, Missouri:

The undersigned petitioner (***"Petitioner"***) is the owner or representative of the owner of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter described community improvement district, and (b) per capita of all owners of real property within the hereinafter described community improvement district. Petitioner hereby petitions and requests that the City of University City, Missouri (the ***"City"***), establish a community improvement district as described herein, to be known as the **THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT** (the ***"District"***), pursuant to the authority of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the ***"CID Act"***).

1. The proposed District is contiguous and located entirely within the City.

2. A legal description of the proposed District is set forth in **Exhibit A**, attached hereto and incorporated herein by reference. Maps illustrating the boundaries of the proposed District are set forth in **Exhibit B**, attached hereto and incorporated herein by reference. The Petitioner anticipates expanding the boundaries of the District, in accordance with Section 67.1441 of the CID Act, to include all the property in RPA 1 (as defined in the Redevelopment Agreement (as defined below)) as and when the Petitioner acquires such property.

3. The name of the proposed District is "The Markets at Olive Community Improvement District."

4. The proposed District consists of approximately 2.22 acres and all real property located within the proposed District has a total current assessed value of approximately $837,440.

5. Petitioner represents 100% per capita of all owners of the real property located within the boundaries of the proposed District, and 100% of all real property within the boundaries of the proposed District by assessed value, as more particularly described in the Petitioner's signature block to this Amended and Restated Petition to Establish a Community Improvement District (this ***"Petition"***) and as set forth in the table below.

Owner	**Situs Address**	**Locator No.**	**Acres**	**Assessed Value**
U City, L.L.C.	8601 Olive Blvd. St. Louis, MO 63132	17K430258	1.47	$603,420
U City, L.L.C.	8637 Olive Blvd. St. Louis, MO 63132	17K430247	.32	$92,320
U City, L.L.C.	8643 Olive Blvd. St. Louis, MO 63132	17K430236	.43	$141,700
Totals:			**2.22 Acres**	**$837,440**

6. The proposed District shall be formed as a political subdivision governed by a board of directors composed of five (5) directors appointed by the Mayor of the City, with the consent of the governing body of the City (the "***City Council***"). Each director shall, during his or her term, meet the qualifications of Section 67.1451.2(1)-(2) of the CID Act and shall be an owner of real

property in the proposed District or its authorized representative. The failure of the board to meet the preceding requirements shall not affect the board's authority to hold meetings, exercise any of the District's powers, or take any action otherwise lawful. In addition, from and after the date of creation of the District, two of the five directors on the proposed District's board of directors shall be City representatives and the Petitioner hereby authorizes such City representatives to be deemed as its authorized representatives for purposes of meeting the qualifications of this Section. Successor directors shall be appointed in the same manner as the initial board of directors. Successor directors shall serve for a term of four years.

7. The Petitioner hereby requests that the Mayor, with the consent of the City Council, appoint the following initial directors to the District's board of directors with the respective terms of office as set forth in the table below, or such other initial directors as determined by the Mayor and set forth in the City's ordinance approving the establishment of the proposed District.

Name	**Initial Term**
Gregory Rose (City representative)	4 years
Jonathan Brown (Petitioner representative)	4 years
Keith Cole (City representative)	2 years
Michael Koch (Petitioner representative)	2 years
Diana Schaefer (Petitioner representative)	2 years

In the event, for any reason, a director is not able to serve his or her full term ("***Existing Director***"), any vacancy to the board of directors of the District shall be filled by the remaining directors, who shall elect an interim director ("***Interim Director***") to fill the vacancy for the unexpired term. If applicable at the time of election, any Interim Director shall be of the same type and from the same category as the Existing Director.

8. Petitioner is seeking a determination that the proposed District is a "blighted area" pursuant to Section 67.1401.2(3)(b) of the CID Act, because the proposed District is located in an area qualifies as a "blighted area" pursuant to Missouri law sections 99.800 to 99.865, and the use of District revenues are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose. The factors that support a blighting are described in the Redevelopment Plan attached as Exhibit A to Ordinance No. 7104 and incorporated herein by reference.

9. The proposed District shall not be permitted to issue any tax-exempt debt obligations without the prior written consent of the City. Petitioner does not seek any other limitations on the borrowing capacity of the proposed District.

10. The District shall have all powers and authority provided in the CID Act to borrow funds in order to complete the project and to provide services and complete such improvements as are necessary and desirable to the District, all as further set forth in and contemplated by that certain Redevelopment Agreement dated as of June 13, 2019 by and among the City, U. City, L.L.C., and U City TIF Corporation, as amended (the ***"Redevelopment Agreement"***). The District shall have the authority, as set forth above, to levy the CID Sales Tax, the Hotel Special Assessment and Other Special Assessment, each as further described below, in order to generate revenue for the District. Petitioner does not seek limitations on the revenue generation or borrowing capacity of the proposed District, except as otherwise provided in this Petition.

