



MEETING OF THE CITY COUNCIL  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
Monday, November 14, 2022  
6:30 p.m.

**AGENDA**

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. PROCLAMATIONS**

1. Recognizing Small Business Saturday

**E. APPROVAL OF MINUTES**

1. October 24, 2022 – Study Session (National Flood Insurance Program & Basketball Courts Proposal)
2. October 24, 2022 – Regular Meeting Minutes

**F. APPOINTMENTS to BOARDS AND COMMISSIONS**

1. none

**G. SWEARING IN TO BOARDS AND COMMISSIONS**

1. Suzanne Greenwald to be sworn in to the Senior Commission.

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

***Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.***

*The public may also submit 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](mailto: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 not 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.*

**I. PUBLIC HEARINGS**

1. Zoning Map Amendment – Market at Olive Phase IV, Lot A and Common Ground (REZ 22-07)

**J. CONSENT AGENDA**

1. Ratification of Emergency Purchases due to Flooding
2. MOGS 20 oxygen generator purchase
3. Canton Avenue Phase I Construction Agreement
4. Municipal Parks Grant Agreement (Heman Park)
5. EDRST Funding Request – U City in Bloom and Farmers Market
6. Snow Equipment Purchase

**K. CITY MANAGER'S REPORT (vote required)**

1. Public Safety Citizen Recognition (John Trotter)
2. US Army Corps of Engineers RE: Detention Basin Project
3. Update – Flood Buyout Program
4. Frist Quarter Financial Report
5. OMCI Application (8346 & 8488 Old Bonhomme Rd.)
6. Conditional Use Permit (CUP 22-11) Market at Olive Phase IV – Lot A
7. Conditional Use Permit (CUP 22- 12) Market at Olive Phase IV – Lot B
8. Conditional Use Permit (CUP 22- 8) 7360 Forsyth

**L. UNFINISHED BUSINESS**

1. **Bill 9489** – AN ORDINANCE AMENDING SCHEDULE VII OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.
2. **Bill 9490** – AN ORDINANCE AMENDING SECTION 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 KNOWN AS LOT A AND COMMON GROUND 2 OF PLAT 4 OF THE MARKET AT OLIVE DEVELOPMENT, FROM “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT, “GC” GENERAL COMMERCIAL AND “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).

**M. NEW BUSINESS**

**Resolutions (vote required) - none**

1. **Resolution 2022-13** Resolution for Fiscal Year 2022-2023 Budget Amendment #2
2. **Resolution 2022-14** Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Development Plan for Market at Olive Phase IV development, Lot A and Common Ground 2.

**Bills (Introduction and 1<sup>st</sup> reading - no vote required)**

3. **Bill 9491** – AN ORDINANCE APPROVING A PETITION TO ADD REAL PROPERTY TO THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.
4. **Bill 9492** – AN ORDINANCE AMENDING SECTION 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 KNOWN AS LOT B OF PLAT 4 OF THE MARKET AT OLIVE DEVELOPMENT, FROM “GC” GENERAL COMMERCIAL DISTRICT AND “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).
5. **Bill 9493** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT A AND COMMON GROUND 2 OF THE PROPOSED MARKET AT OLIVE DEVELOPMENT, PLAT 4

**N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

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

**P. COUNCIL COMMENTS**

**Q. EXECUTIVE SESSION**

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

**R. ADJOURNMENT**

The public may also observe via:

Live Stream via YouTube:

[https://www.youtube.com/channel/UCyN1EJ\\_-Q22918E9EZimWoQ](https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ)

Posted 11<sup>th</sup> day of November 2022.

LaRette Reese

City Clerk, MRCC



**PROCLAMATION  
OF THE  
CITY OF UNIVERSITY CITY**

**WHEREAS;** the government of the City of University City, Missouri, celebrates our local small businesses and the contributions they make to our local economy and community; and

**WHEREAS;** according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62% of net new jobs created since 1995, and small businesses employ 46.8% of the employees in the private sector in the United States; and

**WHEREAS;** 79% of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday®, 70% report the day makes them want to encourage others to Shop Small®, independently-owned retailers, and 66% report that the day makes them want to Shop Small all year long; and

**WHEREAS;** 58% of shoppers reported they shopped online with a small business and 54% reported they dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday in 2021; and

**WHEREAS;** the City of University City, Missouri supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

**WHEREAS;** advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**NOW, THEREFORE,** The City Council of University City in the State of Missouri, do hereby proclaim November 26, 2022, as

**SMALL BUSINESS SATURDAY**

**And** urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

**WHEREOF,** we have hereunto set our hands and caused the Seal of the City of University City to be affixed this 14<sup>th</sup> day of November in the year Two Thousand and Twenty-two.

SEAL

\_\_\_\_\_  
Councilmember Aleta Klein

\_\_\_\_\_  
Councilmember Steve McMahon

\_\_\_\_\_  
Councilmember Jeff Hales

\_\_\_\_\_  
Councilmember Bwayne Smotherson

\_\_\_\_\_  
Councilmember Tim Cusick

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

\_\_\_\_\_  
Councilmember Stacy Clay

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



**NOTICE OF STUDY SESSION**  
**National Flood Insurance Program and**  
**Heman Park Basketball Courts Proposal**

CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, October 24, 2022**  
**5:30 p.m.**

**AGENDA**

**1. MEETING CALLED TO ORDER**

At the Study Session of the City Council of University City held on Monday, October 24, 2022, Mayor Terry Crow, called the meeting to order at 5:31 p.m.

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

Councilmember Stacy Clay  
Councilmember Aleta Klein; (*excused*)  
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.; Director of Parks, Recreation, and Forestry and Acting Director of Public Works, Darren Dunkle, and Asia Garrison of Big Guards Give Foundation.

**2. CHANGES TO THE REGULAR AGENDA**

Mr. Rose requested that Item J (2); Central County Dispatch Contract, be removed from the Consent Agenda and added to the City Manager's Report as Item K (6).

**3. NATIONAL FLOOD INSURANCE PROGRAM**

Mr. Rose stated staff would like to present Council with information on the National Floodplain Insurance Program (NFIP). As a participant in this program, the City must adhere to the minimum standards of this program to make sure its residents remain eligible for flood insurance. He then asked Mr. Dunkle to explain the principles of this program and how they impact the City's administration of the NFIP.

**Overview**

The National Flood Insurance Program is a voluntary program that is an agreement between the Federal Government (FEMA), and local communities to provide the benefits of federally backed flood insurance coverage in return for the mitigation of flood risks by community regulation of floodplain development. Flood insurance, as are most types of federal financial assistance such as mortgage loans and community grants are only available to those communities that adopt and enforce a Floodplain Management Ordinance that meets and exceeds the minimum standards of the program. The goal is to mitigate the chance of flood damage and risks associated with floods.

Homeowners, renters, and business owners who live in NFIP-participating communities are eligible to purchase flood insurance and are required to do so if they carry a mortgage on the property.

- A single-family residence can be insured up to \$250,000 for the structure, and \$100,000 for its contents
- Renters can be insured up to \$100,000 for their contents
  - Business owners, as well as the City, can be insured for up to \$500,000 for structures, and \$500,000 for the contents in those structures.

The NFIP's land use regulations are intended to prevent the loss of life, property, and economic and social hardships resulting from flood disasters. There is clear evidence that these goals have been achieved in areas where structures and other development activities are in compliance with the community's floodplain management ordinance.

Mr. Dunkle stated the City's regulations are in place and what staff is trying to do at this point, is make sure its facilities, as well as every qualifying resident and business, comply with the current Ordinance.

### **Benefits**

- Every homeowner or business is eligible as long as the City is a participant in the program.
- Federal regulations state that Federally backed mortgage companies must require flood insurance on structures within Special Flood Hazard Areas.
- Public Assistance (PA) grants are available upon the announcement of a Presidential Declaration, which can be used for debris removal, and the repair of roads and bridges.
- NFIP provides mitigation opportunities and grants for buyouts, sirens, and other items.

### **University City**

Mr. Dunkle informed Council that some of these statistics were recorded before the recent flood.

- Currently, there are 259 flood insurance policies
- There have been approximately 50 million dollars in coverage
- The City joined the NFIP in 1978 and since that time, 1,140 claims have been filed
- Approximately 16 million dollars has been paid out towards those claims

### **Substantial Damage Estimate (SDE) Inspections**

As part of the City's participation in the NFIP, it must designate a Floodplain Administrator; which per the Ordinance is the Director of Public Works.

Following a disaster, the administrator is required to conduct Substantial Damage Estimate (SDE) Inspections of structures located within the Special Flood Hazard Areas (SFHA); i.e., 100-year floodplain, as determined by FEMA's Flood Insurance Map (FIRM), which can be somewhat confusing for owners. For example, if the FIRM indicates that your level is 520 and your home is actually at 518 that means the structure is 2 feet below the base flood elevation. However, the City's Ordinance says that a structure has to be a foot above the flood elevation, and that means that the structure is 3 feet out of compliance. The objective of these SDE(s) is to accurately collect the data required for substantial damage determinations through rapid visual inspections and report those findings to FEMA. This requirement only pertains to structures located within SFHA(s), which means that not all structures affected by a flood will be inspected.

After an SDE inspection has been conducted, the administrator sends a letter to the owner of the structure informing them of the status of their inspection. If it was determined that there was substantial damage; (*damages/improvements that exceed fifty (50) percent of the current market value of the structure*), the owner is then required to apply for and receive an approved Floodplain Development Permit to bring the building/structure into compliance with the City's Flood Ordinance. In some cases, that may require repairs that include elevating or flood-proofing the structure to reduce the potential for future damage. Construction activities that are undertaken without a proper Floodplain Development Permit are violations and may result in citations, fines, and the property owner's ability to gain eligibility for FEMA assistance.

Mr. Dunkle stated these are some of the things his staff is working on today. But because of the magnitude of this flood, they have had to ask the Code Enforcement team to assist them in making these inspections.

## **Substantial Improvement**

Substantial Improvements are defined as any combination of reconstruction, alteration, or improvements to a structure, taking place for a 10-year period, in which the cumulative percentage equals or exceeds fifty (50) percent of the current market value of that structure. This includes the alteration of any wall, ceiling, floor, or other structural parts of the structure commences, whether or not that alteration affects the external dimensions of the building. It also includes structures that have incurred repetitive loss or substantial damages regardless of the actual repair work being done.

## **Permitting**

Any development; (any man-made change to improved or unimproved real estate, not limited to buildings or other structures, levees, levee systems, mining, dredging, grading, paving, excavation or drilling operations, or storage or material) within the SFHA requires a Floodplain development permit because it can alter the property.

Any permit that is for new development or has been deemed a substantial improvement is required to comply with the City's Floodplain Management Regulations. Floodplain Development Permits must be constantly recorded, inspected, and reviewed by the designated Floodplain Administrator and/or designee to ensure that applicants meet the requirements contained in the City's Ordinance and the NFIP's regulations before their permit can be approved.

Mr. Dunkle stated staff is required to maintain these records for ten years to ensure that the repairs to a structure do not exceed fifty (50) percent of the structure's value. Therefore, residents and businesses located within the SFHA must apply for a permit even to install something as simple as a water heater.

## **Violations**

If the City is found to be in violation or has deficiencies in the administration of its enforcement of the NFIP floodplain management regulations it can be placed on probation and a surcharge of up to twenty (20) percent could be added to the premiums for each NFIP policy sold or renewed in the City. If the City fails to alleviate these violations or deficiencies it may be suspended from the program; in which case no NFIP policies can be written or renewed. However, policies in force at the time of suspension will remain in force for the term of the policy.

Mr. Dunkle stated these are time-consuming yet critical procedures that could be costly for some residents depending on the level of improvements needed. Residents who live in the eighty (80) percent flood zone are not allowed to have a livable basement, which means that some finished basements will have to be eliminated.

Councilmember Hales asked Mr. Dunkle what would physically happen to a resident's basement that was deemed unlivable? Mr. Dunkle stated staff is currently trying to gather more information on all the different methods that can be used to flood-proof a basement, but one of them would be to install self-releasing windows.

Councilmember Clay posed the following questions to Mr. Dunkle:

**Q. How do the NFIP insurance rates compare to those in the private market?**

*A. The NFIP utilizes and supports private insurance companies and does not offer a special rate for its participants.*

**Q. Is it correct, that you do not have to be in a Special Flood Hazard Area to participate in this program?**

*A. That is correct, everyone is eligible.*

**Q. If the City was not a participant in this program could residents get flood insurance on their own in the private market?**

*A. I'm not sure whether they could or not, but the only way they can participate in the NFIP is if the City is a member.*

Councilmember Cusick posed the following questions to Mr. Dunkle:

**Q. What is the valuation of a property based on?**

A. *The St. Louis County's Tax Assessor's assessment.*

**Q. Is the valuation based only on the structure?**

A. *Yes.*

**Q. Is the City's \$500,000 policy for multiple or individual structures?**

A. *The \$500,000 limit is per policy. So, there could be multiple buildings in one policy or an individual building in a separate policy.*

**Q. Do you have an idea of how many of the 259 policies are for U City structures?**

A. *I think there are approximately six City structures, and the rest are either residential or commercial.*

**Q. Do you have a more recent timeframe for when the 1,140 claims were filed?**

A. *I do not because all of these statistics were provided by FEMA.*

**Q. Is the City going to require homes not included in the buyout that sustained damage over and above fifty (50) percent of its current market value to be elevated?**

A. *While each home will have to be reviewed on an individual basis, our most recent estimates indicate that there are roughly six properties that will fall within this category. As a result, staff has reached out to FEMA/SEMA to gain a better understanding of whether there are any flood-proofing alternatives available that would be more feasible than elevation.*

**Q. Several years ago, the City looked at elevating several houses located in the floodplain area and was told that they could be elevated enough. So, what would happen today if some of our homeowners find themselves in this same situation?**

A. *These are the kinds of questions that staff is waiting on FEMA to provide them with the answers to.*

**Q. Do you know what the annual cost of insurance would be under this program, for a home valued at \$150,000?**

A. *No sir, I am not familiar with their rates.*

**Q. Under this program will FEMA mandate that a resident make the necessary repairs to their home even if they don't have the financial means to do so?**

A. *Under this agreement, the City has a requirement to enforce FEMA's regulations, so based on my understanding, if a resident fails to make those necessary repairs, the City would be a violation of that agreement.*

Councilmember Cusick stated he believes this is another issue that should be considered in staff's discussions with FEMA/SEMA. And he would respectfully request that Council be provided with any new information obtained through these discussions.

Mr. Rose stated staff certainly appreciates the economic situation that many of the City's residents are in, and their only intent is to ensure that the City remains in compliance with these regulations so that everyone has an opportunity to participate in this program. That said, he cannot imagine a situation where FEMA/SEMA would not be sensitive to a homeowner's financial situation and be willing to work with both the City and the resident on ways to achieve compliance.

Councilmember Cusick asked Mr. Rose if there was something other than the recent floods that prompted staff to provide Council with this information tonight? Mr. Rose stated the magnitude of the losses experienced during the recent floods generated more attention on the issue of making sure that the City did not take any actions that would jeopardize its ability to remain in compliance with the program's regulations.

Mayor Crow thanked Mr. Dunkle for his presentation.

#### **4. HEMAN PARK BASKETBALL COURTS PROPOSAL**

Mr. Rose stated this proposal for refurbishing the Heman Park Basketball Courts was submitted to the Parks Commission who unanimously recommended that it be presented to Council.

Mr. Dunkle stated that Asia Garrison of the Big Guards Give Foundation would be making this presentation.



Ms. Garrison stated although the PowerPoint lists Majuan Bates as the presenter, he is on a basketball tour and was unable to attend tonight's meeting. So, while she is a little nervous about making this presentation, being in U City feels natural, since she graduated from U City High in 2013, and worked at Centennial Commons throughout her undergrad and graduate degrees before migrating to Washington, D.C.

The Big Guards Give Foundation; which will be the overseer of this project, focuses on bridging athletes, citizens, and community leaders together by providing resources, enrichment programs, scholarships, and hope. And several months ago, Mr. Bates; currently a resident of U City came up with an idea to refurbish the Heman Park basketball courts and highlight three individuals from U City.

### **Consultants**

#### **Hoop For All Foundation**

- A nonprofit organization that increases community access to health education and resources through sports and entertainment.
- Located in Washington, DC
- 20 + Events
- 400 + Volunteers
- 5,000 + Served
- \$25,000 + Donated
- \$125,000 + Raised

Recently this organization partnered with Bradley Beal to refurbish the Benjamin Banneker Courts across from Howard University. And one of the stipulations that came out of that partnership was Bradley's desire to refurbish basketball courts in St. Louis; more specifically, U City, which happens to be his hometown.

### **Why University City?**

- Diversity, culture, and community involvement
- Most unique individuals in the Metropolitan area
- Lion pride spreads throughout the entire County and City
- St. Louis athletes are connected to Heman Park
- A safe and inclusive environment

### **The Mission**

- To provide a safe environment for youth and community members
- Host basketball camps and community events
- Give college scholarships to community members

### **Timeline**

- City Approval = FUNDING
- The hiring of Sports Contractors
- The hiring of Artists; (already onboard)
- Addition of infrastructure
- Reopening Event; (proposed for June)

### **Benefits**

- Community Relations
- Youth Empowerment
  - COCA scholarship for U City students
  - Women mentorship programs
- Public Relations and Branding

## Dedicated Courts

- Jayson Tatum
- Brandy Cole; Jason's mother
- Duece Court; Jason's son
- U City & Nellie; Nellyville
- Brad Beale & his mother

## Estimated Budget

Total:	\$207 to \$250,000
Construction:	\$60,000
Artist/Equipment:	\$15 to \$20,000
Backboard/Rims:	\$15,000
Opening Day Event:	\$10,000
Contingency Fee for Donors:	\$10,000
Steel Shelter Over Courts:	\$75,000
Equipment:	\$7,500
Basketball Hoops:	\$15,000

Ms. Garrison stated this project will be %100 privately funded through Big Guards, therefore, U City's only involvement would be to assist with advertising materials, use of its website, and the opening day ceremonies.

Councilmembers Clay and Smotherson thanked Ms. Garrison for the presentation and the opportunity to participate in this program.

Councilmember Smotherson posed the following questions to Ms. Garrison:

**Q. Can you define the difference between the backboard rims and basketball hoops?**

*A. They are actually the same thing, so one of those estimates can be eliminated.*

**Q. Do you have a picture of what the backboards and rims will look like?**

*A. No decisions have been made about the final design, but once it is, I will be happy to provide that information to Mr. Rose.*

**Q. Will these be breakaway rims?**

*A. They will not be, but BG is always open to suggestions.*

**Q. There is a bike and walking trail on the east side of the main courts, so can you provide the exact location where you would like to construct the Duece Court?**

*A. What we were looking at appears to be a graveled area.*

**Q. The parking area?**

*A. Yes.*

Mr. Rose stated if it is agreeable to Council, the next step would be to have Mr. Dunkle work with Mr. Mulligan to craft a basic agreement outlining the City's expectations, which will then be brought before Council for consideration.

Councilmember McMahon asked Mr. Rose if he could check on the status of MSD's plan to install their tanks in the park because he would hate to miss out on this opportunity while waiting for them. Mr. Rose stated MSD's initial proposal states that they will replace anything that is destroyed. So, staff will obtain an update and make sure that the agreement is airtight prior to them moving forward with the tanks.

## **5. ADJOURNMENT**

Mayor Crow thanked Ms. Garrison for her presentation and adjourned the meeting at 6:17 p.m.

LaRette Reese  
City Clerk

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, October 24, 2022**  
**6:30 p.m.**

**AGENDA**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on Monday, October 24, 2022, Mayor Terry Crow called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

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

Councilmember Stacy Clay  
Councilmember Aleta Klein; (*excused*)  
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.; Larry Chapman of Seneca; Battalion Chief Bill Hinson; Jason Nettles of Central County Dispatch, and Director of Planning & Zoning, Dr. John Wagner.

Mayor Crow stated the community is saddened by what occurred at Central Visual and Performing Arts High School today. And despite the great job that first responders and staff did to save many lives, everyone who was directly impacted will not be forced to live with the trauma of this event for many years to come. This is the 36th school shooting in 2022 that has resulted in injury or death, and as a result, children and their parents all live in fear of what will happen next. So, as I ask for a moment of silence for the individuals who lost their lives because of this act of violence, let us focus on what we, as a community can, and must do better to restore our schools to the safe havens they were intended to be.

Councilmember Clay stated he spent the better part of sixteen years working with St. Louis Public Schools as a teacher, Program Director, and Deputy Superintendent, where he frequented this school on numerous occasions. So, he would like to thank the Mayor for acknowledging this tragic event because it hits home on a very personal level.

**C. APPROVAL OF AGENDA**

Mr. Rose requested that Item J (2); Central County Dispatch Contract, be removed from the Consent Agenda and added to the City Manager's Report as K (6).

Mr. Mulligan stated he would like to recommend that the following changes be made to Bill Number 9489 and that they be included in tonight's introduction of this Bill:

1. That the intersection of "*Melrose and Mt. Vernon*" with a blank under "*stop*", be amended to read, "*Melrose and Mt. Vernon all way*".
2. That "*Stop Street*" be amended to read, "*Wellington and Mt. Vernon all way*".
3. That the second line in Section 2 which states "*to add the following line item*," be amended to read, "*to add the following line items*".

Councilmember Hales moved to approve the amendments, it was seconded by Councilmember Clay, and the motion was carried unanimously.

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

**D. PROCLAMATIONS**

1. A Proclamation honoring Qui Xiaolong as the recipient of the Arts and Letters Commission's Literary Excellence Award.
2. A Proclamation recognizing Scott Black for his many professional accomplishments, and a guest appearance at the Arts and Letters Commission's Returning Artists Series.

**E. APPROVAL OF MINUTES**

1. October 10, 2022, Study Session; (Housing and Third Ward Revitalization RFP), was moved by Councilmember Smotherson, it was seconded by Councilmember Cusick, and the motion was carried unanimously; with the exception of Councilmember Hales.
2. October 10, 2022, Regular Meeting Minutes were moved by Councilmember Smotherson, it was seconded by Councilmember McMahon, and the motion was carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

1. Suzanne Greenwald is nominated to the Commission on Senior Issues as a fill-in (2B vacant seat) by Councilmember Tim Cusick, seconded by Councilmember Hales and the motion was carried unanimously.

**G. SWEARING IN TO BOARDS AND COMMISSIONS**

None

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

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

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](mailto: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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**Tom Sullivan, 751 Syracuse, U City, MO**

Mr. Sullivan stated he still thinks the Costco Development, which destroyed many nice neighborhoods and businesses, is the worst thing U City has ever done. This was a project that did not have the support of residents because they were lied to and completely shut out of the process. One of the biggest lies was that eminent domain would only be used for Public Storage, which can be verified by a May 1, 2018 article where the headline reads, "*U City Will Not Use Eminent Domain to Make Way for New Retail Apartments*".

And please don't forget how Mayor Crow attacked a group of clergymen trying to promote a Community Benefits Agreement; which seems like it might have been a good idea given that the City's subsidies for Costco are continually increasing. Or how he encouraged City Hall groupies to turn the lectern around at a meeting and attack citizens.

He stated another embarrassment was when the City harassed a citizen for growing a garden that was not in compliance with its regulations. What wasn't mentioned in the Elliot Davis "You Paid For It" segment is that this was the wife of former Councilman Stephen Kraft, who just happened to be a contributor to the campaign against Proposition F.

So, while a big contributor of this tax is getting a multi-million-dollar subsidy from the City, someone contributing against Proposition F has a City inspector show up at his home.

Prop F failed with 68% voting against it in spite of the City illegally spending tens of thousands of dollars on this campaign. Just another example of how sleazy the U City government has become.

Mr. Sullivan said a lot of promises have also been made about improving the 3rd Ward with revenue from the Costco Project, but it remains to be seen if those promises will be kept.

**Rita Clemons, 8012 Canton Avenue, U City, MO**

Ms. Clemons stated there is a dead tree located on the easement in front of her property that has caused her sewer line to back up on several occasions, and most recently, on May 19, 2022, caused damage to her car when a limb fell on top of it. But although she has received several notes from the City indicating that the tree would either be pruned and/or removed, she was informed that there was no liability on the part of the City and her claim for damages was denied. So, she is appearing before Council tonight, appealing the insurance adjuster's determination and asking that her claim for damages be approved.

Ms. Clemons stated many of the tree limbs on her block are now extending across the north to the south side of her street and are in immediate need of the Forestry Department's attention.

**I. PUBLIC HEARINGS**

None

**J. CONSENT AGENDA**

1. Ratification of Emergency Purchases due to Flooding
2. Central County Dispatch Contract; (moved to City Manager's Report)
3. 2019 CDBG Contract Agreement
4. Tree Removal Contract

Councilmember Cusick moved to approve Items 1, 3, and 4 of the Consent Agenda, it was seconded by Councilmember McMahon, and the motion was carried unanimously.

**K. CITY MANAGER'S REPORT (vote required)**

1. Discussion of Fox 2 News Report – Creveling Drive. No Vote.

Mr. Rose stated he would like to play a video of a CNN Commercial that he believes accurately sums up the incident that occurred on Creveling Drive; that facts matter. He stated the way the Creveling case was presented in the media is rather concerning, so he would like to take a few minutes to put the facts on the record so that everyone understands the sequence of events.

During a routine patrol of the area on September 22, 2022, a code enforcement officer identified a home with violations, and a Notice informing the resident of these violations was sent to their home.

Mr. Rose stated the City sends out hundreds of notices each year and since this process is solely intended to achieve compliance, most residents simply would not deem them to be newsworthy. But on this rare occasion, Fox News reported that the officer had issued a citation for this resident's garden; and that was an incorrect statement. The Notice of Violation was the only document sent to the resident and it was for weeds and grass.

On September 27, 2022, the resident called to have the area re-inspected. The inspection occurred that same day wherein the officer confirmed that the weeds and grass had been abated. However, an incident occurred while the officer was still on the premises, which resulted in the officer contacting his supervisor for assistance. When the supervisor arrived he identified several tree branches that were in violation and a second Notice of Violation was sent to the resident on September 28th.

In a letter dated October 4, 2022, the resident requested to have the branches re-inspected and authorization to conduct that inspection was issued today.

Mr. Rose stated how something so simple; two Notices for violations related to grass, weeds, and tree limbs mushroomed into the City issuing a citation for a resident's garden happened, he has no idea. But he did believe it was important to put these facts on the record because, in the end, that's what really matters.

Councilmember McMahon posed the following questions to Mr. Rose:

**Q. Are there photographs of these violations?**

A. Yes. They demonstrate what the inspector saw and why they believed a notice was appropriate. *(Photographs of the yard were provided for Council's review)*

**Q. Is it correct that the resident was never ticketed or asked to appear in Court?**

A. That is correct, no tickets or citations were ever issued.

**Q. Were any native plantings involved in this incident?**

A. No native plantings were involved. In fact, staff has worked with U City in Bloom to better understand and recognize this species of plants, and as a result, has made some adjustments to its enforcement procedures to no longer issue notices on native plantings.

**Q. Were any of the photographs provided to Council depicted in the Fox 2 report?**

A. No. The only photographs depicted were those taken after the issue had been abated. And I would also like to note that the reporter was made aware that no citation had been issued and that the notices only pertained to weeds, grass, and the branches on a tree. So, he was aware of the facts and chose not to disclose them.

Councilmember McMahon stated he appreciated this update because now that the City has an active patrol more than likely residents will start to receive notices, and hopefully, this will help to educate them about the process. However, he believes Council would be willing to have a discussion should there ever be a concern that the City's Code is too stringent with its process for citing excessive weeds and grass.

Mr. Rose stated homeowners are also provided with an option to appeal a notice to the director of that department, the City Manager, Council, and the Court, so there are checks and balances within the process to ensure consistency and make sure that officers do not become overzealous.

Councilmember Hales stated on October 21st he pulled a public report from the City's website that provides a 30-day overview of the notices and letters issued by enforcement officers, and this is what he learned:

- The report consisted of 18 pages that identified over 300 properties;
- Fifteen of those notices were sent to residents living in the neighborhood of Creveling Drive;
- The vast majority of those violations were rectified; which includes the ones discussed tonight on Creveling Drive, and
- That there were 30 vehicle-related violations and 28 of those violations occurred in the 3rd Ward

Councilmember Hales stated there were also comments questioning why officers seemed to be focusing on a specific area, but according to this report, it's easy to see that their focus was on every ward. So, the notion that the Creveling Drive property was cited when there are so many other problems that exist is an unfair accusation because this report clearly indicates that officers are performing their job. So, he would just say thank you very much to everyone who received a notice and quickly abated the issue.

**2. Market at Olive Update - (revised 10/24/22). No Vote.**

Mr. Rose introduced Larry Chapman, the President of Seneca, to provide Council with an update on the Market at Olive.

Mr. Chapman stated he is also the Manager of U City, LLC, the developer of the Market at Olive Project. He then displayed an RS rendering depicting the site plan to assist in his explanation of this portion of his update.

- The last resident on the north side of Olive will be moving this week
- Site work on the north side of Olive will begin this year
- Site work on the south side of Olive will be completed within the next three to four months
- On the south side, Costco is Anchor A, Dierbergs is being proposed to be Anchor J, and Anchor B will be discussed in the not-so-distant future
- Several retail buildings, i.e., fast food and multi-tenant retail will align the front
- With a little bit of luck, Seneca will be able to talk about every building in the center and by the end of the year turn its attention to Mayflower Court to start advancing that part of the project.

Mr. Chapman stated as a public/private partnership everything is about competing for deals. And while they have been fortunate to have a lot of smaller restaurant users chasing after the traffic that Costco will bring, the big anchor stores are rather challenging to secure. He stated they have been talking to two anchors since December 2021. However, in the process of negotiations, there are always going to be some trade-offs which mean there is a need to establish priorities in order to come to a balanced conclusion. And in his opinion, the number one priority for both the City and the developer is paying the TIF off early.

### **Why Dierbergs?**

Mr. Chapman stated that Dierbergs is a family-owned local business that has been hugely significant in the community. Second, only to Costco, they can generate the volume of sales and sales taxes that can pay off the TIF in a really meaningful way. They will help attract other high-end users and businesses for the rest of the community; they will be occupying two times the personal property of any other retailer; they have agreed to maintain two retail users on its front facade, and they are going to buy and own this store, which equates to a long-term commitment. So, in his opinion, Dierbergs represents the highest and best use for this location.

### **The Chapter 100 Tax Abatement**

A grocery store of this caliber has super high sales volumes and super low margins, which means that they have to generate a lot of sales to cover those margins and overhead. Mr. Chapman stated in his experience, they are hyper-focused on their bottom line, and even though the sales taxes charged to their customers help the City, it has no impact on them. What does affect their bottom line are things like real estate taxes, personal property taxes, or the taxes they pay on construction materials. Chapter 100 helps to alleviate this gap and is what has allowed both parties to move forward. So, from an economic standpoint, it is the right thing to do.

### **Why Should the City Agree to a Chapter 100?**

All of the future real estate taxes have been gobbled up by the TIF. And while the 2019 Redevelopment Plan contemplated a Chapter 353 which would have eliminated the commercial surcharge, it did not go forward even though it was approved in the original Ordinance.

Dierbergs is asking for a 50% discount on their property taxes, and Mr. Chapman stated his argument is that they are going to buy twice as much property and if the City gives them this discount the remaining 50% will be the same amount it would get from an alternative user. So, if you pretend that the original TIF and Redevelopment Plan did not exist, the commercial surcharge is about \$33,000 a year or a total of \$530,000, and the personal property tax savings Dierbergs would receive totals about \$370,000 or \$23,000 a year. However, the City will receive \$370,000 more than it is getting now. He stated the worst-case scenario is that the total cost of Chapter 100 would cost the City \$72,000, schools \$520,000, and all other taxing districts about \$900,000.

But here's the flip side of that coin; Dierbergs is going to generate so much in sales that its annual revenue going to pay off the TIF will increase by \$1,364,000 a year compared to the second alternative, which would increase revenue by a little under a million, and the third alternative by \$725,000. So, they are going to be better than either one of those alternatives by \$500,000 a year.

That's 8 million dollars over the sixteen years remaining in the TIF. And that should bring the average age of the TIF down by 1.7 years.

Mr. Chapman stated the one-year impact to all taxing jurisdictions would be \$1,441,000, compared to that \$7 or \$800,000 they would have in terms of cost. Therefore, the total overall cost benefit to U City ends up to the good, even after taking the full cost of Chapter 100; \$131,000 to the City; \$954,000 to schools, and \$1,645,000 for all other taxing jurisdictions. He stated that's how much better off these taxing jurisdictions will be with a Dierbergs and a Chapter 100 than they would be if there were no Dierbergs and the TIF did not exist.

Mr. Chapman stated there are also some other implications; tons of intangible benefits to the City and community; tons of intangible benefits to the development, and a similar impact as previously contemplated in the Chapter 353, which was a part of the original plan. Because even at a 50% personal property tax savings, or if the property tax and surcharge is a cost, they are outweighed by this new revenue. Dierbergs will still generate more than any alternative currently on their plate. So, all things considered, a Chapter 100 for Dierbergs is a huge net benefit to everyone.

He stated Seneca's goal is to secure large revenue-generating anchors and this type of incentive helps them reach that goal. He stated the City's focus should be on garnering the best in class, most impactful retailers, and any trade-offs should be about the net benefit. Dierbergs provides the greatest chance to pay the TIF off early. And an early payoff is a win for the City, schools, and the developer. Mr. Chapman advised Council of the need to find a way to go full speed ahead on this proposal because if they do, U City will have a Dierbergs opening in less than two years and get them into the TIF bond refinancing; which is a critical component, by next spring.

Councilmember Clay posed the following questions to Mr. Chapman:

**Q. What is a Chapter 100?**

*A. It is a tax avoidance plan where the City leases a property back to the owner; Dierbergs, until the Chapter 100 goes away. So, it's kind of like tax abatement, but since the taxes have already been abated by the TIF, Chapter 100 keeps the baseline taxes from going any higher than they already are.*

**Q. Does it provide a benefit of not having sales taxes associated with the leasee's purchases?**

*A. Yes.*

**Q. Even if the things they need to buy for this project are not purchased in U City?**

*A. Correct. The only thing they would save any sales tax on is construction materials and if they are not located in U City they won't be taxed here. However, since U City is a pool city the taxes would go to the County. So, when it comes to any sales tax on construction materials the impact locally would be zero.*

**Q. Can you talk about the process being followed as it relates to minority participation?**

*A. We inherited this project from NOVUS, so the Phase I reports submitted to the City indicates that the participation was about 12 or 13%. However, now that they are in Phase II the workforce aspect of the project is being closely monitored and these reports should indicate that they are much closer to the 25% goal that was set.*

**Q. It seems like the folks in Mayflower Court have been in limbo for almost seven years. So, would moving this project along provide any benefit to their situation?**

*A. We took over this project in November of 2021 and met with as many people as possible to advise them that it would be a while before we could start on their phase of the project. We are there now and have sent them two letters within the last 30 days advising them of the status and including an offer for their property. We have started to meet with these owners and if they are all willing to sell, hope to have this portion of the project wrapped up by the end of the year.*

Councilmember Smotherson stated he would like to commend Seneca on the quality of retailers they are attempting to secure for this location. He then asked Mr. Chapman whether the construction of the remaining buildings would be dependent on the completion of Dierbergs?



Mr. Chapman stated it would not be. In fact, all of the retailers in Buildings G, I, N, and O, anticipate being open before Dierbergs is completed. Raising Cane has committed to Building G, and the other buildings should be under construction and open by next summer. Buildings E and F, located directly across the street, are currently under construction and should be open in the fall.

Mayor Crow thanked Mr. Chapman for his presentation.

### **Citizen's Comments**

#### **Patrick Fox, 1309 Purdue, U City, MO**

Mr. Fox stated although he is very pleased that the community is experiencing this new development he is a little concerned about the generous considerations being contemplated for some retailers interested in being a part of the Market at Olive.

Costco is anticipating that 10,000 people will visit their store when it opens tomorrow, so there is going to be an enormous amount of traffic. He stated he sees the potential and believes that even though Dierbergs might be the top contender today, the buzz for this location will start to build and garner the interest of other significant retailers. And as a U City taxpayer who pays his fair share, the idea of floating property taxes for a wealthy company like Dierbergs, who owns a bank and has the means to finance this construction, seems extremely generous. Mr. Fox stated he was not saying that they should not be afforded any considerations, just that they should pay their fair share. And unless he is mistaken, the purchase of construction materials made by Dierbergs under this agreement means that a pool city would be forgoing its proportional share of the taxes that would have been charged. He stated these are some of his concerns about the underlying assumption with this proposition and therefore, would urge Council to proceed cautiously.

#### **3. Conditional Use Permit (CUP 22-09) Market at Olive – Phase II, Lot 9**

Mr. Rose informed Council that Dr. Wagner would be presenting the information on Items 3 and 4.

Dr. Wagner stated this CUP is for the south side of the Phase II development located near the intersection of McKnight and Olive. Lot 9 is a four-store building and this CUP seeks to decrease the parking from 93 to 83 spaces.

Mayor Crow asked if this CUP had been reviewed by the Planning Commission? Dr. Wagner stated that it had.

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

#### **4. Conditional Use Permit (CUP 22-10) Market at Olive – Phase II, Lot 10**

Dr. Wagner stated this CUP is for the same location on the south side of Phase II and it seeks to decrease the number of parking from 47 to 41 spaces to accommodate the restaurant's drive-through service.

Councilmember Smotherson stated he does not recall seeing two drive-through lanes at any of Raising Cane's other locations. So, are they anticipating that more customers will frequent this location? Dr. Wagner indicated that the representative for Raising Cane was nodding his head yes. He stated these days Cane's has largely become a drive-through-oriented business and this is the site plan they came up with. Councilmember Smotherson questioned whether there would be a cashier standing outside of the second drive-through to take orders? Dr. Wagner stated while he anticipates that they will, that issue will be addressed when they come in to present their site plan.

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

5. OMCI Program – Participation for 2023 (River Des Peres and Deer Creek)

Mr. Rose stated staff is recommending that Council consider approving the participation and reimbursement for project funding through the Operations, Maintenance, and Construction Improvement Program (OMCI) administered by MSD to leverage funds from their taxing sub-districts for the U City branch of River Des Peres and Deer Creek.

Dr. Wagner stated the numbers are identical to last year's, so in anticipation of Council's approval, he asked Mr. Rose to sign this document so that it could be emailed back to MSD tomorrow.

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

Councilmember Cusick posed the following questions to Mr. Rose:

**Q. Have these funds already been allocated, and if so, what are they being used for?**

*A. The intent is to use as much of these funds as possible for the Home Buyout Program that has been submitted to the State Emergency Management Agency (SEMA) and requires a 25% match.*

**Q. How much of the OMCI funds can be used towards the buyouts?**

*A. At this point, staff is unaware of whether there are any limitations on the funds for Deer Creek, but the intent is to recommend that as much of these funds as possible be used. Staff will be working with MSD to gain the answers to these questions before bringing this item back to Council.*

Voice vote on Councilmember McMahon's motion carried unanimously.

6. Central County Dispatch Contract

Mr. Rose stated staff is recommending that Council consider a five-year contract with Central County Dispatch for Fire/EMS dispatching services. Mr. Rose asked Chief Hinson if he would provide an overview of the agreement being proposed.

Chief Hinson introduced Jason Nettles, Executive Director of Central County, who is in attendance to assist him with answering any questions the Council might have.

Councilmember Clay posed the following questions:

**Q. Is my understanding correct, that there are two elements to this contract; enhanced staffing and access to technology that is currently not available within U City?**

*A. (Chief Hinson): That is correct.*

**Q. Does U City have the capacity to upgrade its current technology to match what is being offered by Central County?**

*A. (Chief Hinson): The City's current dispatching equipment is twenty years old; operated by the Police Department and requires a lot of manpower to generate a dispatch. Everything in this enhanced system is computerized with the ability to provide pertinent information to the dispatcher in a matter of minutes. It also has a GO System that can dispatch the closest truck to a scene.*

**Q. Will the Police Department maintain this current system if the contract is executed?**

*A. (Chief Hinson): The system currently being operated is strictly for fire and EMS. There are systems available that would match the technology being provided by Central County, but it is more expensive than this option. He stated the goal is to increase response times, and the viability of life and property.*

**Q. Is this contract renewable on an annual basis?**

*A. (Mr. Nettles): The initial contract is for five years, but that can be renewed at the same rate at the end of those five years.*

Councilmember Hales posed the following questions to Mr. Nettles:

**Q. Council received a video today that walked you through the process of a fire emergency. For the benefit of those in attendance today, could you walk them through that process?**

A. Currently if you are within the boundaries of U City, a 911 call goes through to the Police Department which processes that call. And even though U City will still be the primary dispatch center receiving the initial call, under this contract, as soon as that caller says they need an ambulance or a Fire Department, the U City dispatcher will transfer it to Central's dispatch for immediate processing, utilizing standards established by the Emergency Medical Dispatch Program. That means that the basic information needed to get a CAD call entered and a unit dispatched should fall within a window of 15 to 20 seconds. The utilization of NFPA standards for call processing and unit dispatch times is a significant performance indicator that Central can help every similarly situated police department improve on.

**Q. Is it correct, that many of U City's immediate neighbors have contracted with East Central, who has essentially done the same thing with separating police and fire?**

A. Central County provides service for about 80% of the departments in St. Louis County, all the way to the Jefferson County line, and the Meramec Ambulance District in Franklin County. The only other two that provide any type of fire service are Kirkwood, which provides service for three departments, and East Central Dispatch, which provides service for seven departments.

Central's contract also provides location-based dispatch and some of the capital infrastructure for each primary apparatus, like a mobile CAD Unit valued at \$2,500, mounting equipment, a mobile router with automatic vehicle location technology, and a first net air card. That's how Central can literally see where all of its live apparatuses are located so that dispatchers can reroute units and make sure that the closest unit gets dispatched to the call. The contract also provides upgrades on a daily basis. So, if a higher acuity or life-threatening call comes in our dispatchers have the ability to divert units based on the urgency of that call.

**Q. How many of our immediate neighbors are still operating without emergency medical dispatch for fire and EMS?**

A. While there are none within St. Louis County, you can find a few in western and northern rural areas that do not use EMD.

Chief Hinson stated the ability to have an EMD dispatcher on the line in 30 seconds increases an individual's chance for survival and removes the issue of non-viability because a rapid response saves lives.

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

Mr. Rose stated he would like to recognize Mike Carlin, the City's Manager of Information Technology because this will be his last meeting. And for that reason, he would like to take this time to publically let him know how much the City has appreciated all of the work he has performed and is wishing him well in his next chapter.

Mayor Crow offered his congratulations and acknowledged that Mike would be dearly missed.

**L. UNFINISHED BUSINESS**

1. **Bill 9487**– AN ORDINANCE VACATING AND SURRENDERING A PUBLIC WALKWAY BETWEEN 511 and 519 WESTVIEW DRIVE. Bill Number 9487 was read for the second and third time.

Councilmember McMahon moved to approve, seconded by Councilmember Hales.

Roll Call Vote Was:

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

**Nays:** None.

2. **Bill 9488** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE II OF THE PROPOSED MARKET AT THE OLIVE DEVELOPMENT, LOCATED AT 8630 OLIVE BOULEVARD. Bill Number 9488 was read for the second and third time.

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

Councilmember Smotherson stated residents on Woodson are concerned about the traffic that is going to be generated. So, he would like to know if there are any plans to improve the east side of this development near McKnight or Woodson? Mr. Chapman stated there will be some widening and lane straightening on both Woodson and McKnight and when it's finished, there will be three lanes going south consisting of a left, a through, and a right-hand turn lane on Woodson, as well as a right turn only lane coming out of the development onto Woodson. He stated MoDOT has asked for some improvements from the west on Olive to 1-70, which should also help mitigate some of the traffic. But according to every traffic study that's been conducted all of the traffic will be going to and from the interstate, so traffic should pretty much be contained in that area.

Councilmember Smotherson questioned whether there was a way to stop Fed Ex from using Olive as one of its routes, or solicit their help in maintaining Woodson? Mr. Chapman stated he had no idea what could be done about Fed Ex other than discussing these concerns with Overland or enacting a heavy police presence to make sure their trucks are not committing any traffic violations.

Roll Call Vote Was:

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

**Nays:** None.

#### **M. NEW BUSINESS**

*Resolutions (vote required) - none*

*Bills (Introduction and 1<sup>st</sup> reading - no vote required)*

*Introduced by Councilmember Cusick*

1. **Bill 9489** – AN ORDINANCE AMENDING SCHEDULE VII OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN. Bill Number 9489 was read for the first time.

*Introduced by Councilmember Smotherson*

2. **Bill 9490**—AN ORDINANCE AMENDING SECTION 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 KNOWN AS LOT A AND COMMON GROUND 2 OF PLAT 4 OF THE MARKET AT OLIVE DEVELOPMENT, FROM “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT, “GC” GENERAL COMMERCIAL AND “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”). Bill Number 9490 was read for the first time.

#### **N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

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

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

Ms. Ginsberg stated in the past two weeks U City TNR volunteers have trapped, neutered, vaccinated, and returned seven cats from four municipal sites at no cost to U City taxpayers. Unfortunately, the use of cat food, water, and shelter, continues to spark misunderstandings between the volunteers and code enforcement. Therefore, on behalf of these volunteers, she would respectfully request that Section 210.130 of the Municipal Code be amended to add, *"providing food, water, and shelter"* to the list of permitted acts. Thanks for your service to our community.

**Diane Bonds, 8665 Sloan Drive, U City, MO**

Ms. Bonds stated that she is totally against the part of the Mayflower Development that will bring more renters into the area. Currently, renters are residing in The District, Delcrest, and all along Delmar, and new rentals are popping up from 1-70 to Price Road. She stated this development seems to be pushing the residents who live south of McKnight and Mayflower away, and she does not believe this part of the development is necessary.

Ms. Bonds stated she has also requested that the tree in front of her home be removed because dead branches are constantly falling during inclement weather. She stated staff has come out and pruned the tree, but the only thing they removed was the lower branches. And now she has three dents and several scratches on her car that she cannot get repaired until the tree is removed. So, she is here tonight to make another request to have this tree removed. Thank you for your time and service to the community.

**P. COUNCIL COMMENTS**

Councilmember Cusick stated he has received numerous questions from dog owners about when restorations would be made to the Dog Park and would like to get an update on its status. Mr. Rose stated the Dog Park, as well as Centennial Commons, and the Public Works yard was all damaged during the flood. And while staff has taken steps to clean up these areas, the restoration process will require FEMA's approval to receive federal dollars. So, at this point, all of the information has been provided to FEMA and staff is waiting on their approval to move forward.

Mayor Crow stated there will be a ribbon cutting for Costco at 7:45 a.m. tomorrow and he is hoping that there will be a nice crowd coming out to participate in this long-awaited celebration.

**Q. EXECUTIVE SESSION**

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

Councilmember McMahon moved to close the Regular Session to go into a Closed Session, it was seconded by Councilmember Clay.

Roll Call Vote Was:

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

**Nays:** None.

**R. ADJOURNMENT**

Mayor Crow thanked everyone for their attendance and closed the Regular City Council meeting at 7:56 p.m. to go into a Closed Session on the Second floor. The Closed Session reconvened in an open session at 8:38 p.m.

LaRette Reese  
City Clerk, MRCC

**From:** [David Harris](#)  
**To:** [Council Comments Shared](#)  
**Subject:** Agenda Items E.1 and K.2 for October 24, 2022 City Council Meeting  
**Date:** Monday, October 24, 2022 11:21:00 AM

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

I have comments about Agenda Item E.1 (Approval of Minutes for October 10, 2022, Study Session, Housing and Third Ward Revitalization RFP). The comments relate to the news about the proposed sources of funds for the \$10 million for Ward 3, on page E-1-1.

I also have comments about Agenda Item K.2, the possible Dierbergs at the Market at Olive and the proposed Chapter 100 Program with abatement of 50% of personal property taxes, elimination of the commercial surcharge, and a CID assessment instead of PILOTs, as discussed on pages K-2-1 to K-2-28.

However, because the comments relate to the Market at Olive and Costco is opening tomorrow, and because the agenda items still appear to be more informational than decision-making at this time, I will make my comments at a future meeting.

David J. Harris  
8039 Gannon Avenue  
University City, MO 63130

**From:** [David Harris](#)  
**To:** [Council Comments Shared](#)  
**Subject:** Avenir Tax Exemptions – Responses to your reasons from September 27, 2022 meeting  
**Date:** Monday, October 24, 2022 11:10:34 AM

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

For reasons in my September 12, 2022 comments, I disagree with and I am disappointed by your decision to provide the Avenir development a real property tax abatement of at least \$2,185,659 plus a sales tax exemption of at least \$1,041,976 and a use tax exemption of \$222,336 (subtotal \$1,264,312), resulting in a total tax exemption of at least \$3,449,971, by approving Bills 9486 and 9485, respectively, at the September 27, 2022 Council meeting.

At the September 27 meeting, four of you presented some reasons you voted to approve the real property tax abatement, the sales tax exemption, and the use tax exemption (sometimes I refer to the three together as “the tax exemptions” or “the exemptions”). However, you waited until after you voted to approve Bill 9485 and immediately before you voted to approve Bill 9486 to publicly describe those reasons.

Even though it is likely too late to change your minds or to change your approval, here are my responses to and comments about some of your reasons.

To Councilmember Jeffrey Hales

Councilmember Hales, you stated that you “could not find an instance where the process has been remotely as transparent as this one has” and then identified 6 Planning Commission meetings, 11 City Council meetings, and 3 Zoom meetings with residents.

I reviewed the available agendas, minutes, and some recordings for each of the Planning Commission (on the City website, “Plan Commission”) and City Council meetings. The exemptions have not been as “transparent” as you stated. Please correct me if I am wrong, but it appears that the following is a more accurate timeline.

- (1) The Chapter 353 real property tax abatement was discussed at the August 26, 2020 Planning Commission meeting, at which the commission recommended, as you said, “a twenty-year tax abatement; the first ten years at 100% and the last ten years at 50%.” What you did not say was the recommendation vote was 4-3, indicative of the substantial opposition to the abatement.
- (2) The City Council never publicly discussed or voted on the August 26, 2020 Planning Commission tax abatement recommendation. On September 29, 2020, the Consent Agenda item set a public hearing about the Chapter 353 redevelopment plan and tax abatement. On October 12, 2020, the public hearing was continued until October 26. On October 26, discussion of the abatement was delayed, at your request, until November 9. On November 9, the Council approved a Preliminary Development Plan, but did not discuss or approve the tax abatement. According to the meeting minutes, “approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan.”
- (3) The June 14, 2021 City Council meeting, the December 15, 2021, January 26, 2022, and February 23, 2022 Planning Commission meetings, and the March 14 (not 13), 2022 and March 28, 2022 City Council meetings covered other aspects of Avenir, not the exemptions.
- (4) The March 31, 2022 Planning Commission meeting was a continuation from a March 23 meeting agenda item with the request for five years of real property tax abatement. The commission voted against the abatement request by a vote of 4-1.

(5) The April 11, 2022 and April 25, 2022 City Council meetings covered other aspects of Avenir, not the exemptions.

(6) At the July 25, 2022 City Council meeting, the City Manager recommended remanding to the Planning Commission the March 31 recommendation against tax abatement and the Council agreed.

(7) At the July 27, 2022 Planning Commission meeting, the commission voted to recommend the abatement by the same split vote total of 4-3 as two years earlier on the twenty-year abatement.

(8) On September 12, 2022, the Chapter 353 tax abatement was on the City Council agenda for a first reading as Bill 9485. There was no discussion.

(9) At the September 27, 2022 meeting, the Council approved Bill 9485, with no discussion.

(10) The Chapter 100 Bond issue with the sales tax exemption and the use tax exemption was never publicly disclosed or discussed before the first reading on September 12 as Bill 9486.

(11) At the September 27, 2022 meeting, the Council approved Bill 9486, with no discussion other than the monologues referred to above.

(12) Much information related to the tax abatement, the sales tax exemption and the use tax exemption was contained in a report by Jonathan Ferry that was not made public until after the September 27, 2022 meeting.

From the foregoing timeline, it is obvious to me there were non-public discussions about the sales tax exemption and the use tax exemption before September 12 and possibly between September 12 and September 27.

From the foregoing timeline, it is likely there were non-public discussions about the tax abatement before September 12 and possibly between September 12 and September 27.

There was a time before you were on the City Council when indications of non-public discussions, undisclosed reports, and minimal or non-existent transparency would have made you question the integrity of a Council decision. What happened to you?

Additionally, you stated, "as it relates to the public comments . . . at the end of the day, the comments in opposition to this project were not even close to those that were in support, which totaled sixty-two." As with your statement about transparency, that observation was not really accurate. The number of comments for the September 27 meeting were more heavily in support (although there were 48 such comments, not 62, when you remove duplicates from the same person or from the same household) with 8 in opposition, the comments for the September 12 meeting were 18 in favor and 15 opposed. Moreover, the comments from the public hearing two years ago were overwhelmingly in opposition to tax abatement or expressed other concerns about the project, including a petition signed by 54 residents.

Does anything I am saying change your perspective about your approval of the exemptions?

To Councilmember Steve McMahan

Councilmember McMahan, to the extent that you agree with Councilmember Hales' presentation of the timeline and transparency, please read my comments above.

You then observed, "one might wonder if these residents actually believe the abatement is unnecessary or if they're hoping that the developer does need it, and the elimination of this abatement will stop the entire project." That was an ad hominem response, meaning you are attacking the residents' – your constituents' - character or motives instead of replying to the residents' – your constituents' - questions or



arguments. How do you feel when your character or your motives are questioned, instead of someone addressing the substance of your opinion? Although I should not need to say it, I will do so, that I believe the abatement is unnecessary for the many reasons explained. I do not know all the other residents who objected to the exemptions, but I will go out on a limb and say I think most if not all of them believe the same as me. Moreover, by trying to distract with an ad hominem response, you never answered or addressed why you think the exemptions are necessary.

To Councilmember Aletha Klein

Councilmember Klein, I was surprised to hear that the City and City Council don't "yet have a policy in place to determine what a reasonable abatement would be for this kind of development." That is concerning, because the City and Council are making decisions without policy guidance. Moreover, that means any developer can ask for anything the developer thinks the developer can get, something that already occurs too much, and is occurring again, for example, with the proposed Dierbergs at the Market at Olive project, a subject for another time.

You stated that "Some in the community believe that this abatement gets funding from the City's budget that could be used for other projects to help the developer offset some of his expenses. This is not the case. There is no fund that the City is taking from to give to the developer that could be used on floodplain buyouts or City services. The City is also not losing a tax revenue stream that it would otherwise have." I recognize, and I assume most of the other residents objecting to the exemptions recognize, that there are not current funds that are being given to the developer. Additionally, your statement does not address the concerns about the exemptions. There is future revenue that is being "lost" by giving it away, or giving it back, to the developer.

Regarding the figures you cited for tax revenue to the Library and the School District, the figures are over a period of five years. In other words, the Library and the School District currently receive \$5,175 and \$65,273 each year from the properties. Over the five years of the tax abatement (2025-2029), they will receive a total of \$25,784 and \$326,364.

After the tax abatement, as you said, "the Library will get \$128,677, and the School District will get 1.590 million dollars." However, that increased amount is over a five-year period, meaning each year, the Library will get \$25,735 and the School District will get \$318,000. Those are increases of \$20,560 and \$252,727 a year from the current amount (about four times more, not "five times" more), a welcome increase but hardly a "huge burst" or something that will result in "better services, improved schools, and more development opportunities." Your statement implies that you think the increase to \$128,677 and \$1,590,000 is every year. Did I misunderstand your statement? If not, does this clarification change your perspective about your approval of the exemptions?

To Councilmember Stacy Clay

Councilmember Clay, I generally understand when you advise "don't allow the perfect to be the enemy of the good." However, with the exemptions, it is not a choice of perfect versus good. It is a choice of whether the exemptions are necessary, particularly for a luxury rental project, or whether they are primarily a tax giveaway to increase a developer's profit. In other words, whether the exemptions are good for the City and its residents, not whether they are perfect.

Additionally, I am struck by the irony that the Avenir developer, Charles Deutsch, contributed to the campaign to increase the sales tax in U. City that everyone would have to pay (Proposition F in April) that was projected to generate \$575,000 per year, yet is seeking a sales tax exemption for himself of over \$1 million, equivalent to about two years of the projected Proposition F revenue, and a total tax exemption of almost \$3,450,000, equivalent to six years of the projected revenue.

Does anything I am saying change your perspective about your approval of the exemptions?

David J. Harris  
8039 Gannon Avenue





CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
*For City Clerk Use* PH20221114-01

SUBJECT/TITLE:  
Public Hearing for REZ 22-07.

REQUESTED BY: **John L. Wagner** DEPARTMENT / WARD  
Planning and Development / Ward 3

AGENDA SECTION: **Public Hearing** CAN ITEM BE RESCHEDULED?

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:  
N/A

FISCAL IMPACT:  
N/A

AMOUNT: ACCOUNT No.:

FROM FUND: TO FUND:

EXPLANATION:  
Public Hearing for REZ 22-07, an application by U. City, LLC for a Zoning Map Amendment to rezone 2.276 acres of land known as Lot A and Common Ground 2 of the Market at Olive Development, Plat 4, from "Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C).

STAFF COMMENTS AND BACKGROUND INFORMATION:

CIP No.

RELATED ITEMS / ATTACHMENTS:  
Copy of notice published in the St. Louis Countian.

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED: **City Manager, Gregroy Rose** MEETING DATE: **November 14, 2022**

# Missouri Lawyers Media

Missouri Lawyers Weekly, St Louis Daily Record, St Charles Business Record The Countian (St Louis, Jefferson), The Daily Record and LAN

319 N Fourth Street, 5th Floor  
St. Louis, MO 63102  
1 (314) 421-1880  
www.molawyersmedia.com

## COPY FOR YOUR RECORDS ONLY, NOT AN INVOICE OR AFFIDAVIT OF PUBLICATION

Joyce Pumm  
University City, City Of  
6801 Delmar Blvd  
St. Louis, MO 63130-3104

### Notice of Public Hearing (Case Number: REZ 22-07)

Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, November 14, 2022, in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard**, to consider REZ 22-07, an application by U-City, LLC, for a Zoning Map Amendment to rezone 2.28 acres of land from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan for the proposed commercial development. Please contact John Wagner, Director of Planning and Development, at [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or call 314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.  
12168260 County Oct. 30, 2022

### Please Read Carefully

Missouri Lawyers Media is not responsible for errors or omissions after the First Run Date. If any errors, contact 1 (314) 421-1880. Attorneys placing legal advertisements are responsible for payment of same.

PO #	REZ 22-07
Order #	12168260
Placement	Countian St. Louis (MO) Government Hearings and Minutes
Schedule	10/30/2022 - 10/30/2022
# of Times	1 inserts
Base Charge*	31.32
Add'l Charges/Disc*	0.00
Payment Amount	0.00

**TOTAL:** **31.32**  
(Not an Invoice)

### ORDER KEYWORDS:

NOTICE OF PUBLIC HEARING  
(CASE NUMBER: REZ 22-07)  
NOTICE IS HEREBY GIVEN THAT  
THE CITY COUNCIL OF UNIVERSITY  
CITY WILL HOLD A PUBLIC  
HEARING ON MONDAY, NOVEMBER  
14, 2022, IN THE 5TH FLOOR  
COUNCIL CHAMBERS OF CITY  
HALL, 6801 DELMAR BOULEVARD,  
TO CONSIDER

Anchor Rate: \$31.32  
Subsequent Rate: \$0.00

**\*Changes to this order may result in pricing changes.**

CITY OF UNIVERSITY CITY COUNCIL MEETING

AGENDA ITEM



NUMBER: <i>For City Clerk Use</i>	CA20221114-01
--------------------------------------	---------------

SUBJECT/TITLE: Ratification of Emergency Purchases due to Flooding			
REQUESTED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager is recommending the ratification of the emergency purchases approved by the City Manager as a result of the flood which occurred in our City.			
FISCAL IMPACT: Fiscal impact \$291,947. Funds to come from General Fund Reserves.			
AMOUNT:	\$291,947.00	ACCOUNT No.:	
FROM FUND:	General Fund	TO FUND:	General Fund
EXPLANATION: Due to the ramifications from the flood, the need to use the "Emergency Purchases" option is deemed appropriate at this time. See Agenda Item - Addendum for the list of requested immediate purchases. Currently, this is the known emergency purchases, however, there may be additional emergency purchases in the months to come.			
STAFF COMMENTS AND BACKGROUND INFORMATION: Emergency Purchase: The purchase of supplies and/or services whose immediate procurement is essential to protect life or property. Emergency orders must be kept to a minimum. Department Directors are authorized to make emergency purchases, provided that where possible, prior approval of the Purchasing Agent shall be obtained. If, in the judgment of the Department Director, an emergency is of such nature that it is inadvisable to delay the purchase until approval of the Purchasing Agent or City Manager can be obtained, the Department Director shall submit to the Purchasing Agent a written report advising of the emergency purchase and outlining the reasons it was not practical to obtain prior approval.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: - Council Meeting Agenda Item - Addendum 11.14.22 - 2022 Chevy Silverado 2500HD Work Truck Invoices - Snow Equipment (salt spreaders, harness and mounts) invoices - Pickup Truck Outfitting invoices			
LIST CITY COUNCIL GOALS (5):    			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	November 14, 2022

City of University City Council Meeting  
Agenda Item - Addendum (November 14, 2022)

Subject/Title:  
Ratification of Emergency Purchases due to Flooding

<u>Description</u>	<u>Amount</u>
2022 Chevy Silverado HD 2500 Work Truck Truck	51,824.00
2022 Chevy Silverado HD 2500 Work Truck Truck	51,324.00
2022 Chevy Silverado HD 2500 Work Truck Truck	51,674.00
2.0 cubic yard Salt Spreader (Qty 2) \$6,325/ea.	12,650.00
2.0 cubic yard Salt Spreader (Qty 6) \$6,325/ea.	37,950.00
2.0 cubic yard Salt Spreader (Qty 3) \$6,325/ea.	18,975.00
Truck Side Harness Ultramount Plow (6) \$4,200/ea.	25,200.00
Truck Side Harness Ultramount Plow (2) \$4,300/ea.	8,600.00
Line-X Spray in Bedliner Textured (6) \$750/ea.	4,500.00
Line-X Spray in Bedliner Textured (2) \$750/ea.	1,500.00
G2 Series Liftgate 1300lb Tommygate (6) \$4,625/ea.	27,750.00
	<u>291,947.00</u>



**MEMORANDUM**

*Darren:  
Approved*

**TO: Mr. Gregory Rose, City Manager**  
**FROM: Darren Dunkle, Director of Parks, Recreation and Forestry  
Acting Director of Public Works**  
**DATE: October 25, 2022**  
**SUBJECT: Chevy Silverado HD Pickup Trucks – Emergency Purchase**

---

I am following up on our conversation regarding the emergency replacements of vehicles and equipment that were lost in the storm event that took place on July 26<sup>th</sup> and 28<sup>th</sup>.