11. The proposed District shall have all powers provided in the CID Act, except as otherwise provided in this Petition.

12. The proposed District shall be authorized, upon approval by the qualified voters of the proposed District, to impose a sales and use tax (the ***"CID Sales Tax"***) at a rate of up to one percent (1%) on all eligible retail sales made in the proposed District in accordance with Section 67.1545 of the CID Act, for a period not to exceed the life of the District.

13. Upon the proposed District's board of directors approving a proper special assessment petition submitted in accordance with the CID Act and only if a hotel is to be opened within the District, the proposed District shall be authorized to impose a special assessment on the real property located in the proposed District (the ***"Hotel Special Assessment"***) in accordance with Section 67.1521 of the CID Act, for a period not to exceed the life of the District, for the purpose of providing revenue for the District to provide certain services and assistance all within the purview of Section 67.1461 of the CID Act, which includes the demolition, construction, reconstruction, installation, repair, maintenance, and equipment of various public improvements all within the boundaries of the District and, within the blighted area of the District, various private improvements. Notwithstanding anything herein to the contrary, the Hotel Special Assessment, if any, shall in no event be levied for a period exceeding the life of the District. The Hotel Special Assessment, if any, will be based upon a formula determined by the proposed District's board of directors to be compliant with the requirements of the CID Act and other applicable law, and levied against applicable users of the District in an amount equal to, and not to exceed, $5.00 per occupied hotel room per night. The method for allocating Hotel Special Assessment may be any reasonable method which results in imposing assessments upon real property benefitted in relation to the benefit conferred upon each applicable user and the cost to provide such benefit, all as permitted under the CID Act.

14. Upon the proposed District's board of directors approving a proper special assessment petition submitted in accordance with the CID Act, the proposed District shall be authorized to impose a special assessment on the real property located in the proposed District (the ***"Other Special Assessment"***) in accordance with Section 67.1521 of the CID Act, for a period to expire concurrently with the termination of any abatement of general ad valorem real property taxes approved by the City in the development agreement to be entered into pursuant to the Redevelopment Agreement and in accordance with The Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended, for the purpose of providing revenue for the District to provide certain services and assistance all within the purview of § 67.1461 of the CID Act, which includes the demolition, construction, reconstruction, installation, repair, maintenance, and equipment of various public improvements all within the boundaries of the District and, within the blighted area of the District, various private improvements; and, in connection therewith, the Board shall have the power to establish from time to time reasonable property classifications within the District that result in imposing assessments against real property benefited in relation to the benefit conferred upon each respective parcel or platted lot and the cost to provide such benefit District. Notwithstanding anything herein to the contrary, the Other Special Assessment, if any, shall in no event be levied for a period exceeding the life of the District. The Other Special Assessment, if any, will be based upon a formula determined by the proposed District's board of directors to be compliant with the requirements of the CID Act and other applicable law, including, without limitation, a formula based upon per square foot of property, per square foot of improvement, or any other reasonable method determined unit of measure with the maximum amount not to exceed the aggregate assessments against the real property that would have been derived from such real property in the absence of approval of tax abatement. The method for allocating the Other Special Assessment may be any reasonable

method which results in imposing assessments upon real property benefitted in relation to the benefit conferred upon each respective tract, lot or parcel of real property and the cost to provide such benefit, all as permitted under the CID Act.

15. Notwithstanding anything in the CID Act or this Petition to the contrary, the proposed District shall have no power to levy real property taxes or business license taxes and, therefore, the maximum rates of real property taxes and business license taxes proposed in this Petition are zero.

16. A five-year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred (collectively, the ***"CID Project"***) is set forth on **Exhibit C**, attached hereto and incorporated herein by reference. It is anticipated that the proposed District will use the moneys received from the imposition of the CID Sales Tax, the Hotel Special Assessment and Other Special Assessment to finance and reimburse those eligible CID Project costs incurred on its behalf.

17. The estimated cost of the CID Project is $42,051,103 (excluding Costs of Issuance[1], if any, and the proposed District's administrative fees and expenses including, but not limited to, fees and costs related to the proposed District's formation, planning consultants, advisors, auditors and legal counsel), as more particularly described in **Exhibit C**, attached hereto and incorporated herein by reference.