Staff has been contacting vendors across the area to seek out the availability of vehicles and equipment, as there currently is a shortage of inventory of vehicles within the marketplace due to the supply chain issues along with the labor market. In doing so, we have been able to locate three (3) Chevrolet Silverado 2500 HD pickup trucks from Jansen Ford to replace One (1) truck within the Solid Waste Division and two (2) within the Parks Division that were lost. Unless other trucks happen to go out of service, this should take care of all of the pickup trucks that were lost in the flood.

The immediate purchase of these pickup trucks will allow us to put them into action and return the pickup trucks that we are currently leasing from Enterprise.

**Accordingly, I request your approval in the emergency purchase of the three (3) Chevrolet Silverado 2500 HD pickup trucks from Jansen Ford in the amount of \$154,822.00**

If you have any questions or need additional information, please let me know.

*C: Keith G/O*



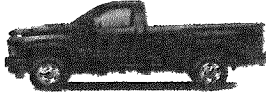
JANSEN FORD OF BREESE, LLC  
 101 N 4TH STREET  
 BREESE, IL, 62230

Rep: Brent Schlammann  
 Phone: (618) 526-2241  
 Fax:

Date: 10/24/2022  
 Key: UNIV221024B  
 Tax: MO

**Vehicle**

2022 CHEVROLET SILVERADO 2500HD  
 WORK TRUCK



Stock # F1219  
 VIN 1GC3YLE74NF190922  
 Type Used Vehicle  
 Model # CK20903  
 Exterior White  
 Engine 6.6L V8  
 Transmission 6-speed automatic, heavy-duty ( Four Wheel Drive  
 Drive  
 Body 4WD Reg Cab 142"  
 Odometer 1,900

Trd Tax Cr MO \$0.00

**Customer**

Name UNIVERSITY CITY FLEET DEPARTMENT  
 Address 1015 PENNSYLVANIA AVE  
 City, State UNIVERSITY CITY, MO  
 Code 82971  
 Email  
 Zip Code 63130  
 CoBuyer

Source Lead NotSet  
 Home Phon (314) 356-1629  
 Business Cell  
 Contract Da 10/24/2022  
 Payment D 11/24/2022


**Finance Deal**

Selling Price \$51,500.00  
 Other \$0.00  
 Bank Fee \$0.00  
 Transfer Fee \$0.00  
 Registration Fee \$0.00  
 Title Fee \$0.00  
 Doc Fee \$324.00  
 Drive Away Fee \$0.00  
 ERT Fee \$0.00  
 Freight \$0.00  
 Reg \$0.00  
 FinanceCharge \$0.00  
 VSIFee \$0.00  
 Title \$0.00  
 FederalExciseTax \$0.00  
**Sub Total \$51,824.00**  
 Trade \$0.00  
 MO % \$0.00  
**Total Including Tax \$51,824.00**

Payout Lien Amount 0.00  
**Balance Due \$51,824.00**  
 Deposit 0.00  
 COD 0.00  
**Balance To Finance \$51,824.00**  
 12 @ 0% \$0.00  
**Total Obligation \$51,824.00**  
 Payment Frequency Monthly  
 12 Payments / 12 Month \$51,824.00

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

\*\*QUOTE IS VALID FOR 48HRS & SUBJECT TO APPROVED CREDIT\*\*

X   
 UNIVERSITY CITY FLEET  
 DEPARTMENT  
 X  
 Dealer Acceptance





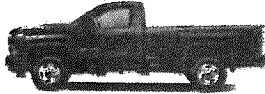
JANSEN FORD OF BREESE, LLC  
 101 N 4TH STREET  
 BREESE, IL, 62230

Rep: Brent Schlarman  
 Phone: (618) 526-2241  
 Fax:

Date: 10/24/2022  
 Key: UNIV221024  
 Tax: MO

**Vehicle**

2022 CHEVROLET SILVERADO 2500HD  
 WORK TRUCK



Stock # F1217  
 VIN 1GC3YLE70NF292122  
 Type Used Vehicle  
 Model # CK20903  
 Engine 6.6L V8  
 Transmission 6-speed automatic, heavy-duty ( )  
 Drive Four Wheel Drive  
 Body 4WD Reg Cab 142"  
 Odometer 4,900

**Trd Tax Cr**

MO \$0.00

**Customer**

Name UNIVERSITY CITY FLEET  
 DEPARTMENT  
 Address 1015 PENNSYLVANIA AVE  
 City, State UNIVERSITY CITY, MO  
 Code 82971  
 Email  
 Zip Code 63130  
 CoBuyer

Source  
 Lead NotSet  
 Home Phon (314) 356-1629  
 Business  
 Cell  
 Contract Da 10/24/2022  
 Payment D 11/24/2022

**Finance Deal**

Selling Price \$51,000.00  
 Other \$0.00  
 Bank Fee \$0.00  
 Transfer Fee \$0.00  
 Registration Fee \$0.00  
 Title Fee \$0.00  
 Doc Fee \$324.00  
 Drive Away Fee \$0.00  
 ERT Fee \$0.00  
 Freight \$0.00  
 Reg \$0.00  
 FinanceCharge \$0.00  
 VSIFee \$0.00  
 Title \$0.00  
 FederalExciseTax \$0.00  
 Sub Total \$51,324.00  
 Trade \$0.00  
 MO % \$0.00  
 Total Including Tax \$51,324.00

Payout Lien Amount 0.00  
 Balance Due \$51,324.00  
 Deposit 0.00  
 COD 0.00  
 Balance To Finance \$51,324.00  
 12 @ 0% \$0.00  
 Total Obligation \$51,324.00  
 Payment Frequency Monthly  
 12 Payments / 12 Month \$51,324.00

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

\*\*QUOTE IS VALID FOR 48HRS & SUBJECT TO APPROVED CREDIT\*\*

X  
 UNIVERSITY CITY FLEET  
 DEPARTMENT

X  
 Dealer Acceptance



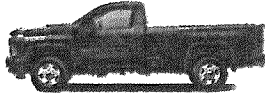
JANSEN FORD OF BREESE, LLC  
 101 N 4TH STREET  
 BREESE, IL, 62230

Rep: Brent Schlarman  
 Phone: (618) 526-2241  
 Fax:

Date: 10/24/2022  
 Key: UNIV221024A  
 Tax: MO

**Vehicle**

2022 CHEVROLET SILVERADO 2500HD  
 WORK TRUCK



Stock # F1218  
 VIN 1GC3YLE73NF191124  
 Type Used Vehicle  
 Model # CK20903  
 Exterior White  
 Engine 6.6L V8  
 Transmission 6-speed automatic, heavy-duty ( Four Wheel Drive  
 Drive Four Wheel Drive  
 Body 4WD Reg Cab 142"  
 Odometer 2,900

**Trd Tax Cr**

MO \$0.00

**Customer**

Name UNIVERSITY CITY FLEET  
 DEPARTMENT  
 Address 1015 PENNSYLVANIA AVE  
 City, State UNIVERSITY CITY, MO  
 Code 82971  
 Email  
 Zip Code 63130  
 CoBuyer

Source  
 Lead NotSet  
 Home Phon (314) 356-1629  
 Business  
 Cell  
 Contract Da 10/24/2022  
 Payment D 11/24/2022

**Finance Deal**

Selling Price \$51,350.00  
 Other \$0.00  
 Bank Fee \$0.00  
 Transfer Fee \$0.00  
 Registration Fee \$0.00  
 Title Fee \$0.00  
 Doc Fee \$324.00  
 Drive Away Fee \$0.00  
 ERT Fee \$0.00  
 Freight \$0.00  
 Reg \$0.00  
 FinanceCharge \$0.00  
 VSIFee \$0.00  
 Title \$0.00  
 FederalExciseTax \$0.00  
 Sub Total \$51,674.00  
 Trade \$0.00  
 MO % \$0.00  
 Total Including Tax \$51,674.00

Payout Lien Amount 0.00  
 Balance Due \$51,674.00  
 Deposit 0.00  
 COD 0.00  
 Balance To Finance \$51,674.00  
 36 @ 0% \$0.00  
 Total Obligation \$51,674.00  
 Payment Frequency Monthly  
 36 Payments / 36 Month \$1,435.39

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

\*\*QUOTE IS VALID FOR 48HRS & SUBJECT TO APPROVED CREDIT\*\*

X  
 UNIVERSITY CITY FLEET  
 DEPARTMENT  
 X  
 Dealer Acceptance



## MEMORANDUM

**TO: Mr. Gregory Rose, City Manager**

**FROM: Darren Dunkle, Director of Parks, Recreation and Forestry  
Acting Director of Public Works**

**DATE: November 3, 2022**

**SUBJECT: Snow Equipment Replacement – Emergency Purchase**

---

I am following up on our ongoing conversations regarding the emergency replacements of snow and truck related equipment that were lost in the storm event that took place on July 26<sup>th</sup> and 28<sup>th</sup>.

From a pickup truck standpoint we have either replaced or are in the process of replacing all of the pickup trucks lost in the flood, however, we are still short dump trucks that were previously used for snow operations but are confident that we will be okay as long as we are able to get all the pickup trucks outfitted with the necessary equipment. At this point, we have ran diagnostic test on all of our equipment and have found that all of the snow plows and three of the harness systems are to be in working order, however, all of the wiring harnesses, controls, mount systems and salt spreaders on the other eight trucks were damaged and would need to be installed on the new trucks.

As such, staff has been reaching out over the past several months to various vendors across the area to seek out the availability of snow related equipment, as there currently is a shortage of inventory within the marketplace due the supply chain issues along with the labor market. In doing so, Kranz of St. Louis has been the most responsive and has indicated that they should be able to outfit all of the identified pickup trucks this month while supplies last.

The immediate approval of the purchase of this equipment will allow to us to put them into action in the event of a winter storm event. **Accordingly, I request your approval in the emergency purchase of the identified snow equipment (11 Salt Spreaders, 8 Harness and mount systems) from Kranz in the amount of \$103,375.00.**

If you have any questions or need additional information, please let me know.



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	DODGE	Engine	GAS	W/B	
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			VIn	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
2	BUYERS	SALDOGG SALT SPREADER	\$ 12,650.00
		FULL POLY CONSTRUCTION	
		2.0 CUBIC YARD	
		IN CAB CONTROLS	
		AUGER DRIVEN	
		FULL ELECTRIC SYSTEM	
		VIBRATOR, TOP SCREEN, TARP, AND TIE DOWNS	
		14" POLY SPINNER	
		INSTALLED ON SUPPLIED CHASSIS	
		<b>TOTAL OF 2 (TWO) 2022 DODGE RAM 2500</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

**NOTE: THIS DOES NOT INCLUDE TAX**

	\$6325.00 PER TRUCK	Total	\$ 12,650.00
	\$12,650.00 FOR 2 TRUCKS	Freight	
		Sales Tax	
		F.E.T.	
		Total	\$ 12,650.00

Customer Acceptance of above quotation is indicated by signature below.  
 Customer's Signature: 



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	CHEVY	Engine	GAS	W/B	SCLB
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
6	BUYERS	SALDOGG SALT SPREADER	\$ 37,950.00
		FULL POLY CONSTRUCTION	
		2.0 CUBIC YARD	
		IN CAB CONTROLS	
		AUGER DRIVEN	
		FULL ELECTRIC SYSTEM	
		14" POLY SPINNER	
		VIBRATOR, TOP SCREEN, TARP, AND TIE DOWNS	
		<b>TOTAL OF 6 (SIX) 2022 CHEVY SILVERADO 2500</b>	
		<b>INSTALLED ON SUPPLIED CHASSIS</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

**NOTES: THIS DOES NOT INCLUDE TAX**

		\$6325.00 PER TRUCK	Total	\$ 37,950.00
		\$37,950.00 FOR 6 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 37,950.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: \_\_\_\_\_



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	CHEVY	Engine		W/B	SCLB
PO Number		Model	2500	Trans		Color	WHITE
Salesman	KYLE	Year		C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin			
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
3	BUYERS	SALTDGG SALT SPREADER	\$ 18,975.00
		FULL POLY CONSTRUCTION	
		2.0 CUBIC YARD	
		IN CAB CONTROLS	
		AUGER DRIVEN	
		FULL ELECTRIC SYSTEM	
		VIBRATOR, TOP SCREEN, TARP, AND TIE DOWNS	
		14" POLY SPINNER	
		INSTALLED ON SUPPLIED CHASSIS	
		<b>TOTAL OF 3 (THREE) CHEVY SILVERADOS</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

**NOTE: THIS DOES NOT INCLUDE TAX**

		\$6325.00 PER TRUCK	Total	\$ 18,975.00
		\$18,975.00 FOR 3 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 18,975.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: 



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	CHEVY	Engine	GAS	W/B	SCLB
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
6	WESTERN	TRUCK SIDE HARNESS	\$ 25,200.00
		TRUCK ULTRAMOUNT PLOW MOUNT SYSTEM	
		HEADLIGHT HARNESS WITH MODULES	
		CONTROLLER WITH HARNESS	
		MOUNT SUPPLIED WESTERN PLOWS TO TRUCKS	
		AND TEST ALL FUCTIONS	
		<b>TOTAL PF 6 (SIX) 2022 CHEVY SILVERADO 2500</b>	
		<b>INSTALLED ON SUPPLIED CHASSIS</b>	
		<b>EMERGENCY FLOOR PURCHASE - 8130</b>	

**NOTES: THIS DOES NOT INCLUDE TAX**

		<b>\$4200.00 PER TRUCK</b>	Total	\$ 25,200.00
		<b>\$25,200.00 FOR 6 TRUCKS</b>	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 25,200.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: \_\_\_\_\_



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/3/2022	Vehicle Make	DODGE	Engine	GAS	W/B	
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A		56"	
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
2	WESTERN	TRUCK SIDE HARNESS	\$ 8,600.00
		TRUCK ULTRAMOUNT PLOW MOUNT SYSTEM	
		HEADLIGHT HARNESS WITH MODULES	
		CONTROLLER WITH HARNESS	
		MOUNT SUPPLIED WESTERN PLOWS TO TRUCKS	
		AND TEST ALL FUCTIONS	
		<i>INSTALLED ON SUPPLIED CHASSIS</i>	
		<b>TOTAL OF 2 (TWO) 2022 DODGE RAM 2500</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

**NOTES: THOS DOES NOT INCLUDE TAX**

		\$4,300.00 PER TRUCK	Total	\$ 8,600.00
		\$8,600.00 FOR 2 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 8,600.00

Customer Acceptance of above quotation is indicated by signature below.  
 Customer's Signature: \_\_\_\_\_





## MEMORANDUM

**TO: Mr. Gregory Rose, City Manager**

**FROM: Darren Dunkle, Director of Parks, Recreation and Forestry  
Acting Director of Public Works**

**DATE: November 3, 2022**

**SUBJECT: Pickup Truck Outfitting – Emergency Purchase**

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I am following up on our ongoing conversations regarding the emergency replacements of truck related equipment that were lost in the storm event that took place on July 26<sup>th</sup> and 28<sup>th</sup>.

From a pickup truck standpoint we have either replaced or are in the process of replacing all of the pickup trucks lost in the flood, however, we need to have bedliners sprayed in on eight of the trucks as well as purchase tommy lift gates on six of the trucks.

As such, staff has been reaching out over the past several months to various vendors across the area to seek out the availability of the needed equipment, as there currently is a shortage of inventory within the marketplace due the supply chain issues along with the labor market. In doing so, Kranz of St. Louis has been the most responsive and has indicated that they should be able to outfit all of the identified pickup trucks while supplies last.

**Accordingly, I request your approval in the purchase of the sprayed in bedliners as well as the lift gates from Kranz in the amount of \$33,750.00.**

If you have any questions or need additional information, please let me know.



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	CHEVY	Engine	GAS	W/B	SCLB
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
6	KRANZ	LINE-X SPRAY IN BEDLINER	\$ 4,500.00
		ENTIRE 8' PICK UP BED AND TAILGATE BEDLINED	
		TEXTURED BLACK	
		<i>INSTALLED ON SUPPLIED CHASSIS</i>	
		<b>TOTAL OF 6 (SIX) 2022 CHEVY SILVERADO 2500</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

**NOTES: THIS DOES NOT INCLUDE TAX**

		<b>\$750.00 PER TRUCK</b>	Total	\$ 4,500.00
		<b>\$4500.00 FOR 6 TRUCKS</b>	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 4,500.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: \_\_\_\_\_



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	DODGE	Engine	GAS	W/B	
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							
Qty	Part Number	Description				COST	
2	KRANZ	LINE-X SPRAY IN BEDLINER				\$	1,500.00
		ENTIRE 8' PICK UP AND TAILGATE BEDLINED					
		TEXTURED BLACK					
		<i>INSTALLED ON SUPPLIED CHASSIS</i>					
		<b>TOTAL OF 2 (TWO) 2022 DODGE RAM 2500</b>					
		<b>EMERGENCNY FLOOR PURCHASE - 8130</b>					
<b>NOTE: THIS DOES NOT INCLUDE TAX</b>							
		<b>\$750.00 PER TRUCK</b>		Total	\$	1,500.00	
		<b>\$1500.00 FOR 2 TRUCKS</b>		Freight			
				Sales Tax			
				F.E.T.			
				Total	\$	1,500.00	

Customer Acceptance of above quotation is indicated by signature below.  
 Customer's Signature: 



# QUOTATION

**300 RUSSELL BLVD.**  
**ST. LOUIS, MO. 63104**  
**314-776-3787 Office**  
**314-776-5098 FAX**

Date	11/2/2022	Vehicle Make	CHEVY	Engine	GAS	W/B	SCLB
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
6	TOMMYGATE	G2 SERIES LIFTGATE	\$ 27,750.00
		1300 LB CAPACITY	
		ALUMINUM 2-PIECE PLATFORM 55"X38"	
		DUAL HYDRAULIC CYLINDERS	
		CURB-SIDE FIXED CONTROL	
		INSTALLED ON SUPPLIED CHASSIS	
		TOTAL OF SIX (SIX) 2022 CHEVY SILVERADO 2500	
		EMERGENCNY FLOOR PURCHASE - 8130	

**NOTE: THIS DOES NOT INCLUDE TAX**

		\$4625.00 PER TRUCK	Total	\$ 27,750.00
		\$27,750.00 FOR 6 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 27,750.00

Customer Acceptance of above quotation is indicated by signature below.  
 Customer's Signature: \_\_\_\_\_



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20221114-02
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SUBJECT/TITLE: MOGS 20 oxygen generator			
REQUESTED BY: William Hinson		DEPARTMENT / WARD Fire	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City manager recommends approval to purchase a MOGS 20 oxygen generator to replace the current MOGS 20 generator that is beyond repair after the recent flood.			
FISCAL IMPACT: \$40,050 from General fund reserves			
AMOUNT:	\$40,500	ACCOUNT No.:	
FROM FUND:	General fund reserves	TO FUND:	1-35-25-7530
EXPLANATION: The current MOGS oxygen generator was lost in the recent flooding. Due to the need for a continual oxygen supply the machine must be replaced.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The MOGS machine was lost in recent flooding and due to the vast amount of electronic devices contained in the machine to ensure oxygen purity. it was considered a total loss and needs to be replaced. The replacement of parts on the current machine would cost almost as much as the new machine and have no guarantees or warranty on the product.
--

CIP No.	
RELATED ITEMS / ATTACHMENTS: Invoice for new MOGS 20	

LIST CITY COUNCIL GOALS (5): Maintain high quality public safety services for the citizens and visitors to University City.	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	11/14/2022

# Invoice



NOVAIR USA Corp.  
 814 WURLITZER DRIVE  
 NORTH TONAWANDA NY 14120  
 Phone: 716-564-5165 or 800-414-6474  
 Fax: 716-564-5173

Page 1 of 1  
 Order Date 11/9/2022  
 Order ORD00018039  
 Document ID

**Bill To:** University City FD  
 863 Westgate Avenue  
 University City, MO 63130  
 USA

**Ship To:** University City FD  
 863 Westgate Ave.  
 University City, MO 63130  
 USA

William Hinson, Fire Chief  
 whinson@ucitymo.org  
 (314) 570-8579 Ext. 0000

Salesperson ID		Customer ID		Purchase Order No.	Shipping Method	Payment Terms	Req Ship Date	Master No.
DL		UNIV008		EMAIL BILL HINSON	BEST WAY	50% Dep/ 50% ship	12/20/2022	18,792
Order	Avail	B/O	Item Number	Description			Unit Price	Ext. Price
1	0	1	MOGS20	MOGS 20, MOBILE OXYGEN GENERATING SYSTEM, 2 H/K CYLINDERS PER DAY, 230VAC-60Hz-1PH			\$40,500.00	\$40,500.00

Subtotal	\$40,500.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
<b>Total</b>	<b>\$40,500.00</b>
50% Deposit Due	<u>\$20,250.00</u>

Domestic  
 Palletized

Shipping: N/C shipping per Tim B. Ann - we need to pick up their MOGS20 that was damaged by a flood this year. Picked up at our expense and brought here for R & D. Bill Hinson is the POC.



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CA20221114-03</b>
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**SUBJECT/TITLE:**  
Canton Avenue Phase I - Construction Agreement

<b>REQUESTED BY:</b> Darren Dunkle	<b>DEPARTMENT / WARD</b> Public Works/3
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<b>AGENDA SECTION:</b> Consent	<b>CAN ITEM BE RESCHEDULED?</b> No
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
Move to approve the agreement with Raineri Construction and authorizes the City Manager to execute to contract contained in Council's packet.

**FISCAL IMPACT:**  
\$797,455.20 (\$622,896.00 - Grant Fund; \$174,559.20 FY23 CIP Fund).

<b>AMOUNT:</b>	\$797,455.20	<b>ACCOUNT No.:</b>	12-40-90-8080
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<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**  
The City advertised for bids for the project on the City's website, MoDOT Website as well as emailed the information to several companies. Three companies responded to the bid request and agreed to provide services per the specifications. However, due to the increase in construction costs from when the grant was first awarded to now, the cost of the project was bid at \$797,455.20 dollars, which is \$18,835.20 dollars over the original budget for the project. As such, staff is requesting that FY23 CIP Sidewalk Funds be used to offset the costs.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
The City of University City was granted a Surface Transportation Program Grant to make improvements to Canton Avenue from North and South Road to Hanley Boulevard. The proposed improvements include new ADA compliant sidewalks and curb ramps, new roadway resurfacing, new paved approaches, improved pavement markings, shared use bicycle markings, and improved signage.

<b>CIP No.</b>	PWST23-02
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**RELATED ITEMS / ATTACHMENTS:**  
1. Contract  
2. Construction Bid Concurrence

**LIST CITY COUNCIL GOALS (5):**

<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	November 14, 2022
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## **CONTRACT**

THIS AGREEMENT, made as of the \_\_\_\_ day of \_\_\_\_\_ 2022, by and between City of University City, MISSOURI (hereinafter called the CITY) and Raineri Construction, LLC, a company with offices at 1300 Hampton Avenue, Suite 100, St. Louis, MO 63139 (hereinafter called the CONTRACTOR). The project shall be identified as Canton Avenue Phase I Road Project STP-5402(618).

WITNESSETH

The CONTRACTOR and the CITY for the consideration set forth herein agree as follows:

**THE CONTRACTOR AGREES** to furnish all the necessary labor, materials, equipment, tools and services necessary to perform and complete in a workmanlike manner all work required for the construction of the PROJECT, in strict compliance with the Contract Documents herein mentioned, which are hereby made a part of the Contract.

- a. Contract Time: Work under this Agreement shall be commenced upon written Notice to Proceed, and shall be completed within one-hundred-twenty (150) calendar days of the authorization date in the Notice to Proceed.
- b. Liquidated Damages: The Contractor hereby expressly agrees to pay the City the sum of Two Hundred Dollars (\$200.00) per day for each and every day, Sundays and legal holidays only excepted, after calendar days have expired during Or upon which said work or any part thereof remains incomplete and unfinished.
- c. Subcontractors: The Contractor agrees to bind every subcontractor by the terms of the Contract Documents. The Contract Documents shall not be construed as creating any contractual relation between any subcontractor and the City. No sub-contractor shall further subcontract any of his work.

THE CITY AGREES to pay, and the Contractor agrees to accept, in full payment for the performance of this Contract, the amount as stipulated in the Proposal, which is:

Seven Hundred Ninety-Seven Thousand Dollars Four hundred Fifty-Five and Twenty Cents (\$797,455.20)

Final dollar amount will be computed from actual quantities constructed as verified by the Engineer and in accordance with the unit prices set out in the Proposal.

### **CONTRACT DOCUMENTS:**

The Contract comprises the Contract Documents as bound herein and the Drawings. In the event that any provision of one Contract Document conflicts with the provision of another Contract Document, the provision in that Contract Document first listed below shall govern, except as otherwise specifically stated:

- A. Contract (This Instrument)
- B. Addenda to Contract Documents
- C. Conditions of the Contract
- D. Remaining Legal and Procedural Documents
  1. Proposal
  2. Instruction to Bidders
  3. Invitation for Bids
- E. Special Provisions
- F. Annual Wage Order



- G. Standard Specifications
- H. Drawings/Location Maps
- I. General Provisions
- J. Bonds/Attachments
  - 1. Performance & Payment Bonds
  - 2. Bid Bond

**AUTHORITY AND RESPONSIBILITY OF THE ENGINEER:**

All work shall be done under the general inspection of the Engineer. The Engineer shall decide any and all questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretations of Drawings and Specifications and all questions as to the acceptable fulfillment of the Contract on the part of the Contractor.

**SUCCESSORS AND ASSIGNS:**

This Agreement and all of the covenants hereof shall insure to the benefit of and be binding upon the Owner and Contractor respectively and his partners, successors, assigns and legal representatives. Neither the Owner nor the Contractor shall have the right to assign, transfer, or sublet his interests or obligation hereunder without consent of the other party.

\* In making out this form the title that is not applicable should be struck out. For example, if the Contractor is a corporation and this form is to be executed by its president, the words "Sole owner, a partner, secretary, etc." should be struck out.

The Contract contains a binding arbitration provision that may be enforced by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

(SEAL)

Attest:

\_\_\_\_\_

\_\_\_\_\_

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

By: \_\_\_\_\_  
Contractor

(SEAL)

Attest:

\_\_\_\_\_

City Clerk

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

CITY OF UNIVERSITY CITY

By: \_\_\_\_\_  
City Attorney

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

CITY OF UNIVERSITY CITY

By: \_\_\_\_\_  
City Manager

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

November 2, 2022

District Design Liaison  
Missouri Department of Transportation  
1590 Woodlake Drive  
Chesterfield, MO 63017-5712

Re: FHWA Construction Bid Concurrence Request the City of University City, Missouri  
Canton Avenue Phase I – Road Project, Project No. STP-5402(618)  
Homer & Shifrin Job No. 2222300

To whom it may concern:

Horner & Shifrin, Inc. has reviewed all bid packages received by the City of University City for the above referenced project. Based on Horner and Schifrin's recommendation, the City of University City requests FHWA concurrence to award the contract for STP-5402(618) Canton Avenue Road Project to Raineri Construction, Missouri, a MoDOT certified contractor. The total bid amount and the proposed total contract amount is \$797,455.20.

The bid opening was October 27, 2022. A total of three (3) bids were received. All bids received were from bidders that have been pre-qualified with MoDOT. None of the three (3) bids received were declared non-responsive/irregular.

The Disadvantaged Business Enterprise (DBE) goal for this project is 15%. The lowest and second lowest bidders appear to have met this DBE goal.

All bids were correctly tabulated. There was a minor math error in the Spencer Contracting bid; however, this did not affect the lowest and second lowest bids.

The lowest bid received for this project was \$797,455.20 from Raineri Construction, the second lowest bid was \$842,576.34 from Spencer Contracting resulting in a difference of \$45,121.14. The Engineer's Estimate provided to Horner & Shifrin from Horner and Shifrin at bid opening was estimated at \$674,451.85 which is \$123,003.35 under the low bid of \$797,455.20 from Raineri Construction. Upon review of all bids received for this project and the Engineer's Estimate along with the close difference between the two lowest bids, Raineri Construction's low bid of \$797,455.20 appears to be validated.

---

6801 Delmar Boulevard, University City, MO. 63130  
phone: (314) 505-8565 fax: (314) 862-0694

Please find the enclosed back-up information for your use and distribution:

- Bid Tabulation (including Horner and Shifrin's Estimate)
- Bid Packages from both Raineri Construction and Spencer Contracting.
- Each Bid Package contains the following:
  - Executed anti-collusion statements from Raineri Construction and Spencer Contracting
  - Completed itemized bid form from by Raineri Construction and Spencer Contracting
  - Signed E-Verify Affidavit and Memorandum of Understanding (MOU) from Raineri Construction and Spencer Contracting
  - Bid Bond from Raineri Construction and Spencer Contracting
  - Affidavit of Publication demonstrating the 21-day advertisement
  - Verification that all bidders received the addendums issued for this project.
  - (No addendum issued on this project)

Once the concurrence is received, City of University City will execute a Commission Order to award the contract. A pre-construction meeting with the City, Contractor, MoDOT, utilities, and Horner & Shifrin will be scheduled at the City of University City office followed by a site visit.

If you have any questions or need additional information to expedite the FHWA concurrence, please do to hesitate to call Eugene Kuelker, Project Manager (314) 505-8565 or Michael C. Harizal of Homer & Shifrin, Inc. at (314) 335-8649. The concurrence is requested as soon as possible.



Eugene L. Kuelker Sr.  
Eugene Kuelker

Project Manager, City of University City

Enclosures

cc: Jill Steiger — MoDOT Local Roads  
Michael C. Harizal — Horner & Shifrin, Inc.



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CA20221114-04</b>
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**SUBJECT/TITLE:**  
Municipal Parks Grant Agreement

<b>REQUESTED BY:</b> Darren Dunkle	<b>DEPARTMENT / WARD</b> Parks / All
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<b>AGENDA SECTION:</b>	<b>CAN ITEM BE RESCHEDULED?</b>
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
Move to approve the agreement with the Municipal Parks Grant Commission St. Louis County and authorizes the City Manager to execute to contract contained in Council's packet.

**FISCAL IMPACT:**  
The Municipal Parks Grant Commission of St. Louis County will provide \$575,000.00 in funding (22-50-95-8010), while the City will provide a \$10,000.00 match (01-50-45-6010 and 01-50-45-7690) and \$13,093.00 in in-kind services.

<b>AMOUNT:</b>	\$598,093.00	<b>ACCOUNT No.:</b>	22-50-95-8010
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<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**  
The City has been recently notified by the Municipal Parks Grant Commission of St. Louis County that grant funds in the amount of \$575,000.00 have been awarded to the City for the development of a Splash Sprayground at the Heman Park Pool.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
With the support of the Parks Commission, the Parks Department applied for a grant through the Municipal Parks Grant Commission for the addition of a Splash Sprayground at the Heman Park Pool. The Splash Sprayground will to the place of the existing sand volleyball court. It is anticipated that the project will be a design build and would begin right away so the project could be completed by the Summer.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**  
1. Grant Agreement  
2. Approval Letter & Project List

**LIST CITY COUNCIL GOALS (S):**

<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	November 14, 2022
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Grantee: University City  
Funding Cycle: Round 23  
Grant Amount: \$575,000

## MUNICIPAL PARK GRANT COMMISSION

### GRANT AGREEMENT

This Grant Agreement is entered into and effective this 25th day of October, 2022, by and between the Municipal Park Grant Commission, hereinafter referred to as "Commission" and the City of University City, Missouri, hereinafter referred to as "Grantee" and is subject to the following terms and conditions.

#### 1. Statement of Work

- (a) Grantee agrees to accomplish the project scope at Heman Park.

The Scope of Work shown on Exhibit A shall be completed and grant funds shall be used as indicated on Exhibit A. The Commission has allocated the grant amount and approved only certain amounts for the various elements of the Project as specified on Exhibit A. The amount approved for each part of the Project is the stated dollar amount; unused funds for one element of the Project cannot be used for other elements of the Project without approval of the Commission. The Grantee's "Match" as reflected on Exhibit A is based merely on the cost estimate provided; in the event that the actual cost of the work exceeds the cost estimate, Grantee shall be responsible for such costs and Grantee's responsibility shall not be limited to the "Match" set forth on Exhibit A or in the grant application.

#### Scope of Work

See Exhibit A, attached hereto and incorporated herein

The Grantee (by Grantee or by its public partners) agrees to complete the Scope of Work and to pay the remaining costs for the items listed in the scope of work which are not covered by the grant. And, Grantee agrees to pay for any and all costs above the grant amount to complete the scope of work.

Subject to the other remedies set forth in this Agreement, if there are any items listed in the project scope that are not completed, an appropriate amount will be deducted from the total grant amount awarded; the deduction shall be determined by the Commission and may be based on the costs submitted in the application, bid prices, or other reasonable methodology. Additionally, if a particular item listed in the project scope is completed for a cost which is less than the dollar amount allocated for that particular item, the total grant amount shall be reduced accordingly. However, upon prior approval of the Commission or its designee, up to fifteen percent (15%) of the total grant amount may be moved from one line item to another; provided however, that the entire scope of work shall be completed in accordance with this Agreement and funds may not be moved to alter or increase the nature or scope of any element of the Project. This exception is intended to cover minor cost changes experienced between the time the application was submitted and the time that final bids are received or to slightly modify plans to address unforeseen construction issues. Grantee shall seek written consent within five (5) days of notice of such cost changes.

Only those construction design costs, engineering costs and construction management costs expressly approved by the Commission and specifically set forth in the project scope shall be reimbursed to

the Grantee. If no such items are set forth in the project scope, then such costs have not been approved and no grant funds shall be used for such costs or shall be reimbursed for such costs. When approved, consultant costs attributable to design and engineering services shall not exceed nine percent (9%) of the total Project cost and consultant costs attributable to bidding and construction management shall not exceed six percent (6%). No reimbursement shall be made to Grantee for consultant costs incurred prior to the execution of this Agreement.

Grantee understands that no reimbursement will be made for any cost or expense associated with municipal supplies and labor; equipment rental; or purchase of construction or maintenance equipment to be owned by Grantee. When an approved application includes installation of facilities by municipal employees at municipal costs, the Commission will reimburse for products and materials approved and included in the project scope set forth above.

All items should meet Americans with Disabilities Act (ADA) standards if practical (*see*, Paragraph 16 of this Agreement). The scope of an item may be slightly modified to comply with ADA but should be similar to the items listed above.

Treated wood products must be free of harmful chemicals.

The City shall post signage for purposes of the Project during construction and for a minimum of sixty days following installation or construction of the Project. Grantee may use signs provided by the Commission or may provide its own sign, which includes, in four-inch letters, acknowledgement of the grant awarded by the Municipal Park Grant Commission. This acknowledgement may be accomplished by stating, "This Project, or a portion thereof, was paid for by a Grant received from the Municipal Park Grant Commission of St. Louis County." In lieu of posting signage during construction, Grantee may install, in the Project area, permanent plaques, provided by the Commission or provided by the Grantee, acknowledging the grant awarded by the Commission.

(b) The term of this Agreement shall be from the effective date of this Agreement (as defined in Section 25 of this Agreement) until **June 30, 2024**, unless sooner terminated as provided herein. The Project shall be completed, the Grantee's final report shall be submitted, and the final inspection must be completed or scheduled on or before the date set forth in this subsection (b).

(c) Grantee agrees to provide interim status reports for the work to be performed under this contract from time to time as may be requested by the Commission.

(d) The final report shall be due within fifteen days of the completion of the Project. The final report may be included in the submission attached hereto as Exhibit B and shall include the following:

1. Date the Project was completed.
2. Final budget for the Project, including a description of the portion of the Project funded by the Grant and a description of the other portions of the Project completed by funds other than the Grant.
3. Photographs of the Project, if possible; and
4. An evaluation of the Project results and benefits, including how the original expectations were met.

(e) In the event that Grantee engages an independent consultant to assist with Grantee's project, such consultant should not be primary point of contact between the Commission and Grantee. Grantee must review and expressly approve all requests for extensions, requests for reallocation of grant funds and all requests for changes to the Scope of Work submitted by an independent consultant on

Grantee's behalf. If the Grantee's approval is not clearly reflected in such request, the request will not be acted upon by the Commission.

## **2. Representations of Grantee**

The Grantee represents and warrants to the Commission as follows:

(a) *Organization and Authority.* The Grantee (1) is a municipal corporation located in St. Louis County and existing pursuant to the laws of the State of Missouri, and (2) the persons executing this Agreement on behalf of the Grantee have the power and authority to execute this Agreement on behalf of the Grantee, to develop the Project as described in Section 1 of this Agreement and to execute and deliver any documents required to be executed and delivered by it in connection with this Agreement and to carry out its obligations hereunder and thereunder.

(b) *No Defaults or Violations of Law.* The execution and delivery of this Agreement will not conflict with or result in a breach of any of the terms of any agreement to which the Grantee is a party or by which it or any of its property is bound, or any of the rules or regulations applicable to the Grantee or its property of any court or other governmental body.

(c) *Licenses, Permits and Approvals.* The Grantee has or has the ability to obtain all necessary licenses and permits to develop the Project as described in Section 1 of this Agreement under the laws of the State of Missouri and the Grantee will obtain when necessary, all requisite approvals of federal, state, regional and local governmental bodies relating to the Project. The Grantee's Project will be, in all material respects, in compliance with all applicable federal, state and local laws, rules, regulations, codes and ordinances.

(d) *Pending Litigation.* No litigation, proceedings or investigations are pending, or, to the knowledge of the Grantee, threatened against the Grantee seeking to limit the development of the Project, or which would in any manner challenge or adversely affect the powers of the Grantee to enter into and carry out the transactions described in or contemplated by the terms and provisions of this Agreement or any other documents to which it is a party.

(e) *Full Disclosure.* The information provided to the Commission related to the Project does not contain any untrue or misleading statement of a material fact or omit to state a material fact. There is no fact which the Grantee has not disclosed to the Commission in writing which materially affects adversely or, so far as the Grantee can now foresee, will materially affect adversely the financial condition of the Grantee, its ability to own and operate its properties or its ability to develop the Project.

(f) *Environmental Laws.* The Grantee is, to the best of its knowledge, in all material respects, in compliance with all federal, state and local environmental laws, ordinances, regulations and rulings (collectively, "Environmental Laws"); the Grantee has received no notice of any alleged violation of any Environmental Laws; and the Grantee will continue to comply, in all material respects, with all Environmental Laws.

## **3. Payment**

Commission agrees to grant to Grantee an amount not to exceed the sum of \$575,000.00 for accomplishment of the work related to the Project (described in Section 1(a) above).

Subject to the other remedies set forth in this Agreement, if there are any items listed in the project



scope that are not completed, an appropriate amount will be deducted from the total grant amount awarded; the deduction shall be determined by the Commission and may be based on the costs submitted in the application, bid prices, or other reasonable methodology. Additionally, if a particular item listed in the project scope is completed for a cost which is less than the dollar amount allocated for that particular item, the total grant amount shall be reduced accordingly subject to the exception set forth in Section 1 of this Agreement.

The Commission shall make disbursements of the grant to the Grantee, and the Grantee shall receive such proceeds from the Commission, for the purposes and upon the terms and conditions provided in this Agreement.

Grant funds will be disbursed to Grantee as reimbursement for Project costs incurred by the Grantee. Disbursements shall be made upon final completion of the Project as outlined in the Scope of Work. However, if the grant is awarded for only certain items or components of a large, multi-faceted Project, upon consent of the Commission, disbursements may be made upon completion of those items or components subject to repayment of the grant to the Commission in the event that the overall Project is not completed.

Reimbursement funds will only be disbursed upon presentation of a written request by the Grantee on a form approved by the Commission and following an inspection of the Project.

A disbursement request form is attached hereto as Exhibit B; however, the Commission may make any changes to the request form it deems advisable during the term of this Agreement. All request forms shall be accompanied by supporting documents to evidence the expenditure related to the development of the Project, a summary of completed activities for which grant funds are requested, and a certification by the Grantee that all materials, supplies and contractual services were properly bid and that the expenditures in all other respects conform to applicable law.

As a condition of disbursement, Grantee shall make the Project grounds available for inspection by a Commission designee.

#### **4. Completion of the Project**

(a) The Grantee shall cause the Project to be diligently and continuously pursued and to be completed with reasonable dispatch, but in no event later than the date listed in Section 1(b).

(b) The Grantee agrees that if the Project cost estimate is exceeded for any reason and the amount of the grant is not sufficient to complete the Project, Grantee will provide, from its own funds, all moneys necessary to complete the Project substantially in accordance with the Grantee's application for the grant related to the Project.

(c) The Grantee understands that if the Project described in this Agreement is completed for an amount less than that approved by Commission, then the Commission will only reimburse the actual cost of the Project.

(d) The Grantee may make, authorize or permit such changes or amendments in the Project as it may reasonably determine to be necessary or desirable; provided, however, that no such change or amendment shall be made to the Project that would cause a material change in the cost, scope, nature, or function of the Project, unless the Grantee shall have obtained the prior written consent of the Commission. Grantee agrees to provide all funding for all such changes and amendments.

## 5. Bids

Grantee acknowledges through the acceptance of the grant that a competitive bidding procedure shall be utilized for the acquisition of supplies, materials, equipment, and all contractual services, with the exception of professional services. Such competitive bidding procedure shall also be utilized for all change orders which alter the Scope of Work.

If Grantee has its own formal purchasing policies and ordinances requiring certain bidding procedures, Grantee may follow its own policies and ordinances and subparagraphs (a) through (g) of this Section 5 shall not apply to Grantee.

If Grantee does not have formal purchasing policies or ordinances containing bidding procedures, Grantee agrees to follow the bidding procedure set forth in subparagraphs (a) through (g) of this Section 5.

Regardless of the bidding procedures followed, copies of all advertisements, notices, bid packages, bid forms, bond forms, bids, proposals, contracts for goods and services and all other documents related to materials, supplies or contractual services for completion of the Project shall be made available to the Commission upon request.

(a) *Formal Written Bids Required.* Supplies, materials, equipment and contractual services (except professional services) needed for the Project shall be procured only after advertisement and receipt of formal written bids when the value of the procurement is in excess of three thousand dollars (\$3,000.00). No contract or purchase shall be subdivided to avoid competitive bidding procedures.

(b) *Advertisement / Notice.* Such bids shall be invited through a notice published in a newspaper of general circulation in the county, at least two (2) weeks prior to the date specified for submission of bids. A public notice shall also be posted in a prominent and public place in the City. Such notice shall include: A general description of the item or items to be purchased; the conditions of such purchase; the place where specifications and bid forms may be secured; the time and place for submitting such bids; the time and place for acceptance of bids. Grantee may also solicit bids by mailing copies of the specifications and bidding documents to prospective vendors.

(c) *Sealed Bids.* All bids shall be sealed, shall be identified as bids on the envelope and shall be submitted within the time and at the place stated in the public notice inviting bids. The time of receipt of each bid shall be entered by the receiving employee on the envelope containing such bid. The Grantee shall publicly open all bids at the time and place designated in the notice to bid.

(d) *Prevailing Wage.* Prevailing wage shall be paid on all projects as required by Section 290.230 R.S.Mo. The prevailing wage information must be provided before advertisement for bids (Sections 290.320 and 290.325 R.S.Mo.) and must be incorporated into the Grantee's contracts related to the Project (Section 290.250 R.S.Mo.).

(e) *Performance and Payment Bonds.* Grantee shall require all contractors to furnish to Grantee performance and payment bonds as required by Section 107.170 R.S.Mo.

(f) *Award of Contract.* Grantee shall select the lowest responsible bidder. In determining whether a bidder is qualified, Grantee shall consider the experience of the bidders and shall check all references for bidders prior to award of the contract. If a bidder has failed to list references for the particular type of work solicited, the bid shall be rejected.

(g) *Professional Services.* Unless an architect, engineer, planner, land surveyor or other similar consultant is already under contract, Grantee may hire such qualified professionals after soliciting qualifications and negotiating a fee proposal from the most qualified firm.

## **6. Records**

The Grantee shall keep proper books of record and account, in which full and correct entries shall be made of all dealings or transactions of or in relation to the properties, business and affairs of the Grantee and the Project in accordance with generally accepted accounting principles.

The Grantee shall at any and all reasonable times, upon the written request of the Commission and at the expense of the Grantee, permit the Commission by its representatives to enter and inspect or audit the properties, books of account, records, reports and other papers of the Grantee relating to the Project, except personnel records, and to take copies and extracts therefrom, and will afford and procure a reasonable opportunity to make any such inspection, and the Grantee shall furnish to the Commission any and all information as the Commission may reasonably request, and at the expense of the Grantee, including such statistical and other operating information requested on a periodic basis, in order to enable the Commission to make any reports required by law or governmental regulations and to determine whether the covenants, terms and provisions of this Agreement have been complied with by the Grantee.

## **7. Grantee's Continuing Obligation to Maintain and Use Improvements**

Grantee acknowledges that, unless otherwise specifically provided, improvements funded by Commission grants shall be presumed to have a minimum useful life of ten (10) years, absent acts of God, unforeseen health or safety concerns, or other extraordinary circumstances as may be determined by the Commission in its sole discretion.

Therefore, Grantee shall maintain in good condition, operate and use the improvements for public benefit continuously throughout that ten (10) year period as measured from the date of reimbursement by the Commission to the Grantee with respect to the specific improvement in question.

If Grantee shall fail to so maintain, operate and use the funded improvement, the Commission may, after affording the recipient an opportunity to be heard and in addition to any other remedies available at law or in equity, disqualify the recipient from grant eligibility for the unused portion of the presumed minimum useful life and/or recover that percentage of the funding grant at issue equal to the unused portion of the presumed minimum useful life.

This provision shall survive expiration or other termination of this Agreement.

## **8. Authority to Contract**

The Grantee shall not have the authority to contract for, or on behalf of, or incur obligations on behalf of the Commission. However, the Grantee may contract with qualified providers of services, provided that any such contract shall acknowledge the binding nature of this Agreement, and incorporate this Agreement, together with its attachments. The Grantee agrees to be solely responsible for the performance of any contractor.

## **9. Compliance with Laws and Regulations**

The Grantee shall conduct its affairs and carry on its business and operations in such manner as to comply with any and all applicable laws of the United States of America and the several states thereof and to observe and conform to all valid orders, regulations or requirements of any governmental authority applicable to the conduct of its business and operations and the development of the Project, including without limitation environmental laws, orders or regulations.

#### **10. Licenses and Permits**

The Grantee shall procure and maintain all licenses and permits necessary or desirable in the operation of its business and affairs and the development of the Project.

#### **11. Indemnity**

The Grantee shall indemnify and hold harmless the Commission and its directors, officers, employees and agents from and against all loss, liability, damage or expense arising out of the execution of this Agreement, including, but not limited to, claims for loss or damage to any property or injury to or death of any person, asserted by or on behalf of any person, firm, corporation or governmental authority arising out of or in any way connected with the Project, or the conditions, occupancy, use, possession, conduct or management of, or any work done in or about the Project. The Grantee shall also indemnify and hold harmless the Commission and its directors, officers, employees and agents from and against, all costs, reasonable counsel fees, expenses and liabilities incurred by them in any action or proceeding brought by reason of any such claim, demand, expense, penalty, fine or tax. If any action or proceeding is brought against the Commission or its directors, officers, employees or agents by reason of any such claim or demand, the Grantee, upon notice from the Commission, covenants to resist and defend such action or proceeding on demand of the Commission or its directors, officers, employees or agents. The Grantee shall also indemnify and hold harmless the Commission from and against, all costs, expenses and charges, including reasonable counsel fees, incurred after default of the Grantee in enforcing any covenant or agreement of the Grantee contained in this Agreement.

#### **12. Events Constituting Default**

The term "event of default" wherever used in this Agreement, means any one of the following events (whatever the reason for such event and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(a) default of any covenant or agreement of the Grantee in this Agreement, and continuance of such default or breach for a period of 30 days after there has been given to the Grantee by the Commission a written notice specifying such default or breach and requiring it to be remedied; provided, that if such default cannot be fully remedied within such 30-day period, but can reasonably be expected to be fully remedied, such default shall not constitute an event of default if the Grantee shall immediately upon receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch; or

(b) any representation or warranty made by the Grantee in this Agreement or in any written statement or certificate furnished to the Commission proves untrue in any material respect as of the date of the issuance or making thereof and shall not be corrected or brought into compliance within 30 days after there has been given to the Grantee by the Commission a written notice specifying such default or breach and requiring it to be remedied; provided, that if such default cannot be fully remedied within such 30-day period, but can reasonably be expected to be fully remedied, such default shall not constitute an event of

default if the Grantee shall immediately upon receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch; or

(c) the entry of a decree or order by a court having jurisdiction in the premises for relief in respect of the Grantee, or adjudging the Grantee as bankrupt or insolvent, or approving as properly filed a petition seeking reorganization, adjustment or composition of or in respect of the Grantee under the United States Bankruptcy Code or any other applicable federal or state law, or appointing a custodian, receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of or for the Grantee or any substantial part of its property, or ordering the winding up or liquidation of its affairs, and the continuance of any such decree or order remains unstayed and in effect for a period of 90 consecutive days; or

(d) the commencement by the Grantee of a voluntary case, or the institution by it of proceedings to be adjudicated a bankrupt or insolvent, or the consent by it to the institution of bankruptcy or insolvency proceedings against it, or the filing by it of a petition or answer or consent seeking reorganization, arrangement or relief under the United States Bankruptcy Code or any other applicable federal or state law, or the consent or acquiescence by it to the filing of any such petition or the appointment of or taking possession by a custodian, receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of the Grantee or any substantial part of its property, or the making by it of an assignment for the benefit of creditors, or the admission by it in writing of its inability or its failure to pay its debts generally as they become due, or the taking of corporate action by the Grantee in furtherance of any such action.

### **13. Exercise of Remedies by the Commission Upon Default**

Upon the occurrence and continuance of any event of default under this Agreement, unless the same is waived as provided in this Agreement, the Commission shall have the following rights and remedies, in addition to any other rights and remedies provided under this Agreement or by law:

(a) *Right to Bring Suit, Etc.* The Commission may pursue any available remedy at law or in equity by suit, action, mandamus or other proceeding to realize on or to foreclose any of its interests or liens under this Agreement, to enforce and compel the performance of the duties and obligations of the Grantee as set forth in this Agreement and to enforce or preserve any other rights or interests of the Commission under this Agreement existing at law or in equity.

(b) *Termination of Disbursements.* To terminate the obligation to disburse any further proceeds of the grant and to require the Grantee to repay moneys advanced prior to the date of receipt of notice of termination from the Commission, together with interest at the statutory rate as of the termination of the obligation to make disbursements, plus one percent.

If the Grantee should default under any of the provisions hereof, and the Commission shall employ attorneys or incur other expenses for the enforcement or performance of any obligation or agreement on the part of the Grantee, the Grantee will on demand pay to the Commission the reasonable fees of such attorneys and such other expenses so incurred.

### **14. Rights and Remedies Cumulative**

No right or remedy herein conferred upon or reserved by the Commission is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right and remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or

otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

**15. Termination / Return of Grant Funds**

Upon the occurrence, and continuance after the appropriate notice period as set forth in this Agreement, of any event of default under this Agreement, this Agreement shall automatically terminate.

Upon the termination of the Agreement by virtue of the expiration of the term of the Agreement, an event of default, or for any other reason, all grant funds which have been given to the Grantee for the Project shall be returned to the Commission immediately upon termination of the Agreement.

**16. Nondiscrimination**

Grantee agrees to comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules, and regulations.

**17. Compliance with Americans with Disabilities Act**

Grantee agrees to comply with the Americans with Disabilities Act (ADA) in that no person shall on the grounds of a disability be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under this program.

**18. Applicable Law**

This agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

**19. Captions**

The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions of this Agreement.

**20. Amendments**

The terms of this Agreement shall not be waived, altered, modified, supplemented, or amended, in any manner whatsoever, except by written instrument signed by the parties.

**21. Notices**

All notices and communications shall be sufficiently given when delivered or mailed, postage prepaid, to the parties at the location set forth below or at a place designated hereafter in writing.

Commission:

Municipal Park Grant Commission  
C/O Municipal League of Metro St. Louis  
11911 Dorsett Rd.  
Maryland Heights, Missouri 63043

Grantee:

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**22. Successors to Interest**

The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and assigns.

**23. Severability**

The parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction, to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

**24. Waiver**

The failure of the Commission to enforce any provisions of this Agreement shall not constitute a waiver by the Commission of that or any other provision.

**25. Effective Date of Agreement**

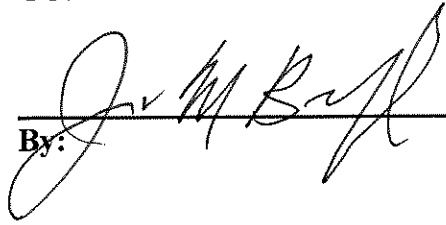
The effective date of this Agreement shall be that date shown on the first page of this Agreement.

**26. Entire Agreement**

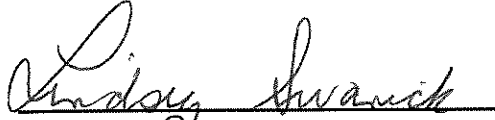
This Agreement constitutes the entire agreement between the parties. Exhibits A and B are attached hereto and incorporated herein as if fully set forth. No waiver, consent, modification, or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification, or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representation, oral or written, not specified herein regarding this Agreement. Grantee, by the signature below of its authorized representative, hereby acknowledged that the Grantee has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

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

**COMMISSION:**

By: 

**ATTEST:**

  
(Commission Secretary):

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

Now on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, appeared before me \_\_\_\_\_  
\_\_\_\_\_ who stated that he/she/they is/are the \_\_\_\_\_  
\_\_\_\_\_ for the Municipal Park Grant

Commission, and that he/she/they executed this Agreement on behalf of the Commission, by authority of  
its governing body and that this Agreement is the free act and deed of the Commission.

IN WITNESS WHEREOF, I have placed my hand and my official seal on the day and year first  
above written.

\_\_\_\_\_  
Notary Public

My commission expires:



**GRANTEE:**

\_\_\_\_\_  
**By:**

**ATTEST:**

\_\_\_\_\_  
**By (City Clerk):**

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

Now on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, appeared before me \_\_\_\_\_  
\_\_\_\_\_ who stated that he/she/they is/are the \_\_\_\_\_  
\_\_\_\_\_ for the \_\_\_\_\_  
\_\_\_\_\_, Grantee, and that he/she/they executed this Agreement on behalf of Grantee, by authority of its governing body and that this Agreement is the free act and deed of Grantee.

IN WITNESS WHEREOF, I have placed my hand and my official seal on the day and year first above written.

\_\_\_\_\_  
Notary Public

My commission expires:

<b>Exhibit A - Scope</b>				
<b>University City Round 23 Heman Park Spraypad</b>				
<b>Part 1</b>	<b>Project</b>	<b>Match</b>		<b>Grant</b>
<b>Project Cost (100% )</b>	<b>Cost</b>	<b>Monitary</b>	<b>In-kind</b>	<b>Award</b>
Site Utilities	70,000			70,000
Concrete, Rebar and Subgrade	132,980			132,980
Tank, Plumbing Features	312,021			312,021
Fencing	40,000			40,000
Site Work	13,093		13,093	0
Site Amenities	5,000	5,000		0
				0
<b>Total Part 1</b>	<b>\$573,093</b>	<b>\$5,000</b>	<b>\$13,093</b>	<b>\$555,000</b>
<b>Part 2</b>	<b>Project</b>			
<b>Aesthetics Items (50%)</b>	<b>Cost</b>	<b>Match</b>		<b>Grant</b>
				0
				0
<b>Matching Funds</b>				0
<b>Total Part 2</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Part 3</b>	<b>Project</b>			
<b>(A-9% &amp; B-6%)</b>	<b>Cost</b>	<b>Match</b>		<b>Grant</b>
A - Architect, Engineering	25,000	5,000		20,000
B - Construction Management				0
<b>Total Part 3</b>	<b>\$25,000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$20,000</b>
<b>GRAND TOTALS</b>	<b>Project</b>			
	<b>Cost</b>	<b>Match</b>		<b>Grant</b>
<b>Total</b>	<b>\$598,093</b>	<b>\$10,000</b>	<b>\$13,093</b>	<b>\$575,000</b>
<b>Project total Cost</b>	<b>\$598,093</b>	<b>Part 3 (A)</b>		<b>4.18%</b>
<b>Total Match</b>	<b>\$23,093</b>	<b>(B)</b>		<b>0.00%</b>
<b>Grant Amount</b>	<b>\$575,000</b>			
		<b>Match %</b>	<b>4%</b>	

**EXHIBIT B**

**GRANTEE REIMBURSEMENT REQUEST – MUNICIPAL PARKS GRANT COMMISSION**

[Requirements for reimbursement are set forth in the Grant Agreement].

Date: \_\_\_\_\_ Municipality: \_\_\_\_\_ Round: \_\_\_\_\_

This reimbursement request is for: \$ \_\_\_\_\_.

Please fill out the following:

1. Date the Project (or portion subject to this request) was completed:  
\_\_\_\_\_
2. Estimated amount provided by the City or others: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. An evaluation of the Project results and benefits, including how the original expectations were met that may be used in the Commission's Annual Report.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMPLETE THE WORKSHEET ON NEXT PAGE**

Attach the following supporting documents to show expenditures related to the Project.

- Page 2 of this Exhibit (Use paid invoices. AIA forms are not allowed without Commission approval.)
- Paid invoices
- Cancelled checks (both sides) written by the City (your bank may fax these to you)
- Photographs of the Project [digital pictures may be sent via e-mail to: [staff@stlmuni.org](mailto:staff@stlmuni.org)]
- Other information that may be helpful: \_\_\_\_\_  
\_\_\_\_\_

I hereby certify that all materials, supplies and contractual services were properly bid and that the expenditures in all other respects conform to applicable law.

Sign Here: \_\_\_\_\_

Print Name and Title Here: \_\_\_\_\_

(Revised: July 1, 2004)

**PROJECT SCOPE ITEMS AND INFORMATION FOR REVIEW AND INSPECTION**

Agreement			Built		
No.	Item Description	Agreement. \$	Item Description	Invoice \$	
1					
2					
3					
4					
5					
6					
7					
8					
9					
<b>TOTAL</b>					

**Attach actual invoices and cancelled checks for each line item above after completing this form.**

(Revised July 1, 2004)

11911 Dorsett Rd.  
Maryland Heights, MO 63043



Phone: (314) 726-4747  
Fax: (314) 528-8092  
staff@stlmuni.org

www.muniparkgrants.org

## MEMORANDUM

DATE: October 24, 2022

TO: Round 23 Grant Awardees

FROM: Municipal Park Grant Commission, Jim Brasfield, Chairman

**RE: Grants Approved in Round 23**  
(Please distribute to park staff & city officials)

Congratulations! The grant your municipality requested was approved by the Municipal Park Grant Commission. Total grant requests in Round 23 were just over \$12 million. The Commission had \$9.9 million available for grant funding this year. 35 applications were submitted and 24 were approved this round. The municipalities and awarded amounts are attached.

Including this round, 435 municipal grants have been funded totaling over \$99 million. A detailed list of all the grants funded over the years can be found in the annual report available online at the Parks website. <http://www.muniparkgrants.org>. The Commission works diligently to ensure they allocate funds the same year received to benefit your citizens as soon as possible.

You will receive your agreement soon. Please review it carefully, obtain signatures and return it before you begin your project. Note that the time frame for completing projects has increased from 12 to 18 months, to help reduce the need for extensions. If you have any questions contact the Municipal League Office at 314-726-4747. Thank you for your participation in the Municipal Park Grant program. We appreciate all the support and hard work you put into making the program a huge success. We could not do this without your partnership!

We would like to acknowledge the dedicated service of the Advisory Committee who volunteer their time and talents each year reviewing the applications. Their experience, professionalism and input is invaluable to our program.

Eric Gruenfelder, Parks Director, Brentwood, Chairman  
Tracey Anderson, City Administrator, Maryland Heights  
Chris Conway, Parks Director, Ballwin  
Scott Davis, Parks Director, Webster Groves,  
Brendan Kane, Parks Director, Bridgeton  
Jimmy Kirincich, Parks Director, Bellefontaine Neighbors  
Tom McCarthy, Parks Director, Chesterfield  
Dave Musgrave, Parks Director, Ferguson  
Katy Nieman, Parks Director, Rock Hill

Commissioner  
**Shauna  
McWoods**  
District 1

Commissioner  
**Thomas Schlag**  
District 2

Commissioner  
**Ray Slama**  
District 3

Commissioner  
**Mark Goldstein**  
District 4

Commissioner  
**Jim Brasfield**  
District 5

Commissioner  
**Lindsey Swanick**  
District 6

Commissioner  
**Linda Bruer**  
District 7

Commissioner  
**Eric  
Gruenfelder**  
Ex-Officio Parks  
Representative

Commissioner  
**Mark Perkins**  
Ex-Officio City  
Administrator

**Pat Kelly**  
Grant  
Administrator

Round 23 Municipal Park Grants Awarded  
Oct-22

<u>City</u>	<u>Park</u>	<u>Amount</u>	<u>Project</u>
Ballwin	Vlasis Park	\$575,000	Renovate playground for inclusion
Bellefontaine Nors	Recreation Center	\$303,193	New flooring, hoops and exercise equip
Brentwood	Brentwood Park	\$410,000	New trail
Bridgeton	Berry Hill Golf Course	\$465,000	New irrigation system
Charlack	Charles Evola Park	\$300,000	Playground replacement & lighting
Clayton	Maryland Avenue Park	\$230,000	2nd Application due to increased costs
Creve Coeur	Dielmann Recreation Center	\$525,000	New ice rink refrigeration system
Crystal Lake Park	Hunter Park	\$110,950	Replacment app due to increased costs
Des Peres	Des Peres Park	\$465,000	Playground renovations
Ellisville	Bobwhite Park	\$465,000	New playground, court overlay, fence
Eureka	Legion Park	\$465,000	Trail, pavlions, ballfield upgrades
Ferguson	Forestwood Park	\$488,145	Tennis court rehab, new pavilion
Florissant	St. Ferdinand Park	\$524,352	New restroom
Hanley Hills	Mildred Davis Park	\$320,430	New court, play structure, trail
Jennings	Sievers Park	\$203,154	Restroom renovation
Jennings	Lions Park	\$234,840	New tennis court
Kirkwood	Community Center	\$575,000	Gym & restroom upgrades
Maplewood	Central Park	\$404,899	New playgrounds, sidewalks
Maryland Heights	Parkwood & Vago Parks	\$284,385	New fitness equipment & playground
Pacific	Jensen Point	\$276,319	New restroom
St. Ann	Tiemeyer Park	\$465,000	Convert indoor pool to event space
Sunset Hills	Lynstone Park	\$452,074	New playground, trails, parking, court
Town & Country	Longview Farm Park	\$465,000	Playground renovations
University City	Heman Park	\$575,000	New spraypad
Valley Park	Meramec Levee Rec Park	\$300,000	Ballfield lighting
		\$9,882,741	



CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	CA20221114-05
--------------------------------------	---------------

SUBJECT/TITLE: EDRST Funding Request - UCIB and Farmers Market			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD City Manager's Office	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The EDRST Reserves will be reduced by \$80,090			
AMOUNT:	\$80,090	ACCOUNT No.:	11.45.78.6040
FROM FUND:	Fund 11 Fund Reserves	TO FUND:	Fund 11 Fund Reserves
EXPLANATION: UCIB and Farmers Market receives funding annually from the EDRST for their respective programs and projects.			