18. The proposed District's board of directors shall commence the procedures provided in the CID Act for the termination of the proposed District upon the earlier to occur of (i) all of the proposed District's obligations used to finance and reimburse all of the eligible CID Project costs incurred within the boundaries of the proposed District having been fully redeemed in accordance with the terms of the CID Act, or (b) 50 years from the effective date of the City's ordinance approving the establishment of the proposed District. For the purposes of the CID Act, this paragraph constitutes the proposed length or time for the existence of the proposed District.

19. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

20. Each of the exhibits to this Petition are incorporated herein and made a part of this Petition by reference.

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[1] ***"Costs of Issuance"*** shall mean all costs reasonably incurred by the proposed District in furtherance of the issuance of any bonds or notes, singly or in series, issued by or on behalf of the proposed District pursuant to the CID Act, if any, including but not limited to the fees and expenses of financial advisors, municipal advisors and consultants, the proposed District's attorneys (including issuer's counsel and special tax counsel), underwriters' discounts and fees, the costs of printing any obligations of the proposed District and any official statements relating thereto, the costs, if any, of credit enhancement, capitalized interest, debt service reserves and the fees of any rating agency rating any obligations of the proposed District.

21. **Notice to Petitioner:**

The signature of the signer of this Petition may not be withdrawn later than seven days after this Petition is filed with the City Clerk of the City.

22. Petitioner respectfully requests that the City Council hold a public hearing in accordance with Section 67.1431 of the CID Act to consider this Petition and adopt an ordinance to establish the District as set forth in this petition and in accordance with the CID Act.

Dated this 8th day of July, 2020.

PETITIONER:

NAME OF OWNER:	U. City, L.L.C.
TELEPHONE NUMBER:	(314) 968-0842
MAILING ADDRESS:	c/o Jonathan Browne 20 Allen Avenue, Suite 400 Webster Groves, MO 63119
NAME OF SIGNER AND BASIS OF LEGAL AUTHORITY TO SIGN:	Jonathan Browne, as Manager
SIGNER'S TELEPHONE NUMBER:	(314) 968-0842
SIGNER'S MAILING ADDRESS:	20 Allen Avenue, Suite 400 Webster Groves, MO 63119
TYPE OF ENTITY:	Missouri limited liability company
MAP:	See **Exhibit B**
PARCEL IDENTIFICATION NUMBERS:	17K430258; 17K430247; 17K430236
ASSESSED VALUE:	$837,440

[SIGNATURE PAGE OF PETITIONER FOLLOWS]

By executing this Petition on this 8th day of July, 2020, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City.

U City, L.L.C. a Missouri limited liability company

By: _____
Jonathan Browne, Manager

STATE OF Missouri)
) SS.
COUNTY OF St. Louis)

On this 8th day of July in the year 2020 before me, Diana G. Schaefer, a Notary Public in and for said state, personally appeared Jonathan Browne, the Manager of U City, L.L.C., known to me to be the person who executed the within Petition in behalf of said limited liability company and acknowledged to me the limited liability company executed the same for the purposes therein stated.

Subscribed and affirmed before me this 8th day of July, 2020.

Diana G. Schaefer
Notary Public
Printed Name: Diana G. Schaefer
My Commission Expires: 12/28/20

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANA G. SCHAEFER
My Commission Expires
December 28, 2020
St. Louis County
Commission #16779541