STAFF COMMENTS AND BACKGROUND INFORMATION: On October 4, 2022, the EDRST Board voted to recommend funding for UCIB and Farmers Market for their respective programs and projects. The EDRST recommended approval of the following amounts: UCIB - not to exceed \$52,090 Farmers Market not to exceed \$28,000
---

CIP No.	
RELATED ITEMS / ATTACHMENTS: UCIB Proposed Budget Farmers Market Proposed Budget	

LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	November 14, 2022





**EDRST B-1**

**City of University City  
Economic Development Retail Sales Tax  
FY22/23 Request for Funds: Budget Cost Summary**

**Applicant** U City In Bloom  
**Project** Olive Boulevard Planters - Design and care for Streetscape Planters  
**Amount of Request** \$ 15,075

Provide a listing of each project or program proposed and the associated cost allocation.

	Total EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Project Total
<b>I. Project or Program Direct Costs*</b>					
Plant materials	\$ 1,860				\$ 1,860
Soil and amendments	\$ 1,008				\$ 1,008
Labor - garden design, installation and care	\$ 11,354				\$ 11,354
Volunteers - 210 hours @ \$25.43 per hour			\$ 5,340		\$ 5,340
<b>Total Direct Costs</b>	<b>\$ 14,222</b>				<b>\$ 19,562</b>
<b>II. Indirect Costs**</b>					
Operations	\$ 853				\$ 853
<b>BUDGET TOTAL - ALL ACTIVITIES</b>	<b>\$ 15,075</b>		\$ 5,340		<b>\$ 20,415</b>

\*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

\*\*Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.

**EDRST B-1**

**City of University City  
Economic Development Retail Sales Tax  
FY22-23 Request for Funds: Budget Cost Summary**

**Applicant** U City In Bloom  
**Project** Olive Boulevard - Design and Care for Gardens from Skinker to Midland  
**Amount of Request** \$ 16,526

Provide a listing of each project or program proposed and the associated cost allocation.

	Total EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Project Total
<b>I. Project or Program Direct Costs*</b>					
Plant material	\$ 2,450				\$ 2,450
Soil amendmets, Irrigation repairs	\$ 750				\$ 750
Garden design, mulching, plant installation, weeding, deadheading and pruning	\$ 12,391				\$ 12,391
Volunteers - 252 hours @ \$25.43 per hour			\$ 6,408		\$ 6,408
<b>Total Direct Costs</b>	<b>\$ 15,591</b>		\$ 6,408		\$ 21,999
<b>II. Indirect Costs**</b>					
Operations	\$ 935				\$ 935
<b>BUDGET TOTAL - ALL ACTIVITIES</b>	<b>\$ 16,526</b>		\$ 6,408		\$ 22,934

\*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

\*\*Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.

**EDRST B-1**

**City of University City  
Economic Development Retail Sales Tax  
FY22-23 Request for Funds: Budget Cost Summary**

**Applicant** U City In Bloom  
**Project** Olive Blvd - Care, maintenance, replacement & watering of Trees and Groundcover  
**Amount Requested** \$ 9,559

Provide a listing of each project proposed and the associated cost allocation.

	Total	Applicant's Cash	Applicant's Non-Cash		Project
I. Project or Program Direct Costs*	EDRST Funds	Funds	Contributions	Other Funds	Total
Maintenance and watering of 50 trees/groundcover	\$ 7,418				\$ 7,418
Replace up to 10 trees	\$ 1,600				\$ 1,600
Volunteers - 50 hours @ \$25.43/hour			\$1,272		\$ 1,272
<b>Total Direct Costs</b>	<b>\$ 9,018</b>				
<b>II. Indirect Costs**</b>					<b>\$ 10,290</b>
Operations	541				\$ 541
<b>BUDGET TOTAL - ALL ACTIVITIES</b>	<b>\$ 9,559</b>		\$1,272		<b>\$ 10,831</b>

\*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

\*\*Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.

**EDRST B-1**

**City of University City  
Economic Development Retail Sales Tax  
FY22-23 Request for Funds: Budget Cost Summary**

**Applicant** U City In Bloom  
**Project** Delmar Loop - Design and care for Loop Planters from Eastgate to Kingsland  
**Amount of Request** \$ 10,519

Provide a listing of each project or program proposed and the associated cost allocation.

	Total EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Project Total
<b>I. Project or Program Direct Costs*</b>					
Plant materials	\$ 2,722				\$ 2,722
Soil and amendments	\$ 1,075				\$ 1,075
Labor - garden design, installation and care	\$ 11,530				\$ 11,530
Loop Special Business District	\$ (6,000)			\$ 6,000	\$ (6,000)
Volunteers - 200 hours @ \$25.43 per hour			\$ 5,086		\$ 5,086
<b>Total Direct Costs</b>	<b>\$ 9,327</b>				<b>\$ 19,871</b>
<b>II. Indirect Costs**</b>					
Operations	\$ 1,192				\$ 1,192
<b>BUDGET TOTAL - ALL ACTIVITIES</b>	<b>\$ 10,519</b>		\$ 5,086	\$ 6,000	<b>\$ 21,063</b>

\*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

\*\*Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.

EDRST B-1  
**City of University City**  
**Economic Development Retail Sales Tax**  
**FY23 Request for Funds: Estimated Budget Summary**

**Applicant** MAFM for the U City Farmers Market  
**Amount of Request** \$28,000

Provide a listing of each project or program proposed and the associated cost allocation.

	EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Total
<b>I. Project or Program Direct Costs *</b>					
Marketing: Music & Event Fees	\$9,000.00			\$2,000.00	\$11,000.00
Advertising-Print, Web, Social Media	\$2,000.00			\$2,000.00	\$4,000.00
Graphic Design and Artwork	\$2,000.00	\$2,000.00	\$3,000.00		\$7,000.00
Banner, Sign and Poster Printing	\$1,000.00				\$1,000.00
Marketing & Event Services	\$9,500.00		\$7,000.00		\$16,500.00
Event Equipment and Rentals	\$2,300.00		\$2,000.00	\$2,000.00	\$6,300.00
Special Event Supplies	\$1,000.00	\$1,000.00	\$1,000.00		\$3,000.00
Culinary Series & Cooking Demos	\$1,200.00	\$500.00	\$2,500.00	\$1,000.00	\$5,200.00
SNAP/EBT, DUBF, HPES Programs		\$1,200.00	\$2,000.00	\$3,000.00	\$6,200.00
Market Set-Up and Security			\$10,000.00		\$10,000.00
Other Grants and Sponsorships				\$14,000.00	\$14,000.00
Program Management			\$3,000.00	\$5,000.00	\$8,000.00
<b><i>SUB-TOTOTAL DIRECT</i></b>	<b><i>\$28,000.00</i></b>	<b><i>\$4,700.00</i></b>	<b><i>\$30,500.00</i></b>	<b><i>\$29,000.00</i></b>	<b><i>\$92,200.00</i></b>
<b>II. Indirect Costs **</b>				<b>Other In-Kind</b>	
Facility Rent; In-Kind Donation				\$30,000.00	\$30,000.00
Facility Utilities-Charter, R & R, Other		\$6,600.00			\$6,600.00
Facility and Grounds Maintenance			\$12,000.00		\$12,000.00
Event and Liability Insurance		\$1,200.00			\$1,200.00
General Operating Expenses		\$4,500.00			\$4,500.00
<b><i>SUBTOTAL INDIRECT</i></b>		<b><i>\$12,300.00</i></b>	<b><i>\$12,000.00</i></b>	<b><i>\$30,000.00</i></b>	<b><i>\$54,300.00</i></b>
<b><i>BUDGET TOTAL - ALL ACTIVITIES</i></b>	<b><i>\$28,000.00</i></b>	<b><i>\$17,000</i></b>	<b><i>\$42,500</i></b>	<b><i>\$59,000</i></b>	<b><i>\$146,500.00</i></b>

Please Note: EDRST Budget estimate is based on pre-pandemic figures





**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20221114-06
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SUBJECT/TITLE: Snow Equipment Purchase			
REQUESTED BY: Darren Dunkle		DEPARTMENT / WARD Parks/All	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: Move to approve the agreement with Kranz and authorizes the City Manager to execute to quote contained in Council's packet.			
FISCAL IMPACT: \$17,150.00			
AMOUNT:	\$17,150.00	ACCOUNT No.:	01-50-45-8130
FROM FUND:		TO FUND:	
EXPLANATION: staff has reached out over the past several months to various vendors across the area to seek out the availability of snow related equipment, as there currently is a shortage of inventory within the marketplace due the supply chain issues along with the labor market. In doing so, Kranz of St. Louis has been the most responsive and has indicated that they should be able to outfit all of the identified pickup trucks this month while supplies last.			
STAFF COMMENTS AND BACKGROUND INFORMATION: From a pickup truck standpoint we have either replaced or are in the process of replacing all of the pickup trucks lost in the flood, however, we are still short dump trucks that were previously used for snow operations but are confident that we will be okay as long as we are able to get all the pickup trucks outfitted with the necessary equipment. At this point, we have ran diagnostic test on all of our equipment and have found that all of the snow plows and harness systems are to be in working order, however, we will need to purchase tow more salt spreaders and have bed liners placed in six of the trucks.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Quotes			
LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	November 14, 2022



## QUOTATION

300 RUSSELL BLVD.  
ST. LOUIS, MO. 63104  
314-776-3787 Office  
314-776-5098 FAX

Date	11/2/2022	Vehicle Make	CHEVY	Engine	GAS	W/B	SCLB
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
6	KRANZ	LINE-X SPRAY IN BEDLINER	\$ 4,500.00
		ENTIRE 8' PICK UP BED AND TAILGATE BEDLINED	
		TEXTURED BLACK	
		<i>INSTALLED ON SUPPLIED CHASSIS</i>	
		<b>TOTAL OF 6 (SIX) 2022 CHEVY SILVERADO 2500</b>	
		<i>EMERGENCY FLOOD PURCHASE - 8130</i>	

NOTES: THIS DOES NOT INCLUDE TAX

		\$750.00 PER TRUCK	Total	\$ 4,500.00
		\$4500.00 FOR 6 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 4,500.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: \_\_\_\_\_





# QUOTATION

300 RUSSELL BLVD.  
ST. LOUIS, MO. 63104  
314-776-3787 Office  
314-776-5098 FAX

Date	11/2/2022	Vehicle Make	DODGE	Engine	GAS	W/B	
PO Number		Model	2500	Trans	AUTO	Color	WHITE
Salesman	KYLE	Year	2022	C/A	56"		
Customer	CITY OF UNIVERSITY CITY			Vin	?		
Contact Name	TOM OR TODD						
Street Address	1015 PENNSYLVANIA AVE						
City / State	UNIVERSITY CITY, MO						
End User	CITY OF UNIVERSITY CITY						
Phone	TOM-314-565-5133/TODD-314-356-1629						
Fax							
E-Mail							

Qty	Part Number	Description	COST
2	BUYERS	SALTDogg SALT SPREADER	\$ 12,650.00
		FULL POLY CONSTRUCTION	
		2.0 CUBIC YARD	
		IN CAB CONTROLS	
		AUGER DRIVEN	
		FULL ELECTRIC SYSTEM	
		VIBRATOR, TOP SCREEN, TARP, AND TIE DOWNS	
		14" POLY SPINNER	
		<i>INSTALLED ON SUPPLIED CHASSIS</i>	
		<b>TOTAL OF 2 (TWO) 2022 DODGE RAM 2500</b>	
		<b>EMERGENCY FLOOD PURCHASE - 8130</b>	

NOTE: THIS DOES NOT INCLUDE TAX

		\$6325.00 PER TRUCK	Total	\$ 12,650.00
		\$12,650.00 FOR 2 TRUCKS	Freight	
			Sales Tax	
			F.E.T.	
			Total	\$ 12,650.00

Customer Acceptance of above quotation is indicated by signature below.

Customer's Signature: \_\_\_\_\_



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	CM20221114-01
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<b>SUBJECT/TITLE:</b> Honoring Citizen John Trotter			
<b>REQUESTED BY:</b> Chiefs Hampton and Hinson		<b>DEPARTMENT / WARD</b> Police and Fire	
<b>AGENDA SECTION:</b>	City Managers Report	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends recognizing John Trotter for his heroic actions in an attempt to rescue a person trapped in a basement by flood waters.			
<b>FISCAL IMPACT:</b> none			
<b>AMOUNT:</b>	0	<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> Honor John Trotter for risking his own life to save others.			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> The morning of major flooding, John Trotter heard the neighbors cry for help. He risked his life to wade across the flowing flood waters to reach the house across the street where a child was trapped in the basement by flood waters and a wall that had broke loose and blocked the door. John started chopping at the floor with a frying pan to punch a hole in the floor before the fire department arrived. Due to his efforts, the crews arriving had an accurate starting point to find the child and rescue him before the flood waters filled the final air gaps in the basement.
--

<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Awards presented by Police and Fire Personnel,	

<b>LIST CITY COUNCIL GOALS (5):</b> Public Safety
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<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> 11/14/2022
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**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CM20221114-02
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**SUBJECT/TITLE:**  
US Army Corps of Engineers Update on Detention Basin Project

<b>REQUESTED BY:</b> Gregory Rose, City Manager	<b>DEPARTMENT / WARD</b> Administration / All
--	--

<b>AGENDA SECTION:</b> City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b> no
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
The agenda ask the Mayor and Council to receive an update from the US Army Corps of Engineers on the Detention Basin Project.

**FISCAL IMPACT:**

<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
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<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**

**LIST CITY COUNCIL GOALS (5):**  
Improved Infrastructure

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregrory Rose	<b>MEETING DATE:</b> November 14, 2022
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**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	CM20221114-03
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**SUBJECT/TITLE:**  
Flood Buyout Program Update

<b>REQUESTED BY:</b> Gregory Rose, City Manager	<b>DEPARTMENT / WARD</b> Administration / All
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<b>AGENDA SECTION:</b> City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b> no
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
The agenda ask the Mayor and Council to receive an update on the Flood Buyout Program.

**FISCAL IMPACT:**

<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
----------------	--	---------------------	--

<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**

**LIST CITY COUNCIL GOALS (S):**  
Public Safety

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregrory Rose	<b>MEETING DATE:</b> November 14, 2022
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**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	CM20221114-04
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**SUBJECT/TITLE:**  
First (1st) Quarter Financial Report - September 30, 2022

<b>REQUESTED BY:</b> Keith Cole - Director of Finance	<b>DEPARTMENT / WARD</b> Finance / All
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<b>AGENDA SECTION:</b> City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b> Yes
---	--

**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager is recommending acceptance of the 1st Quarter Financial Report as of September 30, 2022

**FISCAL IMPACT:**  
General Fund - revenues (under) expenses by (\$4,849,321); Capital Improvement Sales Tax - revenues over expenses \$184,346; Park Stormwater Sales Tax - revenues over expenses \$81,694; Public Safety Sales Tax - revenues over expenses \$45,709

<b>AMOUNT:</b> na	<b>ACCOUNT No.:</b> na
<b>FROM FUND:</b> na	<b>TO FUND:</b> na

**EXPLANATION:**  
A powerpoint presentation will consist of an overview on the major funds for the 1st Quarter of fiscal year 2023, as of September 30, 2022.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
Major Funds consists of: General Fund, Capital Improvement Sales Tax Fund, Park Stormwater Sales Tax Fund, and Public Safety Sales Tax Fund

<b>CIP No.</b> na
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**RELATED ITEMS / ATTACHMENTS:**  
1. Powerpoint Presentation - 1st Quarter, September 30, 2022, FY2023  
2. 1st Quarter Financial Report - Statement of Revenues and Expenditures

**LIST CITY COUNCIL GOALS (5):**  
Prudent Fiscal Management

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregory Rose	<b>MEETING DATE:</b> November 14, 2022
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1st Quarter September 30, 2022

# FY2023 Presentation

November 14, 2022

By

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Director of Finance



# General Fund - Revenues

Adjusted Budget	\$23,458,250
YTD Actual	\$3,144,648
Actual as % of Adjusted Budget	13.4%
Increase/(Decrease) compared to same quarter of FY2022	\$244,509

## Key Points:

- Increase is Grant Revenue of roughly \$358,000, or 148.1%. The increase due to receiving the last portion of the Safer Grant. This closes out the grant.
- Increase in Services Charges of roughly \$206,000, or 1.7%. The increase mainly from Ambulance Services.
- Decrease in Municipal Court & Parking of roughly \$81,000, or (49.8%). Decrease mainly due to collecting less in parking fines, court fines, and court costs compared to previous year.
- Decrease in Miscellaneous Revenue of roughly \$233,000, or (94.0%). Decrease mainly due to receiving a health plan surplus distribution from St. Louis Area Ins. Trust in previous year.
- Note: The bulk of property tax revenue the City receives, will come during the months of December 2022 and January 2023.

Overall, revenues as a percent of budget show a slight increase of 1.7% when compared to the same quarter of FY22.

# General Fund - Expenditures

Adjusted Budget	\$28,112,695
YTD Actual	\$7,378,083
Actual as % of Adjusted Budget	26.2%
Increase/(Decrease) compared to same quarter of FY2022	\$1,996,181

## Key Points:

- Increase in expenditures in Public Works and Parks & Recreation of roughly \$1,368,000. This is mainly due to the emergency purchases of vehicles and equipment related to the flood.
- Increase in expenditures in Police Department of roughly \$186,000, or 9.1% compared to same quarter of FY22. This is mainly due to emergency purchases of three (3) Dodge Durangos as a result of the flood.
- Increase in expenditures in Fire Department of roughly \$389,000, or 32.2% compared to same quarter of FY22. This is mainly due to flood mitigation of Firehouse 1 and the hiring of three open firefighter positions.

Overall, the expenditures as a percent of budget increased by 6.3% when compared to the same quarter of FY2022.

# Capital Improvement Sales Tax - Revenues

Adjusted Budget	\$2,501,200
YTD Actual	\$246,590
Actual as % of Adjusted Budget	9.9%
Increase/(Decrease) compared to same quarter of FY2022	(\$38,110)

## Key Points:

- Sales Tax revenue decreased roughly 0.8% during the 1<sup>st</sup> Quarter of FY2023, compared to same quarter of FY22.

# Capital Improvement Sales Tax - Expenditures

Adjusted Budget	\$2,191,010
YTD Actual	\$62,244
Actual as % of Adjusted Budget	2.8%
Increase/(Decrease) compared to same quarter of FY2022	(\$21,222)

## Key Points:

- Decrease in expenditures mainly from the purchase of the 6<sup>th</sup> Nissan Leaf Electric Vehicle that was purchased in 1<sup>st</sup> quarter of FY2022.

# Park and Stormwater Sales Tax - Revenues

Adjusted Budget	\$1,321,000
YTD Actual	\$126,541
Actual as % of Adjusted Budget	9.6%
Increase/(Decrease) compared to same quarter of FY2022	\$46,405

## Key Points:

- Sales Tax revenue for the first quarter of FY2023 has shown an increase of roughly 57.9% when compared to the same quarter of FY2022.

# Park and Stormwater Sales Tax - Expenditures

Adjusted Budget	\$1,270,920
YTD Actual	\$44,847
Actual as % of Adjusted Budget	3.5%
Increase/(Decrease) compared to same quarter of FY2022	\$6,395

## Key Points:

- Increase in expenditures due to having three (3) pay periods in the month of September 2022. In PY, the 3<sup>rd</sup> pay period occurred in October 2021, 2<sup>nd</sup> Quarter.

# Public Safety Sales Tax - Revenues

Adjusted Budget	\$2,001,000
YTD Actual	\$204,227
Actual as % of Adjusted Budget	10.2%
Increase/(Decrease) compared to same quarter of FY2022	(\$6,745)

## Key Points:

- Even with a slight decrease, the 1<sup>st</sup> quarter revenue of FY23, appears to be within reason when compared to 1<sup>st</sup> quarter of FY2022.



# Public Safety Sales Tax - Expenditures

Adjusted Budget	\$440,195
YTD Actual	\$158,518
Actual as % of Adjusted Budget	36.0%
Increase/(Decrease) compared to same quarter of FY2022	\$10,792

## Key Points:

- The increase in expenditures as compared to FY2022 is mainly due to allocating a portion of the HR Director's salary to Public Safety for handling of Police and Fire's HR benefits. In FY2022, the HR position was open for most of the 1<sup>st</sup> Quarter .

# Questions

**City of University City**  
**Statement of Revenues and Expenditures**  
**As of September 30, 2022**  
**FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>General Fund Revenues:</u></b>							
Property Taxes	3,748,350	3,748,350	37,248		1.0%	22,956	0.6%
Sales and Use Taxes	7,102,000	7,102,000	697,044		9.8%	808,827	11.3%
Gross Receipts Taxes	5,590,000	5,590,000	1,021,630		18.3%	1,008,759	17.3%
Intergovernmental	2,350,000	2,350,000	225,634		9.6%	197,428	8.4%
Grants	-	-	360,616		100.0%	2,418	1.0%
Licenses	719,500	719,500	15,342		2.1%	25,343	3.7%
Inspection Fees and Permits	1,329,000	1,329,000	295,390		22.2%	236,004	17.8%
Charges for Municipal Services	1,186,000	1,186,000	329,652		27.8%	123,400	8.2%
Parks and Recreation Fees	445,000	445,000	54,081		12.2%	69,336	10.0%
Municipal Court and Parking	700,400	700,400	81,381		11.6%	161,986	28.6%
Interest Revenue	50,000	50,000	11,622		23.2%	(4,068)	-6.8%
Other Revenues	238,000	238,000	15,008		6.3%	247,750	44.6%
<b>Total Revenues</b>	<b>23,458,250</b>	<b>23,458,250</b>	<b>3,144,648</b>		<b>13.4%</b>	<b>2,900,139</b>	<b>11.7%</b>
<b><u>General Fund Expenditures:</u></b>							
Legislative Services	218,715	218,715	50,718	50,718	23.2%	44,461	22.9%
City Manager's Office	728,460	728,460	125,473	125,473	17.2%	212,201	22.8%
Communications	420,040	420,040	65,216	65,216	15.5%	22,754	11.8%
Human Resources	313,370	313,370	59,984	59,984	19.1%	53,431	20.4%
Finance Department	979,330	979,330	256,707	256,707	26.2%	233,089	28.1%
Information Systems	516,250	516,250	112,694	112,694	21.8%	133,702	24.5%
Municipal Court	411,280	411,280	98,058	98,058	23.8%	81,701	20.5%
Police Department	9,851,380	9,851,380	2,228,086	2,228,315	22.6%	2,041,972	20.9%
Fire Department	6,313,975	6,313,975	1,598,204	1,598,204	25.3%	1,209,079	20.5%
Public Works - Admin.	284,210	284,210	36,103	36,103	12.7%	60,777	17.6%
Street Maintenance	1,295,030	1,295,030	236,817	268,165	18.3%	219,508	18.0%
Facilities Maintenance	901,120	901,120	257,792	259,388	28.6%	218,749	23.7%
Public Works - Capital Imp	-	-	507,585	602,531	100.0%	-	0.0%
Planning & Development	1,830,325	1,928,610	349,835	349,835	18.1%	346,482	19.9%
Parks & Recreation - Parks Maint	1,971,265	1,971,265	450,485	519,535	22.9%	338,503	17.0%
Community Center	245,640	245,640	24,740	24,740	10.1%	18,726	9.0%
Aquatics	625,680	625,680	47,665	331,095	7.6%	37,099	7.6%
Centennial Commons	1,108,340	1,108,340	123,577	123,577	11.1%	109,668	10.6%
Parks & Recreation - Capital Imp	-	-	748,344	899,775	100.0%	-	0.0%
Debt Service	-	-	-	-	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>28,014,410</b>	<b>28,112,695</b>	<b>7,378,083</b>	<b>8,010,113</b>	<b>26.2%</b>	<b>5,381,902</b>	<b>19.9%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>(4,556,160)</b>	<b>(4,654,445)</b>	<b>(4,233,435)</b>			<b>(2,481,763)</b>	
Insurance Recoveries	40,000	40,000	121,784			21,041	
Transfer In from Other Funds	6,007,670	6,007,670	-			37,248	
Transfer Out to Other Funds	(1,675,340)	(1,675,340)	(737,670)			(600,000)	
<b>Total Other Financing Sources</b>	<b>4,372,330</b>	<b>4,372,330</b>	<b>(615,886)</b>			<b>(541,711)</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(183,830)</b>	<b>(282,115)</b>	<b>(4,849,321)</b>			<b>(3,023,474)</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Capital Improvement Sales Tax:</u></b>							
Sales and Use Taxes	2,500,000	2,500,000	246,590		9.9%	284,700	10.8%
Interest Revenue	1,200	1,200	-		0.0%	-	0.0%
<b>Total Revenues</b>	<b>2,501,200</b>	<b>2,501,200</b>	<b>246,590</b>		<b>9.9%</b>	<b>284,700</b>	<b>10.7%</b>
<b><u>Capital Improvement Sales Tax:</u></b>							
Personnel Services	308,750	308,750	34,426	34,426	11.2%	47,853	16.3%
Contractual Services	1,260	1,260	143	143	11.3%	165	0.0%
Capital Outlay	1,881,000	1,881,000	27,675	214,763	1.5%	35,448	1.6%
<b>Total Expenditures</b>	<b>2,191,010</b>	<b>2,191,010</b>	<b>62,244</b>	<b>249,332</b>	<b>2.8%</b>	<b>83,466</b>	<b>3.4%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>310,190</b>	<b>310,190</b>	<b>184,346</b>			<b>201,234</b>	
<b>Transfer Out to General Fund</b>	<b>(924,000)</b>	<b>(924,000)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(613,810)</b>	<b>(613,810)</b>	<b>184,346</b>			<b>201,234</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Park and Stormwater Sales Tax:</u></b>							
Sales and Use Taxes	1,320,000	1,320,000	126,510		9.6%	80,136	5.7%
Interest Revenue	1,000	1,000	31		3.1%	-	0.0%
<b>Total Revenues</b>	<b>1,321,000</b>	<b>1,321,000</b>	<b>126,541</b>		<b>9.6%</b>	<b>80,136</b>	<b>5.7%</b>
<b><u>Park and Stormwater Sales Tax:</u></b>							
Personnel Services	260,355	260,355	44,784	44,784	17.2%	37,784	18.0%
Contractual Services	600	600	63	63	10.5%	41	6.8%
Capital outlay	1,009,965	1,009,965	-	439,269	0.0%	627	0.1%
<b>Total Expenditures</b>	<b>1,270,920</b>	<b>1,270,920</b>	<b>44,847</b>	<b>484,116</b>	<b>3.5%</b>	<b>38,452</b>	<b>2.8%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>50,080</b>	<b>50,080</b>	<b>81,694</b>			<b>41,684</b>	
<b>Transfer Out to General Fund</b>	<b>(353,280)</b>	<b>(353,280)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(303,200)</b>	<b>(303,200)</b>	<b>81,694</b>			<b>41,684</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Public Safety Sales Tax:</u></b>							
Sales and Use Taxes	2,000,000	2,000,000	204,227		10.2%	210,972	9.7%
Interest Revenue	1,000	1,000	-		0.0%	-	0.0%
<b>Total Revenues</b>	<b>2,001,000</b>	<b>2,001,000</b>	<b>204,227</b>		<b>10.2%</b>	<b>210,972</b>	<b>7.9%</b>
<b><u>Public Safety Sales Tax:</u></b>							
Personnel Services	70,630	70,630	14,699	14,699	20.8%	4,315	9.4%
Capital Outlay	255,065	255,065	29,408	29,408	11.5%	29,000	1.0%
Debt Service	114,500	114,500	114,411	114,411	99.9%	114,411	99.5%
<b>Total Expenditures</b>	<b>440,195</b>	<b>440,195</b>	<b>158,518</b>	<b>158,518</b>	<b>36.0%</b>	<b>147,726</b>	<b>4.7%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>1,560,805</b>	<b>1,560,805</b>	<b>45,709</b>			<b>63,246</b>	
Transfer Out to Other Funds	(2,070,535)	(2,070,535)	-			-	
<b>Total Other Financing Sources</b>	<b>(2,070,535)</b>	<b>(2,070,535)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(509,730)</b>	<b>(509,730)</b>	<b>45,709</b>			<b>63,246</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Fleet Operations:</u></b>							
Service to Other Jurisdictions	750	750	-		0.0%	-	0.0%
<b>Total Revenue</b>	<b>750</b>	<b>750</b>	<b>-</b>		<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b><u>Fleet Operations:</u></b>							
Expenditures	1,591,070	1,591,070	583,454	583,454	36.7%	249,823	19.4%
Total Operating Surplus (Deficit)	(1,590,320)	(1,590,320)	(583,454)			(249,823)	
Transfer In from Other Funds	1,560,340	1,560,340	737,670			600,000	
Operating Revenues Over (Under) Expenditures	(29,980)	(29,980)	154,216			350,177	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Debt Service Fund:</u></b>							
Other Revenues	-	-	-	-	0.0%	-	0.0%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b><u>Debt Service Fund:</u></b>							
Expenses	-	-	-	-	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>				
<b>Transfer In from Other Funds</b>	<b>900,000</b>	<b>900,000</b>	<b>-</b>				
<b>Operating Revenues Over (Under) Expenditures</b>	<b>900,000</b>	<b>900,000</b>	<b>-</b>				



**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Sewer Lateral Fund:</u></b>							
Service Charges	580,000	580,000	6,940		1.2%	7,191	1.3%
<b>Total Revenues</b>	<b>580,000</b>	<b>580,000</b>	<b>6,940</b>		<b>1.2%</b>	<b>7,191</b>	<b>1.3%</b>
<b><u>Sewer Lateral Fund:</u></b>							
Personal Services	86,495	86,495	16,452	16,452	19.0%	9,089	15.1%
Contractual Services	7,975	7,975	3,563	3,563	44.7%	3,591	48.6%
Sewer Lateral Reimbursement	400,000	400,000	38,424	75,924	9.6%	70,509	16.6%
<b>Total Expenditures</b>	<b>494,470</b>	<b>494,470</b>	<b>58,439</b>	<b>95,939</b>	<b>11.8%</b>	<b>83,189</b>	<b>16.9%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>85,530</b>	<b>85,530</b>	<b>(51,499)</b>			<b>(75,998)</b>	
<b>Transfer Out to General Fund</b>	<b>(57,220)</b>	<b>(57,220)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>28,310</b>	<b>28,310</b>	<b>(51,499)</b>			<b>(75,998)</b>	

**City of University City**  
**Statement of Revenues and Expenditures**  
**As of September 30, 2022**  
**FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Solid Waste Fund:</u></b>							
Service Charges	3,151,000	3,151,000	687,457		21.8%	1,325,745	39.1%
Miscellaneous Revenues	21,200	21,200	1,840		8.7%	5,655	14.6%
Interest Revenue	500	500	-		0.0%	-	0.0%
Grants	-	-	-		0.0%	-	0.0%
<b>Total Revenues</b>	<b>3,172,700</b>	<b>3,172,700</b>	<b>689,297</b>		<b>21.7%</b>	<b>1,331,400</b>	<b>38.8%</b>
<b><u>Solid Waste Fund:</u></b>							
Administration	250,235	250,235	57,164	57,164	22.8%	51,849	19.0%
Operations	2,635,475	2,635,475	607,835	607,835	23.1%	597,217	21.1%
Leaf Collection	273,785	273,785	10,978	10,978	4.0%	11,367	3.5%
Capital Improvement	280,000	280,000	703,968	703,968	251.4%	35,491	100.0%
Grants	20,000	20,000	-	-	0.0%	5,961	100.0%
<b>Total Expenditures</b>	<b>3,459,495</b>	<b>3,459,495</b>	<b>1,379,945</b>	<b>1,379,945</b>	<b>39.9%</b>	<b>701,885</b>	<b>20.3%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>(286,795)</b>	<b>(286,795)</b>	<b>(690,648)</b>			<b>629,515</b>	
<b>Transfer Out to General Fund</b>	<b>(191,430)</b>	<b>(191,430)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(478,225)</b>	<b>(478,225)</b>	<b>(690,648)</b>			<b>629,515</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Economic Development Retail Sales Tax</u></b>							
Sales and Use Taxes	752,000	752,000	63,255		8.4%	40,068	5.7%
Interest Revenue	700	700	15		2.1%	-	0.0%
<b>Total Revenues</b>	<b>752,700</b>	<b>752,700</b>	<b>63,270</b>		<b>8.4%</b>	<b>40,068</b>	<b>5.7%</b>
<b><u>Economic Development Retail Sales Tax</u></b>							
Personnel Services	354,260	354,260	23,491	23,491	6.6%	9,743	16.6%
Contractual Services	60,500	60,500	85,895	85,895	142.0%	12,915	6.1%
Capital Outlay	230,000	230,000	-	-	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>644,760</b>	<b>644,760</b>	<b>109,386</b>	<b>109,386</b>	<b>17.0%</b>	<b>22,658</b>	<b>8.4%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>107,940</b>	<b>107,940</b>	<b>(46,116)</b>			<b>17,410</b>	
<b>Transfer Out to General Fund</b>	<b>(40,000)</b>	<b>(40,000)</b>	<b>-</b>			<b>(37,248)</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>67,940</b>	<b>67,940</b>	<b>(46,116)</b>			<b>(19,838)</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Grants:</u></b>							
Grant Revenue	1,024,000	1,024,000	-		0.0%	-	0.0%
<b>Total Revenues</b>	<b>1,024,000</b>	<b>1,024,000</b>	<b>-</b>		<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b><u>Grants:</u></b>							
Capital outlay	1,024,000	1,024,000	-	49,832	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>1,024,000</b>	<b>1,024,000</b>	<b>-</b>	<b>49,832</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Transfer Out to General Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Parking Garage:</u></b>							
Parking Revenue	107,000	107,000	25,403		23.7%	25,692	16.3%
Miscellaneous	87,100	87,100	21,299		24.5%	7,576	11.0%
<b>Total Revenues</b>	<b>194,100</b>	<b>194,100</b>	<b>46,702</b>		<b>24.1%</b>	<b>33,268</b>	<b>14.7%</b>
<b><u>Parking Garage:</u></b>							
Personnel Services	22,900	22,900	-	-	0.0%	-	0.0%
Contractual Services	76,275	76,275	27,325	27,325	35.8%	27,674	27.6%
Material and Supplies	-	-	428	428	100.0%	-	0.0%
<b>Total Expenditures</b>	<b>99,175</b>	<b>99,175</b>	<b>27,753</b>	<b>27,753</b>	<b>28.0%</b>	<b>27,674</b>	<b>22.5%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>94,925</b>	<b>94,925</b>	<b>18,949</b>			<b>5,594</b>	
<b>Transfer Out to General Fund</b>	<b>(128,220)</b>	<b>(128,220)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(33,295)</b>	<b>(33,295)</b>	<b>18,949</b>			<b>5,594</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Golf Course:</u></b>							
Golf Course Revenue	900,000	900,000	434,542		48.3%	445,194	41.7%
<b>Total Revenues</b>	<b>900,000</b>	<b>900,000</b>	<b>434,542</b>		<b>48.3%</b>	<b>445,194</b>	<b>41.7%</b>
<b><u>Golf Course:</u></b>							
Personnel Services	540,905	540,905	130,766	130,766	24.2%	80,978	17.9%
Contractual Services	216,875	216,875	66,906	66,906	30.9%	68,176	26.6%
Material and Supplies	160,100	160,100	25,907	25,907	16.2%	26,715	17.6%
Capital outlay	139,750	139,750	-	43,713	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>1,057,630</b>	<b>1,057,630</b>	<b>223,579</b>	<b>267,292</b>	<b>21.1%</b>	<b>175,869</b>	<b>20.2%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>(157,630)</b>	<b>(157,630)</b>	<b>210,963</b>			<b>269,325</b>	
<b>Transfer out to General Fund</b>	<b>(73,220)</b>	<b>(73,220)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(230,850)</b>	<b>(230,850)</b>	<b>210,963</b>			<b>269,325</b>	

**City of University City**  
**Statement of Revenues and Expenditures**  
**As of September 30, 2022**  
**FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Police and Fire Pension:</u></b>							
Property Taxes	994,000	994,000	10,587		1.1%	(54,265)	-5.5%
Miscellaneous	750,500	750,500	(951,432)		-126.8%	(183,474)	-45.9%
Interest Revenue	500,000	500,000	96,591		19.3%	35,586	7.1%
<b>Total Revenues</b>	<b>2,244,500</b>	<b>2,244,500</b>	<b>(844,254)</b>		<b>-37.6%</b>	<b>(202,153)</b>	<b>-10.7%</b>
<b><u>Police and Fire Pension:</u></b>							
Pension Administration	171,100	171,100	37,389	37,389	21.9%	20,942	11.9%
Pension Benefits	2,790,000	2,790,000	576,348	576,348	20.7%	565,847	19.6%
<b>Total Expenditures</b>	<b>2,961,100</b>	<b>2,961,100</b>	<b>613,737</b>	<b>613,737</b>	<b>20.7%</b>	<b>586,789</b>	<b>19.1%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>(716,600)</b>	<b>(716,600)</b>	<b>(1,457,991)</b>			<b>(788,942)</b>	
<b>Transfer In from Other Funds</b>	<b>545,235</b>	<b>545,235</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(171,365)</b>	<b>(171,365)</b>	<b>(1,457,991)</b>			<b>(788,942)</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Non-Uniformed Pension:</u></b>							
Miscellaneous	1,941,845	1,941,845	(1,013,750)		-52.2%	(106,967)	-6.7%
Interest Revenue	500,000	500,000	104,786		21.0%	56,053	11.2%
<b>Total Revenues</b>	<b>2,441,845</b>	<b>2,441,845</b>	<b>(908,964)</b>		<b>-37.2%</b>	<b>-50,914</b>	<b>-2.4%</b>
<b><u>Non-Uniformed Pension:</u></b>							
Pension Administration	223,100	223,100	66,422	66,422	29.8%	35,631	17.9%
Pension Benefits	1,646,000	1,646,000	376,530	376,530	22.9%	381,246	23.0%
<b>Total Expenditures</b>	<b>1,869,100</b>	<b>1,869,100</b>	<b>442,952</b>	<b>442,952</b>	<b>23.7%</b>	<b>416,877</b>	<b>22.5%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>572,745</b>	<b>572,745</b>	<b>(1,351,916)</b>			<b>(467,791)</b>	
<b>Transfer in from General Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>572,745</b>	<b>572,745</b>	<b>(1,351,916)</b>			<b>(467,791)</b>	



**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>American Rescue Plan Fund</u></b>							
Miscellaneous	3,400,000	3,400,000	3,480,218		102.4%	3,447,002	99.0%
<b>Total Revenues</b>	<b>3,400,000</b>	<b>3,400,000</b>	<b>3,480,218</b>		<b>102.4%</b>	<b>3,447,002</b>	<b>99.0%</b>
<b><u>American Rescue Plan Fund</u></b>							
Contractual Services	-	-	2,231	2,231	100.0%	-	0.0%
Capital Outlay	300,000	300,000	-	-	0.0%	-	0.0%
<b>Total Expenditures</b>	<b>300,000</b>	<b>300,000</b>	<b>2,231</b>	<b>2,231</b>	<b>0.7%</b>	<b>-</b>	<b>0.0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>3,100,000</b>	<b>3,100,000</b>	<b>3,477,987</b>			<b>3,447,002</b>	
<b>Transfer Out to Other Funds</b>	<b>(3,500,000)</b>	<b>(3,500,000)</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>(400,000)</b>	<b>(400,000)</b>	<b>3,477,987</b>			<b>3,447,002</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Olive I-170 TIF Fund (T2) RPA-1</u></b>							
Sales and Use Taxes	-	-	-		0.0%	7,263	100.0%
Property Taxes	-	-	669		100.0%	957	4.6%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>669</b>		<b>100.0%</b>	<b>8,220</b>	<b>39.9%</b>
<b><u>Olive I-170 TIF Fund (T2) RPA-1</u></b>							
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>669</b>	<b>-</b>	<b>100.0%</b>	<b>-</b>	<b>0.0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>8,220</b>	
<b>Transfer In from Other Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>8,220</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2023 Actual As % of Adjusted Budget	2022 1st Qtr Actual	2022 Actual As % of Budget
<b><u>Olive I-170 TIF Fund (T3) RPA-2</u></b>							
Sales and Use Taxes	-	-	-		0.0%	7,336	135.9%
Property Taxes	-	-	8,801		100.0%	12,590	4.4%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>8,801</b>		<b>100.0%</b>	<b>19,926</b>	<b>6.9%</b>
<b><u>Olive I-170 TIF Fund (T3) RPA-2</u></b>							
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>8,801</b>			<b>19,926</b>	
<b>Transfer In from Other Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>-</b>	<b>8,801</b>			<b>19,926</b>	

**City of University City  
Statement of Revenues and Expenditures  
As of September 30, 2022  
FY 2023**

	<b>Annual Budget</b>	<b>Adjusted Budget</b>	<b>YTD Actual</b>	<b>YTD With Encumb</b>	<b>2023 Actual As % of Adjusted Budget</b>	<b>2022 1st Qtr Actual</b>	<b>2022 Actual As % of Budget</b>
<b><u>Olive I-170 TIF Fund (T4) RPA-3</u></b>							
Sales and Use Taxes	-	-	-		0.0%	77,257	436.5%
Property Taxes	-	-	1,166		100.0%	1,668	1.9%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>1,166</b>		<b>100.0%</b>	<b>78,925</b>	<b>75.6%</b>
<b><u>Olive I-170 TIF Fund (T4) RPA-3</u></b>							
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0%</b>
<b>Total Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>1,166</b>			<b>78,925</b>	
<b>Transfer In from Other Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>			<b>-</b>	
<b>Operating Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>-</b>	<b>1,166</b>			<b>78,925</b>	



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CM20221114-05</b>
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**SUBJECT/TITLE:**  
OMCI Project Application

<b>REQUESTED BY:</b> Darren Dunkle	<b>DEPARTMENT / WARD</b> Public Works
---------------------------------------	--

<b>AGENDA SECTION:</b> City Managers Report	<b>CAN ITEM BE RESCHEDULED?</b> Yes
--	--

**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
The City Manager recommends denial of the request to use OMCI funding for an improvement on private property. Metropolitan Sewer District has acknowledged the problem causing the flooding is a result of a pipe too small to accommodate the amount of storm water runoff it receives and intends to correct the piping in future years. Additionally, the Mayor and Council do not have a program for which residents can apply for OMCI funds for private property improvements.

**FISCAL IMPACT:**

<b>AMOUNT:</b> 74,915.00	<b>ACCOUNT No.:</b> 14-40-90-8100
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<b>FROM FUND:</b> Capital Improvement Fund	<b>TO FUND:</b>
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**EXPLANATION:**  
The Metropolitan St. Louis Sewer District (MSD) offers a grant program in certain OMCI subdistricts for local agencies to use up to a 50% share of OMCI subdistrict revenue from their municipality, for their own stormwater purposes. As part of this process the city would need to prioritize their needs and make an application for the specific project(s).

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
At the April 2022 Stormwater Commission meeting, the Commission made a motion to support an application for funding in the amount of \$46,100.00 to provide flood proofing solutions for two private residents at 8436 and 8444 Old Bonhomme Rd.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**

1. Application
2. Stormwater Commission Minutes

**LIST CITY COUNCIL GOALS (S):**  
Prudent Fiscal Management

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> November 14, 2022
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Application for OMCI Stormwater Project Reimbursement Program for 8436 & 8444 Old Bonhomme Rd.

Application for OMCI Stormwater Project Reimbursement Program for  
8436 & 8444 Old Bonhomme Rd. v07112022

Date July 11, 2022  
Municipality University City

Project Contact Darren Dunkle  
Title Director of Public Works *Interim*  
Email [ddunkle@ucitymo.org](mailto:ddunkle@ucitymo.org)  
Phone (314)

Project Information

OMCI Subdistrict University City branch of River Des Peres OMCI Grant Reimbursement Area  
OMCI Reimbursement Amount requested **\$46,100.00**

Project Name: 8436 & 8444 Old Bonhomme Rd Garages Flood Prevention

Project Address: 8436 Old Bonhomme Rd and 8444 Old Bonhomme Rd

Problem being addressed: During intense rainfall of approximately 1.99 inches/hr for 20 mins, the MSD sewer at this location is full resulting in street stormwater overflowing from the street into and flooding both garages and the basement of 8444 of these residences.

Project description: Current conditions present a flooding problem for the 2 garages of 8436 and 8444, and the basement of 8444. Continued persistent flooding also exerts water pressure on the basement walls and potentially can lead to catastrophic collapse of the basement cinderblock walls. The proposed solution is to block the flood water with a barrier installed at the entrance of each garage.

Map 1 Home locations (next page)





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

**Draft: MINUTES OF THE STORMWATER COMMISSION  
April 5, 2022**

1. **Call to Order.** The twenty-first meeting of the Stormwater Commission (Commission) was called to order at 6:33 PM by Chair Todd Thompson.
2. **Attendance-Roll Call.** The following Commission members were present at the Community Center: Garry Aronberg, Bob Criss, Mark Holly, Todd Thompson, Eric Stein. Also in attendance were Tim Cusick, Councilman, Sinan Alpaslan, Director of Public Works, John Mulligan, City Attorney.
3. **Agenda.** The Following Agenda was approved by voice vote (motion and second: Messrs. Thompson, Aronberg):  
Roll Call; Approval of Agenda; Approval of Minutes; Announcements by Commissioners, Citizen Comments  
Committee Reports: Early Warning, Communication, New Business, Old Business, Council Liaison  
Comments; Adjournment.
4. **Minutes.** The minutes of the March 1, 2022, Commission meeting were approved (Messrs. Thompson and Holly, voice vote approval).
5. **Announcements**
  - USGS meter has been malfunctioning but has been repaired.
  - Councilman Cusick introduced Doug Gilberg may be nominated to serve on the Commission by Councilman Smotherson.
6. **Citizen Comments.**
  - Two speakers will speak during new Business section.
7. **Subcommittee Reports.**
  - *Communication Subcommittee.*
    - Criss's Hydrologic time scale paper accepted for publication... showing RDP is one of the flashiest rivers.
    - Professional website developer will be invited to a future meeting to discuss what we can do with the site.
  - *Early Warning*
    - Earl warning system info will be sent to Jeff Riepe of MSD.
    - Nine stage sensors have been installed in RDP by Commissioners Criss and Stein.
  - USACE report:
    - Thompson and Alpaslan had a mtg on detention plan – including MSD's Jeff Riepe. NEPA and Open Space Park Grant money are concerns regarding the Overland-Woodson Road detention basin feasibility.
    - May 3 is next USACE milestone.
    - Overland is supportive and willing to work through National Park Service concerns.
    - USACE has provided us with windshield survey data.
8. **New Business**
  - 8436 and 8644 Old Bonhomme – Will Wainwright and Edmond Koh, respectively, discussed flooding from street overflow into their yards.





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

- City Share of Deer Creek OMCI funds could be used for 8436 and 8644 Old Bonhomme storm improvements but insufficient balance now for sewer replacement project.
- Mr. Alpaslan informed us that MSD is developing a project for that area – to upsize sewers in the area -- but MSD's program is unlikely to be implemented soon.
- Wainwright:
  - Garages are in basements, so driveways lie lower than the street. Stormwater frequently overtops curb and flows into his basement and into Mr. Koh's basement.
  - He urged new sewer to 600-ft to northwest.
  - Mr. Wainwright discussed other alternatives City should consider In lieu of new public sewer:
    - Discussed closing off his drive and under-house garage.
    - Discussed flood proofing basement garage doors with commercially available floodproofing planks.
    - Would like City financial assistance for the planking - floodproofing option.
- Koh pointed-out that the drainage that overtops the curb is public water in private property.
- **Motion (Aronberg, Thompson): In response to property owners request, Commission recommends City of U City fund floodproofing planks at 8436 and 8444 Old Bonhomme garage doors. Passed by voice.**
- **Motion: (Criss, Stein) Commission recommends that the City use OMCI money for Floodproofing projects. Passed by voice vote.**

#### 9. Old Business.

- Stormwater survey: ready to print and mail...but not postage pre-paid. Mailing in two weeks.
- Stein, Criss, Cusick will visit houses that have not responded.
- Code red frequently asked questions may be mailed at another time; not with the questionnaire.

#### 10. Councilman Cusick Comments.

- U City in Bloom April 29 weekend
- Loop food festival soon
- Memorial Day run
- Ruth Park Woods cleanup is progressing, and volunteers are sought.
- Library is open in temporary quarters in kitty corner southwest from City Hall.
- Costco on schedule to open in the fall.

11. **Adjournment** was at 8:59 (Holly, Stein) motion passed.

Minutes Preparation. Minutes were prepared by Garry Aronberg.

C:\Users\lgaron\Dropbox\UCity Stormwater Taskforce\CommissionMinutesDrafts\20220405\_StrmWtrCommMin\_DRAFT.docx



1055 Corporate Square Drive  
St. Louis, MO 63132-2928  
phone: 314-993-4132  
fax: 314-993-4177  
www.reitzjens.com

November 2, 2020

Ed Koh  
8444 Old Bonhomme Rd.  
University City, MO 63130

Re: 8444 Old Bonhomme Rd. Rd. Stormwater Study

Dear Mr. Koh:

As authorized by you, Reitz & Jens, Inc. (RJ) evaluated the performance and capacity of the existing central stormwater handling system extending from the Ruth Park Golf Course to the south between 8444 & 8436 Old Bonhomme Road and is providing this letter report with our assessment and concept-level recommendations. See Appendix I for maps of the study limits and calculations, and Appendix II for photos of the study area. A discussion of the assessment and suggestions on potential courses of action follows.

An accurate assessment of the main stormwater handling system involves detailed modeling of a large stormwater pipe network downhill of your house, because undersized pipes downstream can propagate backwater upstream. This letter report instead provides a simplified conservative assessment that will help you understand the performance of the system and will help you determine courses of action.

### **Summary**

The capacity of the stormwater handling system between 8444 and 8436 Old Bonhomme Road does not meet current MSD design criteria for storm sewer systems. The system surcharges and therefore does not adequately convey the 2-year 20-minute design storm, let alone the larger 15-year 20-minute storm that is required by *MSD Rules and Regulations and Engineering Requirements for Sanitary Sewer and Stormwater Drainage Facilities* (February, 2008). Calculations dictated by MSD regulations support what you and your neighbor have already experienced first-hand. The system does not have sufficient capacity during this design storm, so overland flow surcharges and floods the street. The vertical curve of Old Bonhomme Road has a lowpoint in front of 8444 & 8436, where street flooding is not contained within the street, and instead overtops the street gutter and flows down both driveways into the sumped garages of 8444 and 8436. The following letter report details our calculations and summary of courses of action. The most effective remedy to allow continued use of your garages is to replace the undersized main stormwater handling system with larger pipes, therefore we recommend that you provide this assessment to MSD and the City of University City, request that their engineers confirm the issue, and request that they add this project to their list of capital improvement projects.

### **Data collection**

St. Louis County online GIS records show that homes in this community were built throughout the late 1940s and early 1950s, and it is reasonable to assume the main trunk of the stormwater system was installed during or shortly after home construction. Because MSD was established in 1954, it is also reasonable to assume that the system was not necessarily designed to meet current MSD design and construction standards (i.e. pipe sizing methods, required pipe depth/slope, etc.) that would dictate the design of a new system installed today.

RJ obtained MSD digital CAD mapping for topography (2-foot contours), base maps (property lot lines, building footprints and paving), and facility maps (stormwater handling system locations and elevations). A review of MSD's contours shows that the top of structure elevations cannot be correct. Our assessment does not include field-run survey, therefore, available LiDAR data was used to revise the top of structure elevations, and field-measured depths were used to revise the structure invert elevations (a.k.a. flowlines). LiDAR data appears to correspond well with MSD 2-foot contour data.

Current LiDAR data (grid 38090\_f3) was downloaded from the University of Missouri (<https://msdis.maps.arcgis.com/>), with meta-data (a.k.a. description and provenance) that supports its use in conceptual assessments such as this letter report. "This project combines the varied interests of the NRCS, USGS, SEMA, MO-DNR, USACE, MSD & MO

Department of Conservation to collect detailed ground elevation data from Aerial LiDAR Sensors for approximately 6575 Square Miles into a unified collection and processing project to benefit the US Government. These partners require high-resolution digital elevation data developed from Aerial LiDAR collection in the following Missouri Counties: Monroe, Audrain, Montgomery, Ray, Livingston, Randolph, Howard, Cooper, Putnam, Sullivan, Adair, Macon, Lincoln, St. Louis & St. Francois. The areas to be collected may only cover the portions of the counties without existing data. These data will then be used to generate digital elevation models and contours for use in hydraulic/hydrologic models and other purposes to include conservation planning activities and environmental assessments. "All deliverables meet or exceed standards for both vertical and horizontal accuracy as stated in NDEP Guidelines for Digital Elevation Data, Version 1.0 for NSSDA of 95% confidence for 2-ft contours and ASPRS Class I Standards."

The following table shows the structure elevations as reported by MSD facilities mapping, and the revised elevations used by RJ for the current assessment. Future detailed analyses should include field-run survey, but the data used in this study are appropriate for a simplified conservative assessment.

Stormwater Handling System Elevations				
STRUCTURE ID	STRUCTURES INVERT TOP OF		DEPTH Per MSD Facilities Map	DEPTH Field Measured
	ELEV.	STRUC ELEV.		
<b>Per MSD Facilities Map</b>				
17K4-111D	586.33	591.43	5.10	4.6
17K4-110D	585.25	590.77	5.52	5.4
17K4-044D	584.34	590.75	6.41	6.6
17K4-061D	580.78	595.18 *	14.40	4
17K4-063D	577.10	597.25 *	20.15	6.3
*elevation conflicts with MSD contours				
<b>Revised structure elevations:</b>				
<b>Top of Structure per LiDAR. Flowline per field-measured depth.</b>				
17K4-111D	586.87	591.47		4.6
17K4-110D	586.17	591.57		5.4
17K4-044D	584.57	591.17		6.6
17K4-061D	581.89	585.89		4
17K4-063D	578.02	584.32		6.3

**Site**

The *main stormwater handling system* is located between 8444 and 8436 Old Bonhomme Road. The garage floors for both 8444 and 8436 are at the bottom of driveways that slope down approximately 4 feet below the elevation of Old Bonhomme Road. The backyards to the south of the driveways are also approximately 2 feet above the garage floor. In other words, both the garages are in localized sumps.

The 24-inch reinforced concrete pipe (RCP) crossing Old Bonhomme Road is experiencing joint-separation. The joints between pipe segments are separating, and will require repair at some point. However, the 24-inch RCP between 8444 and 8436 Old Bonhomme Road appears to be in good condition. The property owners indicated that a large diameter water main runs down Old Bonhomme and crosses this storm sewer pipe. The depth of that water main was bit available, but may have influenced the current storm sewer system design/construction.



Left Photo: Pipe between structures 17K4-110D & 17K4-044D, taken from 044D looking upstream.

Right Photo: Pipe between structures 17K4-044D & 17K4-061D, taken from 044D looking downstream.

### **Hydraulic Capacity Assessment**

The watershed for the *main stormwater handling system* serves 20 acres of drainage that includes three main inputs. The west watershed is the largest at 10 acres and extends 900 feet to McKnight. The golf course adds 7.5 acres. The east watershed is the smallest at 2.6 acres and extends 800 feet to the intersection of Groby Road and Old Bonhomme Road. Appendix I Sheet 2 shows the watershed delineations.

Hydraulic capacity will be discussed with respect to the magnitude of storm event that the system will accept and convey. For example, a 1-year storm represents a strong thunderstorm while a 100-year storm represents a historic flood. MSD stormwater systems are designed to convey a 15-year storm with an assumed time of concentration of 20 minutes. Appendix I includes a tabulated summary of the existing conditions design storm discharges (Appendix I, Tables 1 & 2). Also included are hydraulic conveyance calculations for the MSD-stipulated 15-year design storm (4.7 inches / hour) and 2-year design storm (3.1 inches per hour) each having a 20-minute storm duration.

The *main system* will not convey a 2-year storm or larger event. Calculations indicate that during these storm events the system surcharges the inlet grates, ponds in the road, overtops the roadway gutters, then flows down the driveways and temporarily ponds in the garages of 8444 and 8436 Old Bonhomme Road. A 2-year storm has a probability of 50% chance of occurring in any given year. Therefore, the probability of system surcharge is approximately 50% chance in any given year.

The primary cause of surcharge is pipes with insufficient diameter and/or slope between curb inlet 17K4-110D and at least 17K4-063D. The pipe that handles the golf course drainage has sufficient capacity in and of itself, but the backup from undersized pipes downstream creates lack of capacity here as well.

Computational methods used for the assessment are as follows. Hydrology was estimated in accordance with MSD Rules and Regulations, which uses the Rational Method (regional intensity curves and landuse coefficients). Hydraulics were also estimated in accordance with MSD Rules and Regulations for calculating hydraulic gradelines (HGLs). This letter report used a simplified conservative assessment of hydraulic gradeline by limiting the analysis to the 5 MSD structures as shown on the mapping in Appendix I, and assumed the HGL was at the top of pipe at structure 17K4-063D. It was not necessary to extend calculations to include of a larger portion of the stormwater handling system, as these limited analyses shows that the system lacks sufficient capacity, and extending the study further downstream could only show that conditions are even worse if this downstream portion is also undersized.

### **Documented Flooding History**

The system does not have sufficient capacity during this design storm, so overland flow surcharges and floods the street. The vertical curve of Old Bonhomme Road has a lowpoint in front of 8444 & 8436, where street flooding is not contained within the street, and instead overtops the street gutter and flows down both driveways into the sumped garages of 8444 and 8436. Property owners report that the driveway and floor drains fully drain the floodwater quickly

once the storm passes. Three specific flooding events on this block were captured on film (5/27/2009, 7/22/2019, and 8/9/2020), and corroborate this assessment. See Appendix II for a selection of these photos.

It is difficult to compare any single storm event to theoretical design storms, but an argument can be made that the 8/9/2020 storm was smaller than MSD's 15-year, 20-min design storm and therefore should not have surcharged the system, if it were sized in compliance with MSD design standards. Residents at 8436 and 8444 Old Bonhomme Road presented their issue to the University City Stormwater Commission in October 2020. One Commission member who lives 1.3 miles to the east of 8444 Old Bonhomme Road recorded 2.19 inches of rainfall for 8/9/2020 storm. This is consistent with data from 6 MSD rain gauges that represent drainage into the nearby River des Peres which showed 2.12" of rain had fallen in 75 min (1.99 inches in 60 minutes), as processed by the University City Stormwater Commission. According to US National Oceanic and Atmospheric Administration (NOAA) Atlas 14 data, the rainfall during the 8/9/2020 event was between a 5-year and 10-year storm (1.8 and 2.09 inches in 60 minutes, respectively), and therefore smaller than MSD's 15-year, 20-min design storm.

[https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=mo](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mo)

The resident at 8436 reported at the Stormwater Commission that he reported this issue to MSD in the recent past (5 years ago?). MSD investigated, installed rock around inlet 17K4-110D, and offered to provide a mobile pump to remove water from the flooded garage but this offer was declined.

### **Impacts of Flooding**

Since 2019, residents at 8444 and 8436 Old Bonhomme Road have reported to insurance that two (2) garage-parked vehicles were flooded when over 2 feet of floodwater penetrated the car doors. More importantly, the hydrostatic load of 2 to 3 feet of water within the garage against the interior wall of the house provides sufficient cause for concern about the structural integrity of the block walls if the interior door (katey-barred) holds back water. The interior door does not always hold back water, and has at times twisted off of the hinges allowing flooding to penetrate inside the habitable basement. Overland flow also impacts three homes on Alanson Drive (940, 932, and 924) creating yard flooding at a minimum, though further discussion with these property owners may show a history of damage to their homes as well.

### **Potential Courses of Action**

The residents of 8444 and 8436 Old Bonhomme Road should consider the following courses of action and their associated consequences (See Table 5). Regardless of which course you choose, it is recommended that you gather testimony from neighbors who are also impacted by surcharging sewers, and document all cases of prior flooding to help provide MSD the full picture of how you and the neighborhood are impacted by flooding.

Additional detailed analysis and coordination with MSD will be needed during future design-development to confirm and permit the limits and alignment of any storm sewer system replacement. MSD may determine that additional portions of the downstream system (currently 24-inch diameter) will also require replacement. However, we offer the following as possible alternatives for the minimum level of replacement needed to resolve flooding in front of 8444 Old Bonhomme Road.

Upgrading the system along the current alignment by replacing 347 feet of 24-inch RCP with 36-inch RCP would bring the system into (or very nearly into) compliance with MSD requirements. Appendix I Table 4 presents hydraulic calculations supporting these proposed conceptual upgrades.

One possible alternative might be to re-route the West drainage from manhole 17K4-041D to the south down Alanson Drive and tying into curb inlet 17K4-063D. This alternative would require that the existing main stormwater handling system from 17K4-111D through 17K4-063D is capable of handling the drainage from the Golf Course and the East Watersheds, and if so, would minimize private property impacts/coordination by keeping the heavy construction within the road right-of-way.

Mr. Koh asked that we consider one alternative to create a water holding area within the golf course. Unfortunately, this is not feasible without also upgrading the stormwater handling system. The total 2-year storm volume from the 7.5-acre golf course drainage area is approximately 0.8 acre-feet. This would require a minimum holding area 100 feet x 100 feet x 3 feet, for example. There is insufficient space available space between the golf green and the adjacent

8444 Old Bonhomme Rd. Stormwater Study  
November 2, 2020

homes, and this area is steeply sloped. Not only would this require making the golf green smaller, it would create an unsafe condition in close proximity to homes and the public golf course.

If you have any questions, please feel free to contact us at your convenience.