Exhibit A

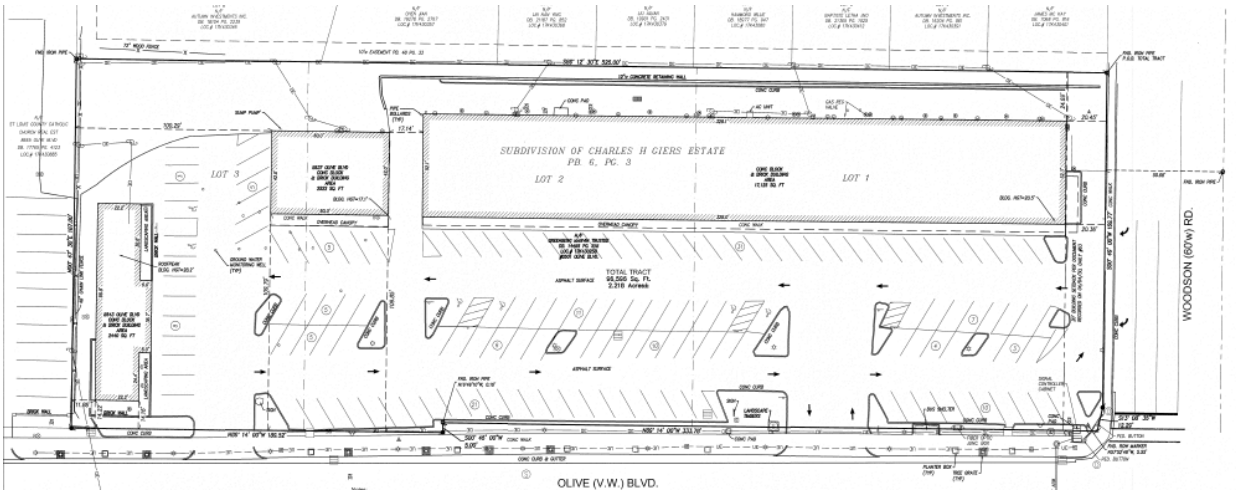
Legal Description of Proposed District

A tract of land being part of Lots 1, 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 45 North, Range 6 East, according to the plat thereof recorded in Plat Book 6 on page 3, of the St. Louis County records, St. Louis County, Missouri, said tract further described as follows: Beginning at a iron pipe in the West line of Woodson Road, (60 feet wide), at the Southeast corner of Lot 1 in Block 1 of St. Patrick Courts a subdivision being a re-subdivision of part of Lots 1, 2 & 3 of Charles H. Giers Estate, said subdivision is recorded in Plat Book 48 page 33, of the St. Louis County Records; thence South 00 degrees 49 minutes 00 seconds West, along the West line of Woodson Road, 169.77 feet to an iron spike; thence South 13 degrees 08 minutes 36 seconds West, 12.29 feet to an iron right of way marker in the North line of Olive Street Road; thence along the North line of Olive Street Road the following courses and distances, North 89 degrees 14 minutes 00 seconds West, 333.78 feet to an iron pipe; thence South 00 degrees 46 feet 00 seconds West, 5.00 feet to an iron pipe; thence North 89 degrees 14 minutes 00 seconds West 189.52 feet to an iron pipe; thence leaving the North line of said Olive Street Road; North 00 degrees 47 minutes 30 seconds East, 187.00 feet to an iron pipe at the Southwest corner of Lot 8 of St. Patrick Courts; thence along the South line of said St. Patrick Courts Subdivision South 89 degrees 12 minutes 30 seconds East, 526.00 feet to the iron pipe at the point of beginning.

Exhibit B

Boundary Map of the Proposed District

The boundaries of the proposed District are outlined as shown on the maps below.



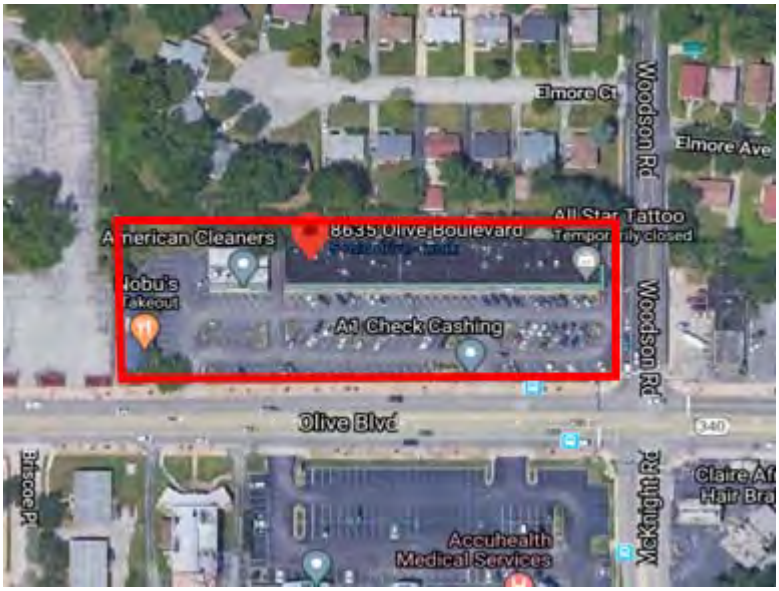


Exhibit C

FIVE-YEAR PLAN

THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT

DATED: June 18, 2020

Introduction

U City, L.L.C. (the ***"Petitioner"***), proposes to create The Markets at Olive Community Improvement District (the ***"District"***) pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the ***"CID Act"***). Section 67.1421 of the CID Act requires that the petition for the creation of the proposed District be accompanied by a five-year plan, which includes a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of the costs of these services and improvements to be incurred. This Five-Year Plan (the ***"Plan"***) is presented in order to comply with the statutory requirement referenced above.