Sincerely,



REITZ & JENS, INC.  
Eric Karch, PE  
Project Manager

## APPENDIX I

### MAPS:

Sheet 1 – Stormwater System Map

Sheet 2 – Watershed Map

### HYDRAULIC CALCULATIONS:

Table 1 – Calculations for Hydrology

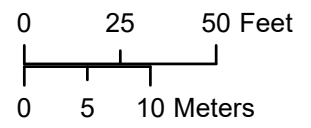
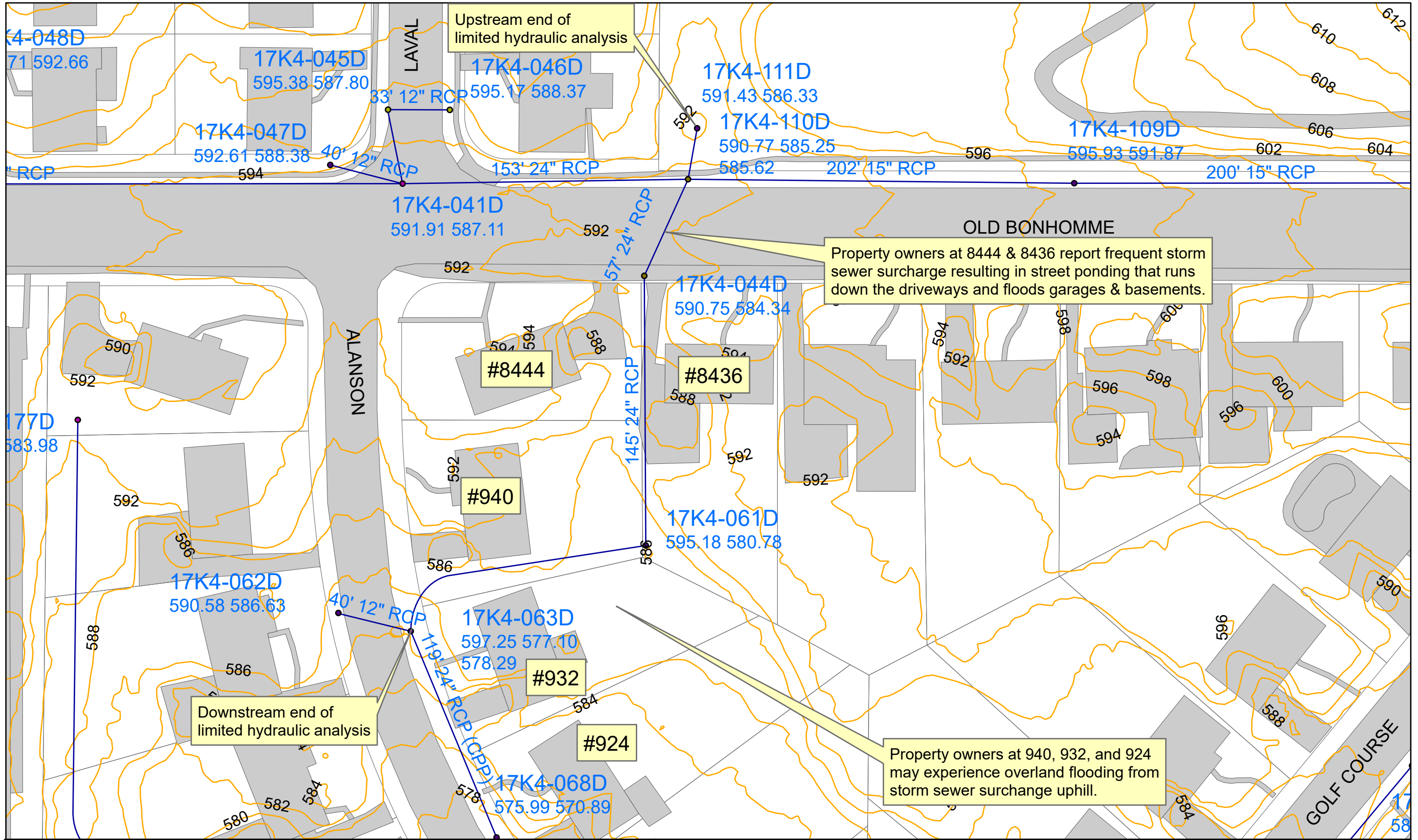
Table 2 – Calculations for Existing Conditions 2-year, 20-minute Design Storm

Table 3 – Calculations for Existing Conditions 15-year, 20-minute Design Storm

Table 4 – Calculations for Proposed Conditions 15-year, 20-minute Design Storm

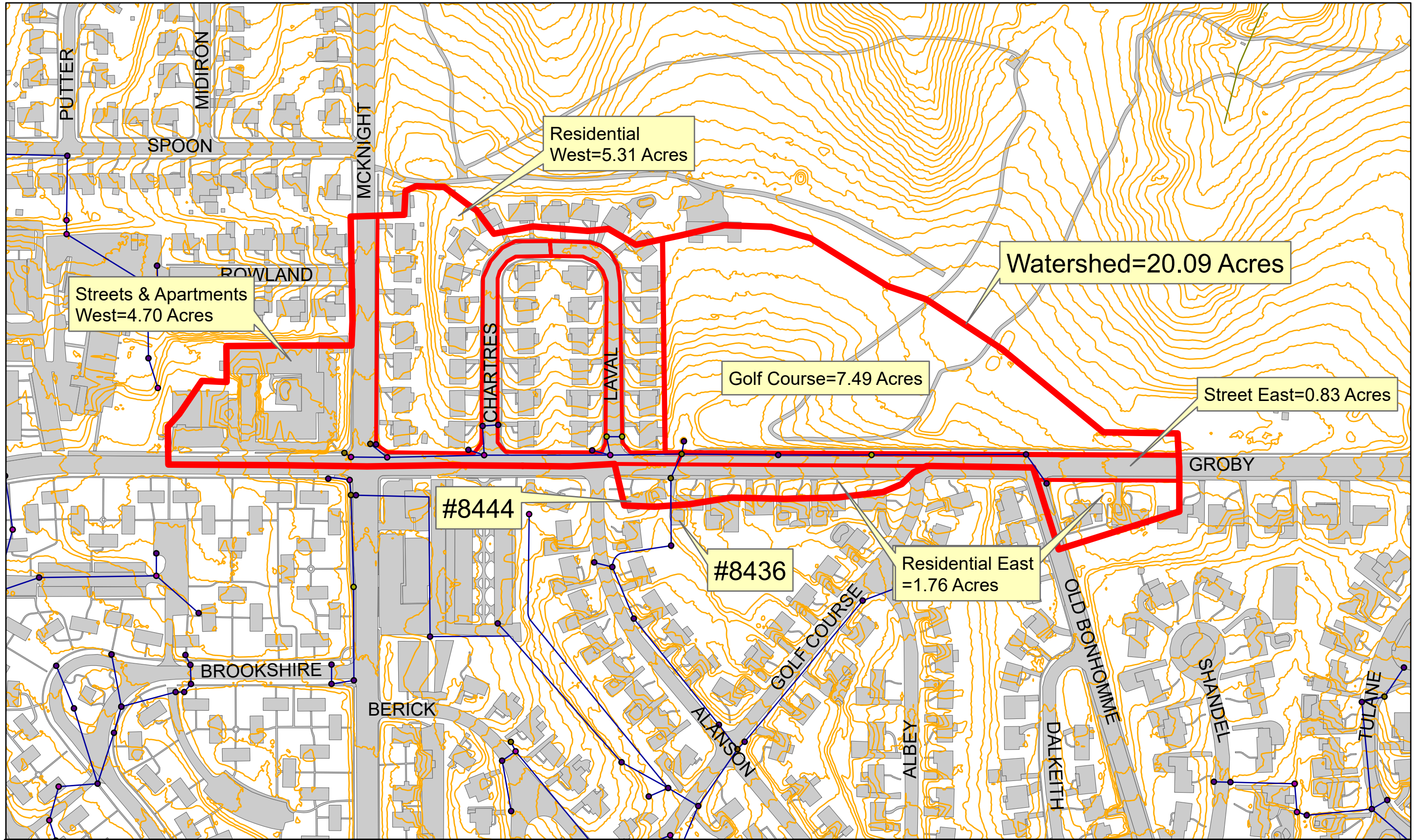
Table 5 – Potential Courses of Action

Document Path: P:\Residence\2020011933\dwg\GIS\GIS\_8444OldBonhomme\_Site.mxd Date Saved: 10/30/2020 3:26:57 PM

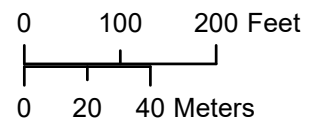


# 8444 Old Bonhomme Sheet 1: Project Site Map





**REITZ & JENS, INC.**  
CONSULTING ENGINEERS



**8444 Old Bonhomme**  
**Sheet 2: Watershed Map**

Table 1. Calculations for Design Storm Discharge

Drainage Area ID	Drainage Area (acres)	Impervious (percent)	MSD St Louis Design Storms					
			2-year, 20-min		15-year, 20-min		100-year, 20-min	
			PI Factor (cfs/acre)	Discharge (cfs)	PI Factor (cfs/acre)	Discharge (cfs)	PI Factor (cfs/acre)	Discharge (cfs)
Single Family Residential West	5.31	50	1.74	9	2.58	14	3.47	18
Streets & Apartments West	4.70	100	2.39	11	3.54	17	4.77	22
Golf Course	7.49	5	1.15	9	1.70	13	2.29	17
Single Family Residential East	1.76	50	1.74	3	2.58	5	3.47	6
Street East	0.83	100	2.39	2	3.54	3	4.77	4
Total to Central Stormwater Handling System	20.09			34		51		68
Subtotal to West branch of Central Stormwater Handling System*	10.01		2.05	20	3.03	30	4.08	41
Subtotal to East branch of Central Stormwater Handling System*	2.59		1.95	5	2.89	7	3.89	10
East + West*	12.60		2.03		3.00		4.04	

\* PI values are an area-weighted Average

**Table 2. Calculations for Hydraulic Gradeline and Pipe Sizing**  
**Existing Conditions (2-year, 20-minute storm)**  
RCP n = 0.013 (MSD HYDRAULIC FORMULAS WERE USED)

Blue text is from MSD facilities mapping  
Orange text is approximate based on LiDAR  
Purple text is based on aprx field-measure depth from LiDAR ground elev

GIS Drainage Area ID	STRUCTURE ID	STRUCTURES INVERT ELEV.		TRIB. AREA Ac.	P.I. cfs/Ac.	Q cfs	TOTAL FLOW (Qt) cfs	LENGTH Ft.	DESIGN SLOPE (S) Ft./Ft.	PIPE DIA. (D) In.	PIPE AREA Sq. Ft.	PIPE CAPACITY (Q') cfs	VELOCITY DES. FLOW (V) Ft./Sec.	V <sup>2</sup> /2g Ft.	HYDRAULIC SLOPE (Hs) Ft./Ft.	HEAD LOSSES			HYDRAULIC GRADELINE ELEVATIONS		US TOP OF PIPE ELEV.	MAX. ALLOW. ELEV.	PERCENT DISCHARGE Qt/Q'	MH HGL IN ELEV.	SILL ELEV.	
		Ft.	Ft.													Ft.	Ft.	Ft.	IN ELEV.	OUT ELEV.						
Golf Course	EX Double Curb Inlet (17K4-111D)	586.87	586.87	7.49	1.15	8.61	8.61	28	0.0250	24	3.14	35.77	2.74	0.12	0.001	0.04	0.12	593.17	593.05	588.87	591.47	589.47	0.24	593.17		
	RCP																									
East + West Streets & Residential	EX Triple Curb Inlet (17K4-110D)	586.17	586.17	12.60	2.03	25.58	34.19	57	0.0281	24	3.14	37.90	10.88	1.84	0.023	1.30	1.81	593.01	591.20	588.17	591.57	588.65	0.90	593.01	590.65	
	RCP																									
	EX Triple Curb Inlet (17K4-044D)	584.57	584.57			0.00	34.19	145	0.0185	24	3.14	30.76	10.88	1.84	0.023	3.31	0.55	589.90	589.34	586.57	591.17	588.25	1.11	589.90	590.25	
	RCP																									
	EX Grated Inlet (17K4-061D)	581.89	581.89			0.00	34.19	145	0.0267	24	3.14	36.96	10.88	1.84	0.023	3.31	1.29	586.03	584.75	583.89	585.89	583.89	0.93	586.03	585.89	
	RCP																									
	EX Single Curb Inlet (17K4-063D)	578.02	578.02															580.02	*	580.02	584.32	581.40			583.40	

Highlighted values shows where HGL exceeds allowable elevation. These simplified calculations do not account for HGL elevation after water surcharges and spreads out, and are instead only intended to show that the existing system does not meet MSD requirements

\* Hydraulic Gradeline (HGL) assumed to be top of pipe at this location. Actual HGL may be higher if modeling of downstream system shows that backwater propagates thru this structure.

Driveway Drain 586.10

(i.e. HGL > Max Allowable Elev).

Aprx HGL of storm main at driveway drain = 587.69

587.10

HGL exceeds driveway drain sill, meaning water flows out of MSD system through driveway drain.

**Table 3. Calculations for Hydraulic Gradeline and Pipe Sizing**  
**Existing Conditions (15-year, 20-minute storm)**  
RCP n = 0.013 (MSD HYDRAULIC FORMULAS WERE USED)

Blue text is from MSD facilities mapping  
Orange text is approximate based on LiDAR  
Purple text is based on aprx field-measure depth from LiDAR ground elev

GIS Drainage Area ID	STRUCTURE ID	STRUCTURES INVERT ELEV.		TRIB. AREA Ac.	P.I. cfs/Ac.	Q cfs	TOTAL FLOW (Qt) cfs	DESIGN PIPE LENGTH Ft.	DESIGN SLOPE (S) Ft./Ft.	PIPE DIA. (D) In.	PIPE AREA Sq. Ft.	PIPE CAPACITY (Q') cfs	VELOCITY DES. FLOW (V) Ft./Sec.	V <sup>2</sup> /2g Ft.	HYDRAULIC SLOPE (Hs) Ft./Ft.	HEAD LOSSES			MANHOLES AND INLETS Ft.	HYDRAULIC GRADELINE ELEVATIONS		US TOP OF PIPE ELEV.	TOP OF STRUC ELEV.	MAX. ALLOW. ELEV.	PERCENT DISCHARGE Qt/Q'	MH HGL IN ELEV.	SILL ELEV.	
		Ft.	Ft.													Ft.	Ft.	Ft.		Ft.	Ft.							Ft.
Golf Course	EX Double Curb Inlet (17K4-111D)	586.87	586.87	7.49	1.70	12.73	12.73	28	0.0250	24	3.14	35.77	4.05	0.25	0.003	0.09		0.25	607.75	607.49	588.87	591.47	589.47	0.36	607.75			
	RCP																											
East + West Streets & Residential	EX Triple Curb Inlet (17K4-110D)	586.17	586.17	12.60	3.00	37.80	50.53	57	0.0281	24	3.14	37.90	16.08	4.02	0.050	2.84		3.96	607.40	603.44	588.17	591.57	588.65	1.33	607.40	590.65		
	RCP																											
	EX Triple Curb Inlet (17K4-044D)	584.57	584.57			0.00	50.53	145	0.0185	24	3.14	30.76	16.08	4.02	0.050	7.23		1.21	600.59	599.39	586.57	591.17	588.25	1.64	600.59	590.25		
	RCP																											
	EX Grated Inlet (17K4-061D)	581.89	581.89			0.00	50.53	145	0.0267	24	3.14	36.96	16.08	4.02	0.050	7.23	2.09	2.81	592.16	589.34	583.89	585.89	583.89	1.37	592.16	585.89		
	RCP																											
	EX Single Curb Inlet (17K4-063D)	578.02	578.02																	580.02	*	580.02	584.32	581.40			583.40	

\*Triple Curb Inlet

Highlighted values shows where HGL exceeds allowable elevation. These simplified calculations do not account for HGL elevation after water surcharges and spreads out, and are instead only intended to show that the existing system does not meet MSD requirements

\* Hydraulic Gradeline (HGL) assumed to be top of pipe at this location. Actual HGL may be higher if modeling of downstream system shows that backwater propagates thru this structure.

Driveway Drain

586.10

(i.e. HGL > Max Allowable Elev).

Aprx HGL of storm main at driveway drain = 595.77

587.10

HGL exceeds driveway drain sill, meaning water flows out of MSD system through driveway drain.

**Table 4. Calculations for Hydraulic Gradeline and Pipe Sizing**  
**Proposed Conditions (15-year, 20-minute storm)**  
RCP n = 0.013 (MSD HYDRAULIC FORMULAS WERE USED)

Blue text is from MSD facilities mapping  
Orange text is based on LiDAR  
Purple text is based on aprx field-measure depth from LiDAR ground elev  
Green text is concept-level proposed sizing

GIS Drainage Area ID	STRUCTURE ID	STRUCTURES INVERT ELEV.		TRIB. AREA Ac.	P.I. cfs/Ac.	Q cfs	TOTAL FLOW (Qt) cfs	LENGTH Ft.	DESIGN SLOPE (S) Ft./Ft.	PIPE DIA. (D) In.	PIPE AREA Sq. Ft.	PIPE CAPACITY (Q') cfs	VELOCITY DES. FLOW (V) Ft./Sec.	V^2/2g Ft.	HYDRAULIC SLOPE (Hs) Ft./Ft.	HEAD LOSSES			HYDRAULIC GRADELINE ELEVATIONS		US TOP OF PIPE ELEV.	TOP OF STRUC ELEV.	MAX. ALLOW. ELEV.	PERCENT DISCHARGE Qt/Q'	SILL ELEV.		
		IN Ft.	OUT Ft.													Friction Ft.	Curve Ft.	Manholes and Inlets Ft.	IN ELEV.	OUT ELEV.							
Golf Course	EX Double Curb Inlet (17K4-111D)	586.87	586.87	7.49	1.70	12.73	12.73	28	0.0250	24	3.14	35.77	4.05	0.25	0.003	0.09		0.25	588.98	588.73	588.87	591.47	589.47		0.36		
	RCP																										
East + West Streets & Residential	EX Triple Curb Inlet (17K4-110D)	586.17	586.17	12.60	3.00	37.80	50.53	57	0.0281	36	7.07	111.75	7.15	0.79	0.006	0.33		0.74	588.64	587.90	588.17	591.57	588.65		0.45	590.65	
	RCP																										
	EX Triple Curb Inlet (17K4-044D)	584.57	584.57			0.00	50.53	145	0.0185	36	7.07	90.68	7.15	0.79	0.006	0.83		0.24	587.57	586.18	587.57	591.17	588.25		0.56	590.25	
	RCP																										
	EX Grated Inlet (17K4-061D)	581.89	581.89			0.00	50.53	145	0.0267	36	7.07	108.96	7.15	0.79	0.006	0.83	0.93		0.56	584.89	583.32	584.89	585.89	583.89		0.46	585.89
	RCP																										
	EX Single Curb Inlet (17K4-063D)	578.02	578.02																581.02	*	581.02	584.32	581.40			583.40	

Using 36 inch pipes keeps water from surcharging out of curb inlets, which would significantly reduce flooding and meet the spirit of the MSD requirements. **Additional changes (larger pipe or deeper structures)** may be needed to strictly meet MSD HGL requirements at 17K4-110D).

\* Hydraulic Gradeline (HGL) assumed to be top of pipe at this location. Actual HGL may be higher if modeling of downstream system shows that backwater propagates thru this structure.

Driveway Drain 586.10

Apprx HGL of storm main at driveway drain = 585.53  
Proposed improvements lower the HGL to below the driveway drain sill.

587.10

Table 5. Potential Courses of Action

Potential Course of Action	Cost*	Additional factors
Do nothing to main stormwater handling system, and reduce the utility of the garage.	Minimum	Basement and garage continue to flood.
		Talk with home insurance broker about getting flood insurance.
		Consider parking cars on the street. Add reinforcement to interior door inside the garage (katy-bar). Elevate or remove personal items from garage and basement.
Do nothing to main stormwater handling system, and gain greater utility of the garage.	Moderate	Hire structural engineer to provide assessment of the degree and type of reinforcement or replacement is needed for the exterior and interior garage walls to handle occasional hydrostatic loading from 3 feet of flooding.
		Consider adding flood-control panels to garage door and/or interior door inside the garage. These are typically for commercial-use only, but manufacturer could be consulted for applicability to your situation. This would likely hinder practical daily use of the garage for parking cars.
Do nothing to main stormwater handling system, abandon garage, and build new garage.	Moderate	Design and build permanent wall across garage entrance and fill sump. Build external car port or garage at street grade.
		Fill must be sufficiently high that surcharging sewers and street ponding will flow down Alanson Drive until peak of storm passes.
Upgrade existing central stormwater system to a larger size that meets MSD design standards.	High (apprx. \$150,000)	Significantly reduce the frequency of garage flooding, though infrequently occurring large storms that exceed MSD's design capacity would continue to create flooding in the garages.
		The system between the golf course and Alanson Drive will likely require removal and replacement at a high cost. MSD may determine that additional portions of the downstream system (currently 24-inch diameter) will also require replacement.
		Private amenities along the path of excavation would require removal and replacement (driveway paving and fences), and some tree removal.

\*This limited study did not include detailed cost estimates, so the costs shown here should be used for order-of-magnitude understanding only.

APPENDIX II

PHOTOS



**Figure 1 - 5/27/2009 Mid-Storm Old Bonhomme Road Looking South**



**Figure 2 - 5/27/2009 Mid-Storm Old Bonhomme Road Looking South**





**Figure 3 - 5/27/2009 Mid-Storm 8436 Garage**



**Figure 4 - 5/27/2009 Mid-Storm 8436 Garage**



**Figure 5- 5/27/2009 Mid-Storm Overland Flow downhill of garages  
(940 Alanson in foreground; 932 Alanson in background)**



**Figure 6 - 5/27/2009 Mid-Storm Old Bonhomme Road Looking North**



**Figure 7 - 7/22/2019 Post-Storm 8444 Flooded Car**



**Figure 8 - 7/22/2019 Post-Storm 8444 Garage**



**Figure 9 - 8/9/2020 Post-Storm 8444 Garage**



**Figure 10 - 8/9/2020 Post-Storm 8444 Garage**

**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	CM20221114-06
---	---------------

<b>SUBJECT/TITLE:</b> CUP 22-11 Application for a Conditional Use Permit Conditional Use Permit (CUP) to allow an 8.5% reduction in the number of required parking spaces for Lot A, Market at Olive North, Plat 4.			
<b>REQUESTED BY:</b> John Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Plan Commission and recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff is recommending approval of the Conditional Use Permit to reduce the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot A of Phase IV of the Market at Olive development, from 59 to 54, a reduction of 8.5%.
--

<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Staff Report from the October 26, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation - the Plan Commission Transmittal Letter, Applicant Narrative, CUP Application and Site Plan.	

<b>LIST CITY COUNCIL GOALS (5):</b> Economic Development
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<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregrory Rose	<b>MEETING DATE:</b> November 14, 2022
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**Plan Commission**

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

October 26, 2022

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

RE: Application for Conditional Use Permit CUP 22-11 – The proposed use is to allow an 8.5% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance.

Dear Ms. Reese,

At a regularly scheduled meeting on October 26, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the above-referenced application by U-City, LLC for a Conditional Use Permit to allow an 8.5% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance for Lot A of the Market at Olive, Plat 4 development. By a vote of 7 for and 0 against, the Plan Commission recommended approval of the application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly".

Margaret Holly, Chairperson  
University City Plan Commission



**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: November 14, 2022

FILE NUMBER: CUP-22-11

COUNCIL DISTRICT: 3

Applicant: U. City, LLC  
 Location: Lot A, Market at Olive North, Plat 4

Request: Conditional Use Permit (CUP) to allow an 8.5% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance

Existing Zoning: SR – Single-Family Residential / GC – General Commercial District (Currently requesting to rezone to PD-C Planned Development Commercial District)

Existing Land Use: Vacant, empty commercial building and houses

Proposed Land Use: Restaurant with drive thru

**Surrounding Zoning:**

North: **SR** – Single-Family Residential  
 East: **SR** – Single-Family Residential / **GC** – General Commercial District  
 South: **PD-C** – Planned Development Commercial District  
 West: **PD-C** – Planned Development Commercial District

**STAFF RECOMMENDATION**

Approval       Approval with Conditions in Resolution       Denial

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**ATTACHMENTS**

- A. Application for Conditional Use Permit
- B. Applicant Memo
- C. Area Map
- D. Site Plan

## **Applicant's Request – Parking Reduction**

The Applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a reduction in the number of required parking spaces for the site. On September 28, 2022, the Planning Commission recommended approval of the site's rezoning from General Commercial (GC) to Planned Development Commercial District (PD-C).

As noted in the Applicant Memo (attached), a 4,930 square foot restaurant with drive thru (Chick-fil-A), is proposed for Lot A of Phase IV of the Market at Olive development. If these uses were parked according to §400.2140 of the Zoning Ordinance, 65.73 spaces would be required. However, two provisions in the code allow for parking reduction. The first allows developments within 500 feet of a public transit station or stop to be reduced by 10%, which reduces the required parking to 59.16. The second provision allows developments, by CUP approval, the ability to reduce parking by up to 20% with evidence supporting the appropriateness of the reduction.

Given shifting trends in fast food restaurants to more drive thru than indoor dining service, the proposed 8.5% reduction from 59 spaces to 54 spaces is appropriate. The development plan provides 59 drive thru stacking spaces, far more than is required per code for drive thru restaurants. The applicant is not requesting any other deviations from the code as part of the CUP.

## **Existing Property**

The existing property where the restaurant is proposed is along Olive Boulevard where the western part of Jeffrey Plaza was located. There will be only two out lots in Phase IV of the Market at Olive development: one at the corner of Woodson Road and Olive Boulevard, and the subject parcel immediately to the west. A larger parcel to the north of these out lots is intended for "anchor" retail and has not yet been rezoned for that use.

The development of the Chick-fil-A restaurant is part of the larger "Market at Olive" redevelopment project that is currently underway and is consistent with the overall site concept plan.

## **Plan Commission Meeting**

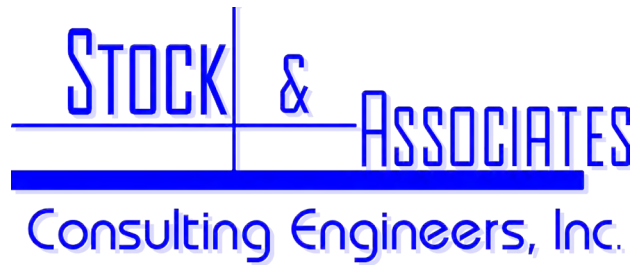
At the Plan Commission meeting on October 26, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit (CUP) for Lot A of the Market at Olive, Plat 4 development, to allow an 8.5% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance, from 59 to 54 spaces.

## **Staff Recommendation**

Staff is of the opinion that the requested parking reduction is appropriate and justified. Staff is recommending approval of the Conditional Use Permit to reduce the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot A of Phase IV of the Market at Olive development, from 59 to 54, a reduction of 8.5%.



The site plan for the restaurant, including the location of the parking spaces, can be found in the material for the Chick-Fil-A Final Development Plan, next on the Plan Commission agenda.



October 5, 2022

To: University City Plan Commission  
26801 Delmar Boulevard  
University City, MO 63130

Attention: Mr. John Wagner, Ph.D., Director of Planning and Development  
From: Ms. Alison Gauch, P.E.

Re: Market at Olive Plat 4 Lot A (Chick-Fil-A)- Conditional Use Permit Application, Off-Street  
(Stock Project No. 217-6193)

On behalf of U-City LLC enclosed is a conditional use permit application for Lot A of Market at Olive Plat 4. Lot A is to be developed into a 4,930 square foot Chick-Fil-A restaurant with drive thru. A zoning map amendment to Planned Development- Commercial (PD-C) has been applied for and recommended for approval by the Plan Commission on September 28, 2022. Based on my reading of the Zoning Code, there is no specific use listed in Article VII that matches exactly the proposed use for lot A. It seems to fall under the restaurant category, but that doesn't take into account that its business will be primarily drive thru and that they have provided significantly more room for drive thru stacking than required.

Based on the restaurant requirements of 1 space for every 75 square feet of restaurant and the 10% reduction for nearby transit, this building will require 59 spaces. The proposed plan provides 54 spaces. Other than the requested amendment to off-street parking, the proposed plan for the building on lot A will comply with the PD-C zoning.

The condition use permit application is to request approval of a reduction to 54 required parking stalls. The proposed design layout takes into consideration the known user's building layout and drive-through configuration, which is driven by market demand for less indoor dining and more drive thru option.

If you should have any questions, please do not hesitate to contact me via email at [alison.gauch@stockassoc.com](mailto:alison.gauch@stockassoc.com) or by phone at (636) 530-9100 with any questions.

Sincerely,

*Alison Gauch*

Alison Gauch, P.E.



Department of Community Development

6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

- 1. Address/Location of Site/Building: Market at Olive Plat 4, Lot A- Northwest corner of Olive at Woodson
2. Zoning District (check one): Application for rezoning to PD-C submitted along with this application, existing zoning is GC and SR
3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: U. City, L.L.C.
4. Applicant's Interest in the Property: x Owner Owner Under Contract Tenant\*

\* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative.

- 5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

6. 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.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Complies with PD-C but for off-street parking (article VII)

b) At the specific location will contribute to and promote the community welfare or convenience. Building complies with current zoning and redevelopment plan.

c) Will not cause substantial injury to the value of neighboring property.

Building is part of same development.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

Yes, complies with the redevelopment plan for RPA1 Market at Olive.


e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

No, requesting CUP from article VII

\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information  
1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

Date 10-4-2022

Applicant's  Signature and Title Lawrence R. Chapman Jr.

Representing (if applicable)

FOR OFFICE USE ONLY

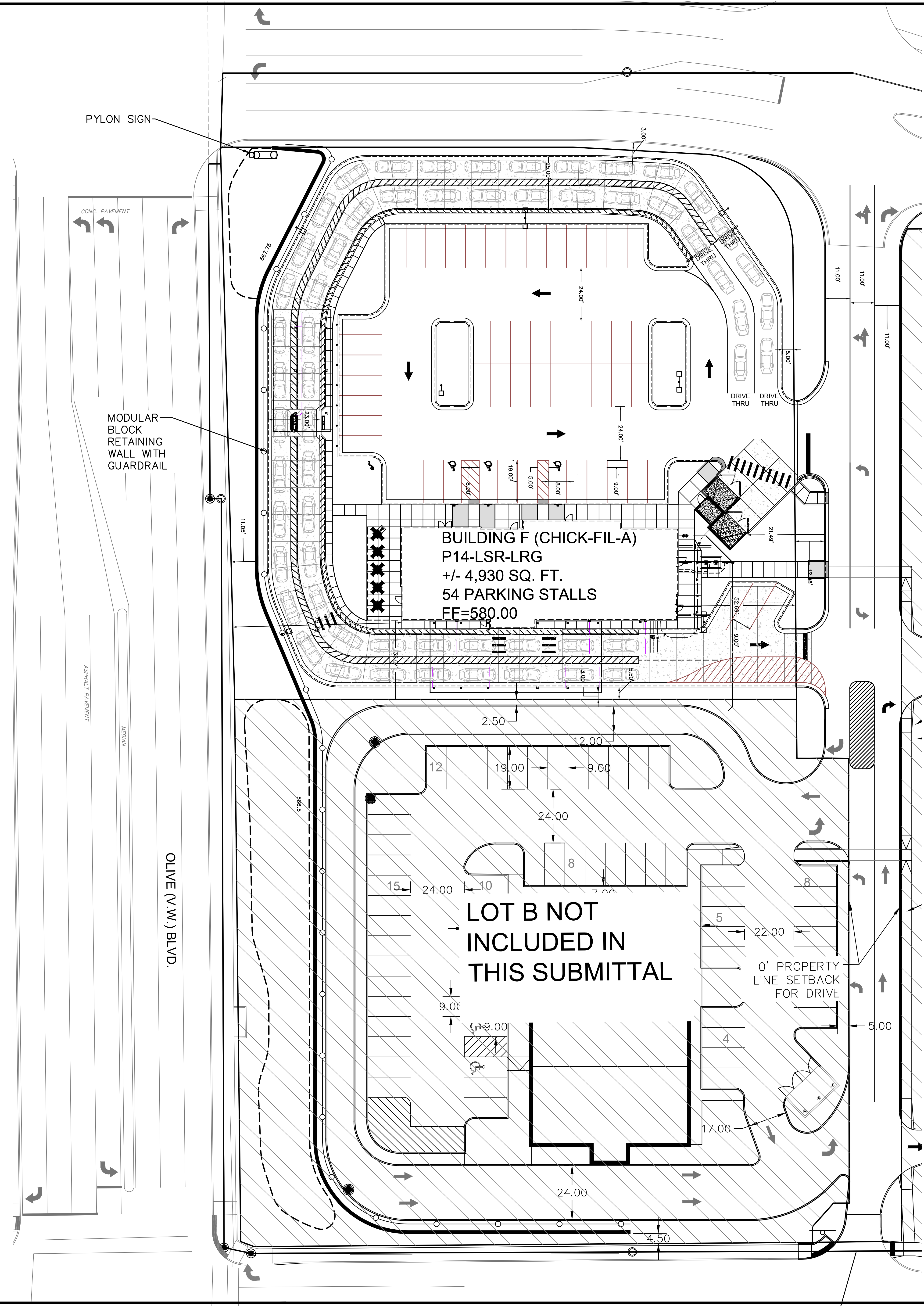
Application First Received

Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Application returned for corrections, additional data

Final complete application received.

File # \_\_\_\_\_ created



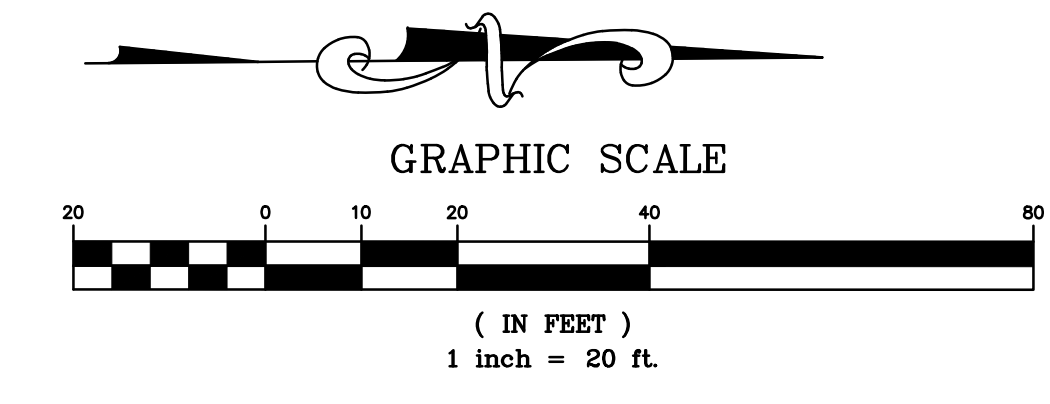
PYLON SIGN

MODULAR BLOCK RETAINING WALL WITH GUARDRAIL

**BUILDING F (CHICK-FIL-A)**  
**P14-LSR-LRG**  
 +/- 4,930 SQ. FT.  
 54 PARKING STALLS  
 FF=580.00

**LOT B NOT INCLUDED IN THIS SUBMITTAL**

0' PROPERTY LINE SETBACK FOR DRIVE



FINAL DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-**  
**LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/04/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1 10/04/2022

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
REV. P.# P-XXXX-XX	BASE MAP # XX
SLC. MAT # XXXX	MAT SUP. XX-XXXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**C4.0**





**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CM20221114-07</b>
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<b>SUBJECT/TITLE:</b> CUP 22-12 Application for a Conditional Use Permit Conditional Use Permit (CUP) to allow a 16.2% reduction in the number of required parking spaces for Lot B, Market at Olive North, Plat 4.			
<b>REQUESTED BY:</b> John Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Plan Commission and recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff is recommending approval of the Conditional Use Permit to reduce the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot B of Phase IV of the Market at Olive development, from 74 to 62, a reduction of 16.2%.
---

<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Staff Report from the October 26, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation - the Plan Commission Transmittal Letter, Applicant Narrative, CUP Application and Site Plan.	

<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development	
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose
<b>MEETING DATE:</b>	November 14, 2022



**Plan Commission**

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

August 24, 2022

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

RE: Application for Conditional Use Permit CUP 22-12 – The proposed use is to allow a 16.2% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance.

Dear Ms. Reese,

At a regularly scheduled meeting on October 26, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the above-referenced application by U-City, LLC for a Conditional Use Permit to allow a 16.2% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance for Lot B of the Market at Olive, Plat 4 development. By a vote of 7 for and 0 against, the Plan Commission recommended approval of the application.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission





**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: November 14, 2022

FILE NUMBER: CUP-22-12

COUNCIL DISTRICT: 3

Applicant: U. City, LLC  
 Location: Lot B, Market at Olive North (Phase IV)

Request: Conditional Use Permit (CUP) to allow a 16.2% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance

Existing Zoning: SR – Single-Family Residential / GC – General Commercial District (Concurrently requesting to rezone to PD-C – Planned Development Commercial District)

Existing Land Use: Vacant, empty commercial building and houses  
 Proposed Land Use: Retail & restaurant with drive thru

**Surrounding Zoning:**

North: **SR** – Single-Family Residential  
 East: **SR** – Single-Family Residential / **GC** – General Commercial District  
 South: **PD-C** – Planned Development Commercial District  
 West: **SR** – Single-Family Residential / **GC** – General Commercial District

**STAFF RECOMMENDATION**

Approval       Approval with Conditions in Resolution       Denial

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**ATTACHMENTS**

- A. Application for Conditional Use Permit
- B. Applicant Memo
- C. Site Plan

## **Applicant's Request – Parking Reduction**

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a reduction in the number of required parking spaces for the site. The applicant is also concurrently applying for a Zoning Map Amendment for the subject property, to rezone from General Commercial (GC) to Planned Development Commercial District (PD-C).

As noted in the Applicant Memo (attached), a 7,700 square foot multi-tenant building with 5,200 square feet of restaurant space, including a drive thru on the east end cap, and 2,500 square feet of retail space, is proposed for Lot B of Phase IV of the Market at Olive development. If these uses were parked according to §400.2140 of the Zoning Ordinance, 82 spaces would be required. However, two provisions in the code allow for parking reduction. The first allows developments within 500 feet of a public transit station or stop to be reduced by 10%, which reduces the required parking to 74. The second provision allows developments, by CUP approval, the ability to reduce parking by up to 20% with evidence supporting the appropriateness of the reduction, which would allow parking to be reduced to as little as 59 spaces for the site. The applicant is proposing 62 parking spaces, a reduction of 16.2%.

Given shifting trends in fast food restaurants to more drive thru than indoor dining service, the proposed parking reduction is appropriate. The development plan provides significantly more drive thru stacking spaces than is required per code. The applicant is not requesting any other deviations from the code as part of the CUP.

## **Existing Property**

The existing property where the restaurant is proposed is along Olive Boulevard where the eastern part of Jeffrey Plaza was located. There will be only two out lots in Phase IV of the Market at Olive development: the subject parcel at the corner of Woodson Road and Olive Boulevard, and the parcel immediately to the west, which will be developed into a Chick-fil-A restaurant. A larger parcel to the north of these out lots is intended for “anchor” retail and has not yet been rezoned for that use.

The multi-tenant building is part of the larger “Market at Olive” redevelopment that is currently underway and is consistent with the overall site concept plan.

## **Plan Commission Meeting**

At the Plan Commission meeting on October 26, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit (CUP) for Lot B of the Market at Olive, Plat 4 development, to allow a 16.2% reduction in the number of required parking spaces as required by Section 400.2140 of the Zoning Ordinance, from 74 to 62 spaces.

## **Staff Recommendation**

Staff is of the opinion that the requested parking reduction is appropriate and justified. Staff is recommending approval of the Conditional Use Permit to reduce the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot B of Phase IV of the Market at Olive development, from 74 to 62 spaces, a reduction of 16.2%.

**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

October 5, 2022

To: University City Plan Commission  
26801 Delmar Boulevard  
University City, MO 63130

Attention: Mr. John Wagner, Ph.D., Director of Planning and Development  
From: Ms. Alison Gauch, P.E.

Re: Market at Olive Plat 4 **Lot B** (Multi-Tenant Restaurant/Retail)- Conditional Use Permit Application, Off-Street (Stock Project No. 217-6193)

On behalf of U-City LLC enclosed is a conditional use permit application for Lot B of Market at Olive Plat 4. Lot B is to be developed into a 7,700 square foot Multi-tenant building with a drive-thru on the east endcap and assuming one other restaurant tenant on the west end and retail in the center. A zoning map amendment to Planned Development- Commercial (PD-C) is being applied for concurrently with this application. Based on my reading of the Zoning Code, there is no specific use listed in Article VII that matches exactly the proposed use for lot A. The endcap user seems to fall under the restaurant category, but that doesn't take into account that its business will be primarily drive thru and that we are providing significantly more room for drive thru stacking than required.

Based on the restaurant requirements of 1 space for every 75 square feet of restaurant, retail requirement of 1 space for every 200 square feet, and the 10% reduction for nearby transit, this building will require 74 spaces. The proposed plan provides 62 spaces. Other than the requested amendment to off-street parking, the proposed plan for the building on lot A will comply with the PD-C zoning.

The conditional use permit application is to request approval of a reduction to 62 required parking stalls. The proposed design layout takes into consideration a drive-through configuration with significant stacking room for the known end-cap user, which is driven by market demand for less indoor dining and more drive thru option.

If you should have any questions, please do not hesitate to contact me via email at [alison.gauch@stockassoc.com](mailto:alison.gauch@stockassoc.com) or by phone at (636) 530-9100 with any questions.

Sincerely,

*Alison Gauch*

Alison Gauch, P.E.



Department of Community Development

6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

- 1. Address/Location of Site/Building: Market at Olive Plat 4, Lot B- Northwest corner of Olive at Woodson
2. Zoning District (check one): Application for rezoning to PD-C submitted along with this application, existing zoning is GC and SR
3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: U City, L.L.C.
4. Applicant's Interest in the Property: x Owner

\* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative.

- 5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

- 6. 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.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Complies with PD-C but for off-street parking (article VII)

b) At the specific location will contribute to and promote the community welfare or convenience.

Building complies with current zoning and redevelopment plan.

c) Will not cause substantial injury to the value of neighboring property.

Building is part of same development.

-

-

-

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

Yes, complies with the redevelopment plan for RPA1 Market at Olive.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

No, requesting CUP from article VII

\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

10-4-2022  
Date

[Signature]  
Applicant's Signature and Title Carrie L. Chynoweth

Representing (if applicable)

FOR OFFICE USE ONLY

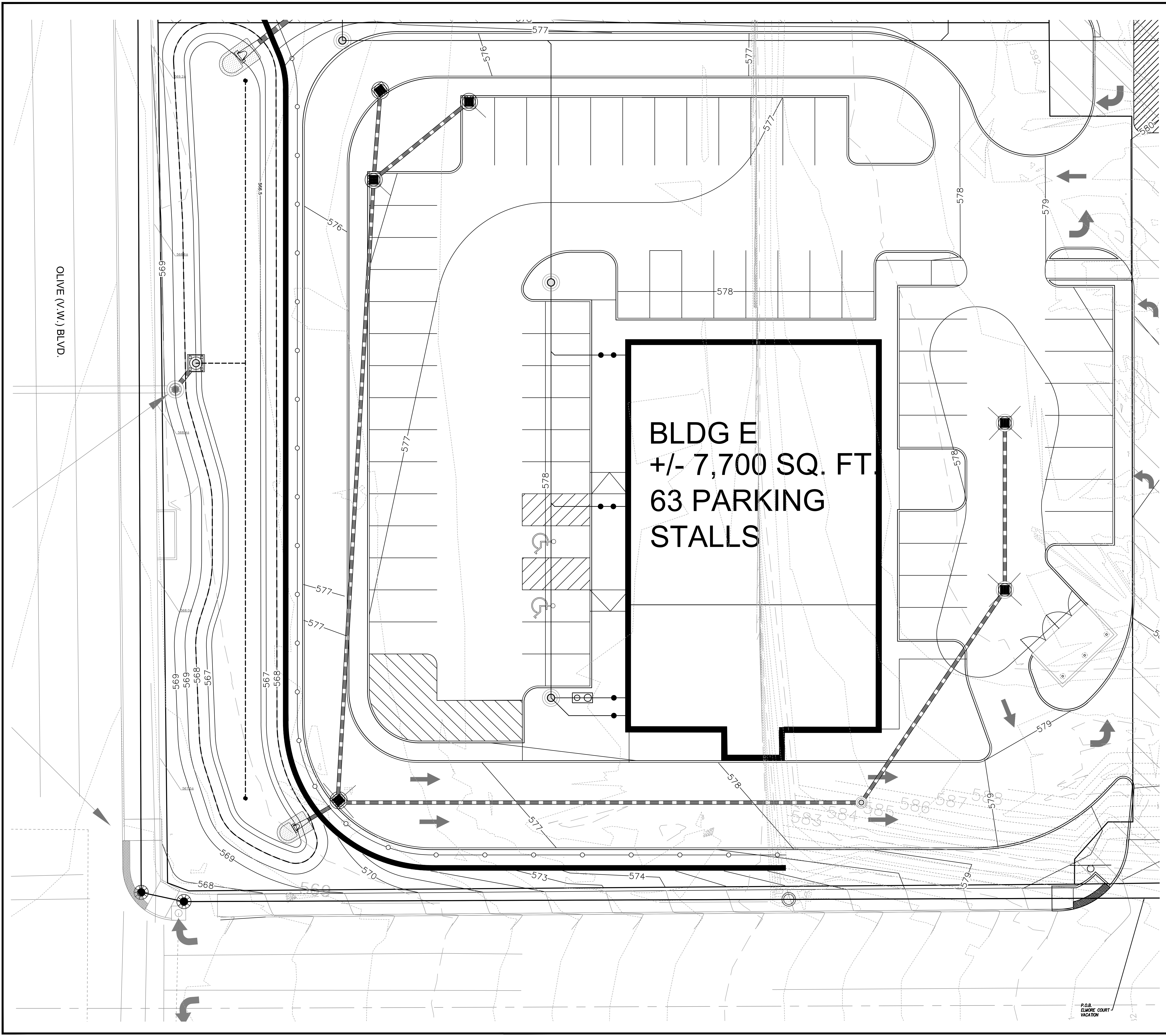
Application First Received.

Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Application returned for corrections, additional data.

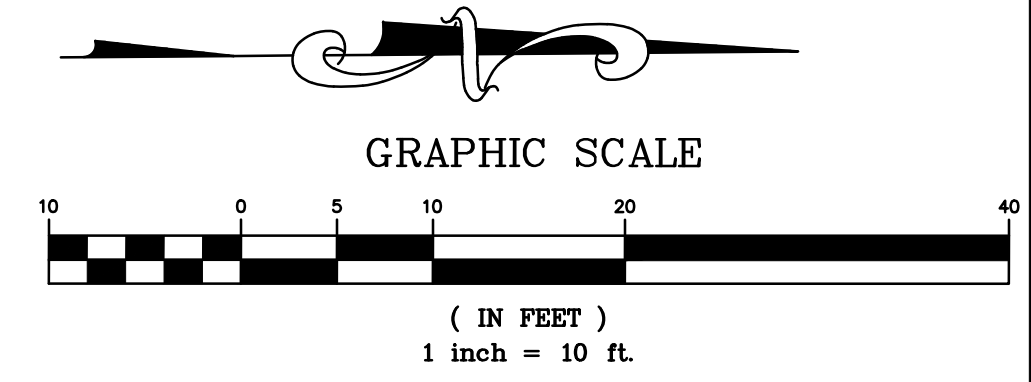
Final complete application received.

File # \_\_\_\_\_ created.



OLIVE (V.M.) BLVD.

**BLDG E**  
**+/- 7,700 SQ. FT.**  
**63 PARKING**  
**STALLS**



DATE: 10/04/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DATE	BY	REASON

DRAWN BY:	CHECKED BY:
A.M.G.	G.M.S.
DATE:	JOB NO.:
10/04/2022	217-6193
KEY: P #	BASE MAP #
P-XXXX-XX	XX
SLC MAT #	MAT SUP.
XXXX	XX-XXX-XX
M.D.N.R. #	
XX	

SHEET TITLE:  
**SITE & GRADING PLAN**  
 SHEET NO.:  
**C5.0**

P.O.S.  
 ELMORE COURT  
 VACATION

**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	CM20221114-08
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<b>SUBJECT/TITLE:</b> CUP 22-08 Application for a Conditional Use Permit (C.U.P.) at 7360 Forsyth Boulevard to allow a gasoline station and convenience store in the "GC" General Commercial District.			
<b>REQUESTED BY:</b> John Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 1	
<b>AGENDA SECTION:</b>	City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Plan Commission and recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff is recommending approval of the Conditional Use Permit 22-08 with the following conditions: 1. The Convenience Store portion of the building shall comprise no more than 3,500 square-feet in gross floor area of the building, as required by the Zoning Ordinance's definition of "Convenience Store." 2. Parking shall be provided as required by §400.2140, Schedule of Off-Street Parking Spaces. 3. The Applicant shall maintain the existing masonry wall with a railing along the rear property line to provide a buffer to the residences behind the store. 4. The Applicant shall maintain a site coverage of 75% in lieu of the 70% required by the §400.520(D). 5. Changes to signage on the site and building, if different than that proposed in the application materials, shall be reviewed by the Planning Commission and a recommendation made to the City Council.
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<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Staff Report from the September 28, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation - the Plan Commission Transmittal Letter, Applicant Narrative, Site Plan, Proposed Floor Plan and Proposed building elevations.	

<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development
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<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	November 14, 2022
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**Plan Commission**

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

September 28, 2022

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

RE: Application for Conditional Use Permit CUP 22-08 – The proposed use is to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the “GC” General Commercial District.

Dear Ms. Reese,

At a regularly scheduled meeting on September 28, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the above-referenced application by Wallis Companies for a Conditional Use Permit to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the “GC” General Commercial District.

By a vote of 4 for and 0 against, the Plan Commission recommended approval of the application subject to the following conditions:

1. The Convenience Store portion of the building shall comprise no more than 3,500 square-feet in gross floor area of the building, as required by the Zoning Ordinance’s definition of “Convenience Store.”
2. Parking shall be provided as required by §400.2140, Schedule of Off-Street Parking Spaces.
3. The Applicant shall maintain the existing masonry wall with a railing along the rear property line to provide a buffer to the residences behind the store.
4. The Applicant shall maintain a site coverage of 75% in lieu of the 70% required by the §400.520(D).
5. Changes to signage on the site and building, if different than that proposed in the application materials, shall be reviewed by the Planning Commission and a recommendation made to the City Council.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission





**STAFF REPORT**

**City Council**

MEETING DATE: November 14, 2022

FILE NUMBER: CUP 22-08

COUNCIL DISTRICT: 1

Applicant: Wallis Companies

Location: 7360 Forsyth Boulevard

Property Owner: Wallis Companies, dba Wallis Petroleum, LC.

Request: Conditional Use Permit (C.U.P.) to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the "GC" General Commercial District.

Existing Zoning: GC – General Commercial District

Existing Land Use: Gasoline Station, Vehicle repair and Service facility.

Proposed Zoning: No Change

Proposed Land Use: Gasoline Station and Convenience Store

Surrounding Zoning and Current Land Use:

North: GC – General Commercial District

East: GC – General Commercial District

South: SR – Single-family Residential District

West: GC – General Commercial District

**STAFF RECOMMENDATION**

Approval     Approval with Conditions     Denial

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**Attachments:**

- A. Application for Conditional Use Permit
- B. C.U.P. Applicant Memo
- C. Site Development Plan

- D. Existing and Proposed Elevations
- E. Proposed Floor Plan

### **Applicant's Request**

The applicant is requesting Conditional Use Permit to convert the existing gasoline and vehicle service station into a gasoline station and a convenience store. The existing building will remain intact, although the exterior elevation will change, as noted in the Applicant's submittal.

The proposed site development plan meets the GC – General Commercial District requirements, except for two (2) items, and it has been requested that these be incorporated into the Conditional use Permit.

#### 1. Section 400.1190(A)

Screening Between Non-Residential and Residential Zoning Districts:

"In situations where a non-residential use is established abutting or adjacent to residentially-zoned property, the developer of the non-residential use shall provide the [following] screening within the required rear and/or side yard building setback areas."

As noted in the Applicant Memo, there is a 20-foot elevation change between the site and the houses in the store. Screening would be impractical. Instead, the Applicant will maintain the existing masonry wall with a railing along the rear property line.

#### 2. Section 400.520(D)

Maximum Site Coverage.

"For developments encompassing twenty thousand (20,000) square-feet or more of land area, site coverage shall not exceed seventy percent (70%). Site coverage may be increased by a factor of one to ten percent (1% - 10%), under the conditional use permit procedures contained in Article XI, "Conditional Uses."

The Applicant is requesting to maintain a site coverage of 75% in lieu of the 70% required by the §400.520(D), an increase of 5%.

### **Plan Commission Meeting**

At the Plan Commission meeting on September 28, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit (CUP) to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the "GC" General Commercial District. The Plan Commission added one condition to those recommended by Staff, as noted in the red text in the conditions listed below.

### **Staff Recommendation**

Staff is of the opinion that the proposed use to allow a gasoline station and convenience store at the existing gasoline and vehicle repair and service facility would have minimal impact on the surrounding properties and streets adjacent to the Development.

Staff is recommending approval of the request for a Conditional Use Permit:

1. The Convenience Store portion of the building shall comprise no more than 3,500 square-feet in gross floor area of the building, as required by the Zoning Ordinance's definition of "Convenience Store:"
2. Parking shall be provided as required by §400.2140, Schedule of Off-Street Parking Spaces. (*Note: The site development plan shows more than the requisite number of parking spaces.*)
3. The Applicant shall maintain the existing masonry wall with a railing along the rear property line to provide a buffer to the residences behind the store.
4. The Applicant shall maintain a site coverage of 75% in lieu of the 70% required by the §400.520(D).
5. Changes to signage on the site and building, if different than that proposed in the application materials, shall be reviewed by the Planning Commission and a recommendation made to the City Council.

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## MEMORANDUM

Date: August 18, 2022

To: City of University City  
Department of Community Development  
6801 Delmar Boulevard  
University City, MO 63130

From: Kevin Kamp, Civil & Environmental Consultants, Inc. (CEC)

Cc: Wallis Companies dba Wallis Petroleum LC

CEC Project No.: 305-666.2032

Subject: Application for Conditional Use Permit  
University City Zoning Code; Item Number 6. a) Memo

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### 1.0 COMPANY

Wallis Companies owns and operates On the Run Convenience Stores with Mobil and BP branded fuel offerings, Dirt Cheap stores, and BriteWorx Carwashes in eastern Missouri, and a wholesale fuel and lubricants distribution system across the entire state. The company was started in 1968 when Bill Wallis purchased a small gasoline distributor in Cuba, Missouri. It has grown in the past 50+ years to over 1,100 people working at Wallis Companies every day. In an effort to “serve our customers” with the same focus on relationships, quality products and service to our customers that Bill Wallis had, Wallis has continued to modernize by rebuilding, renovating, and redeveloping its facilities. Wallis has been a supplier of BP fuels for over 15 years, and in 2006, Wallis acquired 49 retail dealer operated sites from BP. This station at 7360 Forsyth Blvd. is one of those. The evolution of the automobile service industry makes it difficult for the “corner garage” to remain viable. In response to this trend, Wallis is converting the space dedicated to service at this facility to a state-of-the-art convenience store while retaining the gasoline offering in its current configuration. This new store renovation will employ five dedicated people max per shift and operate 24/7.

### 2.0 PROJECT

This renovation will replace its current building lights with downcast wall packs adjacent to residential uses; update the light fixture heads and produce a photometric plan that will provide necessary light levels for 24/7 operations with shrouds to prevent intrusion onto

adjacent properties. Along with lighting updates, this renovation includes enhancing the landscape along Forsyth Blvd., providing screening for trash and storage behind the building, and an updated store elevation. These renovations will provide much-needed curb appeal at this corner in University City. This store will accommodate its surrounding neighborhood in the same way it has in many of its locations, by providing the convenience of location on the same route for the same customers it always has. Convenience stores operate on the theory of convenience and is not a destination type business and as such does not generate additional traffic.

It is anticipated that noise levels will be reduced with the elimination of the service bays.

### 3.0 COMPLIANCE WITH UNIVERSITY CITY ZONING CODE REQUIREMENTS

#### CONDITIONAL USE PERMIT REQUIRED FOR CONVENIENCE STORES AND GAS STATIONS. [SEC 400.2730]

- I. MVOB - Gasoline stations shall be limited to two (2) service islands and three (3) fuel dispensing pumps per island for the first (1st) twenty thousand (20,000) square feet of lot area. One (1) service island and three (3) fuel dispensing pumps, plus one (1) may be added for each one thousand five hundred (1,500) square feet exceeding the minimum twenty thousand (20,000) square feet of lot area. However, in no case shall more than six (6) service islands be allowed at any gasoline station, nor more than three (3) fuel dispensing pumps permitted on each service island.
  - ✓ *Site area = 28,981 sq. ft.*
  - ✓ *Allowed = 9 service islands [2 + 1 + (8,981/1,500)]*
  - ✓ *Provided = 4 existing service islands*
  
- II. INGRESS AND EGRESS - The minimum width of driveways at the street right-of-way line shall be twenty-four (24) feet, and the maximum shall be thirty-six (36) feet.
  - ✓ *Two (2) existing driveways at widths between 30 feet and 32 feet.*

The minimum distance of any driveway to any side lot line shall be twenty-four (24) feet. This distance shall be measured from the side lot line to the intersection of the street right-of-way line and the edge of the driveway.

- *The west driveway as it exists today is at a corner measuring ~20 ft. from the corner.*
- *The east driveways as it exists today is ~ 8 ft. from adjacent property line*

Driveway openings shall be limited to one (1) drive per one hundred (100) feet of lot frontage. For parcels with frontage on more than one (1) street, the number of driveway openings shall be based on the frontage length on each street individually. The minimum distance between a driveway entrance and a street intersection shall be thirty (30) feet measured from the intersection of the street right-of-way to the nearest end of the curb radius of the proposed driveway.

- ✓ *Allowable entrances on Forsyth = 2.*
- ✓ *Provided on Forsyth = 2 existing*
- ✓ *No entrances are proposed or exist on off-ramp for Forest Park Parkway roadway.*
- ✓ *The west driveway as it exists today is at a corner measuring ~20 ft. from the corner. Note: this is a one-way street.*
- ✓ *The east driveways as it exists today is ~ 74 ft. from the next street intersection.*

III. GC DISTRICT [SEC 400.480] - Modification of property line setback. The minimum property line setback requirements may be modified via the conditional use permit procedure under Article XI, "Conditional Uses". Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the "GC" district which is adjacent to a residential district. In the case of a request for a less stringent setback, the conditional use permit applicant must demonstrate screening between the proposed development and the adjacent residential district, above and beyond the minimum screening requirements contained in Article V "Supplemental Regulations", Division 6.

- ✓ *Front Building Setback Required = 35' (where parking areas are located between the street right-of-way and any principal or accessory building)*
- ✓ *Front Building Setback Provided = 65'+*
- ✓ *Rear Building Setback Required = 25' (where a lot abuts a residential district)*
- ✓ *Rear Building Setback Provided = 44'+*
- ✓ *Setback Landscape Buffer Required = 10' (where a lot abuts a residential district)*
- ✓ *Setback Landscape Buffer Provided = 20'+*
- ✓ *Required Screening = 8' sight-proof fence (Where a loading area or access drive thereto is within thirty-five (35) feet of residentially zoned property, the fence shall be eight (8) feet in height)*
- ✓ *Screening Provided = An existing tall masonry wall w/ railing is provided along the rear property line. Note: The elevation change between this*

*building and the houses is 20' (based upon LiDAR data) and screening would be unachievable.*

IV. SITE COVERAGE - The area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas. For developments encompassing twenty thousand (20,000) square feet or more of land area, site coverage shall not exceed seventy percent (70%). Site coverage\*\* may be increased by a factor of one to ten percent (1% — 10%), under the conditional use permit procedures contained in Article XI, "Conditional Uses". Such additional site coverage may be allowed in consideration of special or outstanding landscape design and site planning features.

✓ *Site area = 28,981 sq. ft.*

✓ *Site coverage allowed  $\leq$  20,287 sq. ft. (28,981\*.70)*

✓ *Site coverage provided = 21,637 sq. ft. (75%)\*\**

*\*\*Front landscaping will be enhanced to provide better screening and curb appeal*



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500

Department of Planning and Development
City of University City
6801 Delmar Blvd
University City MO 63130

AUG 24 2022
22-07260

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

1. Address/Location of Site/Building: 7360 FORSYTH BLVD.

2. Zoning District (check one):

SR LR MR HR HRO X GC LC CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:

Wallis Companies dba Wallis Petroleum LC

106 E Washington, Cuba, MO 65453

Phone: (636) 549-1600

4. Applicant's Interest in the Property: X Owner Owner Under Contract Tenant\*
Tenant Under Contract\* Other\* (explain):

\* Please Note: Zoning Code Section 34-131.1 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

see above

6. 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.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Please refer to attached memo.

b) At the specific location will contribute to and promote the community welfare or convenience.

The current site operates as a gas and automotive service station, having five (5) service bays and very little space for convenience items. The re-branding to "On the Run" encompasses the removal of the automotive repair business and promoting the C-store convenience business, keeping up with how the community is structured and in its behaviors.



c) Will not cause substantial injury to the value of neighboring property.

This site will no longer accommodate non-operational vehicles parked on the lot, alleviating the possibility of automotive theft, abandonment, and general condition of neglect.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

N/A

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 current site houses approximately 38 vehicles at any one time. According to city code, the proposed use requires 12 spaces, the site has been designed for 23 spaces inclusive of 1 ADA van-accessible space and 8 dispenser island positions

\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information:  
1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$114 must accompany this application.

8/18/2022  
Date

Mark Jordan Vice President, Facilities, Wallis Companies  
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

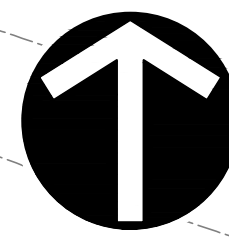
\_\_\_\_\_ Application First Received.

\_\_\_\_\_ Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

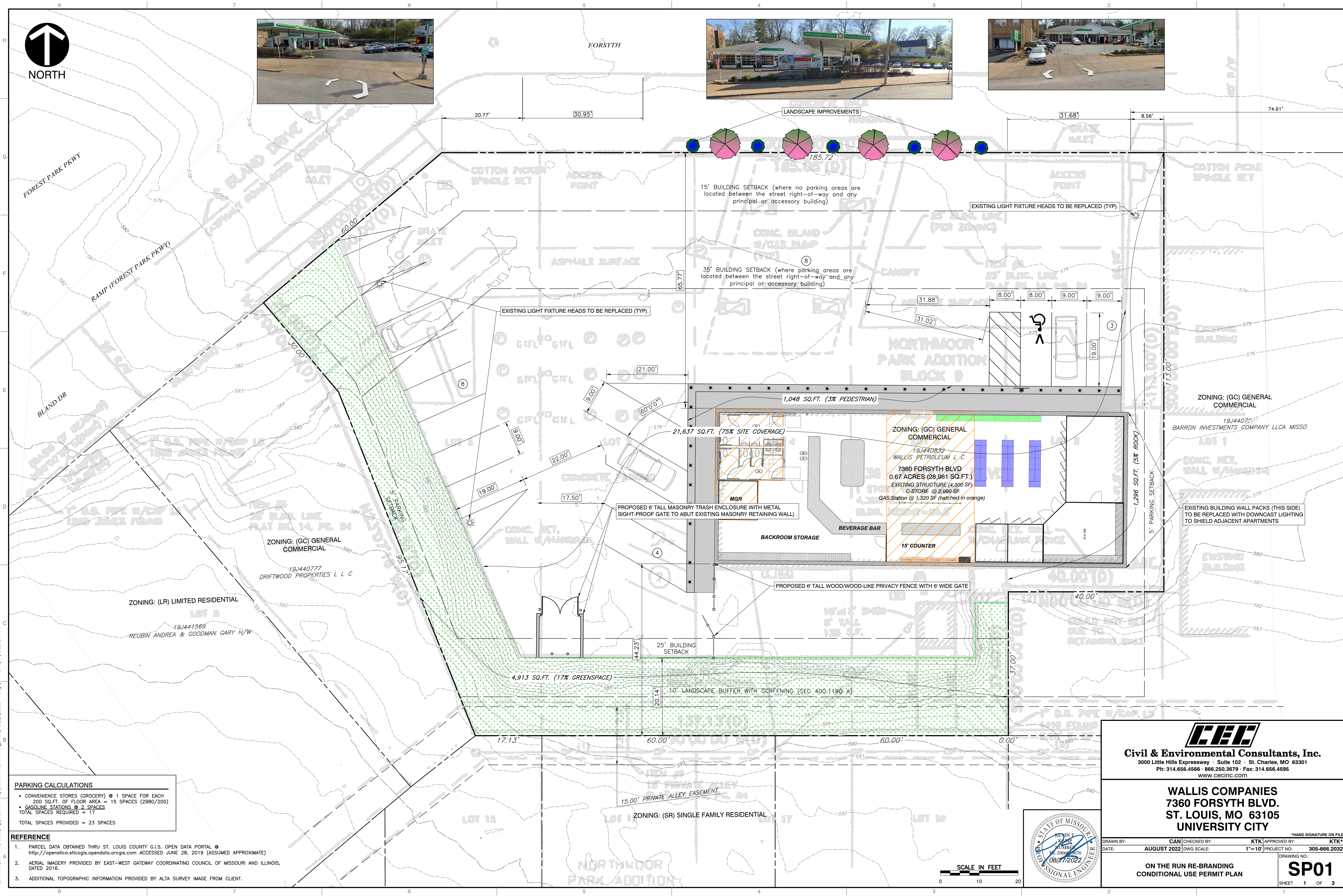
\_\_\_\_\_ Application returned for corrections, additional data.