Generally, a community improvement district is a statutory tool a municipality may implement in order to allow a specific area or section of the municipality to fund (either in part or in whole) certain improvements and services within certain defined boundaries by securing a portion of the area's own economic activity.

This Plan contains the following: (A) a description of the location and formation of the proposed District; (B) a description of the anticipated proposed District revenues over a five-year period; (C) a summary of the improvements and services to be provided by the proposed District over a five-year period; (D) an estimate of costs of the services and improvements to be incurred over a five-year period; and (E) an anticipated schedule for the proposed District's improvements, activities and services over a five-year period. This Plan is an integral and composite part of the Petition to Establish a Community Improvement District (the ***"Petition"***) to which it is attached and incorporated therein by reference.

A. District Location and Formation

The proposed District consists of three tax parcels totaling approximately 2.22 acres generally bounded by and adjacent to Olive Blvd. to the south and Woodson Road to the east in the City of University City, Missouri (the ***"City"***). The proposed District is contiguous. The Petitioner anticipates expanding the boundaries of the District, in accordance with Section 67.1441 of the CID Act, to include all of the property in RPA 1 (as defined in the Redevelopment Agreement) as and when the Petitioner acquires such property.

The District is proposed to be a political subdivision of the State of Missouri. The proposed District, pursuant to the CID Act, is empowered to provide a variety of public services and to finance a number of different public and private improvements within its boundaries, which services and improvements will be paid for from revenues from taxes imposed within its boundaries.

B. District Revenues

The proposed District is being formed to raise revenues by imposing: (1) an additional sales and use tax (the ***"CID Sales Tax"***) at the rate of up to one percent (1%) on all taxable retail sales within its boundaries which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of motor vehicles, trailers, boats or outboard motors and sales to or

by public utilities and providers of communications, cable or video services; and (2) one or more special assessments levied against the real property within the boundaries of the proposed District (collectively, the ***"Special Assessments"***) in accordance with Section 67.1521 of the CID Act. Because the proposed District will be located in a Redevelopment Area subject to Tax Increment Financing ("***TIF***"), fifty percent (50%) of the annual revenue will be captured by the TIF.

The imposition of the CID Sales Tax is subject to approval by the qualified voters within the proposed District. To the extent that there are no registered voters within the proposed District, the CID Act provides that the qualified voters are the owners of one or more parcels of real property located within the proposed District per the tax records of St. Louis County, Missouri (***"County"***) as of the thirtieth day before the date of the applicable election. Once the proposed District is established by ordinance of the City, the proposed District's board of directors will submit the question of whether it shall be authorized to impose the CID Sales Tax to the qualified voters for approval.

Upon the City Council adopting an ordinance establishing the proposed District, the proposed District's board of directors may approve a proper special assessment petition submitted in accordance with the CID Act.

Notwithstanding anything in the CID Act or the Petition to the contrary, the proposed District shall have no power to levy real property taxes or business license taxes.

C. Summary of Improvements and Services to be Provided

The purpose of the proposed District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public and private improvements within its boundaries, and to support business activity and economic development in the proposed District and to provide services and activities as allowed under Section 67.1461 of the CID Act. The proposed District will impose the CID Sales Tax and Special Assessments to finance and administer these improvements and services as provided under the CID Act.

In general, the proposed District may undertake any of the public improvements, private improvements or provide for any of the activities or services set forth in the CID Act. Further, pursuant to Section 67.1461.2 of the CID Act, the proposed District shall have the powers related to a district located in a blighted area. Pursuant to Section 67.1461 of the CID Act the proposed District may acquire by purchase, lease, gift, grant, bequest, devise or otherwise, any real property within its boundaries, personal property, or any interest in such property. The proposed District may also sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property. The proposed District may dedicate to the City, with the City's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use. In addition, the proposed District may enter into one or more agreements with the City or any private property owner within the District for the purpose of abating any public nuisance within the boundaries of the proposed District including, but not limited to, the stabilization, repair or maintenance or demolition and removal, renovation, reconstruction or rehabilitation of buildings or structures, provided that the City has declared the existence of a public nuisance.

To fund any or all of its activities in connection with the exercise of any of the above or any other powers of the proposed District under Section 67.1461 of the CID Act, the proposed District may borrow money from any public or private source and issue obligations and provide security for repayment of the same as provided in the CID Act.