\_\_\_\_\_ Final complete application received.

\_\_\_\_\_ File # \_\_\_\_\_ created. K:\wpoffice\wpdata\F-cupfm.doc



NORTH



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**PARKING CALCULATIONS**

- CONVENIENCE STORES (GROCERY) @ 1 SPACE FOR EACH 200 SQ.FT. OF FLOOR AREA = 15 SPACES (2980/200)
- GASOLINE STATIONS @ 2 SPACES
- TOTAL SPACES REQUIRED = 17
- TOTAL SPACES PROVIDED = 23 SPACES

**REFERENCE**

1. PARCEL DATA OBTAINED THRU ST. LOUIS COUNTY G.I.S. OPEN DATA PORTAL @ <http://openstlco.stlcogis.opendata.arcgis.com> ACCESSED JUNE 28, 2019 (ASSUMED APPROXIMATE)
2. AERIAL IMAGERY PROVIDED BY EAST-WEST GATEWAY COORDINATING COUNCIL OF MISSOURI AND ILLINOIS, DATED 2016.
3. ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY ALTA SURVEY IMAGE FROM CLIENT.

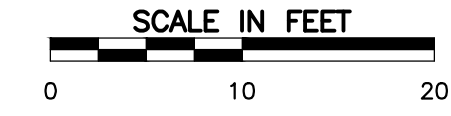
**CEC**  
**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway - Suite 102 - St. Charles, MO 63301  
 Ph: 314.656.4566 - 866.250.3679 - Fax: 314.656.4595  
 www.cecinc.com

**WALLIS COMPANIES**  
**7360 FORSYTH BLVD.**  
**ST. LOUIS, MO 63105**  
**UNIVERSITY CITY**

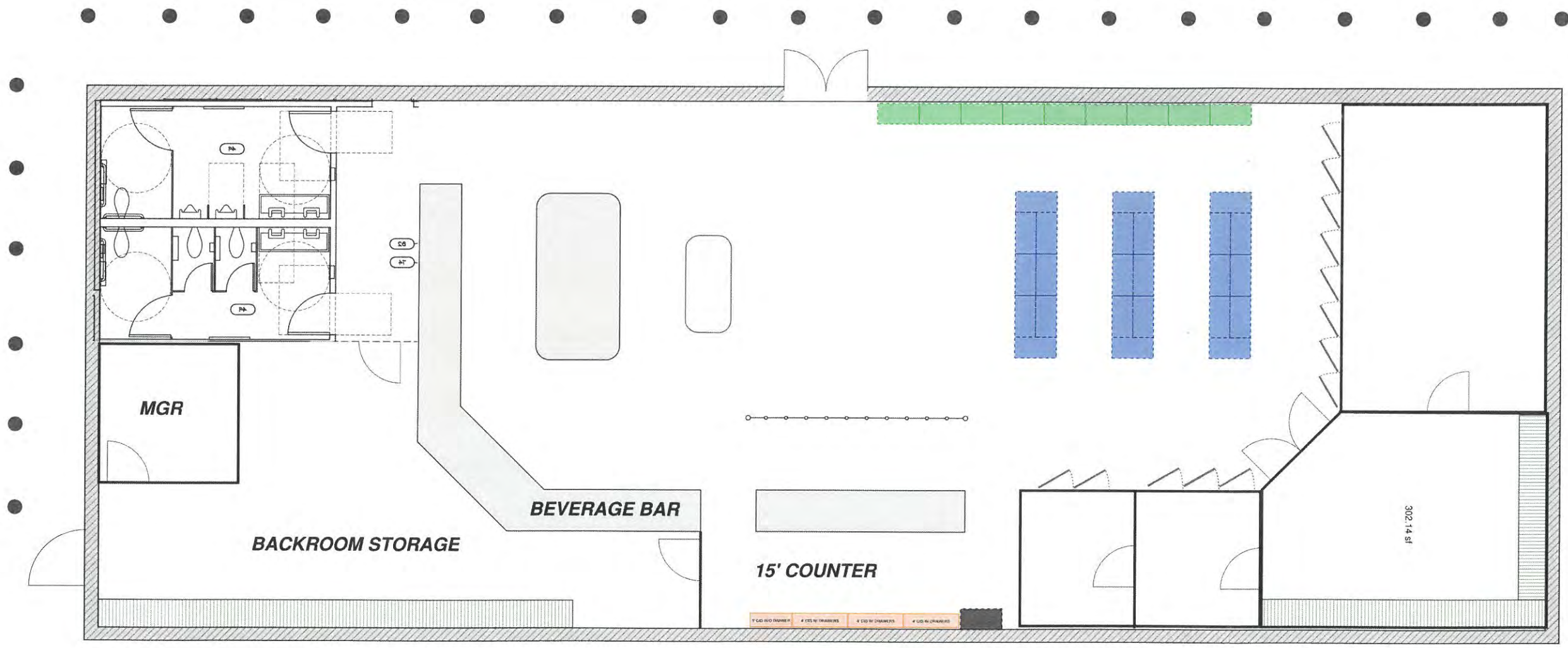
DRAWN BY: CAN CHECKED BY: KTK APPROVED BY: KTK  
 DATE: AUGUST 2022 DWG SCALE: 1"=10' PROJECT NO: 305-666.2032

ON THE RUN RE-BRANDING  
 CONDITIONAL USE PERMIT PLAN

**SP01**  
 SHEET 1 OF 3



N



FORSYTH OTR

PROPOSED FLOOR PLAN

N



**WOODARD'S BP**

**EXISTING PHOTO**



**FORSYTH OTR**

**PROPOSED ELEVATION**



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	UB20221114-01
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<b>SUBJECT/TITLE:</b> Stop Signs on Melrose at Mt. Vernon			
<b>REQUESTED BY:</b> Darren Dunkle		<b>DEPARTMENT / WARD</b> Public Works/Ward 3	
<b>AGENDA SECTION:</b>	Unfinished Business - Bill 9489	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> Approve Bill (see attachment for draft) for installing Stop signs (2 ea.) on Melrose at Mt. Vernon intersection with "Cross Traffic Does Not Stop" supplemental plaques.			
<b>FISCAL IMPACT:</b> The expenditure is within budgeted annual Sign Supplies expenditure			
<b>AMOUNT:</b>	\$250	<b>ACCOUNT No.:</b>	01-40-32-7810
<b>FROM FUND:</b>	General Revenue Fund	<b>TO FUND:</b>	
<b>EXPLANATION:</b> The Traffic Commission, at their September meeting, moved to approve the staff recommendation to install Stop signs on Melrose at Mt. Vernon.			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> A traffic request was received to alert the department to an unsafe condition at the referenced location with respect to the intersection traffic control. After review and consultation with the Police department, staff recommended placing the Stop signage.
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<b>CIP No.</b>	N/A
<b>RELATED ITEMS / ATTACHMENTS:</b> 1) Draft Bill	

<b>LIST CITY COUNCIL GOALS (5):</b> Public Safety Maintain safe traffic flow with traffic controls meeting regulatory warrants.	
<b>RESPECTFULLY SUBMITTED:</b>	Gregory Rose, City Manager
<b>MEETING DATE:</b>	November 14, 2022

INTRODUCED BY: Councilmember Steve McMahon

DATE: October 24, 2022

**BILL NO: 9489**

**ORDINANCE NO. 7206**

**AN ORDINANCE AMENDING SCHEDULE VII OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.**

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

**Section 1.** Schedule VII of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is represented as highlighted. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance remains in full force and effect.

**Section 2.** Schedule VII Stop Intersections, Table VII-A Stop Intersections” of the Traffic Code is hereby amended to add the following line item:

<b>Stop Street</b>	<b>Cross Street</b>	<b>Stops</b>
Melrose Avenue	Mt. Vernon Avenue	All Way
Wellington Avenue	Mt. Vernon Avenue	All Way

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

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

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

PASSED and ADOPTED this 14<sup>th</sup> day of November, 2022

\_\_\_\_\_  
MAYOR

ATTEST:

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

CERTIFIED TO BE CORRECT AS TO FORM:

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



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	UB20221114-02
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<b>SUBJECT/TITLE:</b> REZ 22-07 Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for Lot A and Common Ground 2 of the Market at Olive Development, Plat 4.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	UnfinishedBusiness Bill 9490	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Managers concurs with the Plan Commission and recommends approval of the Map Amendment and Preliminary Site Development Plan with the conditions listed in this packet.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff recommends approval of the Map Amendment and Preliminary Site Development Plan with the following conditions: 1. The use associated with this development shall be for a restaurant, including drive-through facilities; and 2. Off-street parking and loading requirements shall be provided as required by a Conditional Use Permit for the site lowering the number of parking spaces from 59 to 54. 3. The buildings and property shall be developed, constructed and maintained in compliance with the plans submitted and attached with the Final Development Plan. 4. A detailed construction traffic control and parking plan should be submitted to the Director of Planning & Development for approval.
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<b>CIP No.</b>	
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<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the September 28, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary Development Plan, and a Draft Ordinance. A resolution for the Preliminary Development Plan will be prepared for the November 14, 2022 City Council meeting.
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<b>LIST CITY COUNCIL GOALS (5):</b> Economic Development
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<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> November 14, 2022
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**Plan Commission**

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

September 28, 2022

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

RE: Zoning Map Amendment – Lot A and Common Ground, Market at Olive North (IV)

Dear Ms. Reese,

At a regularly scheduled meeting on September 28, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of U. City, LLC for a Zoning Map Amendment for Lot A and Common Ground, Market at Olive North, Plat 4, and to further consider approval of a Preliminary Development Plan.

By a vote of 4 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and Preliminary Development Plan with the following conditions:

1. The use associated with this development shall be for a restaurant, including drive-through facilities.
2. Off-street parking and loading requirements shall be provided as required by a Conditional Use Permit for the site lowering the number of parking spaces from 59 to 54.
3. The buildings and property shall be developed, constructed and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated September 6, 2022 and the Landscape Plan dated September 2, 2022. The height and mass shall be restricted to that shown on the Final Development Plan and in the Building Elevations included with this report.
4. 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.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission





**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: October 24, 2022

FILE NUMBER: REZ 22-07

COUNCIL DISTRICT: 3

Applicant: U. City, LLC

Location: Lot A and Common Ground, Market at Olive North (IV)

Request: A Zoning Map Amendment from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan and Final Site Development Plan for the proposed commercial development.

Existing Zoning: Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR)

Proposed Zoning: Planned Development Commercial District (PD-C)

Existing Land Use: Vacant, empty commercial building and houses

Proposed Land Use: Restaurant

**Surrounding Zoning and Land Use**

North: IC – Industrial Commercial

East: SR – Single-family Residential / GC – General Commercial District

South: PD-C – Planned Development Commercial District

West: PD-C – Planned Development Commercial District

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions in Resolution     Denial

## ATTACHMENTS

- A. Map Amendment Application
- B. Preliminary and Final Site Development Plan
- C. Landscape Plan – Olive Frontage
- D. Landscape Plan – Restaurant Site
- E. Site Lighting Cut Sheets
- F. Site Photometric Plan
- G. Building Elevations

### **Applicant's Request**

The Applicant is requesting that the site be rezoned from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan and Final Site Development Plan for the proposed commercial development.

The rezoning covers only one of the “out lots” of the Market at Olive Phase IV development, specifically for a Chick-Fil-A restaurant.

### **Existing Property**

The existing property where the restaurant is proposed is along Olive Boulevard where the western part of Jeffrey Plaza was located. There will be only two out lots in Phase IV of the Market at Olive development: one at the corner of Woodson Road and Olive Boulevard, and this parcel immediately to the west. A larger anchor parcel is proposed to the north of these out lots.

The development of this restaurant is part of the larger “Market at Olive” redevelopment project that is currently underway and is consistent with the overall site concept plan.

### **Analysis**

#### Vehicular Access

There is one (1) proposed entry point into the development off the inner drive aisle. Two exit points are listed: the same entry way as well as an exit from the drive through lanes. As is the case on most new Chick-Fil-A locations, a double drive-through lane is proposed.

#### Comprehensive Plan

It is staff's opinion that the proposed development 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 include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, 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.” The Comprehensive Plan also indicates that the City “will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses.”*

### **Plan Commission Meeting**

At the Plan Commission meeting on September 28, 2022, the Plan Commission voted unanimously (4 – 0) to approve the map Amendment for Lot A and Common Ground, Market at Olive North, Plat IV from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C). The Commission also voted unanimously to approve a Preliminary Site Development Plan for the site.

There were primarily two issues with the Applicant’s proposal:

1. The site was one parking stall shy of the required number of spaces required by the Zoning Ordinance. The plan showed 58 spaces where 59 are required. The Applicant opted to not ask for approval of the Final Development Plan at this meeting in lieu of requesting a Conditional Use Permit to lower the number of parking spaces required. That request is on the October 26 Plan Commission agenda. This has been noted in the recommendations below.

### **Conclusion/Recommendation**

Based on this report’s analysis Staff recommends approval of the Applicant’s proposed Map Amendment and Preliminary Site Development Plan with the following conditions:

1. The use associated with this development shall be for a restaurant, including drive-through facilities; and
2. Off-street parking and loading requirements shall be provided as required by a Conditional Use Permit for the site lowering the number of parking spaces from 59 to 54.
3. The buildings and property shall be developed, constructed and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated September 6, 2022 and the Landscape Plan dated September 2, 2022. The height and mass shall be restricted to that shown on the Final Development Plan and in the Building Elevations included with this report.
4. 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.



INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. 9490

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

**AN ORDINANCE AMENDING SECTION 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 KNOWN AS LOT A AND COMMON GROUND 2 OF PLAT 4 OF THE MARKET AT OLIVE DEVELOPMENT, FROM “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT, “GC” GENERAL COMMERCIAL AND “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).**

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 known as Lot A and Common Ground 2 associated with the Market at Olive Development, Plat 4, from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C); and

WHEREAS, the City Plan Commission, in a meeting held via video conference on September 28, 2022, 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 in the City Council Chambers at City Hall at 6:30 p.m., on November 14, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on October 30, 2022; 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, for property known as Lot A and Common Ground 2 of the Market at Olive Development, Plat 4, so as to change the classification of said property from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C). The following land uses and developments may be permitted in said PD-C District, subject to approval of a final development plan: restaurant, including drive-through facilities.

Section 2. Said property described as Lot A and Common Ground 2 of the Market at Olive Development, Plat 4, totaling 2.276 acres, is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. By Resolution No. \_\_\_\_\_, the City Council approved a preliminary development plan known as “Lot A and Common Ground 2 of Market at Olive Development, Plat 4,” and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A landscape plan shall be submitted for review and approval with the Final Development Plan.

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, 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 400.2570 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 \_\_\_\_\_, 2022.

\_\_\_\_\_

MAYOR

ATTEST:

\_\_\_\_\_

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_

CITY ATTORNEY

**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – LOT A AND COMMON GROUND 2, MARKET AT OLIVE, PLAT 4**

**LOT A Description**

A tract of land being part of Lots 5-7 of Block 1 of St. Patrick Courts, as recorded in Plat Book 48 Page 33, part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 and part of Lots 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 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St Louis County, Missouri being more particularly described as follows:

Commencing at the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line South 87 degrees 54 minutes 10 seconds East, 33.00 feet to the POINT OF BEGINNING of the herein described tract; thence departing said right-of-way line the following courses and distances: North 00 degrees 27 minutes 36 seconds East, 157.03 feet; North 03 degrees 31 minutes 53 seconds East, 58.36 feet to the beginning of a curve to the right having a radius of 42.00 feet; along said curve with an arc length of 63.39 feet and a chord which bears North 46 degrees 46 minutes 11 seconds East, 57.54 feet; South 89 degrees 59 minutes 31 seconds East, 201.39 feet and South 00 degrees 27 minutes 35 seconds West, 250.41 feet to that part of above said Lot 2 and 3 of CHARLES H. GIERS ESTATE to be dedicated to Missouri Department of Transportation; then along said proposed right-of-way, South 89 degrees 49 minutes 17 seconds West, 2.50 feet and South 88 degrees 59 minutes 09 seconds West, 236.26 feet to the existing north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, South 88 degrees 49 minutes 30 seconds West, 6.00 feet and North 87 degrees 54 minutes 10 seconds West, 1.45 feet to the POINT OF BEGINNING.

Containing 61,581 square feet or 1.414 acres, more or less.

**Common Ground 2 Description**

A tract of land being part of Lots 1-7 of Block 1 and part of Vacated Elmore Court both of St. Patrick Courts, as recorded in Plat Book 48 Page 33, and part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St Louis County, Missouri being more particularly described as follows:

Beginning the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along the common line between Lots 1 and 2 of said Market and Olive, the following courses and distances: North 00 degrees 26 minutes 14 seconds East, 280.64 feet; North 14 degrees 59 minutes 08 seconds East, 248.43 feet and North 00 degrees 27 minutes 35 seconds East, 56.19 feet; thence departing said common line, the following courses and distances: South 89 degrees 32 minutes 25 seconds East, 2.17 feet; South 07 degrees 52 minutes 59 seconds East, 70.14 feet; South 00 degrees 01 minute 30 seconds West, 44.57 feet to the beginning of a non-tangent curve to the right having a radius of 562.00 feet; thence along said curve with an arc length of 88.44 feet and a chord which bears South 04 degrees 05 minutes 47 seconds West, 88.35 feet; South 00 degrees 19 minutes 19 seconds West, 69.94 feet; to the beginning of a non-tangent curve to the left having a radius of 19.00 feet; along said curve with an arc length of 10.15 feet and a chord

which bears South 74 degrees 13 minutes 49 seconds East, 10.03 feet and South 89 degrees 31 minutes 35 seconds East, 441.26 feet to the west line of that part of vacated Elmore Court, 50 feet wide and Lot 1 of Block 1 of above said St. Patrick Courts as dedicated to St. Louis County, Missouri; thence along said west line, South 01 degree 59 minutes 58 seconds East, 6.04 feet and South 00 degrees 18 minutes 31 seconds East, 33.63 feet; thence departing said west line the following courses and distances: North 89 degrees 23 minutes 43 seconds West, 7.00 feet; North 47 degrees 43 minutes 16 seconds West, 14.07 feet; North 00 degrees 24 minutes 53 seconds East, 7.00 feet; North 89 degrees 37 minutes 36 seconds West, 198.24 feet; South 00 degrees 31 minutes 21 seconds West, 23.02 feet; North 89 degrees 59 minutes 31 seconds West, 227.63 feet; to the beginning of a curve to the left having a radius of 42.00 feet and a chord which bears South 46 degrees 46 minutes 11 seconds West, 57.54 feet; South 03 degrees 31 minutes 53 seconds West, 58.36 feet and South 00 degrees 27 minutes 36 seconds West, 157.03 feet to the north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, North 87 degrees 54 minutes 10 seconds West, 33.00 feet to the POINT OF BEGINNING.

Containing 37,568 square feet or 0.862 acres, more or less.



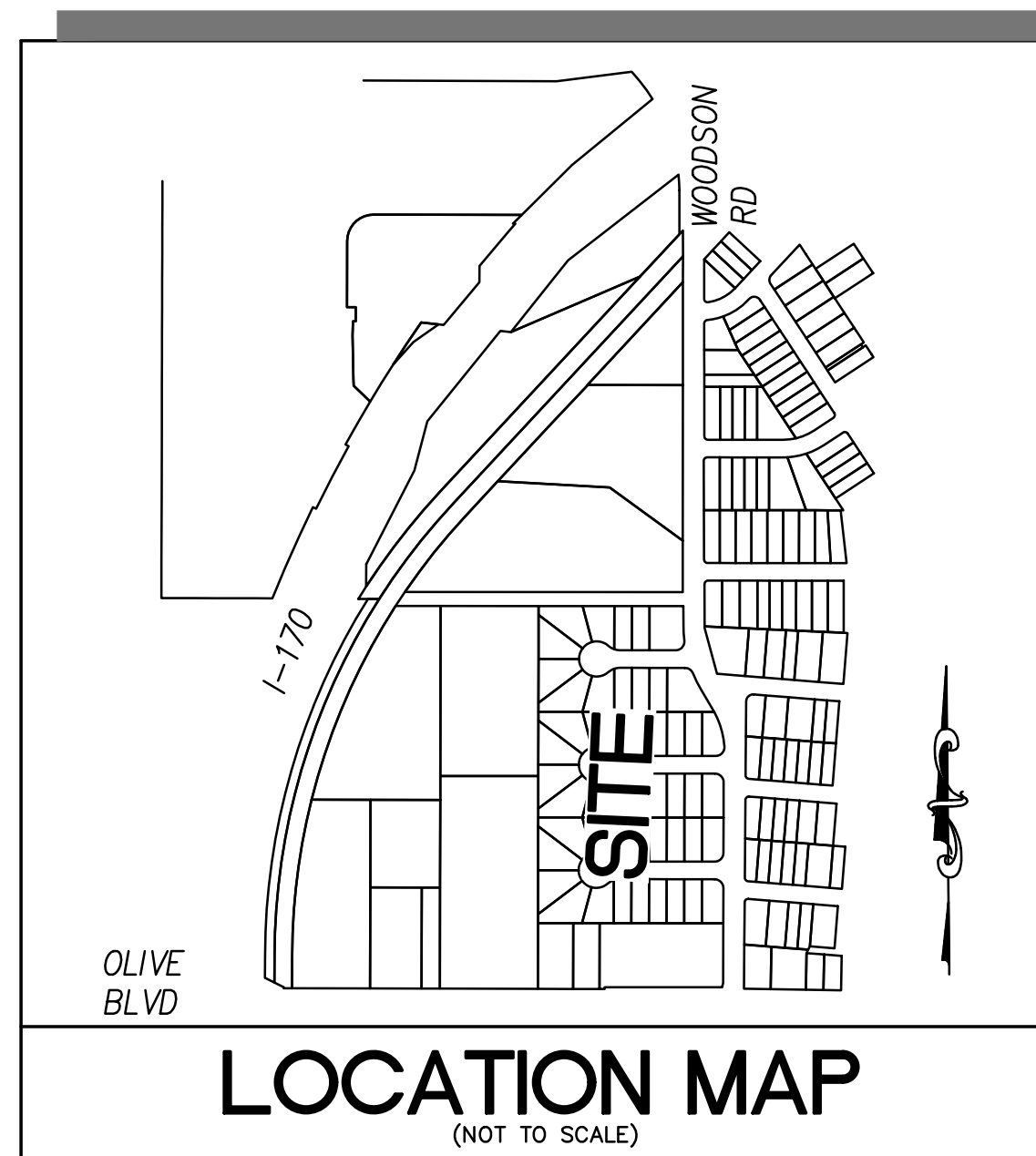
# MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2

A TRACT OF LAND BEING LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 1, LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 2 AND LOT 1 THRU 5 AND LOTS 11 THRU 13 OF BLOCK 3 OF ST. PATRICK COURTS AS PER PLAT BOOK 48 PAGE 33 LOCATED IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLAN

LEGEND			
	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	ELECTRIC BREAKER		TREE
	GAS DRIP		BUSH
	GAS METER		TRAFFIC SIGNAL
	GAS VALVE		PARKING METER
	TELEPHONE MANHOLE		STREET SIGN
	TELEPHONE PEDESTAL		SPRINKLER
	TELEPHONE SPLICE BOX		MAIL BOX
	CABLE TV PEDESTAL		

ABBREVIATIONS	
C.O.	CLEANOUT
DE.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N.W.	NOW OR FORMERLY
PL.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
TBR.	TO BE REMOVED
T.	TELEPHONE CABLE
V.C.P.	VERTICALLY CAST CLAY PIPE
W.	WATER
(88'W)	RIGHT-OF-WAY WIDTH



### SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING & PROPOSED PROPERTY LINES
C3.0	EXISTING CONDITIONS/DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	SITE & GRADING PLAN
C6.0	SITE UTILITY PLAN

### SITE COVERAGE

PROPOSED SITE COVERAGE=73.7%  
1.69 AC BUILDING/DRIVES/PARKING  
2.28 ACRES TOTAL  
1.69 AC/2.28 AC= 73.7%

### SITE INFORMATION

OWNER	= U CITY LLC/U CITY LLC UNDER CONTRACT*
CITY	= UNIVERSITY CITY
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T
FLOOD MAPS	= 29189C0211K
EXISTING ZONING	= SEE SHEET C2.0
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 2.28 AC (LOT A & COMMON GROUND 2) 11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

### PARKING CALCULATIONS

#### CHICK-FIL-A (LOT A)

REQUIRED PARKING:	
RESTAURANT	
1 SPACE PER 75 SQUARE FEET GROSS FLOOR AREA	65.7 SPACES
4,930 SQ FT/75=65.7 SPACES	(65.7 SPACES)
(LESS 10% REDUCTION FOR TRANSIT)	(6.57 SPACES)
SPACES REQUIRED:	59 SPACES

PROPOSED PARKING:	
TOTAL	54 SPACES
INCLUDING 3 ADA SPACES (1 VAN ACCESSIBLE)	

#### ST. LOUIS COUNTY BENCHMARK

BENCHMARK#1511 MAIN088 Elev = 567.33  
Cut "L" on the northeast corner of the easternmost of two traffic signal control boxes situated southwest of the intersection of Olive Boulevard with McKnight Road from the south and Woodson Road from the north, roughly 51' west of centerline McKnight Road and 41' south of centerline Olive Boulevard.

#### GENERAL NOTES:

1) Basis of Bearings Missouri State Plane Grid North

#### UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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 RSM.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

257 Chesterfield Business Parkway  
St. Louis, MO 63105 PH: (636) 520-9300  
520-9300 FAX: (636) 520-9300  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

**Stock & Associates**  
Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/18/22



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

#### REVISIONS:

1	10/04/2022	Q.M.S.
1	10/18/2022	

DRAWN BY:	A.M.C.	CHECKED BY:	Q.M.S.
DATE:	09/06/2022	JOB NO.:	217-6193
K.S.F. #	P-XXXX-XX	BASE MAP #	XX
S.L.C. HMT #	XXXX	HMT SUP. #	XX-XXX-XX
M.A.N.R. #	XX		

#### TITLE SHEET

SHEET NO.: **C1.0**

**Stock & Associates**  
Consulting Engineers, Inc.

#### Common Ground 2 Description

A tract of land being part of Lots 1-7 of Block 1 and part of Vacated Elmore Court both of St. Patrick Courts, as recorded in Plat Book 48 Page 33 and part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 in Township 46 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

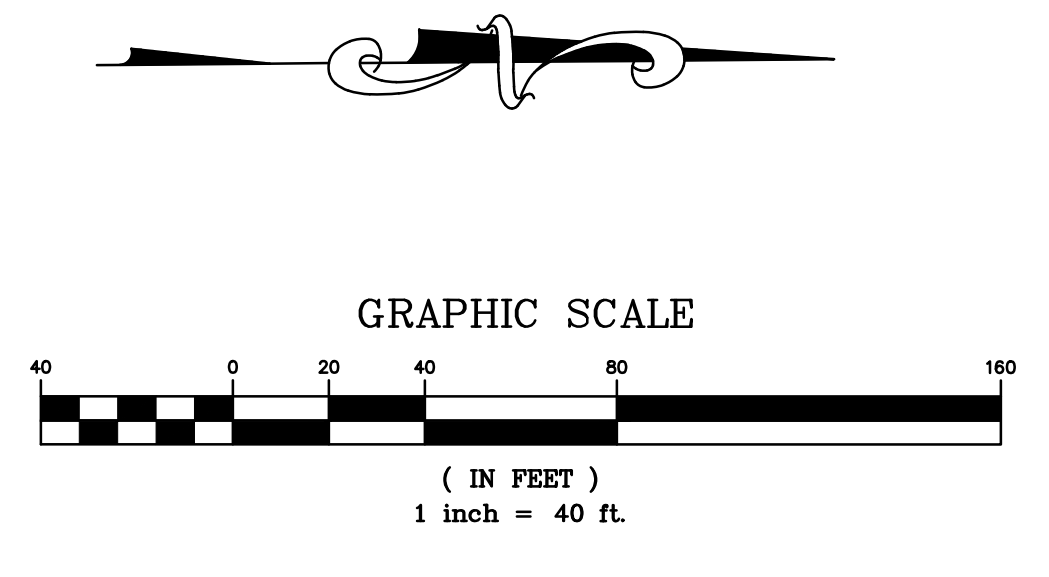
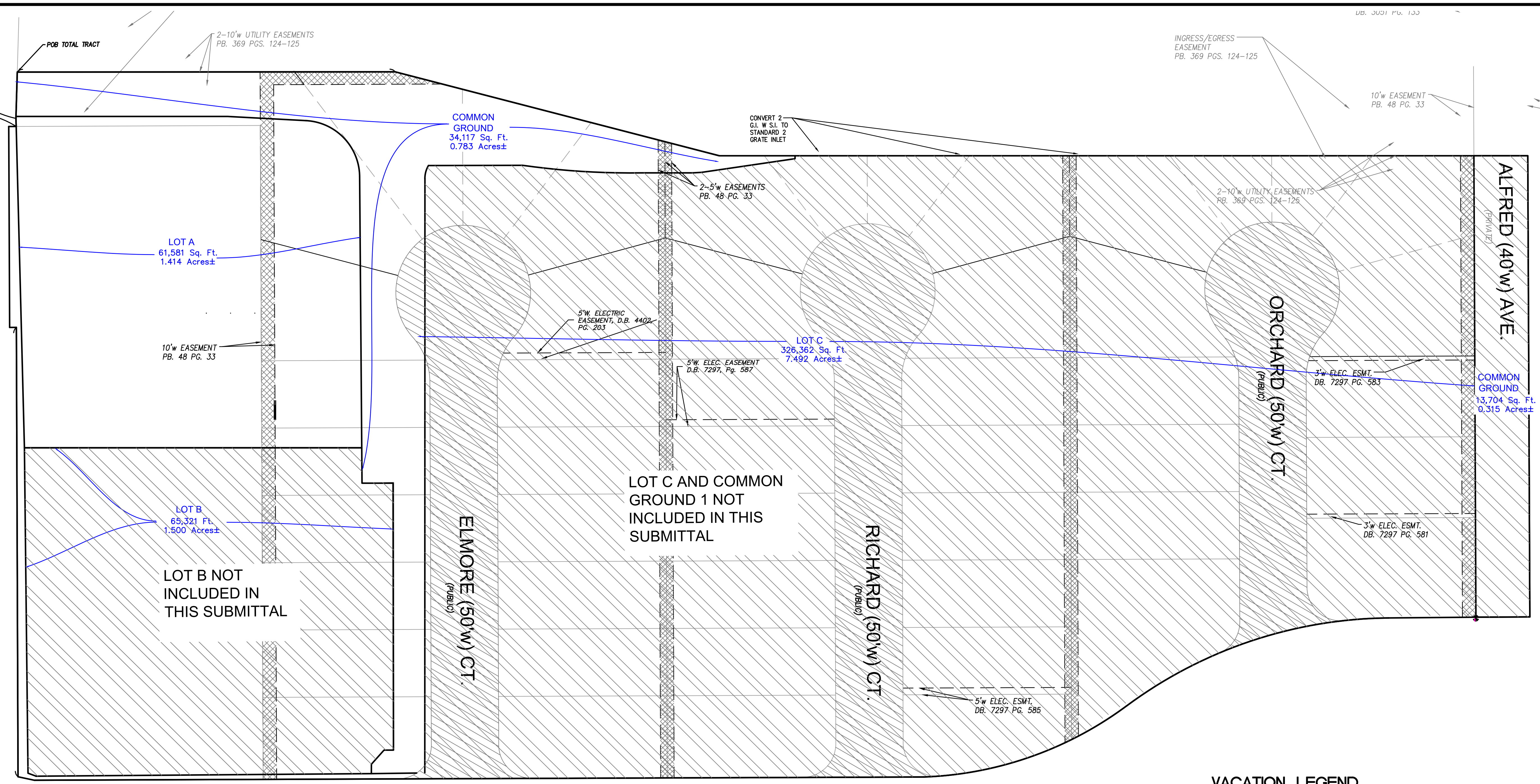
Beginning the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along the common line between Lots 1 and 2 of said Market and Olive, the following courses and distances: North 00 degrees 26 minutes 14 seconds East, 200.64 feet; North 16 degrees 59 minutes 08 seconds East, 248.43 feet and North 00 degrees 27 minutes 35 seconds East, 56.19 feet; thence departing said common line, the following courses and distances: South 89 degrees 32 minutes 25 seconds East, 2.17 feet; South 07 degrees 52 minutes 59 seconds East, 70.14 feet; South 00 degrees 01 minute 30 seconds West, 44.27 feet to the beginning of a non-curved curve to the right having a radius of 592.00 feet; thence along said curve with an arc length of 88.44 feet and a chord which bears South 04 degrees 05 minutes 47 seconds West, 88.35 feet; South 00 degrees 19 minutes 19 seconds West, 69.04 feet; to the beginning of a non-tangent curve to the left having a radius of 19.00 feet; along said curve with an arc length of 10.15 feet and a chord which bears South 74 degrees 13 minutes 49 seconds East, 10.03 feet and South 88 degrees 31 minutes 35 seconds East, 441.26 feet to the west line of that part of vacated Elmore Court, 50 feet wide and Lot 1 of Block 1 of above said St. Patrick Courts as dedicated to St. Louis County, Missouri; thence along said west line, South 01 degree 59 minutes 59 seconds East, 8.04 feet and South 00 degrees 13 minutes 21 seconds East, 33.03 feet; thence departing said west line the following courses and distances: North 89 degrees 23 minutes 43 seconds West, 7.00 feet; North 47 degrees 43 minutes 16 seconds West, 14.07 feet; North 00 degrees 24 minutes 53 seconds East, 7.00 feet; North 89 degrees 37 minutes 56 seconds West, 199.24 feet; South 00 degrees 31 minutes 21 seconds West, 23.02 feet; North 89 degrees 59 minutes 31 seconds West, 227.63 feet; to the beginning of a curve to the left having a radius of 42.00 feet and a chord which bears South 46 degrees 49 minutes 11 seconds West, 67.54 feet; South 03 degrees 31 minutes 53 seconds West, 58.36 feet and South 00 degrees 27 minutes 39 seconds West, 157.03 feet to the north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, North 87 degrees 34 minutes 10 seconds West, 33.00 feet to the POINT OF BEGINNING.

Containing 37,568 square feet or 0.862 acres, more or less.

257 Chesterfield Business Parkway, St. Louis, MO 63005  
636.580.9300 - Main | 636.580.9309 - Fax  
www.stockassoc.com | general@stockassoc.com

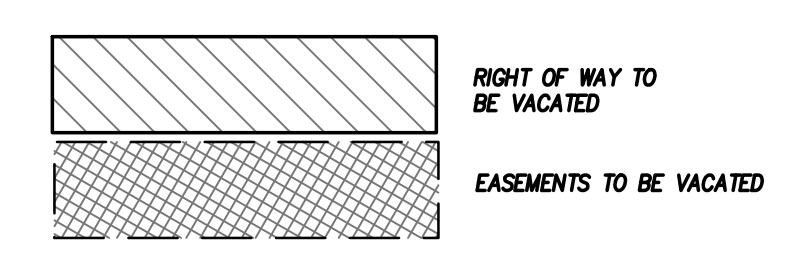
257 Chesterfield Business Parkway, St. Louis, MO 63005  
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PREPARED FOR:  
SENECA & CHAPMAN VENTURES LLC  
1600 S. BRENTWOOD BLVD., SUITE 625  
ST. LOUIS, MO. 63144  
ATTN: MR. LARRY CHAPMAN-PRINCIPAL



**SUBDIVISION PLAT NOTE**  
 MARKET AT OLIVE PLAT 4 WAS RECOMMENDED FOR APPROVAL AT THE 8/24/22 PLANNING COMMISSION MEETING AND APPROVED BY CITY COUNCIL ON 9/27/22.

**VACATION LEGEND**

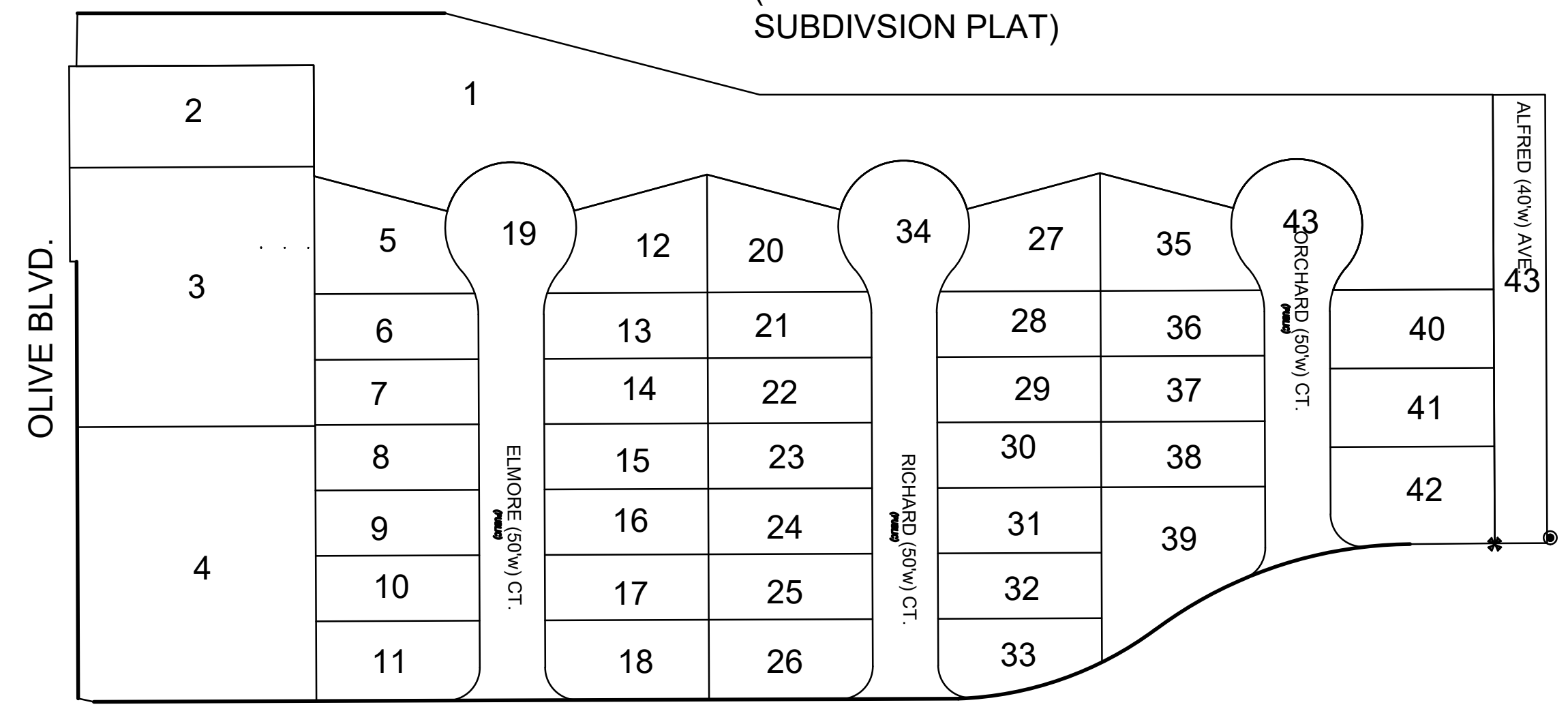


WOODSON RD.  
(PUBLIC)

**EXISTING PROPERTY DATA**

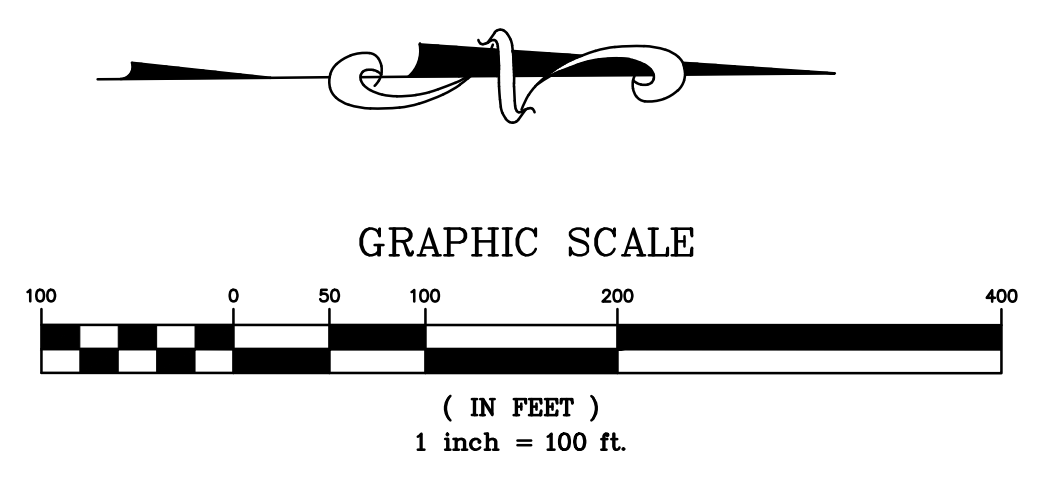
1. LOT 2 MARKET AT OLIVE SUBDIVISION PLAT (BK 369, PG 124-125)  
17K432018  
ZONED: PD-C PLANNED DEVELOPEMENT COMMERCIAL
- 2-4. PART LOTS 1-3 CHARLES H. GIERS ESTATE  
17K431996, 17K430247, 17K430258  
ZONED: CG- GENERAL COMMERCIAL
- 5-18. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 1  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
17K430401, 17K430391, 17K430412, 17K430380, 17K430379, 17K430368, 17K430357, 17K430577, 17K430554, 17K430533, 17K430555, 17K430511, 17K430522, 17K430566
19. ELMORE COURT R.O.W. TO BE VACATED
- 20-33. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 2  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
17K430720, 17K430711, 17K430687, 17K430702, 17K430676, 17K430698, 17K430665, 16K110025, 16K110036, 16K110047, 16K110069, 16K110070, 16K110058, 16K110081
34. RICHARD COURT R.O.W. TO BE VACATED
- 35-42. LOTS 1-5 AND 11-13 ST PATRICK'S COURTS BLOCK 3  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
16K110201, 16K110191, 16K110212, 16K110223, 16K110180, 16K110366, 16K110355, 16K110344
43. RICHARD COURT R.O.W. TO BE VACATED
44. ALFRED AVE PRIVATE DRIVE

**COSTCO  
(LOT 1 MARKET AT OLIVE  
SUBDIVISION PLAT)**



**ORIGINAL PROPERTY DESCRIPTIONS**

Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33.  
 Part of vacated Alfred Avenue  
 Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124  
 and  
 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 an 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. Excepting out any part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124

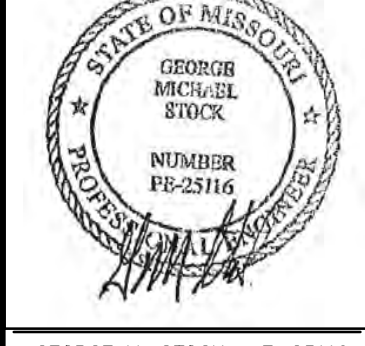


PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9300  
 530-9300 FAX: (636) 530-9300  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
 LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/18/22



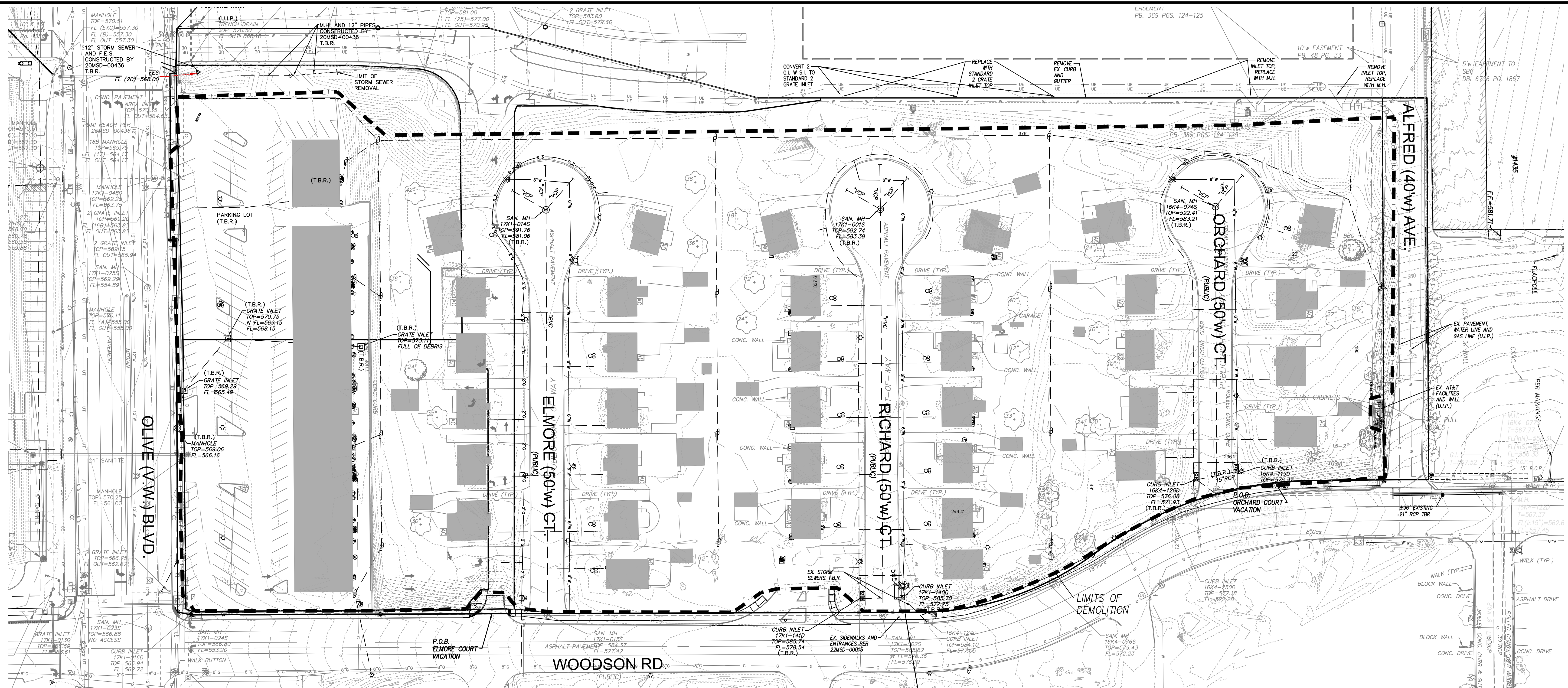
GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1	10/04/2022	
1	10/18/2022	

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
SCALE: P # P-XXXX-XX	BASE MAP: P XX
S.L.C. MAT # XXXX	MAT SUP: XX-XXX-XX
M.D.N.R. # XX	

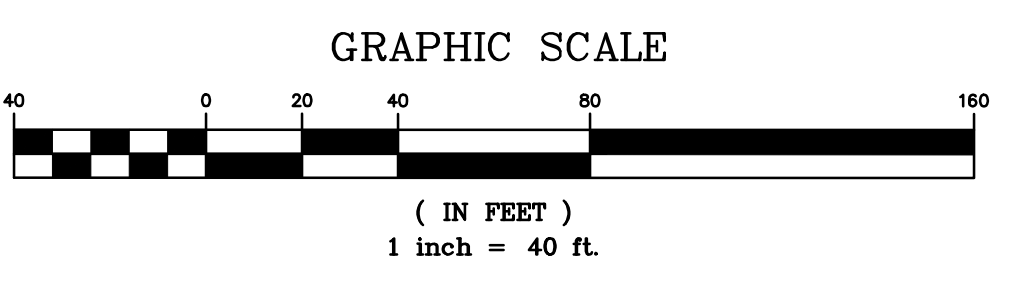
SHEET TITLE:  
**EXISTING &  
 PROPOSED  
 PROPERTY LINES**  
 SHEET NO.:  
**C2.0**



**DEMOLITION LEGEND**

BUILDING DEMOLITION

- DEMOLITION NOTES**
1. ALL TREES THAT ARE NOT NOTED TO BE REMOVED (TBR) AND LOCATED OUTSIDE AND ADJACENT TO THE DISTURBED AREAS (AS INDICATED ON DEMO PLAN) SHALL REMAIN AND BE PROTECTED. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR TREE PROTECTION DETAILS.
  2. DEMOLITION INCLUDES ALL MATERIAL WITHIN THE LIMITS OF CONSTRUCTION LINE SHOWN ON PLANS, UNLESS OTHERWISE NOTED ON SHEET INCLUDING BUT NOT LIMITED TO BUILDING SERVICE LINES, FOOTINGS AND FOUNDATIONS, SIDEWALKS, DRIVEWAYS AND OTHER MISCELLANEOUS IMPROVEMENTS.
  3. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND/OR IRRIGATION SYSTEMS ADJACENT TO THE PROPERTY PRIOR TO ANY DIGGING OR EARTH MOVING.
  4. THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
  5. THE CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY SERVICE PROVIDERS THE DISCONNECTION AND REMOVAL OF ALL UTILITY SERVICES TO THE EXISTING STRUCTURES SHOWN TO BE DEMOLISHED.
  6. UTILITY RELOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.



**UTILITY NOTE**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9300  
 500-93001 FAX: (636) 530-9300  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
 LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/18/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

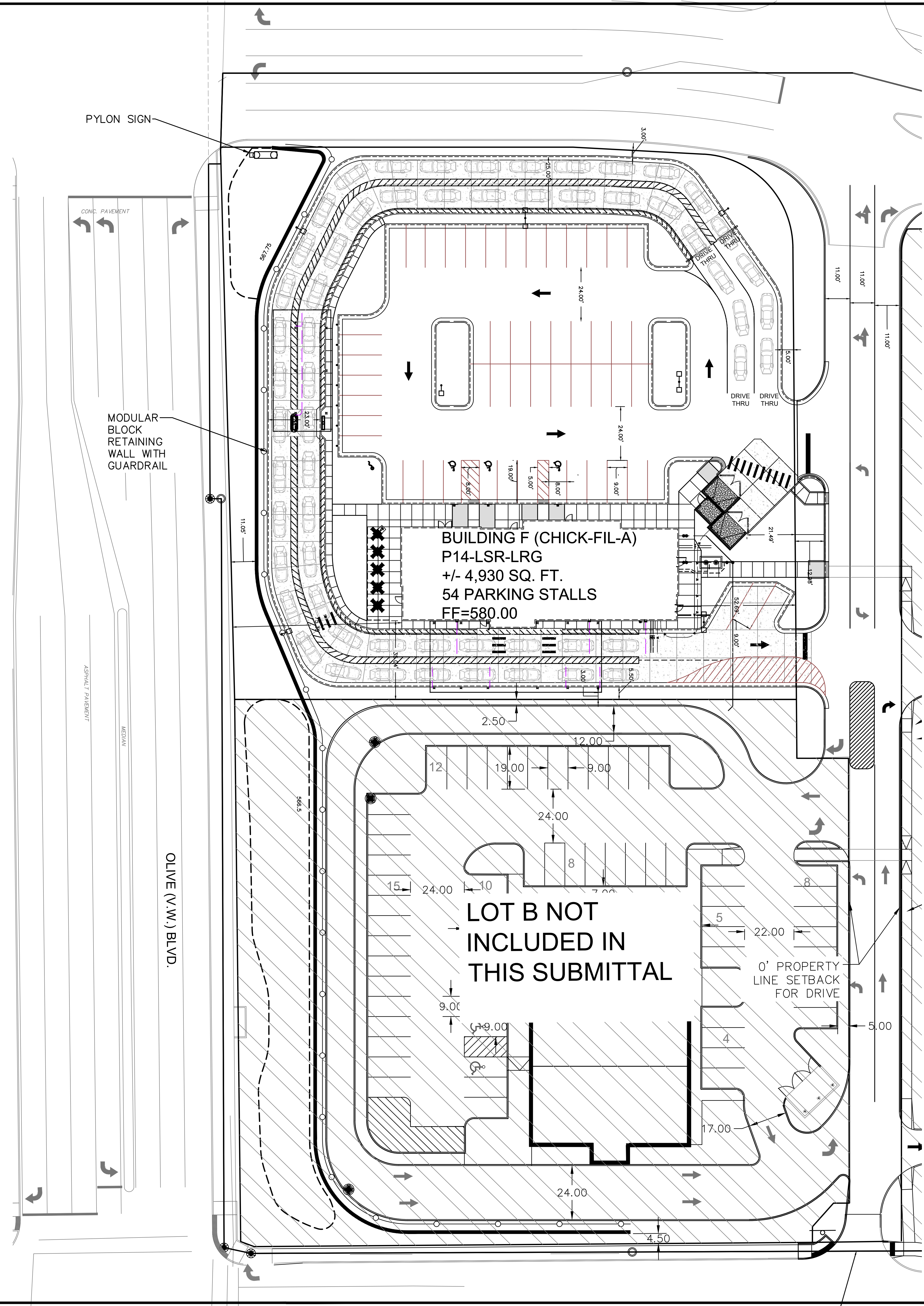
**REVISIONS:**

1	10/04/2022	
1	10/18/2022	

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
K.E.S. P.# P-XXXX-XX	BASE MAP P.# XX
S.L.C. MAT.# XXXX	MAT.SUP. XX-XXX-XX
M.D.N.R.# XX	

SHEET TITLE:  
**EXISTING  
 CONDITIONS/  
 DEMOLITION PLAN**  
 SHEET NO.:  
**C3.0**

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF STOCK & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STOCK & ASSOCIATES, INC.



PYLON SIGN

CONC. PAVEMENT

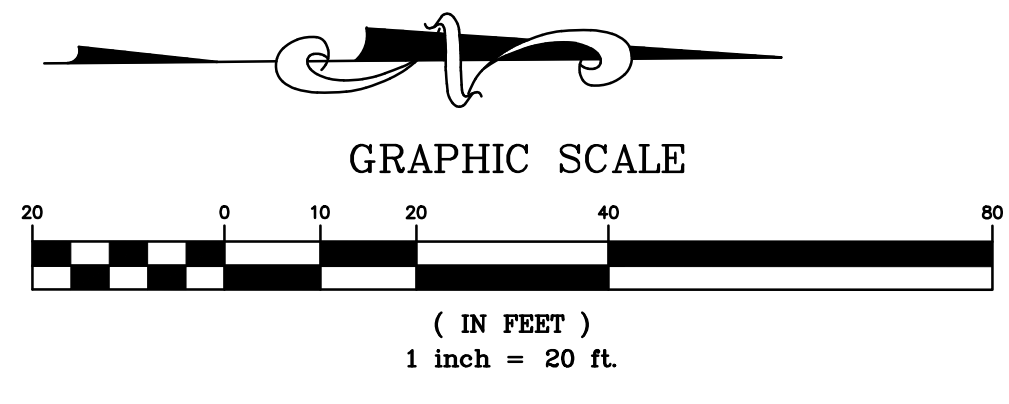
MODULAR BLOCK RETAINING WALL WITH GUARDRAIL

**BUILDING F (CHICK-FIL-A)**  
**P14-LSR-LRG**  
 +/- 4,930 SQ. FT.  
 54 PARKING STALLS  
 FF=580.00

**LOT B NOT INCLUDED IN THIS SUBMITTAL**

0' PROPERTY LINE SETBACK FOR DRIVE

OLIVE (N.W.) BLVD.



DATE: 10/18/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

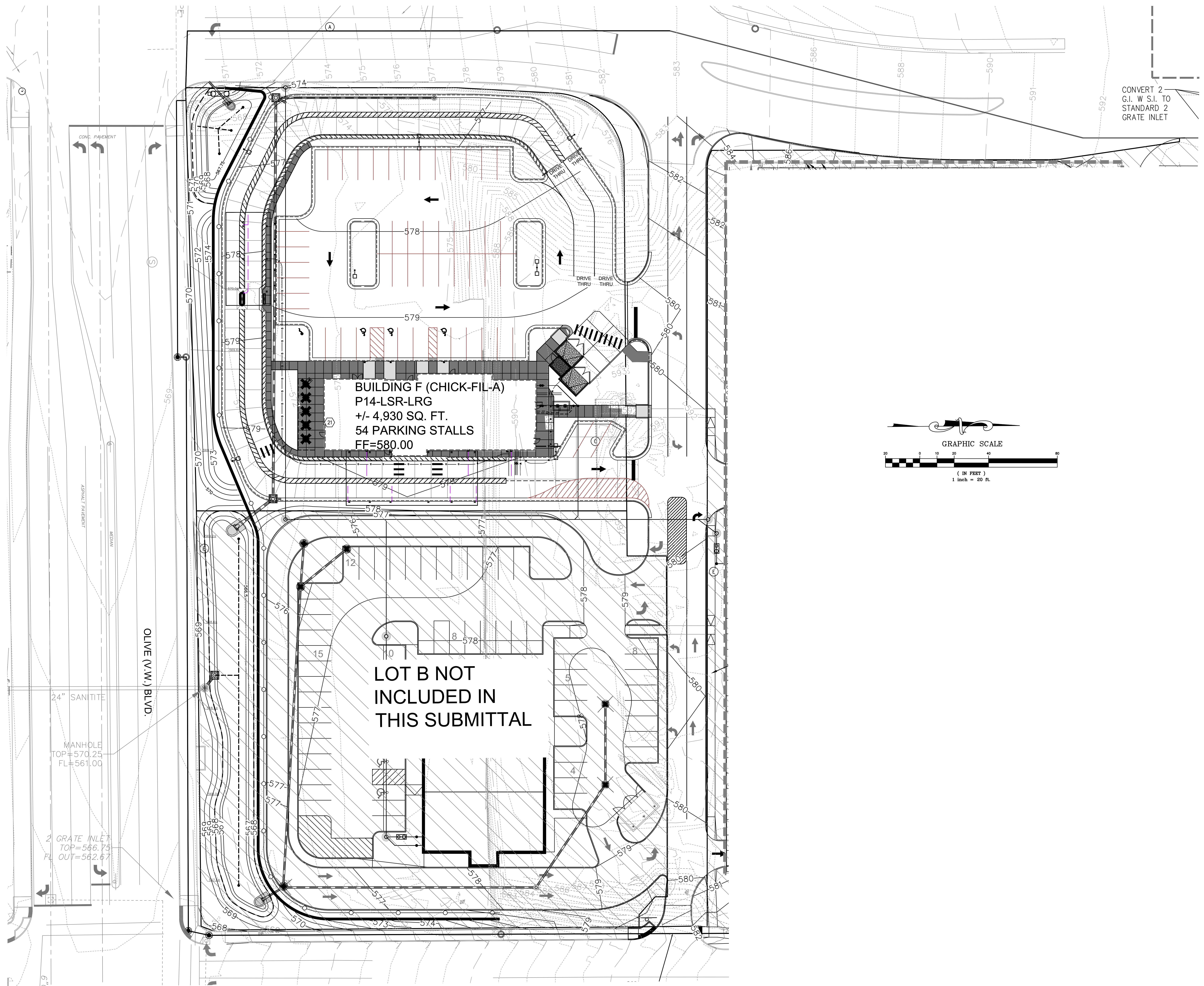
REVISIONS:

1	10/04/2022	
1	10/18/2022	

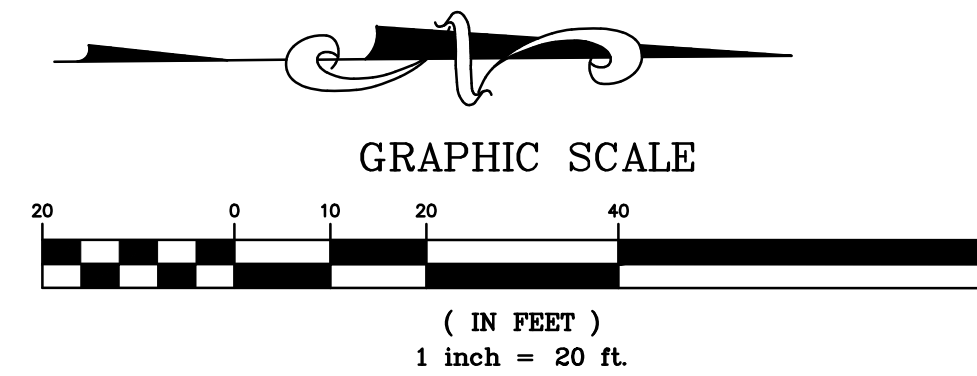
DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
REV. P. # P-XXXX-XX	BASE MAP # XX
SLC. MAT # XXXX	MAT SUP. XX-XXXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**C4.0**



CONVERT 2  
G.I. W S.I. TO  
STANDARD 2  
GRATE INLET



**BUILDING F (CHICK-FIL-A)**  
P14-LSR-LRG  
+/- 4,930 SQ. FT.  
54 PARKING STALLS  
FF=580.00

**LOT B NOT  
INCLUDED IN  
THIS SUBMITTAL**

24" SANITITE

MANHOLE  
TOP=570.25  
FL=561.00

2 GRATE INLET  
TOP=566.75  
FL OUT=562.67

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/18/22



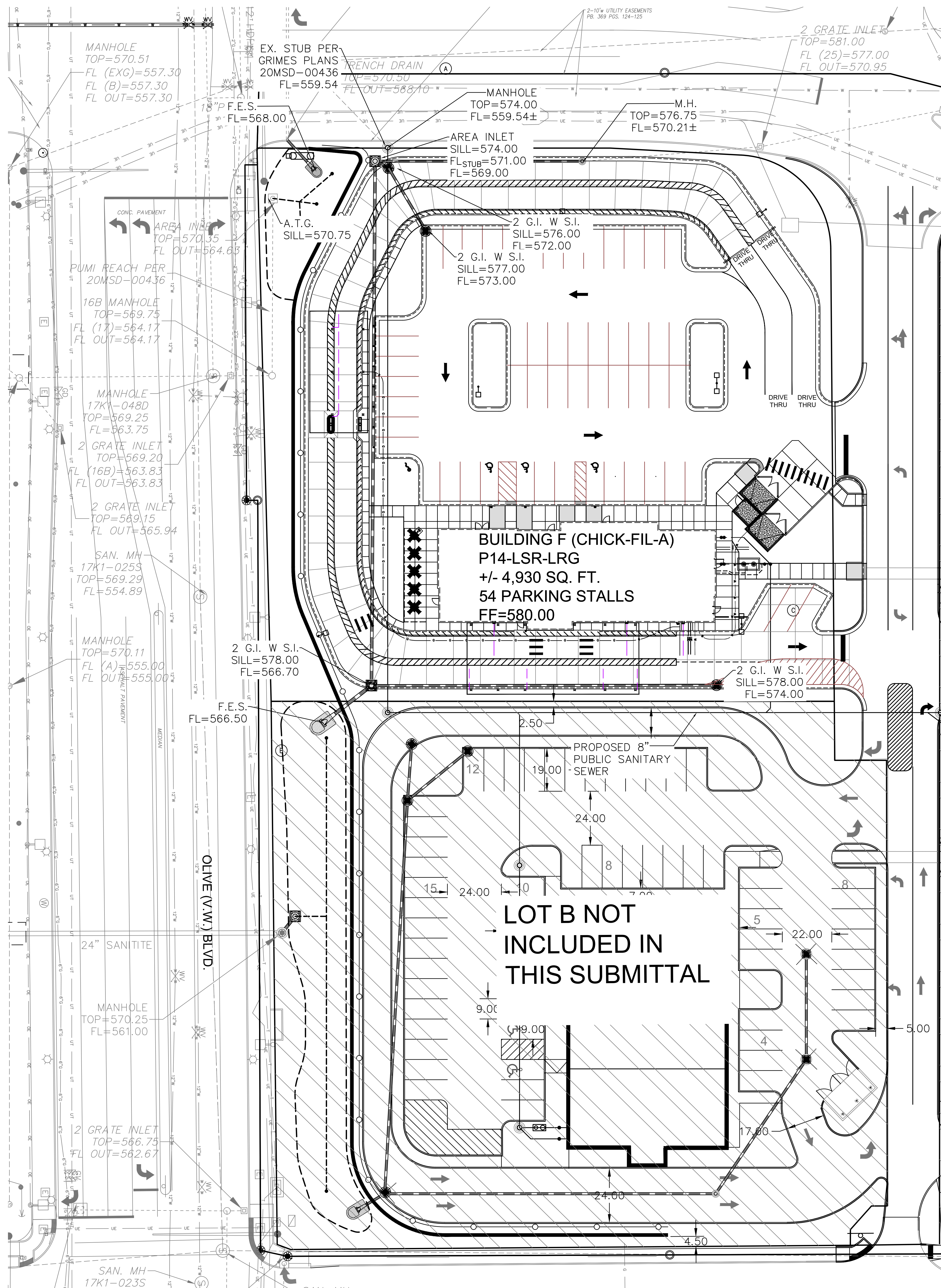
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

1	10/04/2022	
1	10/18/2022	

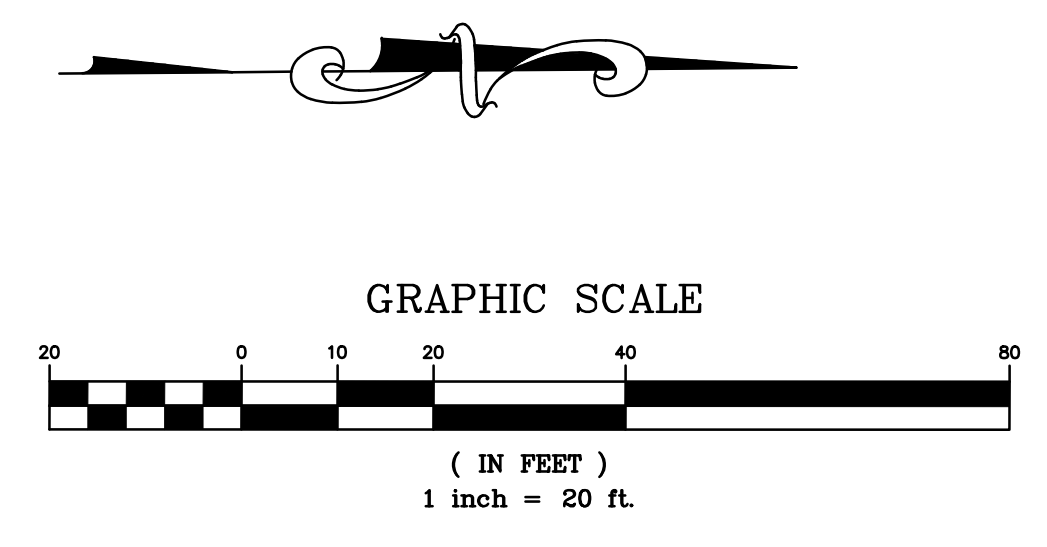
DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
REV. P. # P-XXXX-XX	BASE MAP # XX
S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE &  
GRADING PLAN**  
SHEET NO.:  
**C5.0**



**BUILDING F (CHICK-FIL-A)**  
**P14-LSR-LRG**  
 +/- 4,930 SQ. FT.  
 54 PARKING STALLS  
 FF=580.00

**LOT B NOT INCLUDED IN THIS SUBMITTAL**



PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-**  
**LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

DATE: 10/18/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1	10/04/2022	
1	10/18/2022	

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO: 217-6193
REV. P. # P-XXXX-XX	BASE MAP P XX
S.L.C. MAT. # XXXX	MAT. SUP. XX-XXXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE UTILITY PLAN**

SHEET NO.:  
**C6.0**



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20221114-01
--------------------------------------	---------------

**SUBJECT/TITLE:**  
Resolution for Fiscal Year 2022-2023 Budget Amendment #2

<b>REQUESTED BY:</b> Keith Cole, Director of Finance	<b>DEPARTMENT / WARD</b> Finance / All
---	---

<b>AGENDA SECTION:</b> New Business - Resolution 2022-13	<b>CAN ITEM BE RESCHEDULED?</b> No
---	---------------------------------------

**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager recommends approval of the Resolution for fiscal year 2022-2023 Budget Amendment #2.

**FISCAL IMPACT:**  
Reduction in Fund Balance - General Fund - \$2,467,763; Solid Waste Fund - \$423,000; Econ Dev Retail Sales Tax Fund - \$83,450; Parks Stormwater Sales Tax Fund - \$439,271. Increase in Fund Balance - American Rescue Plan Fund - \$77,985.

<b>AMOUNT:</b> Various	<b>ACCOUNT No.:</b> See Detail - Various
---------------------------	---

<b>FROM FUND:</b> See Detail - Various	<b>TO FUND:</b> See Detail - Various
---	---

**EXPLANATION:**  
The changes in the General Fund, Solid Waste Fund, Econ Dev Retail Sales Tax Fund, and Parks Storm Water Sales Tax Fund will have a reduction in fund balance by \$2,467,763, \$423,000, \$83,450 and \$439,271, respectively. The change in the American Rescue Plan Fund will have an increase in fund balance by \$77,985, respectively.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
The attached information is the second (2nd) budget amendment of fiscal year 2023. The amendment incorporates the increases and decreases of revenues and expenditures of the mentioned funds. Please note, the reduction of \$2.5 million in the General Fund is from the flood and the City is working with FEMA to get reimbursed. However, the amount of reimbursement is unknown at this time.

<b>CIP No.</b>	N/A
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**RELATED ITEMS / ATTACHMENTS:**

- Budget Amendment Details
- Resolution 2022-13 for Approval of the Amendment

**LIST CITY COUNCIL GOALS (S):**  
Prudent Fiscal Management

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregory Rose	<b>MEETING DATE:</b> November 14, 2022
--	---

**FY23 Budget Amendment #2  
To Be Approved by City Council  
November 14, 2022**

**General Fund:**

<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
<u>Revenues</u>			
1) 4540.05 Safer Grant	360,620		Increase due to receiving the remaining amount from FEMA, closing out the SAFER grant.
2) 4805 Insurance Recoveries	700,000		Increase due to receiving settlement checks from Insurance Co. as a result of the July flood. Checks represents Central Garage, Centennial Commons, Parks Maintenance, and Community Center.
<b>Change in Revenues - Increase</b>		<b>1,060,620</b>	



**FY23 Budget Amendment #2  
To Be Approved by City Council  
November 14, 2022**

<b>General Fund:</b>		Expenditure	Expenditure	<u>Description</u>
<u>Account</u>	<u>Expenditures</u>	<u>Increase</u>	<u>Decrease</u>	
<b>1) Information Technology</b>				
01.18.90.8130	Flood Mitigation Assistance	900		Computer equipment loss from flood. Funds to come from fund reserves.
<b>2) Police</b>				
01.30.90.8130	Flood Mitigation Assistance	167,430		Emergency Purchases - 2022 Dodge Durangos (3) - Purchases needed due to July flood. Plus add new Police Equipment to vehicles. Council approved Dodge Durangos 08.08.22. Funds to come from fund reserves.
01.30.90.8130	Flood Mitigation Assistance	17,000		
<b>3) Fire</b>				
01.35.90.8130	Flood Mitigation Assistance	136,280		Emergency Purchases - ramifications from the July flood. Building Restoration - Woodard, Fielder Electrical Fire Gear Dryer. Council approved 08.08.22 Medical Supplies IT Equipment
		8,700		
		14,480		
		2,875		
<b>4) Public Works - Capital Improvements</b>				
01.40.90.8130	Flood Mitigation Assistance	244,139		Emergency Purchases - Street Sweeper Council approved 08.22.22. Funds to come from fund reserves.
01.40.90.8130	Flood Mitigation Assistance	51,740		Emergency Purchases - Dodge Ram 2500 P/U Truck Council approved 09.12.22. Funds to come from fund reserves.
01.40.90.8130	Flood Mitigation Assistance	105,830		Emergency Purchases - Chevy Silverado 2500HD - Streets (Qty 2) Council approved 09.12.22. Funds to come from fund reserves.
01.40.90.8130	Flood Mitigation Assistance	94,950		Emergency Purchases - 25 yd. Leaf Vacuum Trailer Council approved 09.27.22. Funds to come from fund reserves.
01.40.90.8130	Flood Mitigation Assistance	217,905		Various expenses toward mitigating from the flood. Ex. of expenses are supplies, small equipment, debris removal, and temporary help. Funds to come from fund reserves.
<b>5) Parks, Recreation &amp; Forestry - Capital Improvements</b>				
01.50.90.8130	Flood Mitigation Assistance	203,480		Emergency Purchases - Ford F-450, F-550(2) One Ton Dump Trucks. Council approved 08.22.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	87,900		Emergency Purchases - Ford F-150, Chevy Silverado 3/4 Ton Pickup 8ft bed. Council approved 08.22.22. Funds to come from fund reserves.

**FY23 Budget Amendment #2  
To Be Approved by City Council  
November 14, 2022**

**General Fund:**

<u>Account</u>	<u>Expenditures</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
01.50.90.8130	Flood Mitigation Assistance	51,740		Emergency Purchases - Dodge Ram 2500 P/U Truck Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	54,535		Emergency Purchases - Compact Utility Tractor w/ Backhoe attachment. Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	63,280		Emergency Purchases - John Deere Z960M Ztrak Front End Mower (Qty 3). Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	75,540		Emergency Purchases - John Deere 1570 Terrain Cut Front Mower w/ Blade (Qty 2). Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	7,120		Emergency Purchases - W48R Commercial Walk Behind Mower. Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	165,745		Emergency Purchases - Chevy Silverado 2500HD (Parks, Parks Service, Parks. Council approved 09.12.22. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	51,325		Emergency Purchases - Chevy Silverado 2500HD Council approved 10.24.22 Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	29,360		Emergency Purchases - John Deere Utility Vehicle w/ Snow Blade Council approved 10.24.22 Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	39,375		Emergency Purchases - John Deere Compact Tractor w/ Snow Blade Council approved 10.24.22 Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	51,755		Various expenses toward mitigating from the flood. Ex. of expenses are supplies, small equipment, debris removal, rentals, and temp help. Funds to come from fund reserves.
01.50.90.8130	Flood Mitigation Assistance	750,907		Flood Mitigation to structure and contents remediation services as a result of the July 2022 flood. Estimated costs are as follows:
		335,370		Centennial Commons
		370,039		Parks & Maintenance Building
		128,683		Central Garage
				Community Center
				Council approved estimated costs 08.08.22.
<b>Change in Expenditures - Increase</b>			<b>3,528,383</b>	
<b>Total General Fund Reduction in Fund Balance</b>			<b>(2,467,763)</b>	

The effect on the General Fund from these amendments are as follows:

Original Adopted Budget (Deficit)	\$ (183,830)
Change in Budget Amendment #1	(98,285)
Balance after Budget Amendment #1	<u>\$ (282,115)</u>
<b>Change in Budget Amendment #2</b>	<b>(2,467,763)</b>
<b>Balance after Budget Amendment #2</b>	<b><u>(2,749,878)</u></b>

**FY23 Budget Amendment #2  
To Be Approved by City Council  
November 14, 2022**

**Solid Waste Fund:**

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 08.40.90.8200      Vehicles & Equipment	74,000	-	FY23 CIP Budget allocated \$280,000 for the replacement of an automated truck. Due to shortage and high demand, the cost of trash trucks increased to \$354,000. Funds to come from fund reserves. Council approved 07.25.22.
2) 08.40.90.8200      Vehicles & Equipment	349,000		Emergency Purchase - Sidewinder Trash Truck purchase due to the flood. Council approved 09.12.22. Funds to come from fund reserves.
<b>Total Solid Waste Fund</b>			
<b>Reduction to Fund Balance</b>		<b>(423,000)</b>	

**Economic Development Retail Sales Tax Fund:**

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 11.45.78.6040      Events and Receptions	83,450		Increase due to LSBD was awarded \$85,000 in EDRST funds for City-Wide events. All but \$1,550 has been paid leaving \$83,450 available to be disbursed to the LSBD. Council approved 08.08.22. Funds to come from fund reserves.
<b>Total Economic Development Retail Sales Tax Fund</b>			
<b>Reduction to Fund Balance</b>		<b>(83,450)</b>	

**Parks & Stormwater Sales Tax Fund:**

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 14.50.90.8100      Misc. Improvement	233,906		Improvements to Ruth Park Golf Course for rutting and severe water runoff. Funds were included in Committed Fund Reserves - Resolution 2022-7. Council approved 06.27.22. Funds to come from fund reserves.
2) 14.50.90.8130      Flood Mitigation Assistance	205,365		Emergency Purchase - 8 cu. Yard mini rear curved rear load trash truck. Council approved 09.12.22. Funds to come from fund reserves.
<b>Total Parks &amp; Stormwater Sales Tax Fund</b>			
<b>Reduction in Fund Balance</b>		<b>(439,271)</b>	

**FY23 Budget Amendment #2  
To Be Approved by City Council  
November 14, 2022**

**American Rescue Plan Fund**

<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
1) 29.4804 Misc Operating Revenue	80,220		Increase due to receiving supplemental amount of \$33,215, in addition to budgeting a lower amount than what we anticipated in receiving ARPA funds.

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 29.70.91.6010 Professional Services	2,235		Increase due to consulting services agreement with Armanino, LLC, to provide oversight of ARPA funds. Funds to come from fund reserves.

**Total American Rescue Plan Fund  
Increase to Fund Balance**

**77,985**

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**Resolution 2022 - 13**

**A RESOLUTION AMENDING THE FISCAL YEAR 2022-2023 (FY23)  
BUDGET – AMENDMENT # 2 AND APPROPRIATING SAID AMOUNTS**

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2022, was approved by the City Council and circumstances now warrant amendment to that original budget.

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

Adopted this 14th day of November 2022.

\_\_\_\_\_  
Mayor

Attest:

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

Certified to be Correct as to Form:

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





**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20221114-02
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**SUBJECT/TITLE:**  
Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Development Plan for Market at Olive Phase IV development, Lot A and Common Ground 2.

<b>REQUESTED BY:</b> John L. Wagner	<b>DEPARTMENT / WARD</b> Community Development/Ward 3
--	--

<b>AGENDA SECTION:</b> New Business - Resolution 2022-14	<b>CAN ITEM BE RESCHEDULED?</b> Yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager recommends approval.

**FISCAL IMPACT:**  
N/A

<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
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<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**  
N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
Staff recommends approval of the Resolution for the Preliminary Development Plan for Market at Olive Phase IV development, Lot A and Common Ground 2.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**  
Attached are the Plan Commission Transmittal Letter, Draft Resolution and the Preliminary Development Plan.

**LIST CITY COUNCIL GOALS (S):**  
Economic Development

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregory Rose	<b>MEETING DATE:</b> November 14, 2022
--	---



**Plan Commission**

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

September 28, 2022

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

RE: Preliminary Plan Approval –Market at Olive, Phase IV, Lot A and Common Ground 2  
(REZ 22-07)

Dear Ms. Reese,

At a regularly scheduled meeting, on September 28, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by U. City, LLC to approve a resolution for “Preliminary Plan” approval of Phase IV of the Market at Olive development, Lot A and Common Ground 2.

By a vote of 4 for and 0 against, the Plan Commission recommended approval of said resolution.

A handwritten signature in blue ink, reading "Margaret Holly".

Margaret Holly, Chairperson  
University City Plan Commission



## **RESOLUTION 2022-14**

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 shall 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, MISSOURI, AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for a development on Lot A and Common Ground 2 for the development to be known as “Market at Olive Plat IV”. 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 September 6, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The use associated with this development shall be for a restaurant, including drive-through facilities.
3. A detailed construction traffic and parking plan shall be submitted for review and approval with the Site Plan.
4. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code and pursuant to a Conditional Use Permit for the site lowering the number of parking spaces from 59 to 54, as approved by the City Council on November 14, 2022.
5. A landscape plan shall be submitted for review and approval to the Department of Planning and Development.
6. Pylon signs for the development shall be those approved by Ordinance Number 7184. There shall be no monument signs for individual buildings. Directional signage for individual stores shall be as approved on the Final Development Plan and tenant finishes.
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 \_\_\_\_\_, 2022

---

Mayor

ATTEST

---

City Clerk

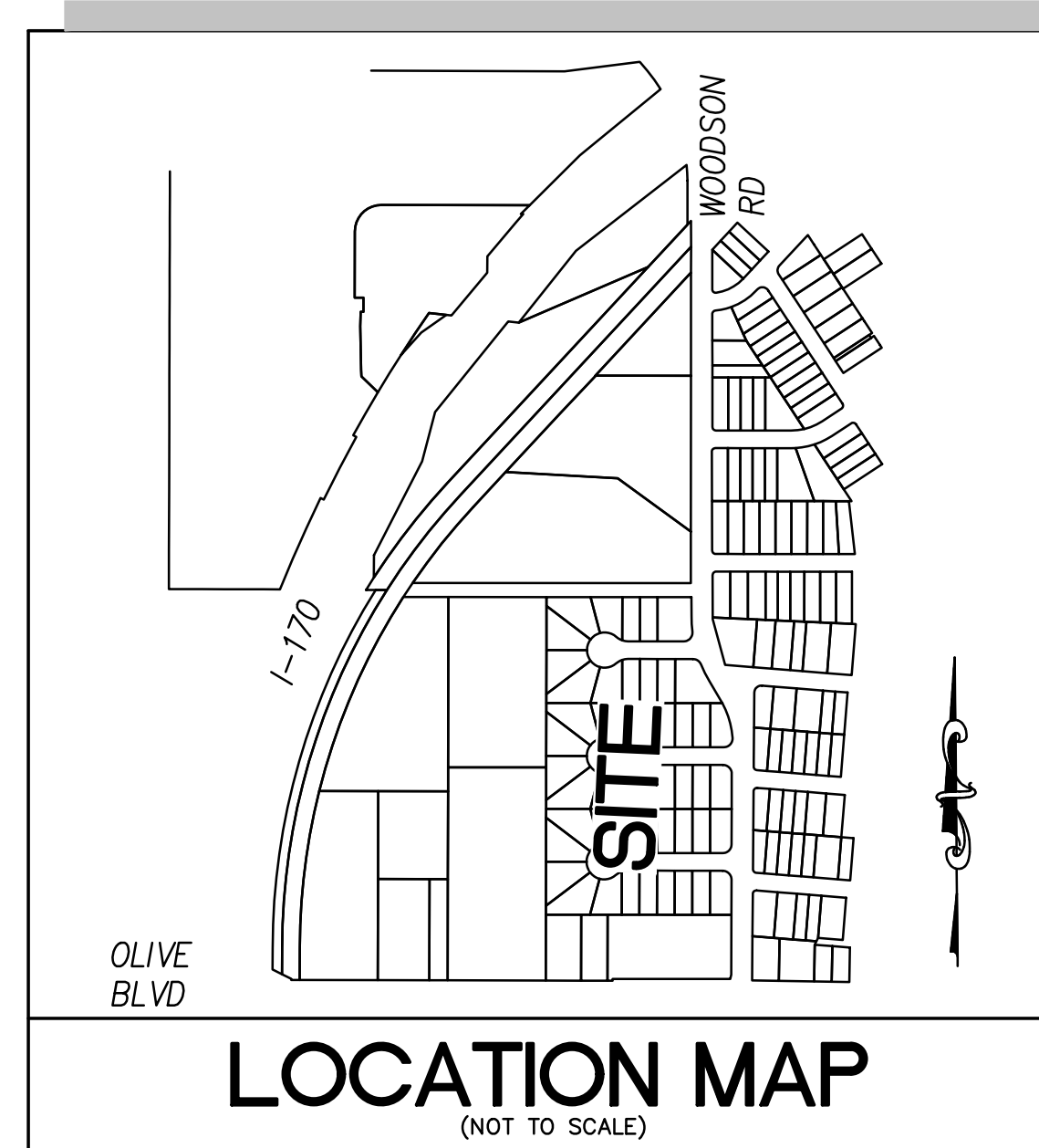
# MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2

A TRACT OF LAND BEING LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 1, LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 2 AND LOT 1 THRU 5 AND LOTS 11 THRU 13 OF BLOCK 3 OF ST. PATRICK COURTS AS PER PLAT BOOK 48 PAGE 33 LOCATED IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY AND FINAL DEVELOPMENT PLAN

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
NW	NOW OR FORMERLY
PL	PLAT BOOK
P.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SC	SQUARE
T	TO BE REMOVED
TBR	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



### SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING & PROPOSED PROPERTY LINES
C3.0	EXISTING CONDITIONS/DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	SITE & GRADING PLAN
C6.0	SITE UTILITY PLAN

### SITE COVERAGE

PROPOSED SITE COVERAGE=73.7%  
1.69 AC BUILDING/DRIVES/PARKING  
2.28 ACRES TOTAL  
1.69 AC/2.28 AC= 73.7%

### SITE INFORMATION

OWNER	= U CITY LLC/U CITY LLC UNDER CONTRACT*
	* 8614 ELMORE AND 8600 ELMORE ARE UNDER CONTRACT, THE REST ARE OWNED
CITY	= UNIVERSITY CITY
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T
FLOOD MAPS	= 29189C0211K
EXISTING ZONING	= SEE SHEET C2.0
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 2.28 AC (LOT A & COMMON GROUND 2) 11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

### PARKING CALCULATIONS

#### CHICK-FIL-A (LOT A)

REQUIRED PARKING:	
RESTAURANT	1 SPACE PER 75 SQUARE FEET GROSS FLOOR AREA
	4,930 SQ FT/75=65.7 SPACES
	(LESS 10% REDUCTION FOR TRANSIT) (6.57 SPACES)
SPACES REQUIRED:	59 SPACES

PROPOSED PARKING:	
TOTAL	58 SPACES
INCLUDING 3 ADA SPACES (1 VAN ACCESSIBLE)	

### ST. LOUIS COUNTY BENCHMARK

BENCHMARK#1511 MAIN088 Elev = 567.33  
Cut "L" on the northeast corner of the easternmost of two traffic signal control boxes situated southwest of the intersection of Olive Boulevard with McKnight Road from the south and Woodson Road from the north, roughly 51' west of centerline McKnight Road and 41' south of centerline Olive Boulevard.

GENERAL NOTES:

1) Basis of Bearings Missouri State Plane Grid North

### UTILITY NOTE

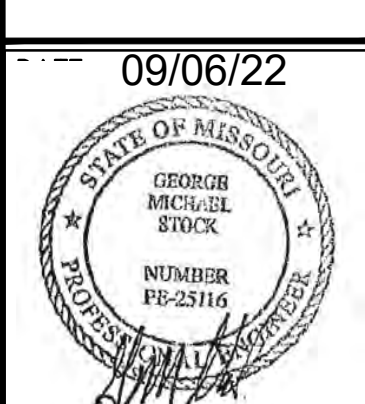
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED BY:  
**Stock & Associates**  
Consulting Engineers, Inc.

PRELIMINARY/FINAL DEVELOPMENT PLANS FOR:  
**MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:	
1	

DRAWN BY:	A.M.G.	CHECKED BY:	G.M.S.
DATE:	09/06/2022	JOB NO.:	217-6193
K.S.D. #	P-XXXX-XX	BASE MAP #	XX
S.L.C. MAP #	XXXX	H.M.T. SUP. #	XX-XXX-XX
M.D.N.R. #	XX		

TITLE SHEET  
SHEET NO. **C1.0**

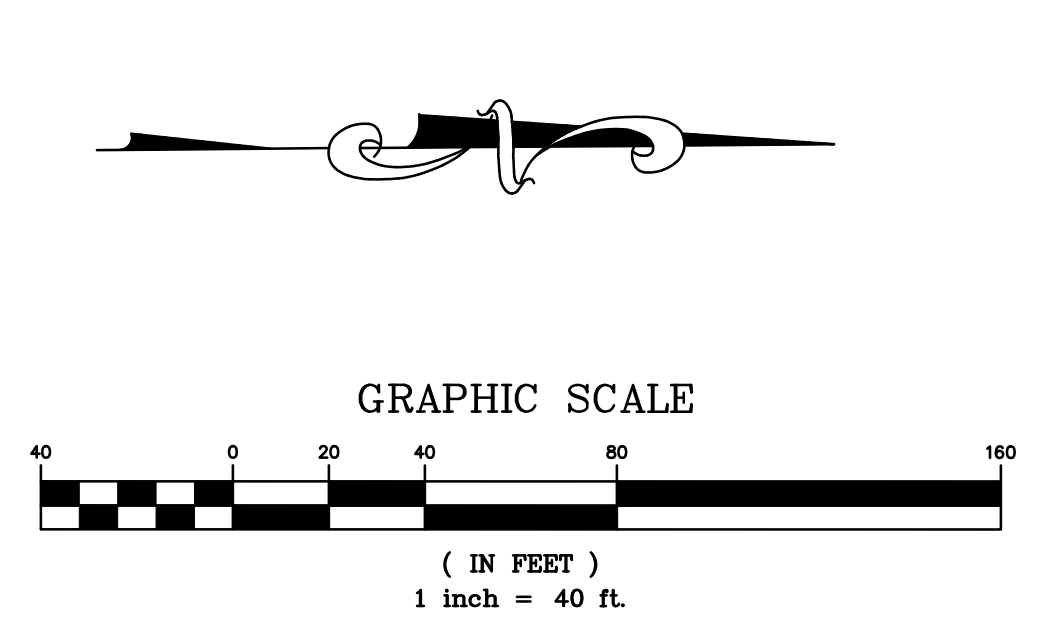
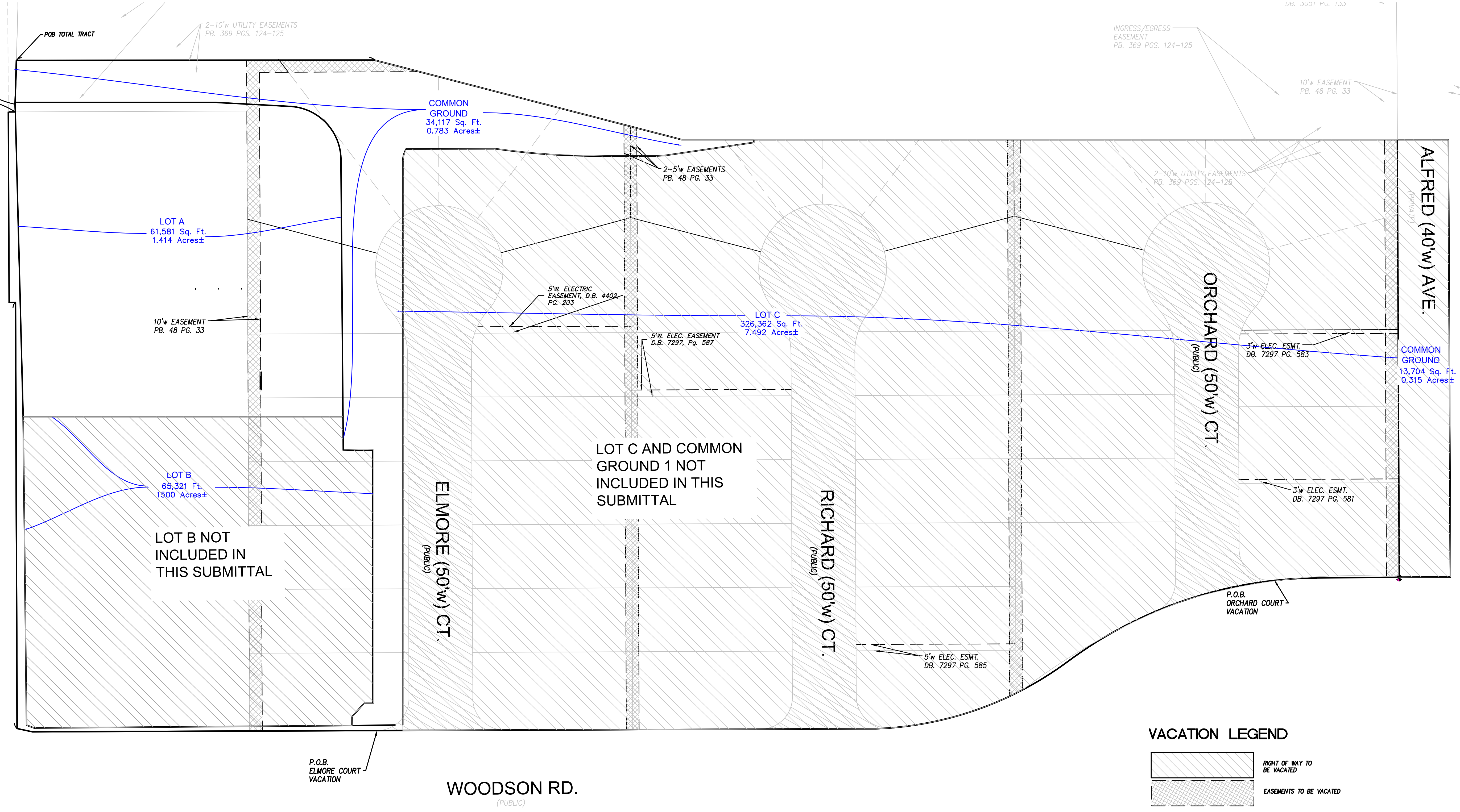
Common Ground 2 Description  
A tract of land being part of Lots 1-7 of Block 1 and part of Vacated Elmore Court both of St. Patrick Courts, as recorded in Plat Book 48 Page 33, and part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:  
Beginning the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along the common line between Lots 1 and 2 of said Market and Olive, the following courses and distances: North 00 degrees 26 minutes 14 seconds East, 200.64 feet; North 14 degrees 59 minutes 08 seconds East, 248.43 feet and North 00 degrees 27 minutes 35 seconds East, 56.19 feet; thence departing said common line, the following courses and distances: South 89 degrees 32 minutes 25 seconds East, 2.17 feet; South 07 degrees 52 minutes 59 seconds East, 70.14 feet; South 00 degrees 01 minute 30 seconds West, 44.27 feet to the beginning of a non-arcuate curve to the right having a radius of 592.00 feet; thence along said curve with an arc length of 88.44 feet and a chord which bears South 04 degrees 05 minutes 47 seconds West, 88.35 feet; South 00 degrees 19 minutes 19 seconds West, 69.04 feet; to the beginning of a non-arcuate curve to the left having a radius of 19.00 feet; along said curve with an arc length of 10.15 feet and a chord which bears South 74 degrees 13 minutes 49 seconds East, 10.03 feet and South 89 degrees 31 minutes 35 seconds East, 441.26 feet to the west line of that part of vacated Elmore Court, 50 feet wide and Lot 1 of Block 1 of above said St. Patrick Courts as dedicated to St. Louis County, Missouri; thence along said west line, South 01 degree 59 minutes 59 seconds East, 8.04 feet and South 00 degrees 13 minutes 21 seconds East, 33.03 feet; thence departing said west line the following courses and distances: North 89 degrees 23 minutes 43 seconds West, 7.00 feet; North 47 degrees 43 minutes 16 seconds West, 14.07 feet; North 00 degrees 24 minutes 53 seconds East, 7.00 feet; North 89 degrees 37 minutes 58 seconds West, 198.24 feet; South 00 degrees 31 minutes 21 seconds West, 23.02 feet; North 89 degrees 59 minutes 31 seconds West, 227.83 feet; to the beginning of a curve to the left having a radius of 42.00 feet and a chord which bears South 46 degrees 46 minutes 11 seconds West, 67.54 feet; South 03 degrees 31 minutes 53 seconds West, 58.36 feet and South 00 degrees 07 minutes 39 seconds West, 157.03 feet to the north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, North 87 degrees 54 minutes 10 seconds West, 33.00 feet to the POINT OF BEGINNING.  
Containing 37,568 square feet or 0.862 acres, more or less.

LOT A Description  
A tract of land being part of Lots 5-7 of Block 1 of St. Patrick Courts, as recorded in Plat Book 40 Page 33, part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 and part of Lots 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 48 North, Range 6 East, according to the plat thereof recorded in Plat Book 0 on page 3 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:  
Commencing at the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line South 87 degrees 54 minutes 10 seconds East, 33.00 feet to the POINT OF BEGINNING of the herein described tract; thence departing said right-of-way line the following courses and distances: North 00 degrees 27 minutes 35 seconds East, 157.03 feet; North 03 degrees 31 minutes 53 seconds East, 58.36 feet to the beginning of a curve to the right having a radius of 42.00 feet; along said curve with an arc length of 63.39 feet and a chord which bears North 46 degrees 46 minutes 11 seconds East, 67.54 feet; South 89 degrees 59 minutes 31 seconds East, 201.39 feet and South 00 degrees 27 minutes 35 seconds West, 250.41 feet to that part of above said Lot 2 and 3 of CHARLES H. GIERS ESTATE to be dedicated to Missouri Department of Transportation; thence along said proposed right-of-way, South 89 degrees 49 minutes 17 seconds West, 2.50 feet and South 88 degrees 59 minutes 09 seconds West, 230.28 feet to the existing north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, South 88 degrees 49 minutes 30 seconds West, 6.00 feet and North 87 degrees 54 minutes 10 seconds West, 1.45 feet to the POINT OF BEGINNING.  
Containing 81,581 square feet or 1.414 acres, more or less.

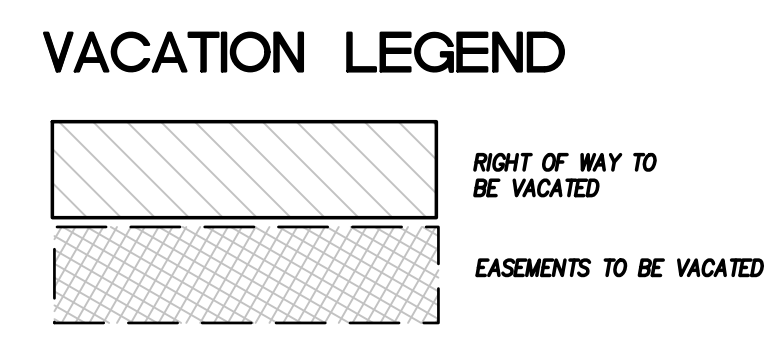
257 Chesterfield Business Parkway, St. Louis, MO 63005  
636.530.9100 - Main | 636.530.9139 - Fax  
www.stockassoc.com | general@stockassoc.com

257 Chesterfield Business Parkway, St. Louis, MO 63005  
636.530.9100 - Main | 636.530.9139 - Fax  
www.stockassoc.com | general@stockassoc.com

PREPARED FOR:  
SENECA & CHAPMAN VENTURES LLC  
1600 S. BRENTWOOD BLVD., SUITE 770  
ST. LOUIS, MO. 63144  
ATTN: MR. LARRY CHAPMAN-PRINCIPAL



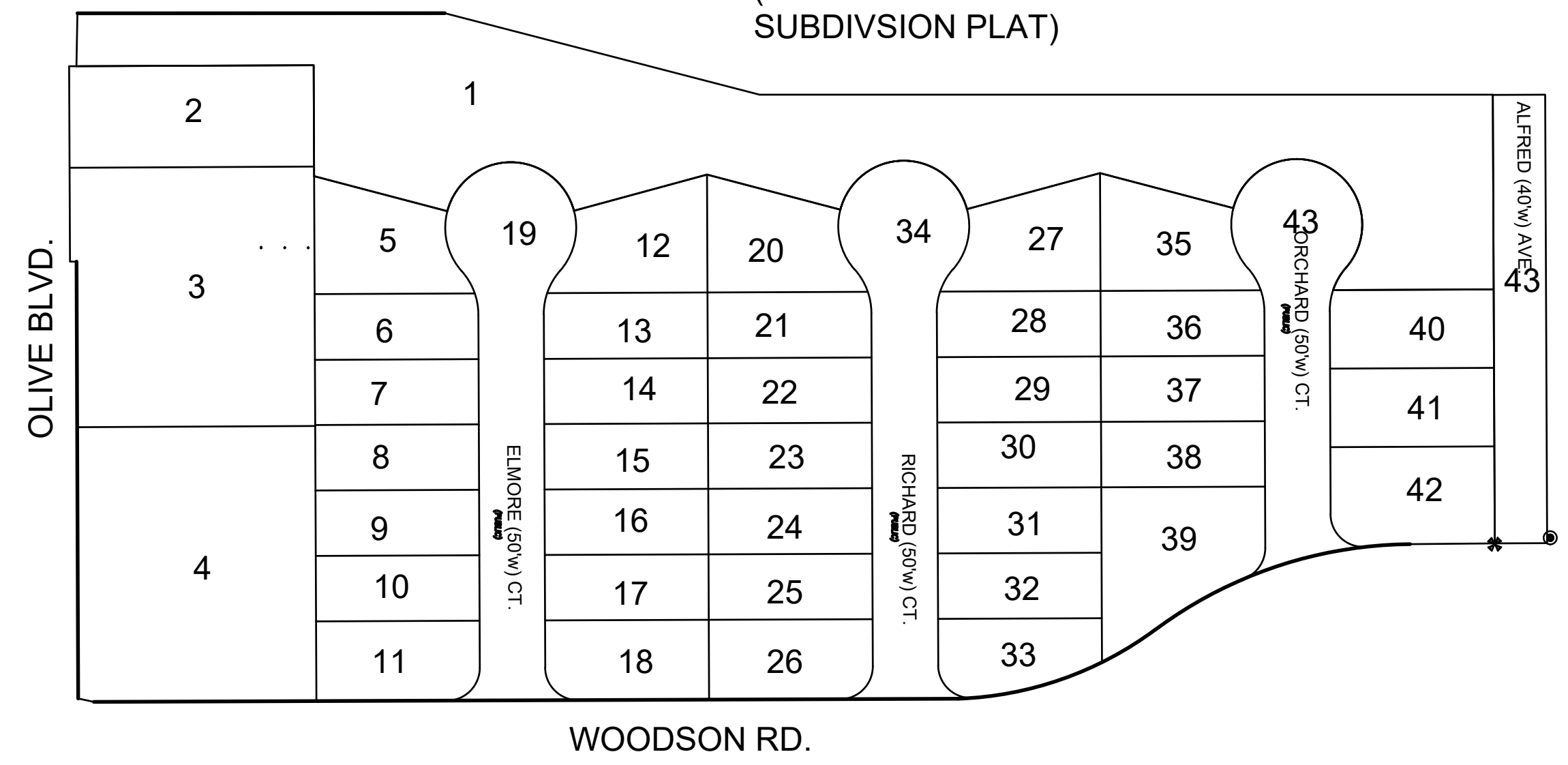
**SUBDIVISION PLAT NOTE**  
MARKET AT OLIVE PLAT 4 WAS RECOMMENDED FOR APPROVAL AT THE 8/24/22 PLANNING COMMISSION MEETING. REZONING/PRELIM AND FINAL DEVELOPMENT PLAN APPROVAL IS PENDING CITY COUNCIL APPROVAL OF PLAT.



**EXISTING PROPERTY DATA**

1. LOT 2 MARKET AT OLIVE SUBDIVISION PLAT (BK 369, PG 124-125)  
17K432018  
ZONED: PD-C PLANNED DEVELOPEMENT COMMERCIAL
- 2-4. PART LOTS 1-3 CHARLES H. GIERS ESTATE  
17K431996, 17K430247, 17K430258  
ZONED: CG- GENERAL COMMERCIAL
- 5-18. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 1  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
17K430401, 17K430391, 17K430412, 17K430380, 17K430379, 17K430368, 17K430357, 17K430577, 17K430554, 17K430533, 17K430555, 17K430511, 17K430522, 17K430566
19. ELMORE COURT R.O.W. TO BE VACATED
- 20-33. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 2  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
17K430720, 17K430711, 17K430687, 17K430702, 17K430676, 17K430698, 17K430665, 16K110025, 16K110036, 16K110047, 16K110069, 16K110070, 16K110058, 16K110081
34. RICHARD COURT R.O.W. TO BE VACATED
- 35-42. LOTS 1-5 AND 11-13 ST PATRICK'S COURTS BLOCK 3  
ZONED: SR- SINGLE FAMILY RESIDENTIAL  
16K110201, 16K110191, 16K110212, 16K110223, 16K110180, 16K110366, 16K110355, 16K110344
43. RICHARD COURT R.O.W. TO BE VACATED
44. ALFRED AVE PRIVATE DRIVE

**COSTCO  
(LOT 1 MARKET AT OLIVE  
SUBDIVISION PLAT)**



**ORIGINAL PROPERTY DESCRIPTIONS**

Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33.

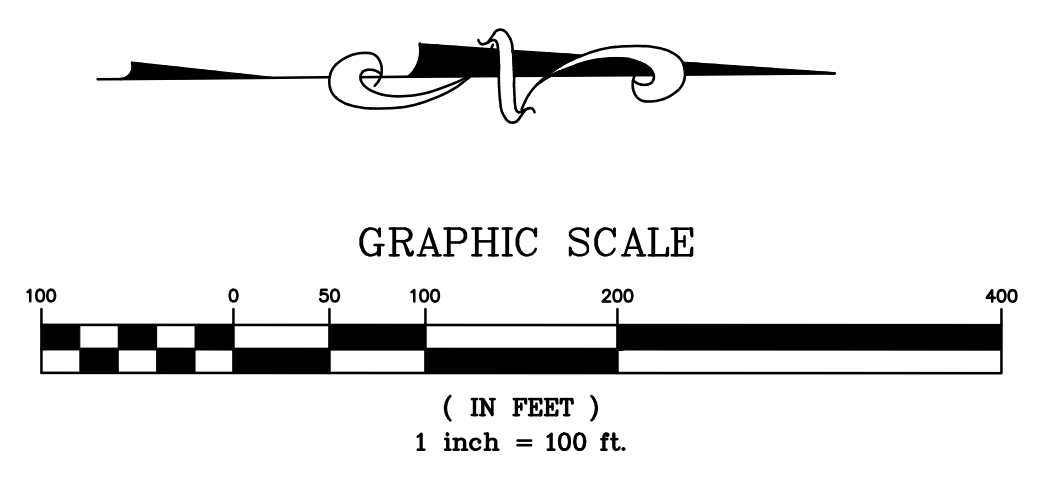
Part of vacated Alfred Avenue

Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124

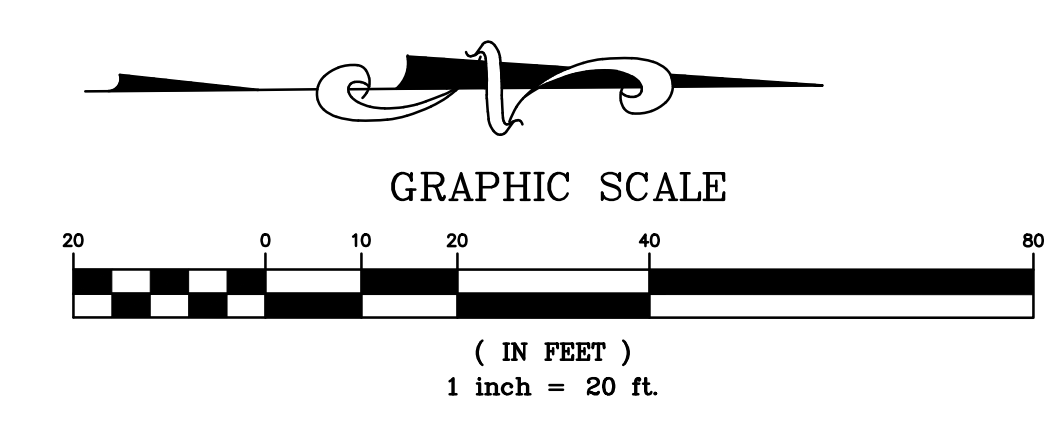
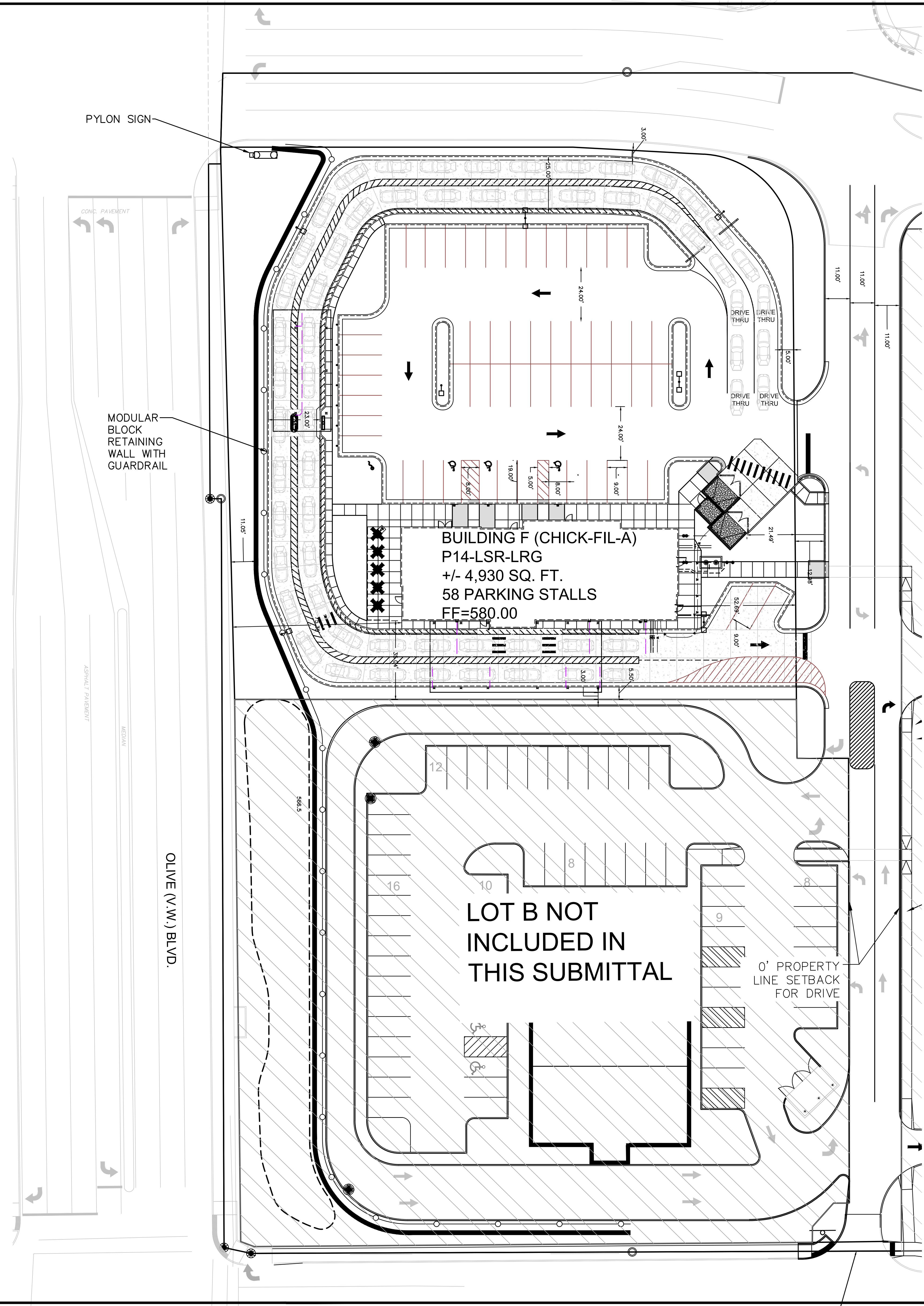
and

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 an 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. Excepting out any part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124

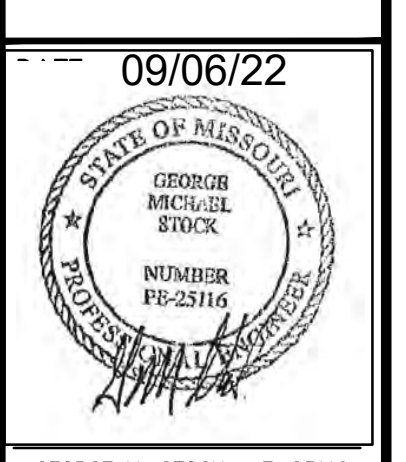


ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.



PRELIMINARY/FINAL DEVELOPMENT PLANS FOR:  
**MARKET AT OLIVE NORTH-**  
**LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI



REVISIONS:	
1	

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO.: 217-6193
REV. P. # P-XXXX-XX	BASE MAP # XX
SLC. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**C4.0**



CITY OF UNIVERSITY CITY COUNCIL MEETING

AGENDA ITEM



NUMBER: <i>For City Clerk Use</i>	NB20221114-03
--------------------------------------	---------------

<b>SUBJECT/TITLE:</b> An Ordinance Approving a Petition to Add Real Property to the Markets at Olive Community Improvement District.			
<b>REQUESTED BY:</b> City Manager, Gregory Rose		<b>DEPARTMENT / WARD</b> Administration	
<b>AGENDA SECTION:</b>	New Business - Bill 9491	<b>CAN ITEM BE RESCHEDULED?</b>	yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends approval.			
<b>FISCAL IMPACT:</b> The City Council established the Markets at Olive Community Improvement District ("CID") by Ordinance No. 7131 on August 13, 2020, consisting of approximately 2.22 acres of property at 8601, 8637 and 8643 Olive Boulevard. The boundaries of the CID were expanded by Ordinance No. 7153 on June 14, 2021, by adding approximately 18.371 acres of property on the north side of Olive between 8643 Olive Boulevard and I-170.			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> The City Clerk received a Petition to further expand the boundaries of the CID on November 4, 2022. The additional property consists of approximately 25.5 acres of property in the 8600 blocks of Elmore Court, Orchard Court and Richard Court, at 1170-1194 Briscoe Place, and at 8612-8684 Olive. The additional property is entirely within Redevelopment Project Area 1 ("RPA 1"), as is all property currently within the CID. The 8600 block of Mayflower Court is the only property within RPA 1 that will not be in the CID if this Bill is passed.			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> The CID will extend to the additional property its 1% sales tax currently imposed within the existing CID property to finance and reimburse eligible CID Project costs. The CID has no authority to levy real property taxes or impose business license taxes, so those rates will not be affected.  The Petition contains contains the information and signatures required by the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 RSMo ("CID Act"). The City Council must hold a public hearing before considering approval of the Petition, so a public hearing will be held on November 28, 2022.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Bill No. 9491, including Exhibit A (Petition to Expand the Markets at Olive Community Improvement District).			
<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	November 14, 2022





**INTRODUCED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**BILL NO.** \_\_\_\_\_

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

**AN ORDINANCE APPROVING A PETITION TO ADD REAL PROPERTY TO THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.**

**WHEREAS**, in accordance with Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”) and pursuant to Ordinance No. 7131, the City of University City, Missouri (the “City”) previously established the Markets at Olive Community Improvement District (the “District”); and

**WHEREAS**, in accordance with the CID Act and pursuant to Ordinance No. 7153, the City added approximately 18.37 acres of property to the District boundaries; and

**WHEREAS**, a “Petition to Expand the Markets at Olive Community Improvement District,” a copy of which is attached as **Exhibit A** hereto (the “CID Expansion Petition”), was filed with the City Clerk on November 4, 2022, requesting that the boundaries of the District be expanded to include an additional approximately 25.5 acres that are contiguous with the existing boundary of the District (as further described in the CID Expansion Petition, the “Additional Property”); and

**WHEREAS**, on November 1, 2022, the Board of Directors of the District adopted Resolution No. 22-001 consenting to addition of the Additional Property to the District; and

**WHEREAS**, the City Council held a duly-noticed public hearing on November 28, 2022, at which all persons interested in the addition of the Additional Property to 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 CID Expansion Petition and the proposed addition of the Additional Property to 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 Sections 67.1431 and 67.1441 of the CID Act; and

**WHEREAS**, the City Council further finds that the CID Expansion Petition is proper in that it meets all of the requirements of the CID Act; and

**WHEREAS**, the City Council further finds that the addition of the Additional Property to the District is in furtherance of (a) the “RPA 1 Redevelopment Project” described in the Redevelopment Agreement dated as of June 13, 2019 among the City, U. City, L.L.C. and U. City TIF Corporation, as amended, and (b) the “District Project” described in the District Project Agreement among the City, the District, U. City, L.L.C. and U. City TIF Corporation.

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

**Section 1.** The CID Expansion Petition is hereby approved. The boundaries of the District are hereby amended to add the Additional Property to the District.

**Section 2.** The City Clerk is hereby directed to report to the Missouri Department of Economic Development that the District has expanded its boundaries, as contemplated by the CID Act.

**Section 3.** 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. All actions taken to date by the officers of the City with respect to the CID Expansion Petition, including, without limitation, the provision of notices for the public hearing regarding the CID Expansion Petition and the addition of the Additional Property to the District, are hereby ratified.

**Section 4.** This Ordinance shall be in full force and effect from and after the date of its passage and approval.

**PASSED and APPROVED this 28th day of November, 2022.**

---

MAYOR

(Seal)

ATTEST:

---

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

---

CITY ATTORNEY

**EXHIBIT A**

**CID EXPANSION PETITION**

[On file in the Office of the City Clerk]

**MARKETS AT OLIVE  
COMMUNITY IMPROVEMENT  
DISTRICT**

**Petition to Expand the Markets at Olive  
Community Improvement District  
Pursuant to Sections 67.1401-67.1571 of the Revised Statutes of  
Missouri, as Amended**

**City of University City, Missouri**

**November 4, 2022**

## **EXHIBITS**

EXHIBIT A– DISTRICT BOUNDARY MAP (EXISTING PROPERTY)

EXHIBIT B– DISTRICT BOUNDARY MAP (AS EXPANDED INCLUDING THE  
ADDITIONAL PROPERTY)

EXHIBIT C – DISTRICT LEGAL DESCRIPTION (AS EXPANDED INCLUDING THE  
ADDITIONAL PROPERTY)

EXHIBITD– LISTING OF ADDITIONAL PROPERTY TO BE INCLUDED WITHIN THE  
DISTRICT, INCLUDING STREET ADDRESS, PARCEL NUMBER, OWNER  
AND ASSESSED VALUE

EXHIBITE– FIVE-YEAR PLAN

**PETITION TO ADD REAL PROPERTY TO THE  
MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT**

To the City of University City, Missouri:

U. City, L.L.C. and 170 and Olive Holdco, LLC, as the undersigned petitioners, (“*Petitioners*”) are the owners or representatives of the owners of record of more than fifty percent (50%) (a) by assessed value of all real property within the area proposed to be added to the Markets at Olive Community Improvement District (the “District”); and (b) per capita of all owners of real property within the area proposed to be added to the District. The District was formed as a political subdivision of the State of Missouri pursuant to Section 67.1411 of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”) and the Amended and Restated Petition to Establish a Community Improvement District (the “*Establishment Petition*”) approved by the City of University City, Missouri (the “*City*”), pursuant to Ordinance No. 7131 passed and approved on July 13, 2020 (the “*Establishment Ordinance*”). The District boundaries were previously expanded by the City’s approval of the Petition to Add Real Property to the Markets at Olive Community Improvement District (the “*First Addition Petition*”, and together with the Establishment Petition, collectively, the “*Original Petition*”) pursuant to Ordinance No. 7153 passed and approved June 14, 2021 (the “*First Addition Ordinance*”, and together with the Establishment Ordinance, collectively, the “*Original CID Ordinance*”).

Petitioners hereby petition and request that the City expand the boundaries of the existing District (the “*Existing Property*”) (as defined by the legal descriptions set forth in **Exhibit A** and **Exhibit B** to the First Addition Petition approved by the City pursuant to Ordinance No. 7153) to include the Additional Property (as defined below).

1. The Existing Property consists of approximately 20.5 acres located entirely within the City. A boundary map of the District showing the Existing Property is set forth on **Exhibit A**, attached hereto and incorporated herein.
2. The Additional Property proposed to be added to the District consists of approximately 25.5 acres, is contiguous to the Existing Property and is located entirely within the City (the “*Additional Property*”). A boundary map of the District as expanded to include the Additional Property proposed to be added to the District is set forth on **Exhibit B**, attached hereto and incorporated herein.
3. A legal description of the District, which description includes the Additional Property, is set forth on **Exhibit C**, attached hereto and incorporated herein by reference.
4. The name of the expanded District will remain the “Markets at Olive Community Improvement District.”
5. As required by the CID Act, the current Board of Directors of the District (the “*Board*”) has consented to the expansion of the boundaries of the District as set forth in this Petition.

6. In addition, based on the real property tax records of the St. Louis County Assessor's Office, as supplemented by real property records available to Petitioners, as of the date of filing this Petition, there are two (2) owners of real estate parcels included as Additional Property, which are U. City, L.L.C and 170 and Olive Holdco, LLC. The total assessed value of all the land and improvements associated with the Additional Property is approximately \$3,531,620. Petitioners represent 100% by assessed value and 100% per capita of all owners of the Additional Property. A table that identifies the Additional Property by street address, Parcel Number, Owner and Assessed Valuation for the 2022 tax year is set forth on Exhibit D, attached hereto and incorporated herein.
7. Pursuant to the Original Petition and the Original CID Ordinance, the District has been formed as a political subdivision. The Board is composed of five (5) members, each previously appointed by the Mayor of the City, with the consent of the governing body of the City. Each director shall, during his or her term, meet the qualifications of Section 67.1451.2 of the CID Act and shall be an owner of real property in the District or its authorized representative. In addition, pursuant to the Original Petition, two of the five directors on the Board shall be City representatives, and the Petitioners hereby authorize 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. Successor directors shall serve for a term of four years. The provisions of the Original Petition relating to the District's directors is unchanged by this Petition.
8. The Existing Property within the District has previously been determined blighted pursuant to Section 67.1401.2(3)(b) of the CID Act, which statutory citation was subsequently amended and is no longer included in the CID Act, and the Original CID Ordinance. However, the Petitioners are not seeking a determination that the Additional Property is blighted pursuant to the CID Act.
9. Petitioners desire to preserve the authorizations set forth in the Original Petition, and therefore the District shall have all powers provided in the CID Act, except as otherwise provided in this Petition.
10. The District will extend to the Additional Property its community improvement district sales tax (the "**CID Sales Tax**"), currently imposed within the Existing Property at the rate of one percent (1%), for a period not to exceed the life of the District.
11. In addition to generating revenue through the CID Sales Tax, the District is authorized to enter into contracts with public and private entities to accept grants and donations of funds, property, labor, services or other things of value from such public and private sources pursuant to the CID Act.
12. Notwithstanding anything in the CID Act or this Petition to the contrary, the 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.

13. Petitioners do not seek to limit the revenue generation or borrowing capacity of the District, except as otherwise provided in this Petition. It is anticipated that the District will use the moneys received from the imposition of the CID Sales Tax to finance and reimburse those eligible District Project costs incurred on its behalf, and the District may issue notes or other obligations to fund the completion of the improvements and the provision of the services as are necessary and desirable to the District for the completion of the “*District Project*” as defined and as further set forth in and contemplated by: (a) 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*”); and (b) that certain District Project Agreement dated as of August 21, 2020 by and among the City, the Markets at Olive Community Improvement District, U. City, L.L.C., and the U. City TIF Corporation (the “*District Project Agreement*”). In accordance with the Original Petition, the District shall not be permitted to issue any tax-exempt debt obligations without the prior written consent of the City.
14. A “new” Five-Year Plan replacing the Five-Year Plan attached to the Original Petition and updating the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred related to the District Project is set forth on Exhibit E, attached hereto and incorporated herein by reference.
15. The Board shall commence the procedures provided in the CID Act for the termination of the District upon the earlier to occur of (i) all of the District’s obligations used to finance and reimburse all of the eligible District Project costs incurred within the boundaries of the District having been fully redeemed in accordance with the terms of the CID Act, or (b) fifty (50) years from the effective date of the Original CID Ordinance. For the purposes of the CID Act, this paragraph constitutes the proposed length of time for the existence of the District which remains unchanged from the Original Petition.
16. 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, the remaining sections, clauses and provisions of this Petition shall remain valid, operative and enforceable to the fullest extent allowed by law.
17. Each of the exhibits to this Petition are incorporated herein and made a part of this Petition by reference.
18. **Notice to Petitioners:**  
  
**The signatures of the signers of this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City.**
19. By execution and submission of this Petition, Petitioners respectfully request that the boundaries of the District be expanded pursuant to this Petition and Section 67.1441 of the CID Act to include the Additional Property. In addition, Petitioners respectfully request that the City Council hold a public hearing in accordance with Section 67.1421, 67.1431 and 67.1441 of the CID Act and adopt an ordinance approving this Petition.



**UNIVERSITY CITY, MISSOURI - CLERK'S ACKNOWLEDGEMENT OF RECEIPT OF PETITION:**

This Petition was filed in my office via \_\_\_\_\_ on November \_\_\_\_\_, 2022.

(SEAL)

\_\_\_\_\_

City Clerk

**PETITIONER:**

NAME OF OWNER: U. City, L.L.C.

TELEPHONE NUMBER: (314)-370-6801

MAILING ADDRESS: c/o Lawrence R. Chapman, Jr.  
1401 S. Brentwood Blvd., Suite 625  
St. Louis, MO 63144

NAME OF SIGNER AND BASIS OF  
LEGAL AUTHORITY TO SIGN: Lawrence R. Chapman, Jr., as Vice President of  
CRG Services Management, LLC, the Manager of  
U. City, L.L.C.