Specifically, the District is proposed to provide funding for those powers of a district provided under Section 67.1461.2 of the CID Act and various public and private improvements (as further

described below) within the proposed District's boundaries (as may be expanded pursuant to Section 67.1441 of the CID Act), which such improvements are anticipated to be made to remove any blighted condition and in connection with the development, operation and maintenance of a commercial development within the proposed District (together with any related demolition, public improvements, activities or services outlined in this Section C, the ***"CID Project"***) as allowed under the CID Act. The estimated cost of the CID Project is $42,051,103, as described in the below chart.

EXPENSES	
Soft Costs	$17,251,092
Demolition & Site Work	$24,800,011
TOTAL EXPENSES	***$42,051,103***

The amount in each budget category is an estimate. Savings in one budget category may be applied to additional costs incurred in other budget categories.

The "Total Budget" amount of $42,051,103 excludes Costs of Issuance as defined in the Petition, if any, the proposed District's administrative fees and expenses including, but not limited to, fees and costs related to the proposed District's formation, planning consultants, advisors, auditors and legal counsel, and reimbursement to the City for the City's third-party professional costs directly related to the City's consideration of the proposed District including, without limitation, legal and planning expenses incurred in relation to the City's establishment of the proposed District, and the City's participation and responsibilities with regard to the ongoing operation, functions and administration of the proposed District.

The proposed District may fund any portion of the costs of acquisition, design, construction, operation and maintenance of the CID Project. CID Sales Tax revenues and Special Assessments revenues may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

On an annual basis, the CID Sales Tax revenues and Special Assessments revenues will be applied as follows: (a) first, to fund the on-going administrative costs of the proposed District, the amount of which will be determined by the proposed District's board of directors in connection with the adoption of the annual budget of the proposed District, and (b) second, to fund the costs of the CID Project or any obligations issued by or on behalf of the proposed District to finance the costs of the CID Project and other Redevelopment Project Costs (as defined in the Redevelopment Agreement). This formula will be applied throughout the term of the proposed District.

The CID Act mandates that existing City services will continue to be provided within a proposed district at the same level as before the proposed district was created (unless services are decreased throughout the City) and that any proposed district services shall be in addition to existing City services. The Petitioner anticipates that City services will continue to be provided within the proposed District at the same level as before the proposed District was created, and the proposed District will not cause the level of City services within the proposed District to diminish. Without the additional funding provided

by the proposed District, the Petitioner would not be able to adequately develop, operate and maintain the CID Project.

D. Estimate of Costs of Services and Improvements to be Incurred

The total estimated cost of the CID Project over the initial five-year period is approximately $42,051,103. As stated above, CID Sales Tax revenues and Special Assessments revenues may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

E. Anticipated Schedule

On the next page is a summary of the improvements, activities and services anticipated to be provided by the proposed District over the initial five-year period.

[The remainder of this page was intentionally left blank, see next page.]

Year	Improvements, Activities and Services
2020	• Establish District
	• District's board of directors authorizes imposition of CID Sales Tax
	• District holds mail-in election to impose CID Sales Tax
	• CID Project commences
	• Provide financing for a portion of the costs of the CID Project
	• Provide for collection of CID Sales Tax
	• District provides for its on-going administration
2021	• District's board of directors authorizes initial levy of Special Assessments, if needed
	• CID Project continues
	• Provide financing for a portion of the costs of the CID Project
	• Provide for collection of CID Sales Tax and Special Assessments
	• District provides for its on-going administration
	• Expand the boundaries of the District
2022	• Provide financing for a portion of the costs of the CID Project
	• Provide for collection of CID Sales Tax and Special Assessments
	• District provides for its on-going administration
2023	• Provide financing for a portion of the costs of the CID Project
	• Provide for collection of CID Sales Tax and Special Assessments
	• District provides for its on-going administration
2024	• Provide financing for a portion of the costs of the CID Project
	• Provide for collection of CID Sales Tax and Special Assessments
	• District provides for its on-going administration

DISTRICT PROJECT AGREEMENT

THIS DISTRICT PROJECT AGREEMENT (this "Agreement") is made and entered into as of _____, 2020, by and among the **CITY OF UNIVERSITY CITY, MISSOURI,** an incorporated political subdivision of the State of Missouri (the "City"), **THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT**, a community improvement district and political subdivision of the State of Missouri (the "District") and **U. CITY, L.L.C.**, a Missouri limited liability company, and **U. CITY TIF CORPORATION**, a Missouri corporation (collectively, the "Developer" and together with the City and the District, the "Parties"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the hereinafter-defined Redevelopment Agreement.

RECITALS:

1. The District was established pursuant to Ordinance No. _____ passed on August 10, 2020 (the "Formation Ordinance") and the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act").