SIGNER'S TELEPHONE NUMBER: (314) 952-7790

SIGNER'S MAILING ADDRESS: 1401 S. Brentwood Blvd., Suite 625  
St. Louis, MO 63144

TYPE OF ENTITY: Missouri limited liability company

MAP: See **Exhibit A and Exhibit B**

PARCEL IDENTIFICATION  
NUMBERS: See **Exhibit D**

ASSESSED VALUE: \$2,640,730 (See **Exhibit D**)

**[SIGNATURE PAGE OF PETITIONER U. CITY, L.L.C. TO PETITION FOLLOWS]**

By executing this Petition on this 2nd day of November, 2022, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately below. 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

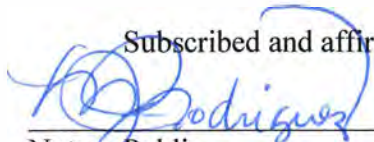
By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

By:  Lawrence R. Chapman, Jr., Vice President

STATE OF Missouri )  
 )  
COUNTY OF St. Louis ) SS.

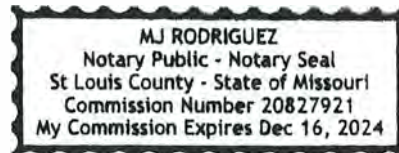
On this 2nd day of November 2022, before me appeared Lawrence R. Chapman Jr., to me personally known, who being by me duly sworn, did say that he is the Vice President and authorized representative of CRG Services Management, LLC, a Missouri limited liability company, which is the Manager of U. City, L.L.C., a Missouri limited liability company, and that said Petition was signed on behalf of U. City, L.L.C. by authority of its manager(s) and member(s) and acknowledged to me that he executed said Petition as said limited liability company's free act and deed.

Subscribed and affirmed before me this 2nd day of November, 2022.

  
\_\_\_\_\_  
Notary Public

Printed Name: MJ Rodriguez

My Commission Expires: Dec. 16, 2024



**PETITIONER:**

NAME OF OWNER: 170 and Olive Holdco, LLC

TELEPHONE NUMBER: (314)-370-6801

MAILING ADDRESS: c/o Lawrence R. Chapman, Jr.  
1401 S. Brentwood Blvd., Suite 625  
St. Louis, MO 63144

NAME OF SIGNER AND BASIS OF  
LEGAL AUTHORITY TO SIGN: Lawrence R. Chapman, Jr., as Vice President of  
CRG Services Management, LLC, the Manager of  
170 and Olive Holdco, LLC

SIGNER'S TELEPHONE NUMBER: (314) 952-7790

SIGNER'S MAILING ADDRESS: 1401 S. Brentwood Blvd., Suite 625  
St. Louis, MO 63144

TYPE OF ENTITY: Missouri limited liability company

MAP: See **Exhibit B**

PARCEL IDENTIFICATION  
NUMBERS: See **Exhibit D**

ASSESSED VALUE: \$2,117,130 (See **Exhibit D**)

**[SIGNATURE PAGE OF PETITIONER 170 AND OLIVE HOLDCO, LLC TO  
PETITION FOLLOWS]**

By executing this Petition on this 2nd day of November, 2022, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately below. 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.

170 and Olive Holdco, LLC, a Missouri limited liability company

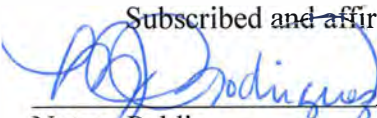
By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

By:   
Lawrence R. Chapman, Jr., Vice President

STATE OF Missouri ) )  
 ) ) SS.  
COUNTY OF St. Louis ) )

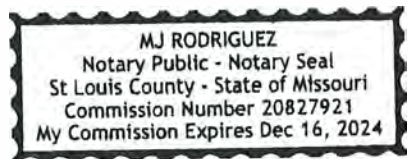
On this 2nd day of November 2022, before me appeared Lawrence R. Chapman Jr., to me personally known, who being by me duly sworn, did say that he is the Vice President and authorized representative of CRG Services Management, LLC, a Missouri limited liability company, which is the Manager of 170 and Olive Holdco, LLC, a Missouri limited liability company, and that said Petition was signed on behalf of 170 and Olive Holdco, LLC by authority of its manager(s) and member(s) and acknowledged to me that he executed said Petition as said limited liability company's free act and deed.

Subscribed and affirmed before me this 2nd day of November, 2022.

  
Notary Public

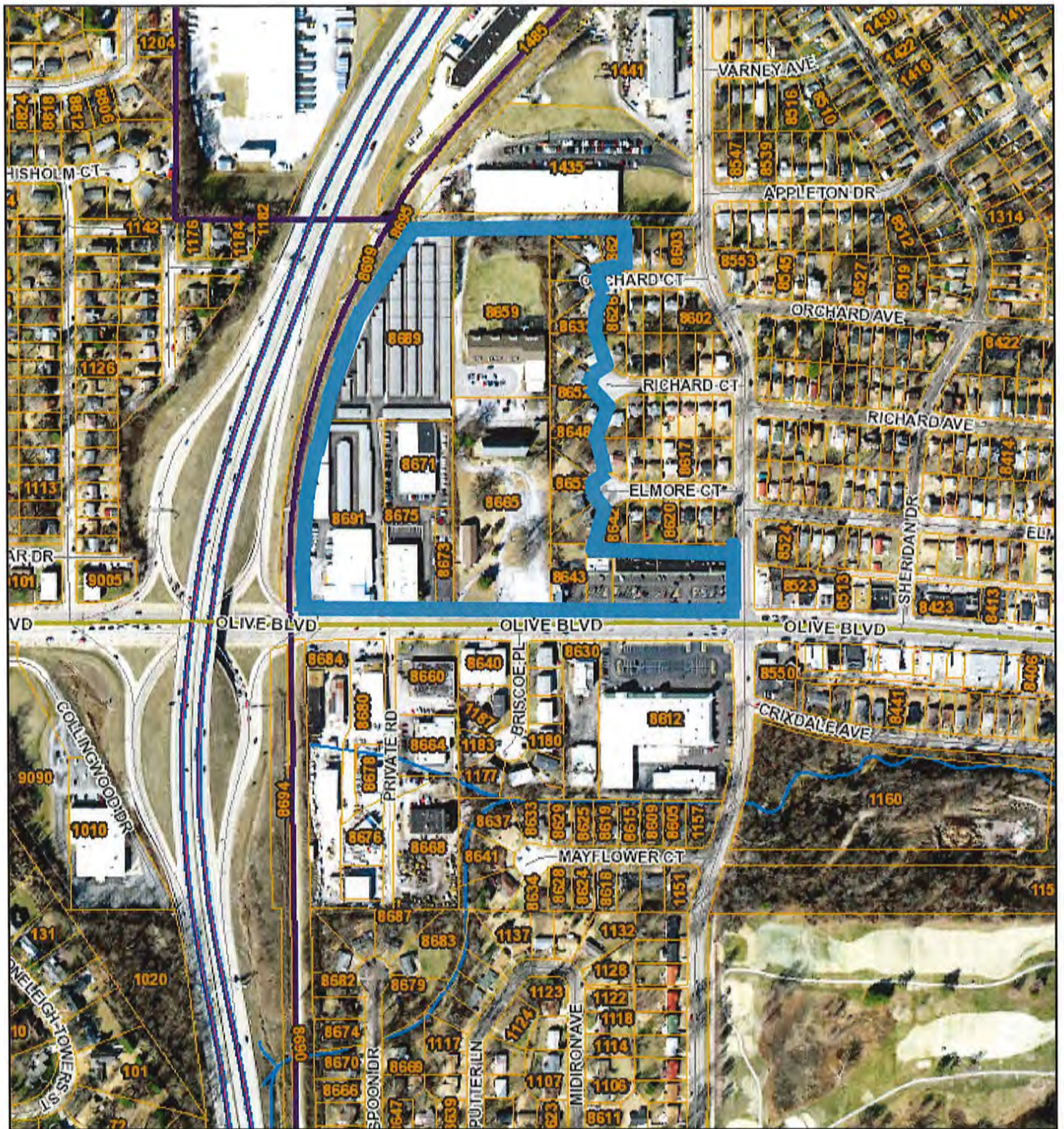
Printed Name: MJ Rodriguez

My Commission Expires: Dec. 16, 2024

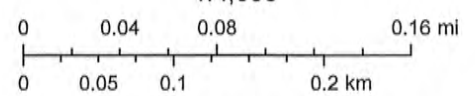


# **Exhibit A**

## **District Boundary Map (Existing Property)**



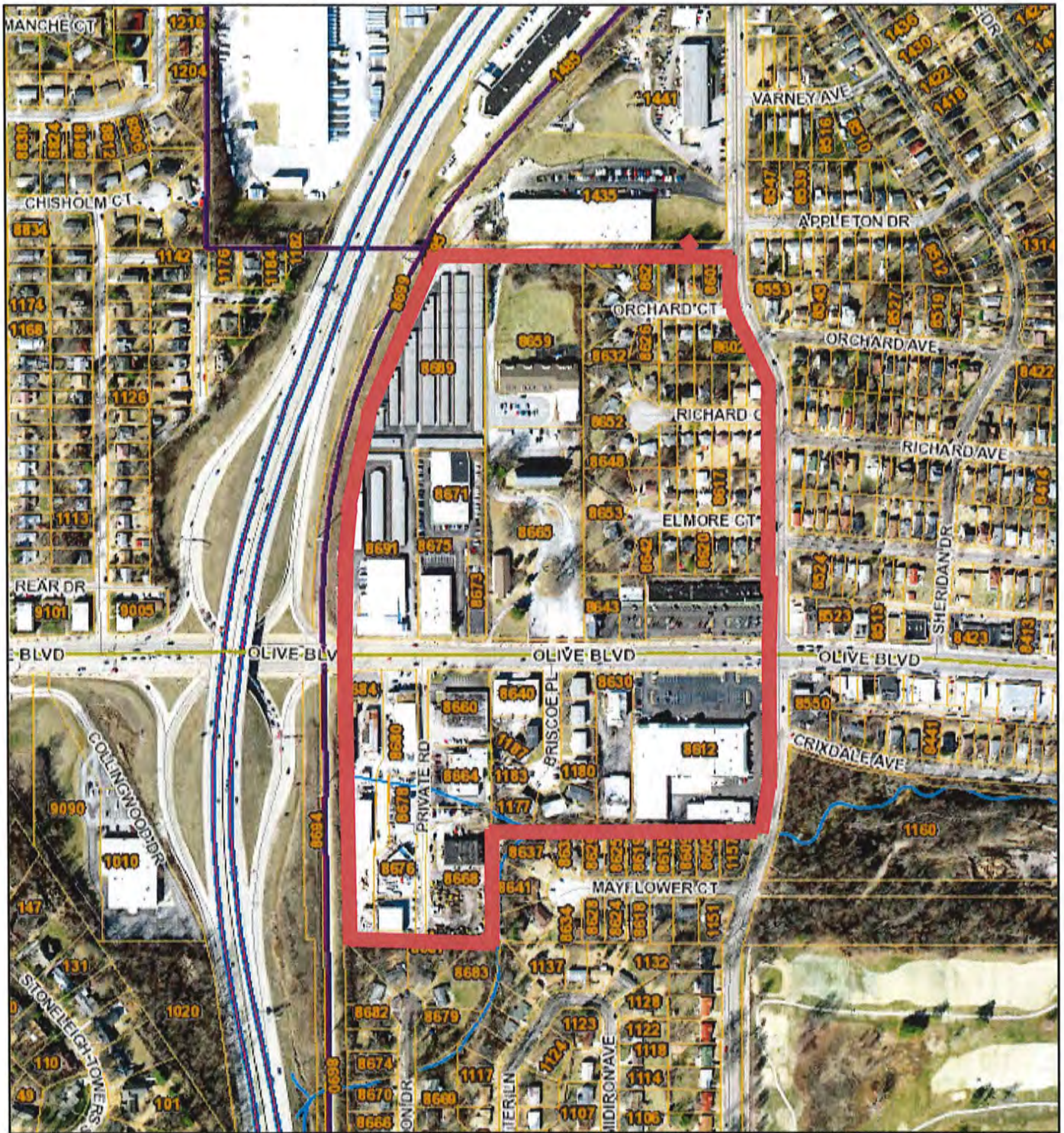
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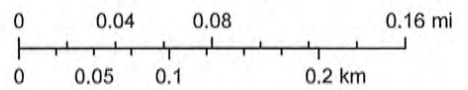
## **Exhibit B**

### **District Boundary Map (As Expanded Including the Additional Property)**



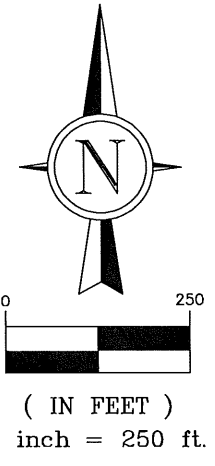
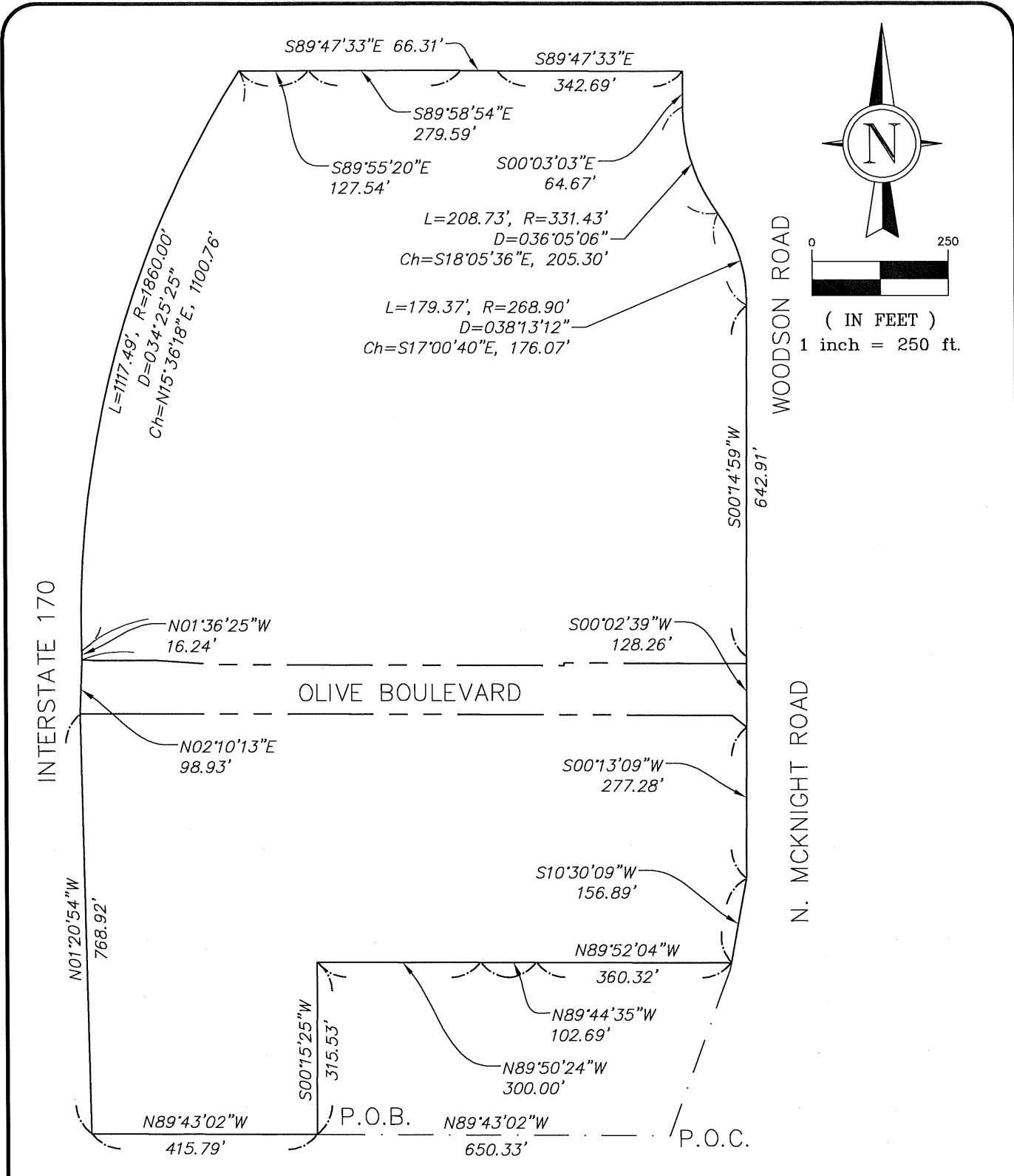


1:4,800



## **Exhibit C**

### **District Legal Description (As Expanded Including the Additional Property)**



# GRIMES CONSULTING, INC.

*Civil Engineering & Surveying Services*

12300 OLD TESSON ROAD, SUITE 300D  
 ST. LOUIS, MO. 63128  
 PH. (314) 849-6100  
 FAX (314) 849-6010  
 www.grimesconsulting.com

DRAWN BY: <b>MRL</b>	DATE: <b>8/15/22</b>	CHECKED BY: <b>RCS</b>	DATE: <b>8/15/22</b>	JOB NUMBER: <b>3082.H</b>	SHEET: <b>1 of 2</b>
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--- PROPERTY BOUNDARY DESCRIPTION ---

MARKET AT OLIVE CID

A tract of land situated in the City of University City, the County of St. Louis and the State of Missouri, being all of Market at Olive, a subdivision filed for record in Plat Book 369 Page 124 of the Land Records of said St. Louis County, Missouri, all of Market at Olive Plat 2, a subdivision filed for record in Plat Book 370, Page 202 of said Land Records, part of Blocks 1, 2 and 3 of St. Patrick Courts, a subdivision recorded in Plat Book 48, page 33 of said Land Records, all of the Resubdivision of Lots 3 and 4 of Beyers Subdivision, a subdivision recorded in Plat Book 297, page 24 of said Land Records, part of Beyers Subdivision, a subdivision recorded in Plat Book 272, page 30 of said Land Records, a tract of land conveyed to U City LLC as recorded in Deed Book 22858, page 585 of said Land Records, all of that part of the following right-of-ways: Elmore Court, 50 feet wide, Richard Court, 50 feet wide, Orchard Court, 50 feet wide, Briscoe Place, 50 feet wide, and being more particularly described as follows:

COMMENCING at the Northeast corner of a tract of land conveyed to Booker Gilliam as recorded in Deed Book 13658, page 445 of said Land Records, said tract of land also being Lot 59 of McKnight Heights, a subdivision recorded in Plat Book 54, page 41 of said Land Records, said Northeast corner also being the Southeast corner of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of said land records, and also being on the Western right-of-way line of McKnight Road; thence leaving said Western right-of-way line and along the North line of said McKnight Heights subdivision, said North line also being the South line of said McKnight Downs subdivision, North 89 degrees 43 minutes 02 seconds West, 650.33 feet to the Southwest corner of said McKnight Downs subdivision, and also being the TRUE POINT OF BEGINNING of the tract herein described; thence continuing along said North line of McKnight Heights subdivision, North 89 degrees 43 minutes 02 seconds West, a distance of 415.79 feet to the Eastern line of a tract of land conveyed to Bi-State Development Agency of the Missouri-Illinois Metropolitan District as recorded in Deed Book 13245, page 1568 of said Land Records; thence leaving said North line of McKnight Heights subdivision and along said Eastern Line of Bi-State Development Agency of the Missouri-Illinois Metropolitan District tract, including crossing Olive Boulevard right-of-way, the following courses and distances: North 01 degrees 20 minutes 54 seconds West, a distance of 768.92 feet; North 02 degrees 10 minutes 13 seconds East, a distance of 98.93 feet; North 01 degrees 36 minutes 25 seconds West, a distance of 16.24 feet to a point of curvature; 1117.49 feet along the arc of a curve to the right having a radius of 1860.00 feet, through a central angle of 34 degrees 25 minutes 25 seconds, with a chord that bears North 15 degrees 36 minutes 18 seconds East, a distance of 1100.76 feet to the Northwest corner of said Market at Olive subdivision, said corner also being the Southwest corner of a tract of land conveyed to Costco Wholesale Corporation by Deed Book 25382, Page 50 of said Land Records; thence leaving said Eastern line and along the Southern line of said Costco tract the following courses and distances: South 89 degrees 55 minutes 20 seconds East, a distance of 127.54 feet; South 89 degrees 58 minutes 54 Seconds East, a distance of 279.59 feet; South 89 degrees 47 minutes 33 seconds East, a distance of 66.31 feet to the Southeast corner of said Costco tract, said Southeast corner also being the Southwest corner of a tract of land conveyed to U. City, LLC by Deed Book 25346, Page 1933 of said Land Records; thence along the Southern line of said U City tract, South 89 degrees 47 minutes 33 seconds East, a distance of 342.69 feet to the Western right-of-way line of Woodson Road, variable width; thence leaving said Southern Line and along said Western right of line of Woodson Road and McKnight Road, including crossing Olive Boulevard right-of-way the following courses and distances: South 00 degrees 03 minutes 03 seconds East, a distance of 64.67 feet to a point of curvature; 208.73 feet along the arc of a curve to the left having a radius of 331.43 feet, through a central angle of 36 degrees 05 minutes 06 seconds, with a chord that bears South 18 degrees 05 minutes 36 seconds East, a distance of 205.30 feet to a point of reverse curvature; 179.37 feet along the arc of a curve to the right, having a radius of 268.90 feet, through a central angle of 38 degrees 13 minutes 12 seconds, with a chord that bears South 17 degrees 00 minutes 40 seconds East, a distance of 176.07 feet; South 00 degrees 14 minutes 59 seconds West, a distance of 642.91 feet; thence South 00 degrees 02 minutes 39 seconds West, a distance of 128.26 feet; thence South 00 degrees 13 minutes 09 seconds West, a distance of 277.28 feet; thence South 10 degrees 30 minutes 09 seconds West, a distance of 156.89 feet to the Northeast corner of said McKnight Downs subdivision; thence along the Northern line of said McKnight Downs subdivision, the following courses and distances: North 89 degrees 52 minutes 04 seconds West, a distance of 360.32 feet; North 89 degrees 44 minutes 35 seconds West, a distance of 102.69 feet; North 89 degrees 50 minutes 24 seconds West, a distance of 300.00 feet to the Northwest corner of said McKnight Downs subdivision; thence leaving said Northern line and along the Western line of said McKnight Downs subdivision, South 00 degrees 15 minutes 25 seconds West, a distance of 315.53 feet to the Point of Beginning.

Containing 46.006 Acres by Grimes Consulting, Inc. dated August 2022.

# GRIMES CONSULTING, INC.

*Civil Engineering & Surveying Services*

12300 OLD TESSON ROAD, SUITE 300D  
ST. LOUIS, MO. 63128  
PH. (314) 849-6100  
FAX (314) 849-6010  
www.grimesconsulting.com

DRAWN BY: <b>MRL</b>	DATE: <b>8/15/22</b>	CHECKED BY: <b>RCS</b>	DATE: <b>8/15/22</b>	JOB NUMBER: <b>3082.H</b>	SHEET: <b>2 of 2</b>
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## **Exhibit D**

### **Listing of Additional Property To Be Included Within the District, Including Street Address, Parcel Number, Owner and Assessed Valuation**

## **EXHIBIT D**

### 1) **Additional Property (Located North of Olive)**

<b><u>Street Address</u></b>	<b><u>Parcel #</u></b>	<b><u>Owner</u></b>	<b><u>2022 Assessed Valuation</u></b>
8601 Richard Ct.	16K110025	U. City, L.L.C.	\$13,300
8609 Richard Ct.	16K110036	U. City, L.L.C.	\$12,180
8617 Richard Ct.	17K110047	U. City, L.L.C.	\$14,440
8625 Richard Ct.	16K110069	U. City, L.L.C.	\$13,930
8631 Richard Ct.	16K110070	U. City, L.L.C.	\$15,340
8637 Richard Ct.	16K110058	U. City, L.L.C.	\$14,630
8645 Richard Ct.	16K110081	U. City, L.L.C.	\$14,950
8642 Richard Ct.	17K430665	U. City, L.L.C.	\$14,250
8634 Richard Ct.	17K430698	U. City, L.L.C.	\$13,930
8626 Richard Ct.	17K430676	U. City, L.L.C. <sup>1</sup>	\$13,360
8620 Richard Ct.	17K430702	U. City, L.L.C.	\$15,340
8614 Richard Ct.	17K430687	U. City, L.L.C. <sup>2</sup>	\$13,930
8608 Richard Ct.	17K430711	U. City, L.L.C.	\$14,270
8600 Richard Ct.	17K430720	U. City, L.L.C.	\$13,640
8603 Orchard Ct.	16K110366	U. City, L.L.C.	\$15,270
8609 Orchard Ct.	16K110355	U. City, L.L.C.	\$14,720
8615 Orchard Ct.	16K110344	U. City, L.L.C.	\$15,080
8626 Orchard Ct.	16K110180	U. City, L.L.C.	\$15,200

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<sup>1</sup> Per St. Louis County Assessor Records, Parcel Number 17K430676 is owned by 8900 Natural Bridge LLC. Parcel Number 17K430676 was transferred to U. City, L.L.C. by the deed recorded in Plat Book 25268, Page 4227 of the St. Louis County, Missouri Records.

<sup>2</sup> Per St. Louis County Assessor Records, Parcel Number 17K430687 is owned by Ivory J. Crumpton III Et Al. Parcel Number 17K430687 was transferred to U. City, L.L.C. by the deed recorded in Plat Book 25280, Page 157 of the St. Louis County, Missouri Records.

<u>Street Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>2022 Assessed Valuation</u>
8620 Orchard Ct.	16K110223	U. City, L.L.C.	\$14,650
8614 Orchard Ct.	16K110212	U. City, L.L.C.	\$14,330
8608 Orchard Ct.	16K110191	U. City, L.L.C.	\$13,550
8602 Orchard Ct.	16K110201	U. City, L.L.C.	\$12,980
8601 Elmore Ct.	17K430577	U. City, L.L.C.	\$14,440
8609 Elmore Ct.	17K430544	U. City, L.L.C.	\$16,790
8617 Elmore Ct.	17K430533	U. City, L.L.C.	\$15,640
8625 Elmore Ct.	17K430555	U. City, L.L.C.	\$16,840
8631 Elmore Ct.	17K430511	U. City, L.L.C.	\$13,780
8637 Elmore Ct.	17K430522	U. City, L.L.C.	\$17,180
8645 Elmore Ct.	17K430566	U. City, L.L.C. <sup>3</sup>	\$14,020
8634 Elmore Ct.	17K430368	U. City, L.L.C. <sup>4</sup>	\$13,930
8626 Elmore Ct.	17K430379	U. City, L.L.C. <sup>5</sup>	\$13,930
8620 Elmore Ct.	17K430380	U. City, L.L.C.	\$11,990
8614 Elmore Ct.	17K430412	U. City, L.L.C. <sup>6</sup>	\$13,930
8608 Elmore Ct.	17K430391	U. City, L.L.C. <sup>7</sup>	\$18,050

<sup>3</sup> Per St. Louis County Assessor Records, Parcel Number 17K430566 is owned by Alan Cheung. Parcel Number 17K430566 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022042900264 of the St. Louis County, Missouri Records.

<sup>4</sup> Per St. Louis County Assessor Records, Parcel Number 17K430368 is owned by Lin Nan Ying. Parcel Number 17K430368 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022042900263 of the St. Louis County, Missouri Records.

<sup>5</sup> Per St. Louis County Assessor Records, Parcel Number 17K430379 is owned by Ailian Liu. Parcel Number 17K430379 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022042900262 of the St. Louis County, Missouri Records.

<sup>6</sup> Per St. Louis County Assessor Records, Parcel Number 17K430412 is owned by Letha Baptiste. Parcel Number 17K430412 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022080800483 of the St. Louis County, Missouri Records.

<sup>7</sup> Per St. Louis County Assessor Records, Parcel Number 17K430391 is owned by Autumn Investment LLC. Parcel Number 17K430391 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022042900261 of the St. Louis County, Missouri Records.

<u>Street Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>2022 Assessed Valuation</u>
8600 Elmore Ct.	17K430401	U. City, L.L.C. <sup>8</sup>	\$13,640

Please note that the Parcel Numbers listed above associated with Additional Property located to the north of Olive Blvd. are part of a planned re-platting and will be included in a new Plat to be filed with St. Louis County designated as “Market at Olive Plat 4, A Subdivision Plat.”

**2) Additional Property (Located South of Olive)**

<u>Street Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>2022 Assessed Valuation</u>
8660 Olive Blvd.	17K431897	U. City, L.L.C. <sup>9</sup>	\$173,000
8680 Olive Blvd.	17L640544	U. City, L.L.C.	\$111,290
8664 Olive Blvd.	17K431921	U. City, L.L.C.	\$180,160
8666 Olive Blvd.	17L640511	U. City, L.L.C.	\$ 2,780
8676 Olive Blvd.	17L620580	U. City, L.L.C.	\$ 53,530
8668 Olive Blvd.	17K410942	U. City, L.L.C.	\$ 99,740
8674 Olive Blvd.	17L620579	U. City, L.L.C.	\$ 83,390
8678 Olive Blvd.	17L640490	U. City, L.L.C.	\$ 94,910
8684 Olive Blvd.	17L640599	U. City, L.L.C.	\$108,260
1191 Briscoe Pl.	17K430115	170 and Olive Holdco, LLC <sup>10</sup>	\$ 67,570
1187 Briscoe Pl.	17K430061	170 and Olive Holdco, LLC <sup>11</sup>	\$ 67,030

<sup>8</sup> Per St. Louis County Assessor Records, Parcel Number 17K430401 is owned by James McKay. Parcel Number 17K430401 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022090100256 of the St. Louis County, Missouri Records.

<sup>9</sup> Per St. Louis County Assessor Records, Parcel Number 17K431897 is owned by BSF Properties LLC. Parcel Number 17K431897 was transferred to U. City, L.L.C. by the deed e-recorded as Document Number 2022060100227 of the St. Louis County, Missouri Records.

<sup>10</sup> Per St. Louis County Assessor Records, Parcel Number 17K430115 is owned by U. City, L.L.C. Parcel Number 17K430115 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25380, Page 1426 of the St. Louis County, Missouri Records.

<sup>11</sup> Per St. Louis County Assessor Records, Parcel Number 17K430061 is owned by U. City, L.L.C. Parcel Number 17K430061 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25328, Page 523 of the St. Louis County, Missouri Records.



<u>Street Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>2022 Assessed Valuation</u>
1183 Briscoe Pl.	17K430038	170 and Olive Holdco, LLC <sup>12</sup>	\$ 67,030
1177 Briscoe Pl.	17K430913	170 and Olive Holdco, LLC <sup>13</sup>	\$ 68,090
1170 Briscoe Pl.	17K430904	170 and Olive Holdco, LLC <sup>14</sup>	\$ 67,030
1176 Briscoe Pl.	17K430896	170 and Olive Holdco, LLC <sup>15</sup>	\$ 64,380
1180 Briscoe Pl.	17K430049	170 and Olive Holdco, LLC <sup>16</sup>	\$ 68,100
1184 Briscoe Pl.	17K430083	170 and Olive Holdco, LLC <sup>17</sup>	\$ 68,100
1190 Briscoe Pl.	17K431930	170 and Olive Holdco, LLC <sup>18</sup>	\$ 67,030
1194 Briscoe Pl.	17K431941	170 and Olive Holdco, LLC <sup>19</sup>	\$ 67,030

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<sup>12</sup> Per St. Louis County Assessor Records, Parcel Number 17K430038 is owned by U. City, L.L.C. Parcel Number 17K430038 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25332, Page 1417 of the St. Louis County, Missouri Records.

<sup>13</sup> Per St. Louis County Assessor Records, Parcel Number 17K430913 is owned by U. City, L.L.C. Parcel Number 17K430913 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25336, Page 685 of the St. Louis County, Missouri Records.

<sup>14</sup> Per St. Louis County Assessor Records, Parcel Number 17K430904 is owned by U. City, L.L.C. Parcel Number 17K430904 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25328, Page 550 of the St. Louis County, Missouri Records.

<sup>15</sup> Per St. Louis County Assessor Records, Parcel Number 17K430896 is owned by U. City, L.L.C. Parcel Number 17K430896 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25336, Page 670 of the St. Louis County, Missouri Records.

<sup>16</sup> Per St. Louis County Assessor Records, Parcel Number 17K430049 is owned by U. City, L.L.C. Parcel Number 17K430049 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25328, Page 539 of the St. Louis County, Missouri Records.

<sup>17</sup> Per St. Louis County Assessor Records, Parcel Number 17K430083 is owned by U. City, L.L.C. Parcel Number 17K430083 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25328, Page 532 of the St. Louis County, Missouri Records.

<sup>18</sup> Per St. Louis County Assessor Records, Parcel Number 17K431930 is owned by U. City, L.L.C. Parcel Number 17K431930 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25328, Page 516 of the St. Louis County, Missouri Records.

<sup>19</sup> Per St. Louis County Assessor Records, Parcel Number 17K431941 is owned by U. City, L.L.C. Parcel Number 17K431941 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25258, Page 4999 of the St. Louis County, Missouri Records.

<u>Street Address</u>	<u>Parcel #</u>	<u>Owner</u>	<u>2022 Assessed Valuation</u>
8612 Olive Blvd.	17K430072	170 and Olive Holdco, LLC <sup>20</sup>	\$943,930
8630 Olive Blvd.	17K430050	170 and Olive Holdco, LLC <sup>21</sup>	\$337,920
8640 Olive Blvd.	17K430071	170 and Olive Holdco, LLC <sup>22</sup>	\$163,890

Please note that the Parcel Numbers listed above associated with Additional Property located to the South of Olive Blvd and owned by 170 and Olive Holdco, LLC are part of an on-going re-platting and certain of the parcels are included in a new Plat filed with St. Louis County designated as “Market at Olive Plat 3R, A Consolidation Plat” and certain other parcels will be included in Plats to be filed in the future.

***2022 Total Assessed Valuation of Additional Property*** **\$3,531,620**

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<sup>20</sup> Per St. Louis County Assessor Records, Parcel Number 17K430072 is owned by U. City, L.L.C. Parcel Number 17K430072 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 24870, Page 2037 of the St. Louis County, Missouri Records.

<sup>21</sup> Per St. Louis County Assessor Records, Parcel Number 17K430050 is owned by U. City, L.L.C. Parcel Number 17K430050 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 24870, Page 2037 of the St. Louis County, Missouri Records.

<sup>22</sup> Per St. Louis County Assessor Records, Parcel Number 17K430171 is owned by U. City, L.L.C. Parcel Number 17K430171 was transferred to 170 and Olive Holdco, LLC by the deed recorded in Plat Book 25288, Page 5390 of the St. Louis County, Missouri Records.

**Exhibit E**

**Five-Year Plan**

## Exhibit E

### FIVE-YEAR PLAN

#### THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT

##### Introduction

The Markets at Olive Community Improvement District (the “*District*”) was formed as a political subdivision of the State of Missouri pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”) and the Amended and Restated Petition to Establish a Community Improvement District (the “*Establishment Petition*”) approved by the City of University City, Missouri (the “*City*”), by Ordinance No. 7131 passed and approved on July 13, 2020 (the “*Establishment Ordinance*”). The District boundaries were previously expanded by the City’s approval of the Petition to Add Real Property to the Markets at Olive Community Improvement District (the “*First Addition Petition*”, and together with the Establishment Petition, collectively, the “*Original Petition*”) pursuant to Ordinance No. 7153 passed and approved June 14, 2021 (the “*First Addition Ordinance*”, and together with the Establishment Ordinance, collectively, the “*Original CID Ordinance*”). This Five-Year Plan (the “*Plan*”) updates the Original Petition and is presented in order to comply with the requirements of the CID Act related to the submission of a Petition to expand the boundaries of the District for a second time.

##### District Location

The District currently consists of approximately 20.5 acres generally bounded by and adjacent to Olive Blvd. to the south, Interstate 170 to the west and Woodson Road to the east (the “*Existing Property*”). The real property to be added to the District (the “*Additional Property*”) consists of approximately 25.5 acres that is contiguous to the Existing Property. Some of the Additional Property is located north of Olive Blvd. and some is located south of Olive Blvd. After adding the Additional Property, the District will still be generally bounded by Interstate 170 to the west and Woodson Road to the east (for the portion of the District located north of Olive Blvd.) and McKnight Road to the east (for the portion of the District located south of Olive Blvd.).

##### Purpose of the District and Scope of the District Project

The purpose of the District is and remains to cause the design and implementation of the District Project located within and benefiting the District Property. Such improvements and services may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services could consist of the construction, reconstruction, installation, repair and maintenance of any of the improvements and the provision of any of the services permitted by the Act including, but not necessarily limited to:

- (a) Removal, renovation, reconstruction, rehabilitation, or demolition of any buildings or structures within the blighted area of the District;

- (b) Repairing, maintaining and equipping of any buildings or structures within the District;
- (c) Site work and grading;
- (d) Construction of new public works or infrastructure or upgrades and repair of existing public works or infrastructure, including any utility infrastructure (electric, natural gas or telecommunications);
- (e) Drainage, water, storm and sewer systems;
- (f) Structured parking, parking lots, garages or other traffic and parking improvements;
- (g) Sidewalks, streets and alleys;
- (h) Landscaping, hardscaping, pedestrian plazas and lighting;
- (i) Facility signage (roadway and monument);
- (j) Acquisition of interests in real property to the extent necessary to carry out such improvements;
- (k) Preparation and implementation of the District Project;
- (l) Employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including, but not limited to security personnel and security services, maintenance services, advertising, or assistance to attract further investment within the District; and
- (m) All other useful, necessary or desired site improvements or services ((a) through (m) above are, collectively, the “*District Project*”).

**Anticipated Sources of Funds to Pay the Costs of the District Project**

The District has imposed an additional sales tax (the “*CID Sales Tax*”) at the rate of 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. The CID Sales Tax has been authorized for a term equal to the life of the District and such authorization expires in July 2070, which is fifty (50) years from the effective date of the Establishment Ordinance.

The entire District is located in a Redevelopment Area subject to Tax Increment Financing (“*TIF*”), and the District has pledged all District Revenues, less the District Expenses, to be used as debt service on TIF Obligations issued to facilitate funding for the District Project, as defined and detailed in 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*”) and that certain District Project Agreement dated as of August 21, 2020 by and among the City, the Markets at Olive Community Improvement District, U. City, L.L.C., and the U. City TIF Corporation (the “*District Project Agreement*”).

Notwithstanding anything in the CID Act or the Petition to the contrary, the District shall have no power to levy real property taxes or business license taxes.

**Estimate of Costs of Services and Improvements to be Incurred**

The total estimated cost of the District Project over the initial five-year period is approximately \$42,051,103, and such costs are broken down as follows:

<b>District Project Costs</b>	
<b>Soft Costs</b>	\$17,251,092
<b>Demolition &amp; Site Work</b>	\$24,800,011
<b><i>TOTAL COSTS</i></b>	<b><i>\$42,051,103</i></b>

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 any Issuance Costs as defined in the Redevelopment Agreement and the District’s administrative fees and expenses including, but not limited to, fees and costs related to the District’s formation and expansion, planning consultants, advisors, auditors and legal counsel, and reimbursement to the City for the City’s third-party professional costs directly related to the District, including, without limitation, legal and planning expenses.

**Governance**

The Board of Directors of the District (the “Board”) consists of five (5) individual Directors, as approved by the Mayor of the City with the consent of the City Council. Consistent with the CID Act, these directors will serve staggered terms. The District has committed to ensuring that representation on the Board is balanced and fair in regards to the City and the property owners within the District. The Board representation plans detailed in the Petition set forth a process to be used in appointing future successor Directors that is in accordance with the procedural and substantive requirements of the CID Act.

The District will hold Board meetings that satisfy or exceed the number required by the CID Act. As a political subdivision, all meetings of the Board will be subject to the requirements of Missouri’s Sunshine Law.

Section 67.1461.1(5) empowers the District to employ or contract for administration, managerial, legal, technical or other assistance as deemed advisable. Pursuant the CID Act, the Board will likely enter into a contract with a district administrator and legal counsel to assist with the day-to-day administration and management of the District.

**Continuation of Services**

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 District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish. Without the additional funding

provided by the District, the Petitioner would not be able to adequately develop, operate and maintain the District Project.

**Anticipated Schedule**

On the following pages, there are two (2) tables: the “Pre-Expansion” summary of the improvements, activities and services anticipated to be provided by the District over the initial five-year period as contained in the Original Petition; and a “Post-Expansion” summary which updates the improvements, activities and services anticipated to be provided by the District.

**Prior Anticipated Schedule (Pre-Expansion)**

<b><u>Year</u></b>	<b><u>Improvements, Activities and Services</u></b>
<b>2021</b>	<ul style="list-style-type: none"><li>• CID Project commences</li><li>• Provide financing for a portion of the costs of the CID Project</li><li>• Provide for collection of CID Sales Tax</li><li>• District provides for its on-going administration</li><li>• The Board authorizes initial levy of Special Assessment, if needed</li><li>• Expand the boundaries of the District</li></ul>
<b>2022</b>	<ul style="list-style-type: none"><li>• Provide financing for a portion of the costs of the CID Project</li><li>• The Board authorizes initial levy of Special Assessment, if needed</li><li>• Provide for collection of CID Sales Tax and Special Assessment</li><li>• District provides for its on-going administration</li></ul>
<b>2023</b>	<ul style="list-style-type: none"><li>• Provide financing for a portion of the costs of the CID Project</li><li>• Provide for collection of CID Sales Tax and Special Assessment</li><li>• District provides for its on-going administration</li></ul>
<b>2024</b>	<ul style="list-style-type: none"><li>• Provide financing for a portion of the costs of the CID Project</li><li>• Provide for collection of CID Sales Tax and Special Assessment</li><li>• District provides for its on-going administration</li></ul>

**Prior Anticipated Schedule (Pre-Expansion)**

**Year**

**Improvements, Activities and Services**

**2025**

- Provide financing for a portion of the costs of the CID Project
- Provide for collection of CID Sales Tax and Special Assessment
- District provides for its on-going administration



### Updated Schedule (Post-Expansion)

<u>Year</u>	<u>Improvements, Activities and Services</u>
<b>2021</b>	<ul style="list-style-type: none"><li>• CID Project commenced</li><li>• Imposed CID Sales Tax</li><li>• Provided for collection of CID Sales Tax</li><li>• District provided for its on-going administration</li><li>• Coordinated commercial development activities to support the CID Project</li><li>• First Addition expansion of the boundaries of the District</li></ul>
<b>2022</b>	<ul style="list-style-type: none"><li>• CID Project Continues</li><li>• Second Addition expansion (i.e., current expansion) of the boundaries of the District</li><li>• Provide for collection of CID Sales Tax</li><li>• Provide financing for a portion of the costs of the CID Project, including debt obligations secured by District revenues</li><li>• District provides for its on-going administration</li><li>• Coordinate commercial development activities to support the CID Project</li></ul>
<b>2023</b>	<ul style="list-style-type: none"><li>• CID Project Continues</li><li>• Impose Special Assessment, if applicable</li><li>• Provide financing for a portion of the costs of the CID Project, including debt obligations secured by District revenues</li><li>• Provide for collection of CID Sales Tax</li><li>• District provides for its on-going administration</li><li>• Coordinate commercial development activities to support the CID Project</li></ul>

**Updated Schedule (Post-Expansion)**

**Year**      **Improvements, Activities and Services**

- 2024**
- CID Project Completion
  - Provide financing for a portion of the costs of the CID Project, including debt obligations secured by District revenues
  - Provide for collection of CID Sales Tax
  - District provides for its on-going administration
  - Coordinate commercial development activities to support the CID Project
- 2025**
- Provide financing for a portion of the costs of the CID Project, including debt obligations secured by District revenues
  - Provide for collection of CID Sales Tax
  - District provides for its on-going administration
  - Coordinate commercial development activities to support the CID Project



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20221114-04
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<b>SUBJECT/TITLE:</b> REZ 22-09 Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for Lot B of the Market at Olive Development, Plat 4.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	New Business Bill 9492	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b>			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff recommends approval of the Map Amendment and Preliminary Site Development Plan with the following conditions: 1. The use associated with this development shall be for a multi-tenant retail and restaurant building with drive thru. 2. Accessible pedestrian ways shall be provided from the public sidewalk to the private development; and 3. Off-street parking and loading requirements will be provided according to the concurrent Conditional Use Permit approval; and 4. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated Oct. 4, 2022. 5. A detailed photometric meeting the City's lighting standards shall be provided along with the Final Development Plan submittal. 6. A Landscape Plan shall be provided as part of the Final Development Plan submittal. 7. The development plan shall be adjusted to comply with site coverage requirements set forth in Section § 400.780(D), or provide the appropriate site design criteria to be allowed the additional coverage. 8. A detailed construction traffic control and parking plan should be submitted to the Director of Planning & Development for approval.
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<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the October 26, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary Development Plan, and a Draft Ordinance. A resolution for the Preliminary Development Plan will be prepared for the November 28, 2022 City Council meeting.	

<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development
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<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	November 14, 2022
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## **Plan Commission**

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

October 26, 2022

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

RE: Map Amendment – Lot B, Market at Olive North (IV)

Dear Ms. Reese,

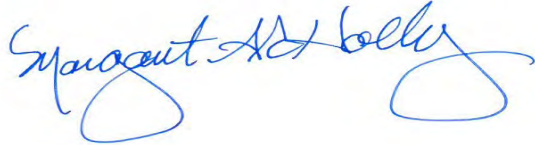
At a regularly scheduled meeting on October 26, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the above-referenced application by U-City, LLC for a Zoning Map Amendment for Lot B, Market at Olive North, Plat 4, and to further consider approval of a Preliminary Development Plan.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of an amended application subject to the following conditions:

1. The use associated with this development shall be for a multi-tenant retail and restaurant building with drive thru; and
2. Accessible pedestrian ways shall be provided from the public sidewalk to the private development; and
3. Off-street parking and loading requirements will be provided according to the concurrent Conditional Use Permit approval; and
4. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated October 4, 2022; and
5. A detailed photometric meeting the City's lighting standards shall be provided along with the Final Development Plan submittal; and
6. A Landscape Plan shall be provided as part of the Final Development Plan submittal.
7. The development plan shall be adjusted to comply with site coverage requirements set forth in Section § 400.780(D), or provide the appropriate site design criteria to be allowed the additional coverage; and
8. 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly". The signature is fluid and cursive, with a large loop at the end.

Margaret Holly, Chairperson  
University City Plan Commission



**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: November 14, 2022

FILE NUMBER: REZ 22-09

COUNCIL DISTRICT: 3

Applicant: U. City, LLC

Location: Lot B, Market at Olive North (IV)

Request: Zoning Map Amendment from General Commercial District (GC) and Single-Family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan

Existing Zoning: General Commercial District (GC) and Single-Family Residential District (SR)

Proposed Zoning: Planned Development Commercial District (PD-C)

Existing Land Use: Vacant, empty commercial building and houses

Proposed Land Use: Retail & restaurant with drive thru

Surrounding Zoning:

North: **SR** – Single-Family Residential

East: **SR** – Single-Family Residential /  
**GC** – General Commercial District

South: **PD-C** – Planned Development Commercial District

West: **SR** – Single-Family Residential /  
**GC** – General Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes     No     No reference

PLAN COMMISSION RECOMMENDATION

Approval     Approval with Conditions in Resolution     Denial

ATTACHMENTS

- A. Map Amendment Application
- B. Preliminary Site Development Plan

## C. Landscape Plan

### **Applicant's Request**

The Applicant is requesting that the site be rezoned from General Commercial District (GC) and Single-family Residential District (SR) to Planned Development Commercial District (PD-C), and to further consider approval of a Preliminary Site Development Plan for the proposed commercial development.

The rezoning covers one of the out lots of the Market at Olive Phase IV development, specifically for a multi-tenant retail and restaurant building with a drive thru for the east end cap tenant space.

### **Existing Property**

The existing property where the restaurant is proposed is along Olive Boulevard where the eastern part of Jeffrey Plaza was located. There will be only two out lots in Phase IV of the Market at Olive development: the subject parcel at the corner of Woodson Road and Olive Boulevard, and a parcel immediately to the west, where a Chick-fil-A restaurant is proposed. A larger anchor retail development is planned for the parcel immediately north of these out lots, which was previously occupied by single-family homes that have since been demolished as part of the Market at Olive development. The proposed multi-tenant retail and restaurant building is consistent with the Market at Olive development plan.

### **Analysis**

#### Land Use & Dimensional Regulations

The proposed land use, retail and restaurant with drive thru are permitted uses within the GC – General Commercial district and are therefore appropriate uses in the PD-C district. No dimensional or density deviations from the requirements set forth in the zoning code are requested nor recommended as part of the map amendment application.

#### Site Coverage & Stormwater Management

Section 400.780 of the Zoning Code establishes a maximum site coverage of 70% for development in PD-C districts. Site coverage is defined as “the area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas.” Developments in the PD-C district are offered a site coverage “bonus” of up to 90% coverage if at least 4 of 11 site design criteria are met. The proposed preliminary site development plan currently has 72.67% site coverage, slightly exceeding the maximum. The plan shall be adjusted to either fall under the 70% threshold or provide the appropriate site design criteria to be allowed the additional coverage. The referenced criteria are found in § 400.780(D)(2).

#### Vehicular Access/Circulation

There is one proposed access point into the development off the inner drive aisle to the north, which also provides access to the sites to the north and west. Two exits are proposed, one of them being a dual entry/exit point, and the other an exit only point.

The drive thru is proposed to be a single lane that widens to two lanes at the order board and pick-up window.

### Parking

A concurrent Conditional Use Permit application has been submitted for review by the Planning Commission requesting a reduction of the minimum required number of parking spaces. Staff is of the opinion that the proposed reduced parking is appropriate and is recommending approval of the CUP.

### Photometric Plan

A photometric plan was not provided with the preliminary development plan submittal. The applicant will be required to submit a plan meeting the city's lighting standards along with a future Final Development Plan submittal.

### Comprehensive Plan

It is staff's opinion that the proposed development 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 include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, 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."* The Comprehensive Plan also indicates that the City *"will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses."*

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### **Plan Commission Meeting**

At the Plan Commission meeting on October 26, 2022, the Plan Commission voted unanimously to approve the map Amendment from General Commercial District (GC) and Single-Family Residential District (SR), to Planned Development Commercial District (PD-C) The Preliminary Site Development Plan was also unanimously approved.

### **Conclusion/Recommendation**

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment and Preliminary Site Development Plan with the following conditions:

1. The use associated with this development shall be for a multi-tenant retail and restaurant building with drive thru; and
2. Accessible pedestrian ways shall be provided from the public sidewalk to the private development; and
3. Off-street parking and loading requirements will be provided according to the concurrent Conditional Use Permit approval; and
4. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general



layout are subject to the plans dated October 4, 2022; and

5. A detailed photometric meeting the City's lighting standards shall be provided along with the Final Development Plan submittal; and
6. A Landscape Plan shall be provided as part of the Final Development Plan submittal.
7. The development plan shall be adjusted to comply with site coverage requirements set forth in Section § 400.780(D), or provide the appropriate site design criteria to be allowed the additional coverage; and
8. 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.

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. \_\_\_\_\_

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

**AN ORDINANCE AMENDING SECTION 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 KNOWN AS LOT B OF PLAT 4 OF THE MARKET AT OLIVE DEVELOPMENT, FROM “GC” GENERAL COMMERCIAL DISTRICT AND “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).**

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 known as Lot B of Plat 4 of the Market at Olive Development, from General Commercial District (GC) and Single-Family Residential District (SR), to Planned Development Commercial District (PD-C); and

WHEREAS, the City Plan Commission, in a meeting held via video conference on October 26, 2022, 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 in the City Council Chambers at City Hall at 6:30 p.m., on November 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on November 13, 2022; 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, for property known as Lot B of Plat 4 of the Market at Olive Development, so as to change the classification of said property from General Commercial District (GC) and Single-Family Residential District (SR), to Planned Development Commercial District (PD-C). The following land uses and developments may be permitted in said PD-C District, subject to approval of a final development plan: a multi-tenant retail and restaurant building with drive thru facilities.

Section 2. Said property described as Lot B of Plat 4 of the Market at Olive Development, totaling 1.50 acres, is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. By Resolution No. \_\_\_\_\_, the City Council approved a preliminary development plan known as “Lot B of Plat 4 of the Market at Olive Development,” and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A landscape plan shall be submitted for review and approval with the Final Development Plan.

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, 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 400.2570 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 \_\_\_\_\_, 2022.

\_\_\_\_\_

MAYOR

ATTEST:

\_\_\_\_\_

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_

CITY ATTORNEY

**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – LOT B, MARKET AT OLIVE, PLAT 4**

LOT B Description

A tract of land being part of Lots 1-5 of Block 1 of St. Patrick Courts, as recorded in Plat Book 48 Page 33, and part of Lots 1 and 2 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 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St Louis County, Missouri being more particularly described as follows:

Commencing at the southwest corner of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124, of the St. Louis County records, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line South 87 degrees 54 minutes 10 seconds East, 34.45 feet, and North 88 degree 49 minutes 30 seconds East, 6.00 feet, to the northwest corner of a tract of land to be dedicated to Missouri Department of Transportation; thence leaving said right of way line, along proposed dedication, North 88 degrees 59 minutes 09 seconds East, 236.26 feet and North 89 degrees 49 minutes 17 seconds East 2.50 feet to the POINT OF BEGINNING of the herein described tract: thence leaving said proposed dedication the following courses and distance: North 00 degrees 27 minutes 35 seconds East, 250.41 feet; South 89 degrees 59 minutes 31 seconds East, 26.24 feet; North 00 degrees 31 minutes 21 seconds East, 23.02 feet; South 89 degrees 37 minutes 36 seconds East, 198.24 feet; South 00 degrees 24 minutes 53 seconds West, 7.00 feet; thence South 47 degrees 43 minutes 16 seconds East, 14.07 feet; and South 89 degrees 23 minutes 43 seconds East, 7.00 feet, to the west line of a tract to be dedicated to St. Louis County Missouri; thence along said St. Louis County Missouri proposed dedication: South 00 degrees 01 minute 32 seconds West, 248.85 feet and South 20 degrees 51 minutes 47 seconds West, 6.40 feet, to the north line of above said dedication to Missouri Department of Transportation; thence along the north line of the Missouri Department of Transportation proposed dedication South 89 degrees 49 minutes 17 seconds West, 241.66 feet to the POINT OF BEGINNING.

Containing 65,321 square feet or 1.500 acres, more or less.

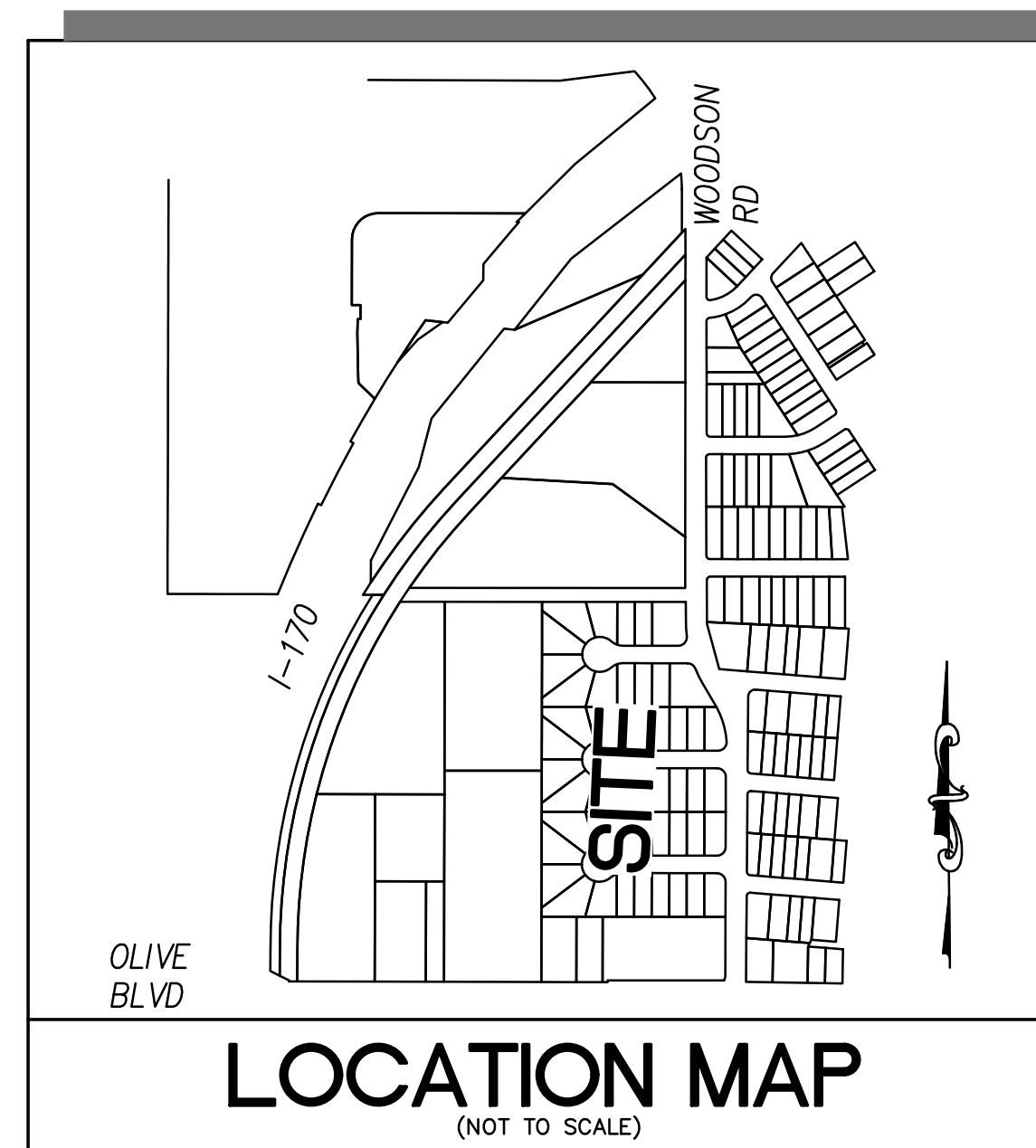
# MARKET AT OLIVE NORTH- LOT B

A TRACT OF LAND BEING LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 1, LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 2 AND LOT 1 THRU 5 AND LOTS 11 THRU 13 OF BLOCK 3 OF ST. PATRICK COURTS AS PER PLAT BOOK 48 PAGE 33 LOCATED IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLAN

LEGEND			
	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	ELECTRIC BREAKER		TREE
	GAS DRIP		BUSH
	GAS METER		TRAFFIC SIGNAL
	GAS VALVE		PARKING METER
	TELEPHONE MANHOLE		STREET SIGN
	TELEPHONE PEDESTAL		SPRINKLER
	TELEPHONE SPLICE BOX		MAIL BOX
	CABLE TV PEDESTAL		

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PS	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SC	SQUARE
T	TELEPHONE CABLE
TBR	TO BE REMOVED
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



### SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING & PROPOSED PROPERTY LINES
C3.0	EXISTING CONDITIONS/DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	SITE & GRADING PLAN
C6.0	SITE UTILITY PLAN

### SITE COVERAGE

PROPOSED SITE COVERAGE=72.67%  
 1.09 AC BUILDING/DRIVES/PARKING  
 1.50 ACRES TOTAL  
 1.09 AC/1.50 AC= 72.67%

### SITE INFORMATION

OWNER	= U CITY LLC/U CITY LLC UNDER CONTRACT*
CITY	= UNIVERSITY CITY
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T
FLOOD MAPS	= 29189C0211K
EXISTING ZONING	= SEE SHEET C2.0
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 1.50 AC (LOT B) 11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

### PARKING CALCULATIONS

BUILDING E (LOT B)	
REQUIRED PARKING:	
RESTAURANT	
1 SPACE PER 75 SQUARE FEET GROSS FLOOR AREA	
5,200 SQ FT/75=69.33 SPACES	
SPACES REQUIRED:	69 SPACES
RETAIL	
1 SPACE PER 200 SQUARE FEET GROSS FLOOR AREA	
2,500 SQ FT/200=12.5 SPACES	
SPACES REQUIRED:	13 SPACES
TOTAL	82 SPACES
(LESS 10% REDUCTION FOR TRANSIT)	(8)
TOTAL REQUIRED:	74 SPACES
PROPOSED PARKING:	
TOTAL	62 SPACES
INCLUDING 3 ADA SPACES (1 VAN ACCESSIBLE)	

### ST. LOUIS COUNTY BENCHMARK

BENCHMARK#4511 11/18/88 Elev = 567.33  
 Cut "L" on the northeast corner of the easternmost of two traffic signal control boxes situated southwest of the intersection of Olive Boulevard with McKnight Road from the south and Woodson Road from the north, roughly 51' west of centerline McKnight Road and 41' south of centerline Olive Boulevard.