2. Pursuant to the Formation Ordinance and the CID Act, the District was created for the purpose of assisting in funding certain public improvements and certain activities and improvements related to the remediation of blight within the District (the "District Project"), as described in the Formation Ordinance and a Redevelopment Agreement dated as of June 13, 2019 (as amended, the "Redevelopment Agreement") by and between the City and the Developer.

3. The City, the District and the Developer desire to enter into this Agreement, as contemplated by the Redevelopment Agreement, to set forth their respective rights and responsibilities regarding the construction and financing of the District Project.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements contained in this Agreement, the Parties agree as follows:

Section 1. Authority of the City. The City has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and the Agreement has been duly and validly authorized and approved by all necessary City proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

Section 2. Authority of the District. The District has the full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and the Agreement has been duly and validly authorized and approved by all necessary District proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

Section 3. Authority of the Developer. The Developer has full corporate and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and the Agreement has been duly and validly authorized and approved by all necessary corporate proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Developer, enforceable in accordance with its terms.

Section 4. District Sales Tax. Promptly following the approval of this Agreement by the CID Board of Directors, the CID shall adopt a resolution to impose a community improvement district sales and use tax (the "District Sales Tax"). The Developer will promptly cause, through its representatives appointed to the District's Board of Directors and its capacity as a qualified voter, the CID Sales Tax to be levied by the Board of Directors and approved by the qualified voters at the rate of up to one percent (1.0%). The District Sales Tax shall be imposed as soon as possible pursuant to the terms of the CID Act and any other applicable laws and shall not be terminated so long as any Project Obligations (as defined in **Section 9**) remain outstanding.

Section 5. District Special Assessments and District Hotel Assessments.

(a) Promptly following the approval of this Agreement by the CID Board of Directors, the Developer will, in its capacity as a property owner within the District, cause a petition to be submitted to the CID Board of Directors for imposition of the below-described "District Hotel Assessments" and for the CID Board of Directors to approve such petition and duly impose the District Hotel Assessments.

(b) The CID Board of Directors may, at its sole option and in accordance with the CID Act, impose a District Special Assessment on such portions of the Property that are subject to tax abatement pursuant to **Section 6.6** of the Redevelopment Agreement. The parties agree that the amount of the District Special Assessments, if imposed and when coupled with any portion of the Unabated Property Tax Payments deposited into the Special Allocation Fund pursuant to **Section 6.6(e)** of the Redevelopment Agreement, will not be less than the estimated amount of Payments in Lieu of Taxes that would have been derived from the Property in the absence of approval of tax abatement pursuant to **Section 6.6** of the Redevelopment Agreement.

(c) The District Hotel Assessments shall be imposed on all tracts, lots or parcels within the District that are used for the purpose of renting sleeping rooms to transient guests at the rate of $5.00 per occupied room or suite per night.

(d) If imposed, the District Special Assessments shall not be terminated prior to the expiration of the life of the District unless all Project Obligations have been paid before such date. The District Hotel Assessments shall be imposed as soon as possible pursuant to the terms of the CID Act and any other applicable laws and shall not be terminated so long as any Project Obligations remain outstanding.

(e) Notwithstanding anything to the contrary herein, the Developer and the District will not impose the District Special Assessments if the District is not granted real property tax abatement pursuant to The Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as contemplated by the Redevelopment Agreement.

Section 6. Continuing Existence of the District.

(a) Neither the District nor the Developer will take any action to dissolve the District or reduce the rate of the District Sales Tax, the District Special Assessments or the District Hotel Assessments until the funding and construction of the District Project are completed, including the retirement of the hereinafter-defined Project Obligations or any bonds, notes or other obligations issued to refund or refinance the Project Obligations.

(b) Notwithstanding any provision herein or in the Redevelopment Agreement to the contrary, if the Redevelopment Agreement is terminated before the issuance of Project Obligations, the District will immediately take such steps as may be required to terminate the District Sales Tax, the District Special Assessments and the District Hotel Assessments and terminate the District.

Section 7. Governance of the District. The Parties acknowledge that under the terms of the Formation Ordinance and the CID Act, the District will be governed by a Board of Directors made up of five representatives of the owners of real property or businesses operating within the real property, who will be appointed by the Mayor with the consent of the City Council. The Developer, as an owner of real property in the District, will authorize the appointment to the CID Board of Directors of two persons designated by the City who meet all other qualifications to serve on the CID Board of Directors, by designating such persons as an authorized representative of the Developer with respect to the CID. The District shall employ or engage an administrator or legal counsel with experience managing special taxing districts to ensure that the District complies with this Agreement and all applicable laws and regulations.

Section 8. Construction of the District Project. The District Project shall be constructed and maintained pursuant to the terms of the Redevelopment Agreement. The Developer shall be reimbursed for the costs of constructing the District Project from the proceeds of the Project Obligations as described in **Section 9**.

Section 9. Project Obligation Funding of the District Project.

(a) Pursuant to **Article V** of the Redevelopment Agreement, the City will issue (or cooperate in the issuance by another issuer of) tax increment financing notes, bonds or other obligations (the "Project Obligations") to reimburse the Developer for eligible costs incurred or advanced toward the Work, as defined in the Redevelopment Agreement. The Parties agree that the District Project is part of such Work. Accordingly, the District shall, subject to annual appropriation, transfer all District Revenues collected by the District to the City (or, at the direction of the City, the Trustee) on the 15th day of each month (or if the 15th is not a business day for City offices, the next day that City offices are open) for deposit into the District Revenues Account of the Special Allocation Fund for application as described in such documents. The City will hold all District Revenues in the Special Allocation Fund until the Project Obligations are issued, at which point the City will transfer the District Revenues to the Trustee for application in accordance with the indenture relating to the Project Obligations. If the Redevelopment Agreement is terminated before the issuance of Project Obligations, the City shall, after reimbursing the City for any unreimbursed costs of the District Project paid by the City, return the District Revenues to the District for application in accordance with the CID Act. The City agrees that all ordinances or indentures entered into in connection with the Project Obligations will provide for the distribution of District Expenses prior to payment of debt service on the Project Obligations. If the applicable ordinance or indenture does not provide for the distribution of District Expenses to the District, the District may withhold District Expenses from the transfer of District Revenues to the City or the Trustee. "District Expenses" means, beginning with calendar year 2019, the actual costs and expenses incurred by the District to administer the District and necessary to comply with the CID Act, the Redevelopment Agreement, and this Agreement, which, for calendar year 2019 shall equal $12,000 and, for each subsequent year, shall equal the preceding year's District Expenses increased by 3% (unless a lesser amount is requested by the District).

(b) Until the Project Obligations are paid in full, the District shall not issue any bonds or notes or incur any other obligations without the prior written consent of the City, which may be withheld in its sole and absolute discretion. After the Project Obligations are paid in full, the District may issue bonds, notes and other obligations as it determines appropriate; however, the District will not issue any tax-exempt bonds, notes or obligations without the City's prior written consent (which shall not be unreasonably withheld, conditioned or delayed).

Section 10. Federal Work Authorization Program. Simultaneously with the execution of this Agreement, the Developer shall provide the District and the City with an affidavit and documentation meeting the requirements of Section 285.530 of the Revised Statutes of Missouri, as amended.

Section 11. Insurance. The District will maintain reasonable levels of insurance throughout its existence, including but not limited to the procurement of a directors and officers liability or similar policy which includes coverage for all suits, claims, costs of defense, damages, injuries, liabilities, costs and/or expenses, including court costs and attorneys' fees and expenses, resulting from, arising out of, or in any way connected with the proceedings of the Board of Directors pursuant to the CID Act and Chapter 610 of the Revised Statutes of Missouri, as amended.

Section 12. Successors and Assigns. This Agreement may be assigned by the Developer in the same manner as allowed for the assignment of the Redevelopment Agreement.

Section 13. Severability. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

Section 14. Waiver. The City's failure at any time hereafter to require strict performance by the District or the Developer of any provision of this Agreement shall not waive, affect or diminish any right of the City thereafter to demand strict compliance and performance therewith.

Section 15. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement.

Section 16. Cooperation of the City; Payment of City Fees. The City will cooperate with and assist the Developer in all proceedings relating to the creation and certification of the District. Pursuant to Section 67.1461.3 of the CID Act, the District shall annually reimburse reasonable and actual costs incurred by the City in connection with the creation of the District, the negotiation and execution of this Agreement and review of annual budgets and reports required to be submitted by the District to the City, which shall not exceed one and one-half percent of the District Revenues collected by the District in such year less the amount paid by the District for a directors and officers liability policy.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in their respective names and attested as to the date first above written.

CITY OF UNIVERSITY CITY, MISSOURI

(SEAL)

By: _____
City Manager

Attest:

_____
City Clerk

THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT

(SEAL)

Attest:

By: _____
Name: _____
Title: Chairman

By: _____
Name: _____
Title: Secretary

U. CITY, L.L.C.

By: _____
Name: Jonathan Browne
Title: Manager

U. CITY TIF CORPORATION

By: _____
Name: Jonathan Browne
Title: President