GENERAL NOTES:  
 1) Basis of Bearings Missouri State Plane Grid North

### UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.



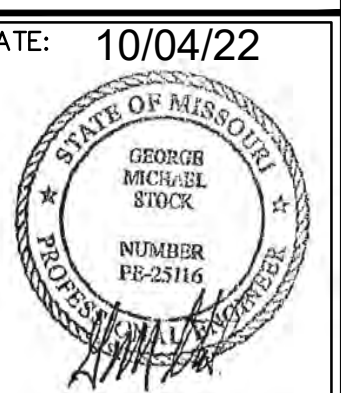
MoDOT LOCATE (314) 340-4100

PREPARED FOR:  
 SENECA & CHAPMAN VENTURES LLC  
 1600 S. BRENTWOOD BLVD., SUITE 625  
 ST. LOUIS, MO. 63144  
 ATTN: MR. LARRY CHAPMAN-PRINCIPAL

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9300  
 530-9300 FAX: (636) 530-9300  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
 LOT B**

UNIVERSITY CITY, MISSOURI



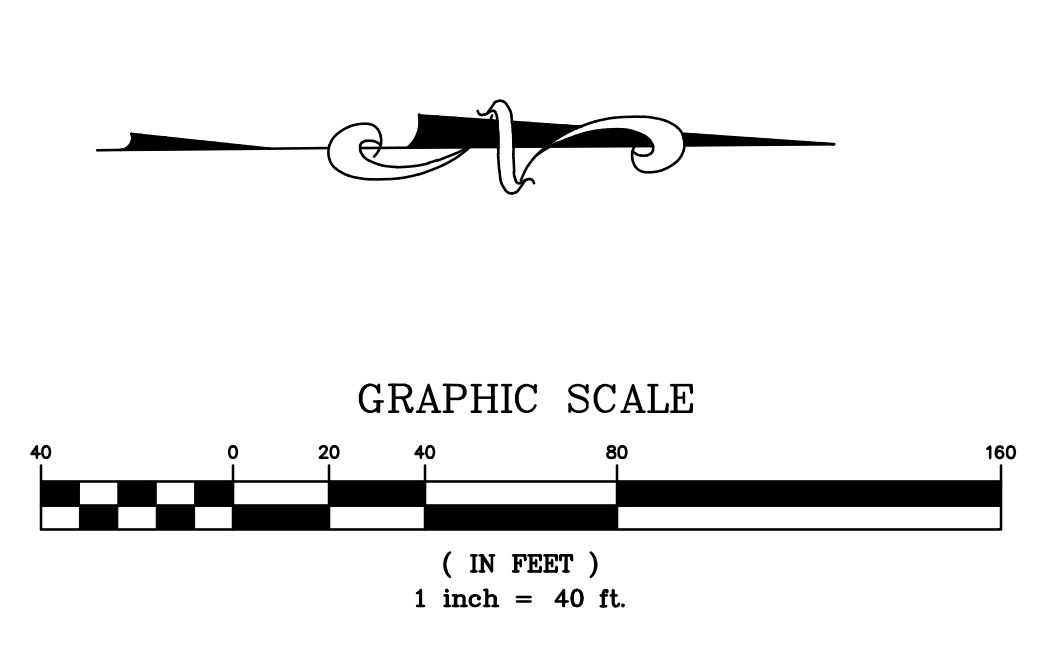
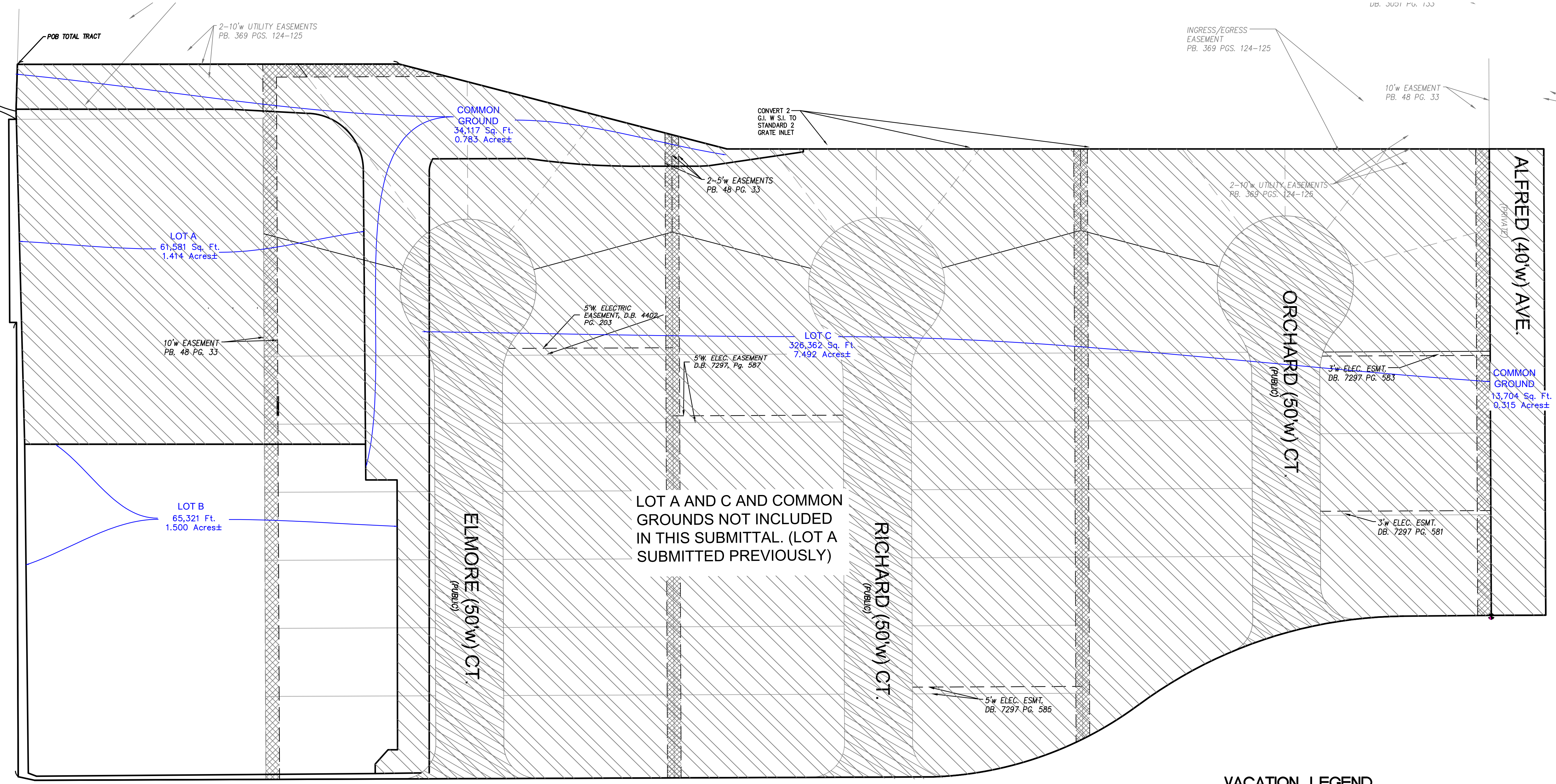
GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DATE:	BY:	DATE:	BY:
10/04/2022	G.M.S.	10/04/2022	G.M.S.

TITLE SHEET

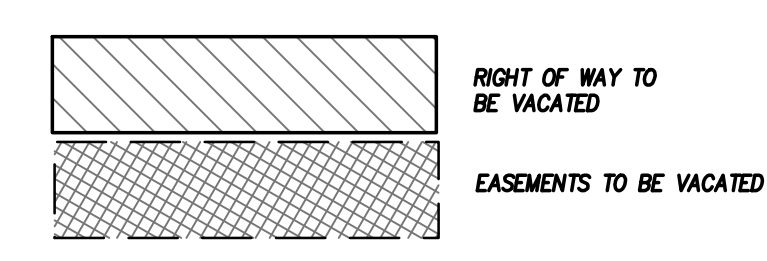
SHEET NO.: C1.0



**SUBDIVISION PLAT NOTE**  
 MARKET AT OLIVE PLAT 4 WAS RECOMMENDED FOR APPROVAL AT THE 8/24/22 PLANNING COMMISSION MEETING AND APPROVED BY CITY COUNCIL ON 9/27/22.

LOT A AND C AND COMMON GROUNDS NOT INCLUDED IN THIS SUBMITTAL. (LOT A SUBMITTED PREVIOUSLY)

**VACATION LEGEND**

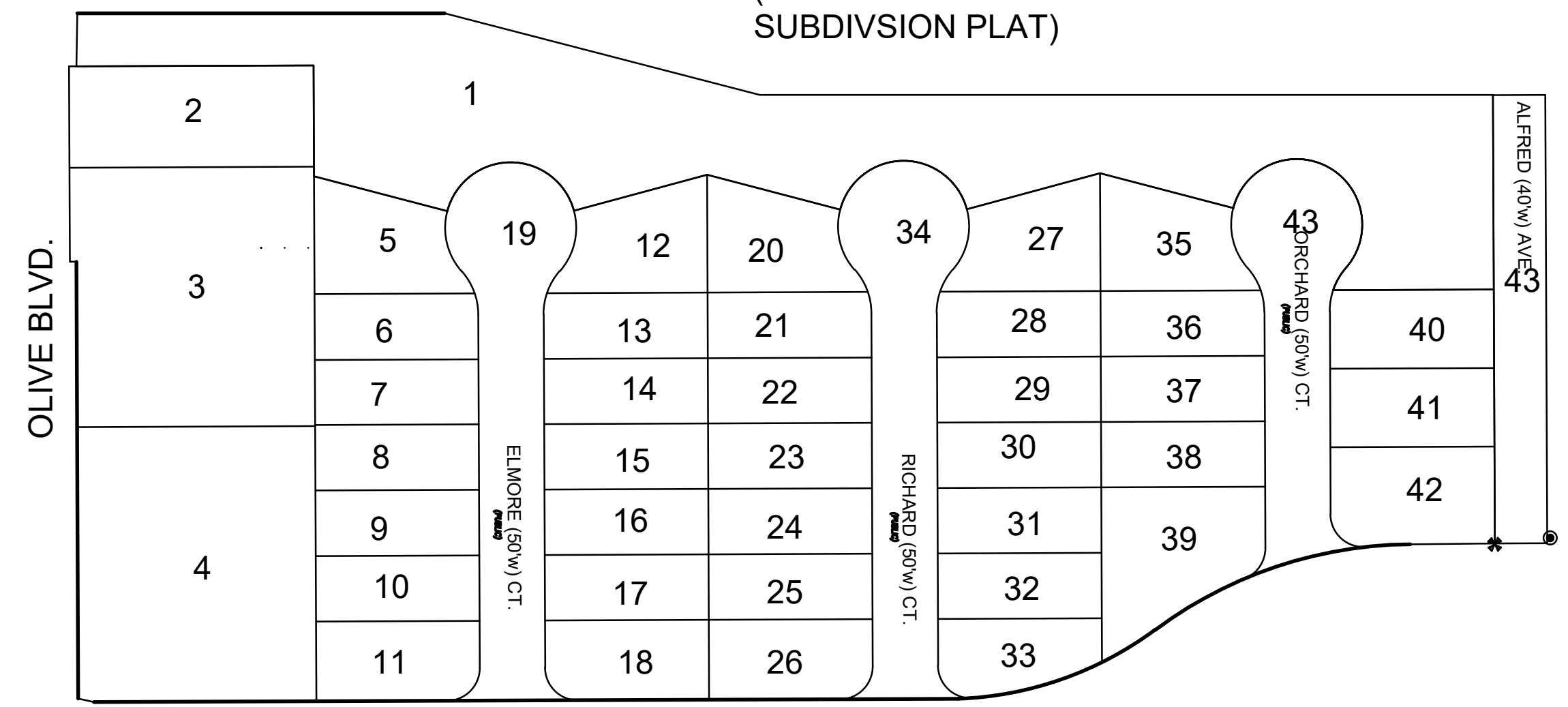


WOODSON RD.  
 (PUBLIC)

**EXISTING PROPERTY DATA**

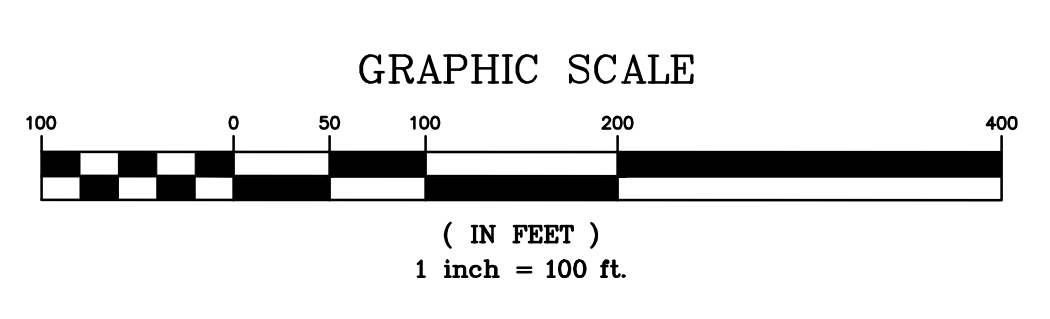
1. LOT 2 MARKET AT OLIVE SUBDIVISION PLAT (BK 369, PG 124-125)  
 17K432018  
 ZONED: PD-C PLANNED DEVELOPEMENT COMMERCIAL
- 2-4. PART LOTS 1-3 CHARLES H. GIERS ESTATE  
 17K431996, 17K430247, 17K430258  
 ZONED: CG- GENERAL COMMERCIAL
- 5-18. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 1  
 ZONED: SR- SINGLE FAMILY RESIDENTIAL  
 17K430401, 17K430391, 17K430412, 17K430380, 17K430379, 17K430368, 17K430357, 17K430577, 17K430554, 17K430533, 17K430555, 17K430511, 17K430522, 17K430566
19. ELMORE COURT R.O.W. TO BE VACATED
- 20-33. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 2  
 ZONED: SR- SINGLE FAMILY RESIDENTIAL  
 17K430720, 17K430711, 17K430687, 17K430702, 17K430676, 17K430698, 17K430665, 16K110025, 16K110036, 16K110047, 16K110069, 16K110070, 16K110058, 16K110081
34. RICHARD COURT R.O.W. TO BE VACATED
- 35-42. LOTS 1-5 AND 11-13 ST PATRICK'S COURTS BLOCK 3  
 ZONED: SR- SINGLE FAMILY RESIDENTIAL  
 16K110201, 16K110191, 16K110212, 16K110223, 16K110180, 16K110366, 16K110355, 16K110344
43. RICHARD COURT R.O.W. TO BE VACATED
44. ALFRED AVE PRIVATE DRIVE

**COSTCO  
 (LOT 1 MARKET AT OLIVE  
 SUBDIVISION PLAT)**



**ORIGINAL PROPERTY DESCRIPTIONS**

Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33.  
 Part of vacated Alfred Avenue  
 Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124  
 and  
 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 an 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. Excepting out any part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124



DATE: 10/04/22

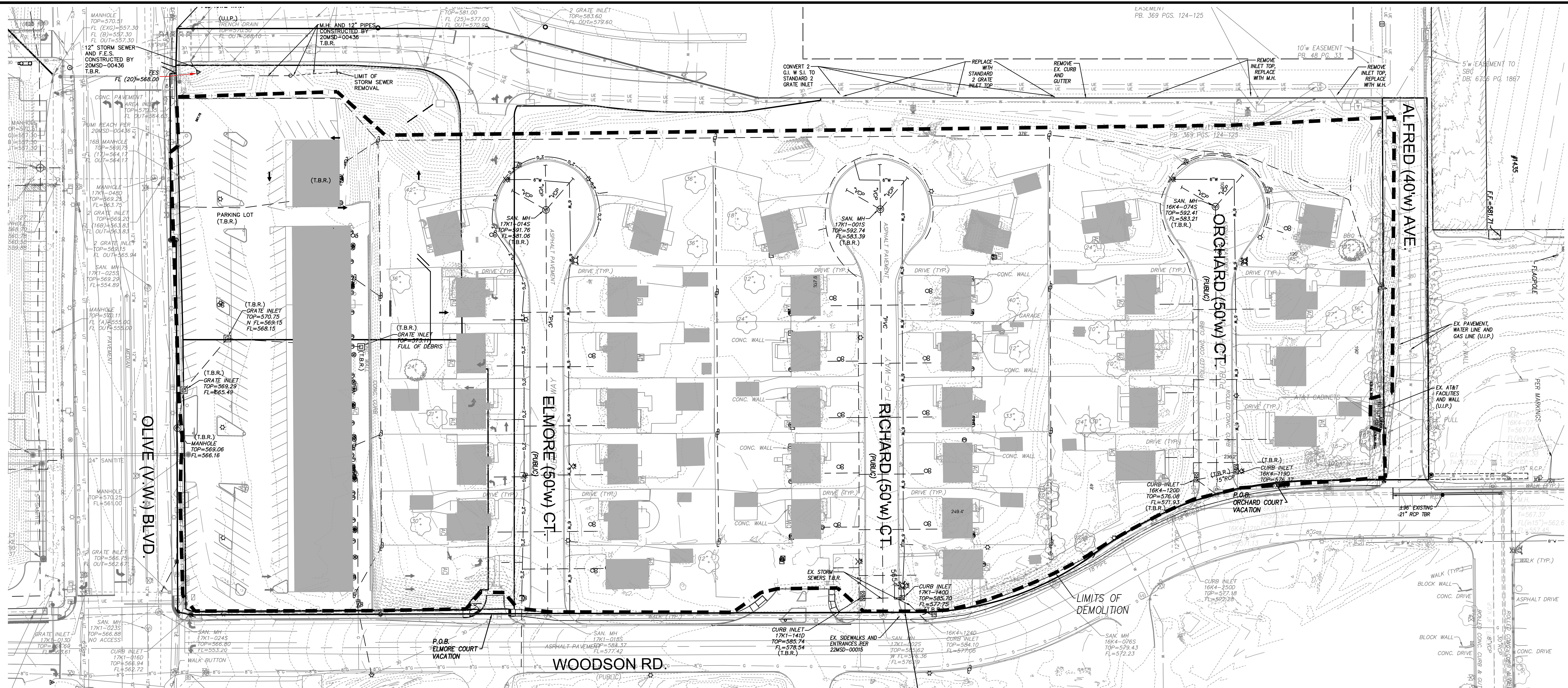


GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

**REVISIONS:**

DATE	BY	REASON
10/04/2022	A.M.G.	BASE MAP
		XX
		XX
		XX

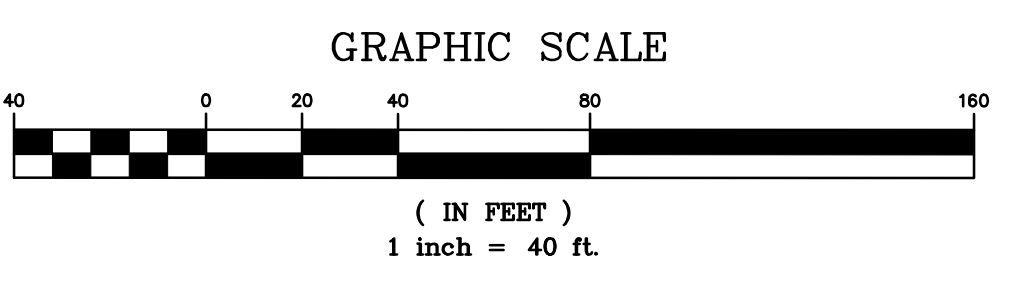
SHEET TITLE:  
**EXISTING &  
 PROPOSED  
 PROPERTY LINES**  
 SHEET NO.:  
**C2.0**



**DEMOLITION LEGEND**

BUILDING DEMOLITION

- DEMOLITION NOTES**
1. ALL TREES THAT ARE NOT NOTED TO BE REMOVED (TBR) AND LOCATED OUTSIDE AND ADJACENT TO THE DISTURBED AREAS (AS INDICATED ON DEMO PLAN) SHALL REMAIN AND BE PROTECTED. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR TREE PROTECTION DETAILS.
  2. DEMOLITION INCLUDES ALL MATERIAL WITHIN THE LIMITS OF CONSTRUCTION LINE SHOWN ON PLANS, UNLESS OTHERWISE NOTED ON SHEET INCLUDING BUT NOT LIMITED TO BUILDING SERVICE LINES, FOOTINGS AND FOUNDATIONS, SIDEWALKS, DRIVEWAYS AND OTHER MISCELLANEOUS IMPROVEMENTS.
  3. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND/OR IRRIGATION SYSTEMS ADJACENT TO THE PROPERTY PRIOR TO ANY DIGGING OR EARTH MOVING.
  4. THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
  5. THE CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY SERVICE PROVIDERS THE DISCONNECTION AND REMOVAL OF ALL UTILITY SERVICES TO THE EXISTING STRUCTURES SHOWN TO BE DEMOLISHED.
  6. UTILITY RELOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.



**UTILITY NOTE**

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PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9300  
 500-5000 FAX: (636) 530-9300  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-  
 LOT B**

UNIVERSITY CITY, MISSOURI

DATE: 10/04/22



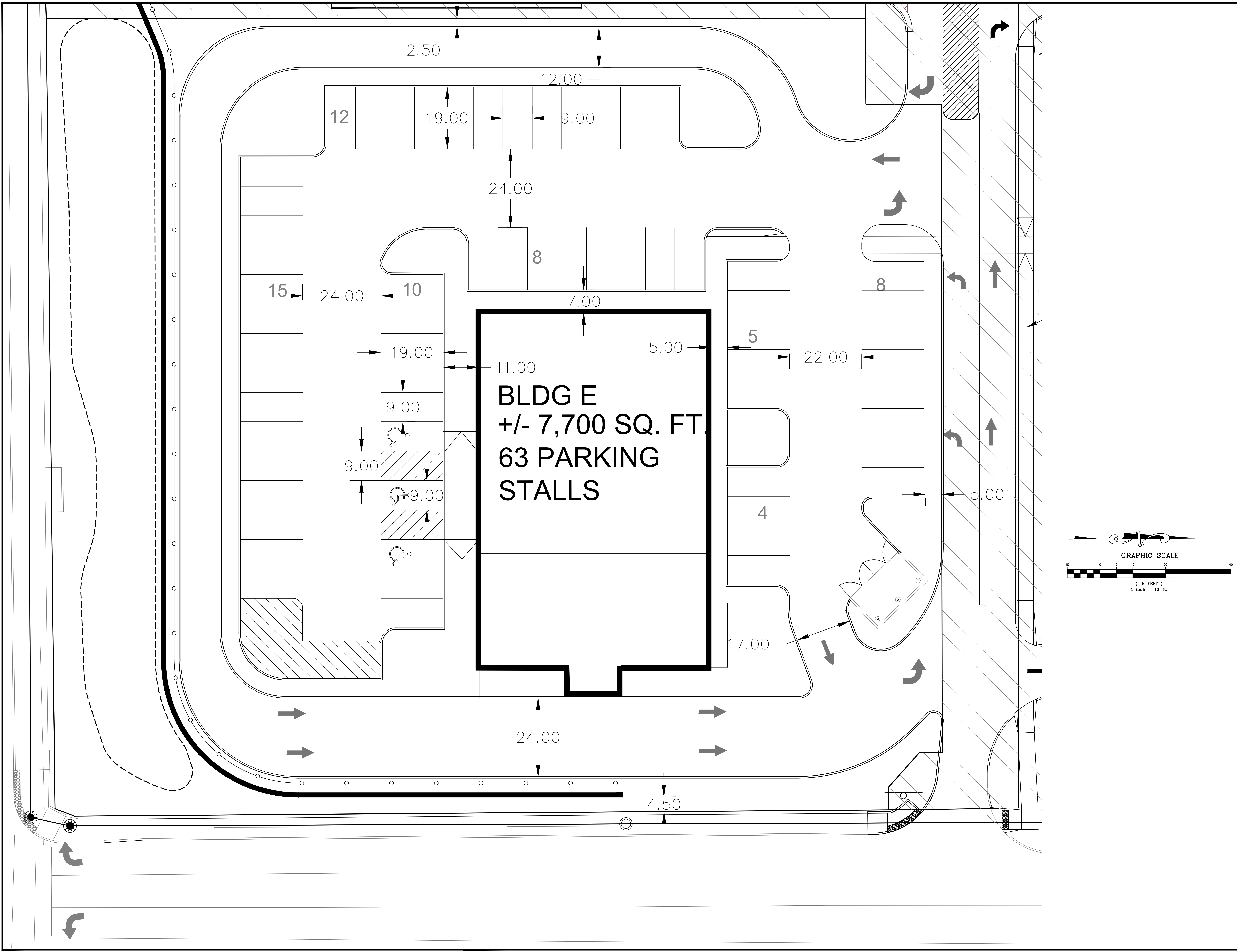
GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 10/04/2022	JOB NO: 217-6193
KES, P.# P-XXXX-XX	BASE MAP # XX
SLC MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**EXISTING  
 CONDITIONS/  
 DEMOLITION PLAN**

SHEET NO.:  
**C3.0**



PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9300  
 530-9300 FAX: (636) 530-9300  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**MARKET AT OLIVE NORTH-**  
**LOT B**  
 UNIVERSITY CITY, MISSOURI

DATE: 10/04/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

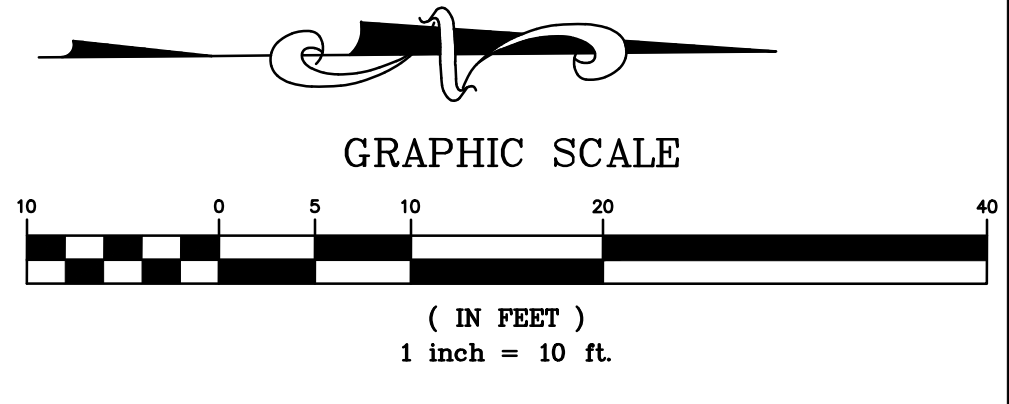
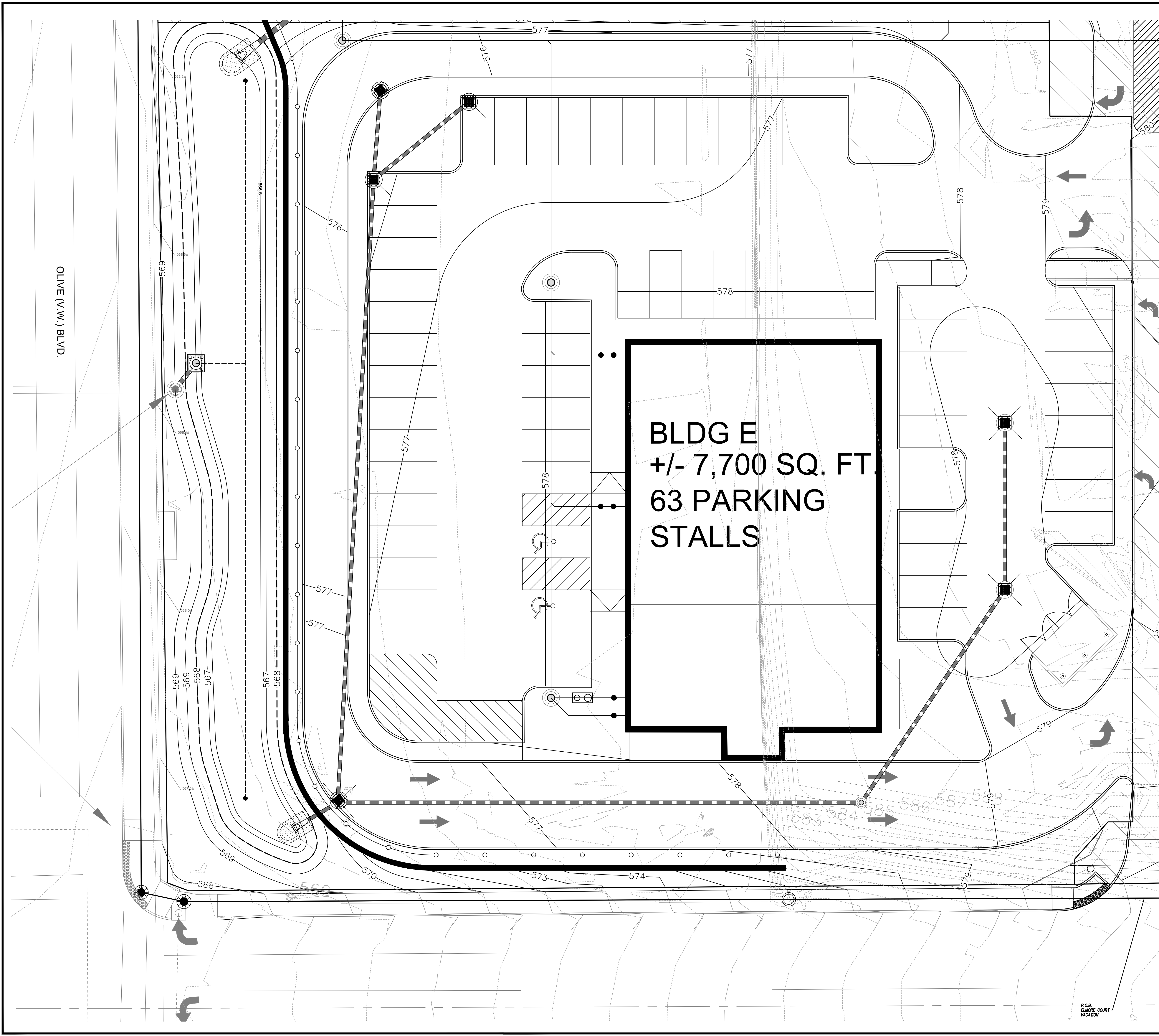
REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 10/04/2022	JOB NO: 217-6193
REQ. P.# P-XXXX-XX	BASE MAP # XX
SLC. MAT # XXXX	MAT SUP. XX-XXXX-XX
M.D.N.R. # XX	

SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**C4.0**





OLIVE (V.M.) BLVD.

**BLDG E**  
**+/- 7,700 SQ. FT.**  
**63 PARKING**  
**STALLS**

P.O.S.  
 ELMORE COURT  
 VACATION

DATE: 10/04/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DATE	BY	REASON

DRAWN BY:	CHECKED BY:
A.M.G.	G.M.S.
DATE:	JOB NO.:
10/04/2022	217-6193
KEY: P #	BASE MAP #
P-XXXX-XX	XX
SLC MAT #	MAT SUP.
XXXX	XX-XXX-XX
M.D.N.R. #	
XX	

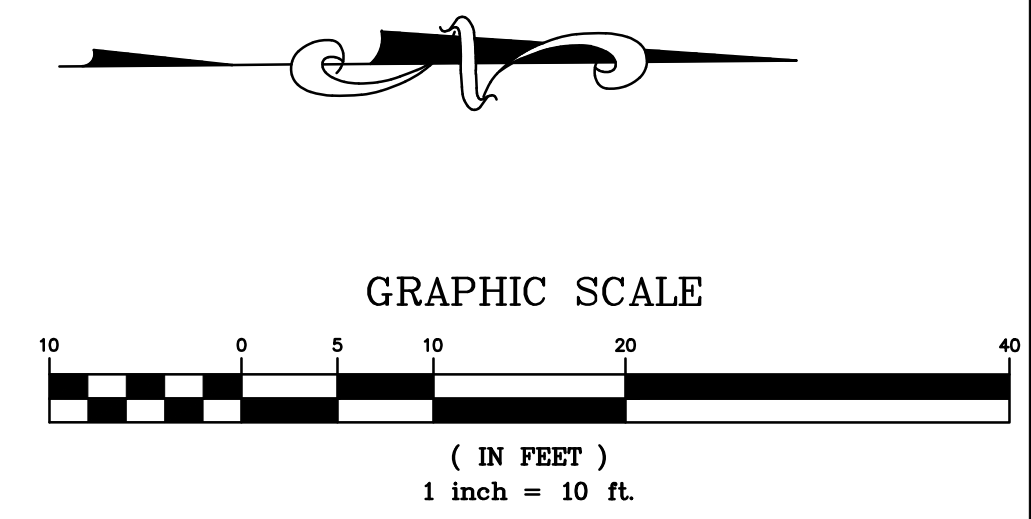
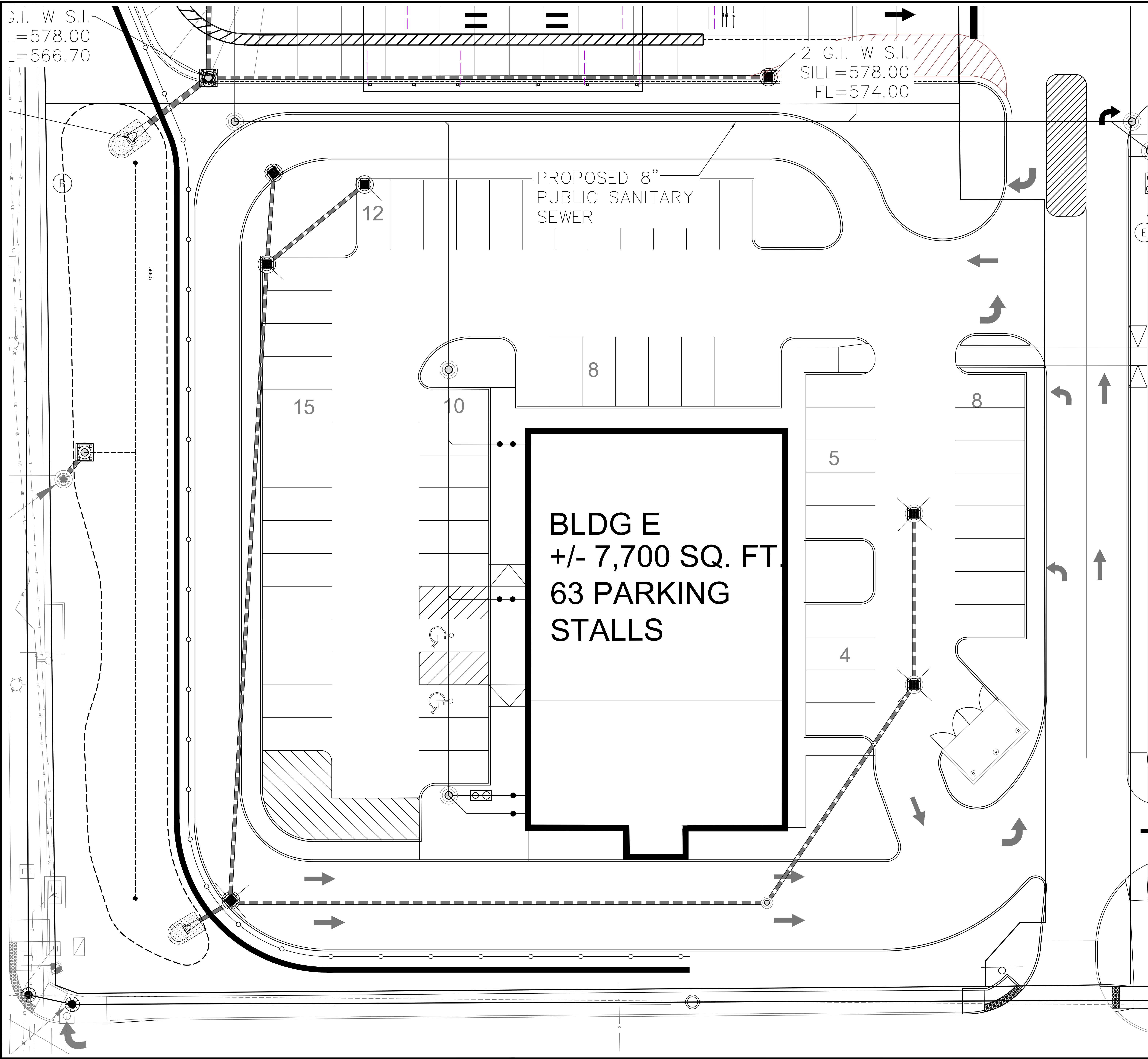
SHEET TITLE:  
**SITE & GRADING PLAN**  
 SHEET NO.:  
**C5.0**

3.1. W S.I.  
 =578.00  
 =566.70

2 G.I. W S.I.  
 SILL=578.00  
 FL=574.00

PROPOSED 8"  
 PUBLIC SANITARY  
 SEWER

**BLDG E**  
**+/- 7,700 SQ. FT.**  
**63 PARKING**  
**STALLS**



DATE: 10/04/22



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

DATE	BY	REASON
10/04/2022	A.M.G.	Q.M.S.
10/04/2022	G.M.S.	217-6193
P-XXXX-XX	XX	XX
S.L.C. HMT #	HMT SUP.	XX-XXXX-XX
XXXX	XX	XX
M.D.N.R. #	XX	XX

SHEET TITLE:  
**SITE UTILITY**  
**PLAN**

SHEET NO.:  
**C6.0**



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20221114-05
--------------------------------------	---------------

SUBJECT/TITLE: Final Development Plan Approval – Adoption of an ordinance to approve the Final Development Plan for Lot A, Market at Olive North, Plat IV.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION:	New Business Bill 9493	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Plan Commission and recommends approval.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the ordinance for the Final Development Plan for Lot A, Market at Olive North, Plat IV.
--

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Draft Ordinance and the Final Development Plan.	

LIST CITY COUNCIL GOALS (S): Economic Development
--

RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	November 14, 2022
-------------------------	----------------------------	---------------	-------------------





## **Plan Commission**

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

October 26, 2022

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

RE: Final Development Plan Approval – Lot A, Market at Olive, Plat 4

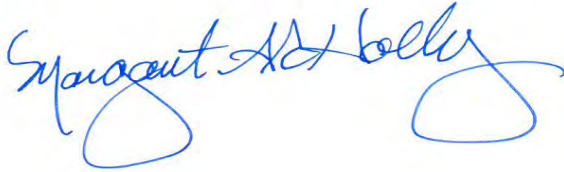
Dear Ms. Reese,

At a regularly scheduled meeting, on October 26, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by U-City, LLC to approve the Final Development Plan Lot A or Market at Olive Development, Plat 4.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of said Final Development Plan with the following conditions:

1. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated September 6, 2022. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Accessible pedestrian walkways shall be provided from the public sidewalk to the private development; and
3. Off-street parking and loading requirements will be provided according to the concurrent Conditional Use Permit approval.
4. 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.

5. Bicycle racks shall be provided according to Section 400.2145 Off-Street Bicycle Parking Requirements of the Zoning Ordinance.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.
7. There shall be no interference by pick-up or service delivery vehicles with pedestrian or vehicular traffic on Lot A or Lot B and the Common Ground 2 parcel.

A handwritten signature in blue ink that reads "Margaret Holly". The signature is written in a cursive style with a large loop at the end.

Margaret Holly, Chairperson  
University City Plan Commission

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO.

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR  
LOT A AND COMMON GROUND 2 OF THE PROPOSED MARKET AT  
OLIVE DEVELOPMENT, PLAT 4**

**WHEREAS**, the Preliminary Development Plan was approved by the City Council of University City on November 14, 2022 by Resolution No. 2022-\_\_\_\_\_, for the development project known as “Lot A and Common Ground 2, Market at Olive, Plat 4” in a Planned Development – Commercial (PD-C) District in the City of University City, and the City Council authorized the submittal of a Final Development Plan; and

**WHEREAS**, a Final Development Plan dated September 6, 2022, has been submitted for review and approval; and

**WHEREAS**, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 “Final Development Plan Procedure” and Section 405.380 “Final Plat Submittal Requirements” of the University City Municipal Code with the adoption of an ordinance by City Council; and

**WHEREAS**, at its meeting on October 26, 2022, the University City Plan Commission considered and recommended to the City Council of University City approval of said Final Development Plan; and

**WHEREAS**, said Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan submitted for the “Lot A and Common Ground 2, Market at Olive, Plat 4” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. The Final Development Plan shall include the following additional conditions:

1. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated September 6, 2022. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Accessible pedestrian walkways shall be provided from the public sidewalk to the private development.
3. Off-street parking and loading requirements will be provided as required by Chapter VII of the University City Zoning Code and pursuant to a Conditional

use Permit for the site lowering the number of parking spaces from 59 to 54, as approved by the City Council on November 14, 2022.

4. 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 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.
5. Bicycle racks shall be provided according to Section 400.2145 Off-Street Bicycle Parking Requirements of the Zoning Code.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.
7. There shall be no interference by pick-up or service delivery vehicles with pedestrian or vehicular traffic for Lot A or Lot B on the Common Ground 2 parcel.

Section 4. The City Clerk is hereby directed to endorse upon the Final Development Plan the approval of the City Council under the hand of the City Clerk and the seal of University City.

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

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

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

CERTIFIED TO BE CORRECT AS TO FORM:

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

Exhibit A



# MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2

A TRACT OF LAND BEING LOTS 1 THRU 7 AND 8 THRU 9 OF BLOCK 1, LOTS 1 THRU 2 AND 3 THRU 5 OF BLOCK 2 AND LOTS 1 THRU 4 OF BLOCK 3, BEING 48.80 ACRES, MORE OR LESS, LOCATED IN TOWNSHIP 48 NORTH, RANGE 6 EAST OF THE 5TH MERIDIAN, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI.

## FINAL DEVELOPMENT PLAN

**LEGEND**

1	Proposed Building Footprints
2	Proposed Parking Spaces
3	Proposed Driveways
4	Proposed Accessways
5	Proposed Walkways
6	Proposed Landscaping
7	Proposed Utilities
8	Proposed Fencing
9	Proposed Signage
10	Proposed Street Lighting
11	Proposed Stormwater Management
12	Proposed Other Features

**NOTES**

1. All proposed buildings shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
2. All proposed parking spaces shall be constructed in accordance with the International Parking Code (IPC) 2015 edition, with all amendments through 2018.
3. All proposed driveways and accessways shall be constructed in accordance with the International Residential Code (IRC) 2015 edition, with all amendments through 2018.
4. All proposed walkways shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
5. All proposed landscaping shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
6. All proposed utilities shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
7. All proposed fencing shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
8. All proposed signage shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
9. All proposed street lighting shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
10. All proposed stormwater management shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.
11. All proposed other features shall be constructed in accordance with the International Building Code (IBC) 2015 edition, with all amendments through 2018.



- SITE INFORMATION**
- 1. PROJECT NAME: MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2
  - 2. PROJECT ADDRESS: 4800 UNIVERSITY CITY, ST. LOUIS, MO 63124
  - 3. CLIENT: [Redacted]
  - 4. ARCHITECT: [Redacted]
  - 5. ENGINEER: STOCK & CRENSHAW CONSULTING ENGINEERS, INC.
  - 6. DATE: [Redacted]
  - 7. SCALE: [Redacted]
  - 8. SHEET NO.: [Redacted]
  - 9. TOTAL SHEETS: [Redacted]
  - 10. PROJECT NO.: [Redacted]

**STOCK & CRENSHAW CONSULTING ENGINEERS, INC.**  
 4800 UNIVERSITY CITY, ST. LOUIS, MO 63124  
 (314) 241-1234  
 WWW.STOCKANDCRENSHAW.COM

**SHEET INDEX**

01	GENERAL NOTES
02	PROPOSED BUILDING FOOTPRINTS
03	PROPOSED PARKING SPACES
04	PROPOSED DRIVEWAYS
05	PROPOSED ACCESSWAYS
06	PROPOSED WALKWAYS
07	PROPOSED LANDSCAPING
08	PROPOSED UTILITIES
09	PROPOSED FENCING
10	PROPOSED SIGNAGE
11	PROPOSED STREET LIGHTING
12	PROPOSED STORMWATER MANAGEMENT
13	PROPOSED OTHER FEATURES

**SITE COVERAGE**  
 TOTAL SITE AREA: 48.80 ACRES  
 TOTAL BUILDING FOOTPRINT AREA: [Redacted] SQ. FT.  
 TOTAL PARKING SPACE AREA: [Redacted] SQ. FT.  
 TOTAL DRIVEWAY AND ACCESSWAY AREA: [Redacted] SQ. FT.  
 TOTAL WALKWAY AREA: [Redacted] SQ. FT.  
 TOTAL LANDSCAPING AREA: [Redacted] SQ. FT.  
 TOTAL UTILITIES AREA: [Redacted] SQ. FT.  
 TOTAL FENCING AREA: [Redacted] SQ. FT.  
 TOTAL SIGNAGE AREA: [Redacted] SQ. FT.  
 TOTAL STREET LIGHTING AREA: [Redacted] SQ. FT.  
 TOTAL STORMWATER MANAGEMENT AREA: [Redacted] SQ. FT.  
 TOTAL OTHER FEATURES AREA: [Redacted] SQ. FT.

**PARKING CALCULATIONS**

CHOCK #16-A (LOT A)

CHOCK #16-B (COMMON GROUND 2)

CHOCK #16-C (COMMON GROUND 3)

CHOCK #16-D (COMMON GROUND 4)

CHOCK #16-E (COMMON GROUND 5)

CHOCK #16-F (COMMON GROUND 6)

CHOCK #16-G (COMMON GROUND 7)

CHOCK #16-H (COMMON GROUND 8)

CHOCK #16-I (COMMON GROUND 9)

CHOCK #16-J (COMMON GROUND 10)

CHOCK #16-K (COMMON GROUND 11)

CHOCK #16-L (COMMON GROUND 12)

CHOCK #16-M (COMMON GROUND 13)

CHOCK #16-N (COMMON GROUND 14)

CHOCK #16-O (COMMON GROUND 15)

CHOCK #16-P (COMMON GROUND 16)

CHOCK #16-Q (COMMON GROUND 17)

CHOCK #16-R (COMMON GROUND 18)

CHOCK #16-S (COMMON GROUND 19)

CHOCK #16-T (COMMON GROUND 20)

CHOCK #16-U (COMMON GROUND 21)

CHOCK #16-V (COMMON GROUND 22)

CHOCK #16-W (COMMON GROUND 23)

CHOCK #16-X (COMMON GROUND 24)

CHOCK #16-Y (COMMON GROUND 25)

CHOCK #16-Z (COMMON GROUND 26)

CHOCK #16-AA (COMMON GROUND 27)

CHOCK #16-AB (COMMON GROUND 28)

CHOCK #16-AC (COMMON GROUND 29)

CHOCK #16-AD (COMMON GROUND 30)

CHOCK #16-AE (COMMON GROUND 31)

CHOCK #16-AF (COMMON GROUND 32)

CHOCK #16-AG (COMMON GROUND 33)

CHOCK #16-AH (COMMON GROUND 34)

CHOCK #16-AI (COMMON GROUND 35)

CHOCK #16-AJ (COMMON GROUND 36)

CHOCK #16-AL (COMMON GROUND 37)

CHOCK #16-AM (COMMON GROUND 38)

CHOCK #16-AN (COMMON GROUND 39)

CHOCK #16-AO (COMMON GROUND 40)

CHOCK #16-AP (COMMON GROUND 41)

CHOCK #16-AQ (COMMON GROUND 42)

CHOCK #16-AR (COMMON GROUND 43)

CHOCK #16-AS (COMMON GROUND 44)

CHOCK #16-AT (COMMON GROUND 45)

CHOCK #16-AU (COMMON GROUND 46)

CHOCK #16-AV (COMMON GROUND 47)

CHOCK #16-AW (COMMON GROUND 48)

CHOCK #16-AX (COMMON GROUND 49)

CHOCK #16-AY (COMMON GROUND 50)

CHOCK #16-AZ (COMMON GROUND 51)

CHOCK #16-BA (COMMON GROUND 52)

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CHOCK #16-BB (COMMON GROUND 98)

CHOCK #16-BB (COMMON GROUND 99)

CHOCK #16-BB (COMMON GROUND 100)

**STATEMENTS**

1. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that I am the author of the above development plan and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

2. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

3. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

4. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

5. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

6. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

7. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

8. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

9. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

10. I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above development plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

	<p>MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2</p> <p>UNIVERSITY CITY, MISSOURI</p>	<p><b>Stock &amp; Crenshaw</b>          Consulting Engineers, Inc.</p> <p>4800 UNIVERSITY CITY, ST. LOUIS, MO 63124          (314) 241-1234          WWW.STOCKANDCRENSHAW.COM</p>
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Exhibit A



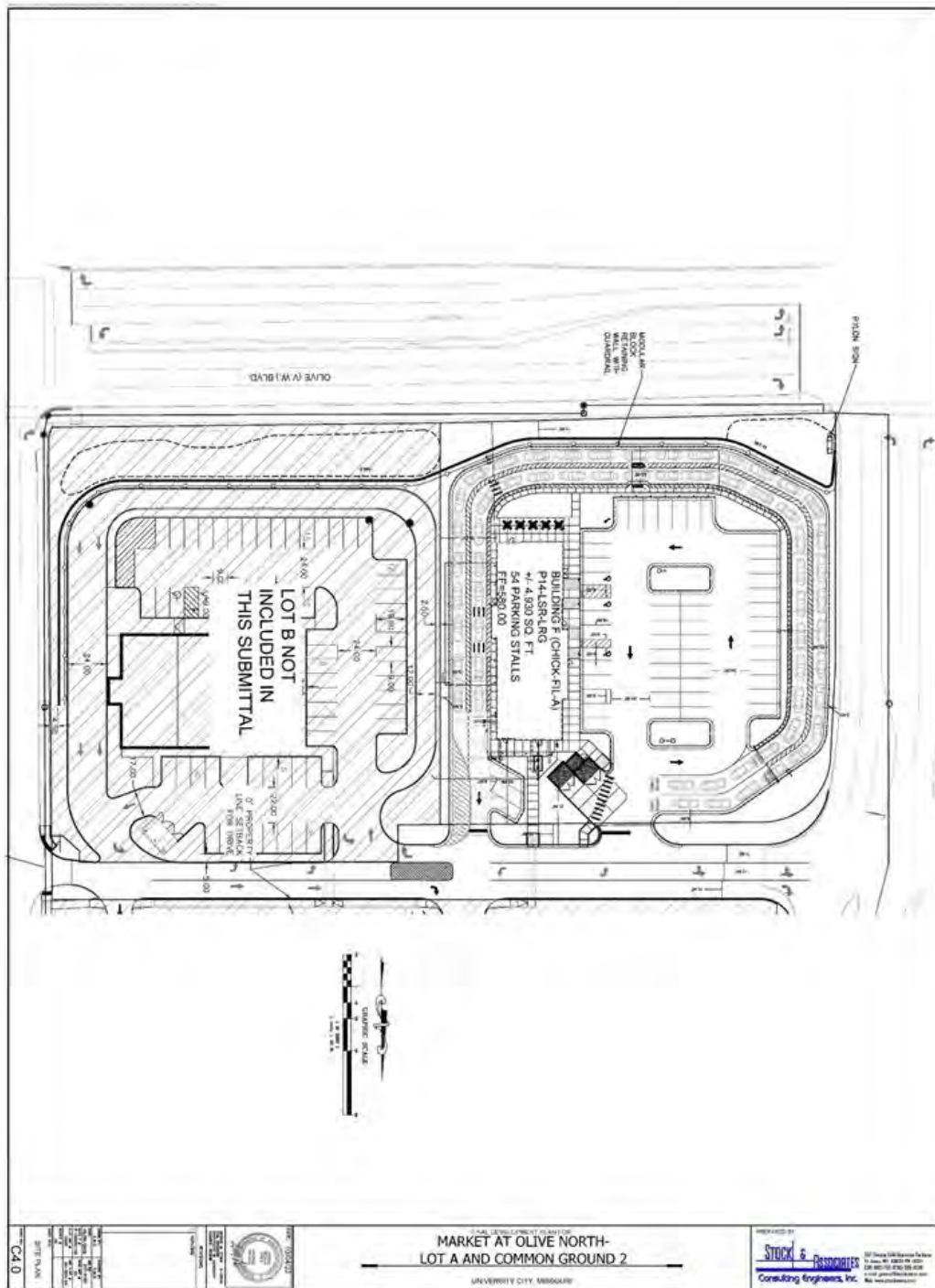


Exhibit A

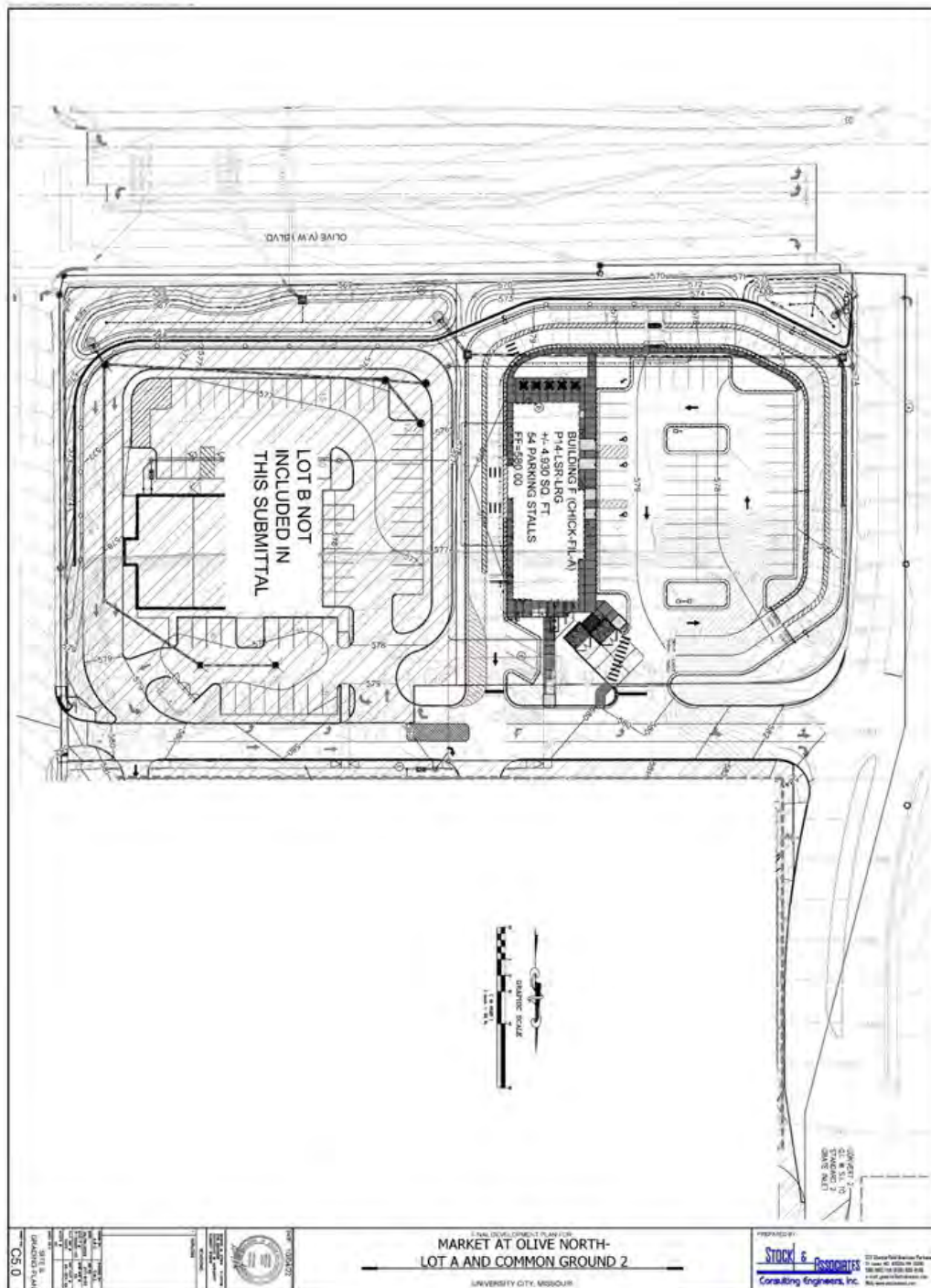




Exhibit A


ATTACHED CANOPY SCHEDULE	
NO.	DESCRIPTION
1	10' x 10' x 8' Aluminum Canopy
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**PERPECTIVE VIEW, PATIO**







**PERPECTIVE VIEW**




**PERPECTIVE VIEW**




**SE PERPECTIVE VIEW**




**NE PERPECTIVE VIEW**



**SW PERPECTIVE VIEW**



**NE PERPECTIVE VIEW**



**EAST ELEVATION**

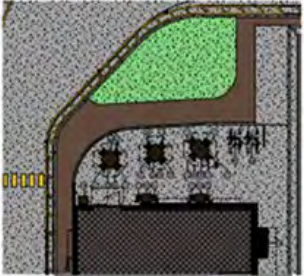
**WEST ELEVATION**

**SOUTH ELEVATION**

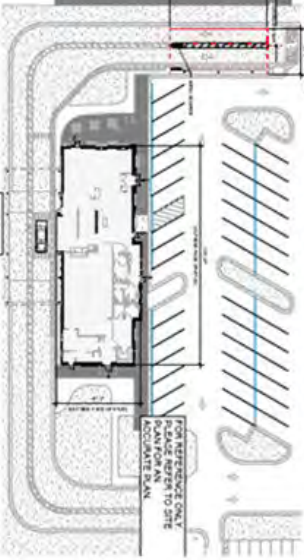
**NORTH ELEVATION**

FINISH SCHEDULE	
NO.	DESCRIPTION
1	10' x 10' x 8' Aluminum Canopy
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50	10' x 10' x 8' Aluminum Canopy

**DINING PATIO PLAN**



**SITE PLAN**



**FROM REFERENCE ONLY, PLANING SUBJECT TO SITE ACCURATE PLAN**

**CHICK-FIL-A**

**UNIVERSITY CITY FSU**

Market at Oliver Anchor B, Lots E and F

UNIVERSITY CITY, MO 63132

FSR#04714

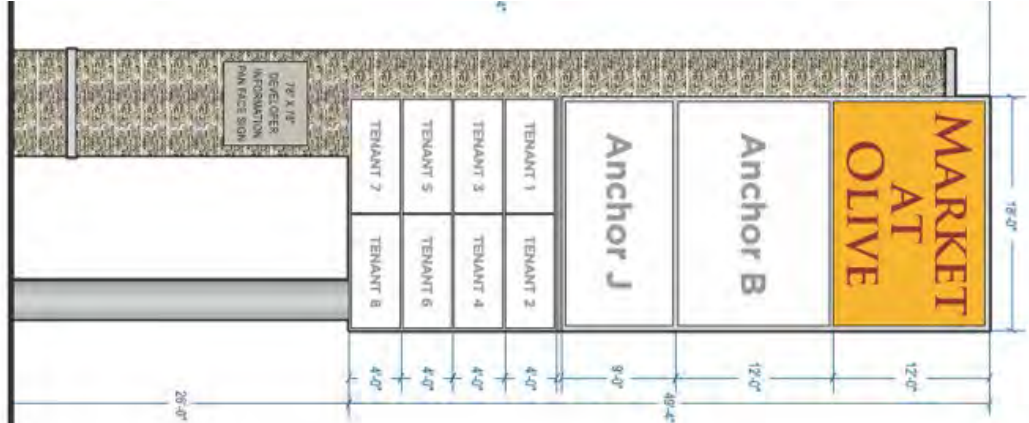
X-900

Exhibit A

# THIS NOTE IS VISIBLE ON THE PRINT FILE DRAWING HAS NOT BEEN POSITIONED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PLOT OPTION 1 HALF PAPER SIZE

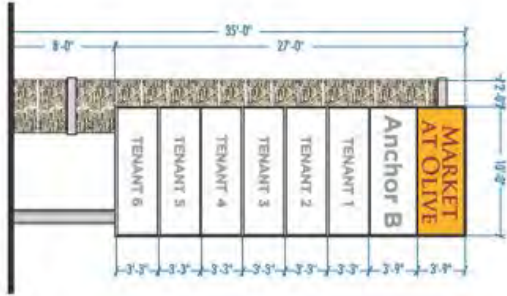
**1 HIGHWAY PYLON - OPTION A**

SCALE: 1/8" = 1'  
SIGN AREA: 42'-0" (527') x 15'-0" (216') = 127,872 / 144 = 888sf



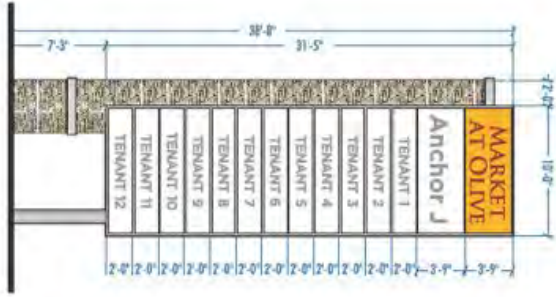
**2 NORTH PROJECT PYLON - OPTION A**

SCALE: 1/8" = 1'  
SIGN AREA: 27' x 10' = 270sf



**3 SOUTH PROJECT PYLON - OPTION A**

SCALE: 1/8" = 1'  
SIGN AREA: 31'-5" (377') x 10'-0" (120') = 45,240 / 144 = 314.2sf



St. Louis Metro Area -  
2055 Arnold Turnpike Rd.  
Arnold, MO 63010  
636-282-1200

CLIENT  
**MARKET @ OLIVE**

LOCATION  
Market @ Olive

PROJECT  
Pylon Sign Family

DATE: 03.29.2022

DRAWING NO:  
880342218

REVISION:  
1.181118111811

REVISION:  
SIGNED PROJECT PROPOSAL/C

REVISION:  
REVISED SIGN TO 10 SOUTH FRONT

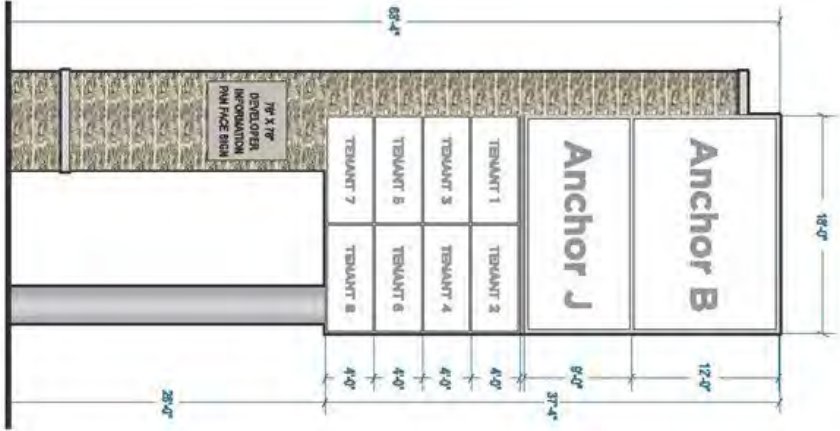
REVISION:  
DESIGNED BY  
Scott Wynn

THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

WARREN SIGNS  
energy efficient  
signs built to last!  
WarrenSign.com

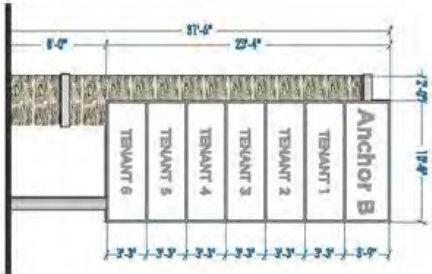
Exhibit A

IF 1'-6" NODE B IS VISIBLE ON THE FRONT, THE DIMENSIONS NOT SHOWN WOULD NOT BE SHOWN IN SCALE. SELECT ACTUAL SIZE FROM YOUR PREFERRED OPTION A OR B.



**1 HIGHWAY PYLON - OPTION B**  
SCALE: 1/8" = 1'

SIGN AREA: 37'-0" (448') x 18'-0" (216') = 80,736 / 144 = 572sf



**2 NORTH PROJECT PYLON OPTION B**  
SCALE: 1/8" = 1'

SIGN AREA: 25'-0" (288') x 10' (120') = 33,600 / 144 = 233sf



**3 SOUTH PROJECT PYLON OPTION B**  
SCALE: 1/8" = 1'

SIGN AREA: 27'-0" (324') x 10'-0" (120') = 38,880 / 144 = 270sf



St. Louis Metro Area -  
2935 Arnold Fairbrook Rd.  
Arnold, MO 63010  
636-282-1300

CLIENT:  
**MARKET @ OLIVE**

LOCATION:  
Market @ Olive

PROJECT:  
Pylon Sign Family

SAVED AS:  
Market @ Olive  
/ 3 PYLONS

DATE:  
01.29.2022

REVISION:  
REMOVED ALL 18' BY Pylon

REVISION:  
REMOVED PROJECT Pylon CORNER

REVISION:  
REVISED SIGN LAYOUT

REVISION:  
REVISED SIGN LAYOUT

DESIGNED BY:  
Scott Wynn

THIS SIGNAGE HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





**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: November 14, 2022

FILE NUMBER: FDP 22-04

COUNCIL DISTRICT: 3

Applicant: U. City, LLC  
 Location: Lot A and Common Ground 2, Market at Olive North, Plat 4  
 Request: Final Development Plan approval

Existing Zoning: PD-C Planned Development Commercial District  
 Proposed Zoning: NA  
 Existing Land Use: Vacant  
 Proposed Land Use: Commercial

**Surrounding Zoning:**

North: **SR** – Single-Family Residential  
 East: **SR** – Single-Family Residential /  
**GC** – General Commercial District  
 South: **PD-C** – Planned Development Commercial District  
 West: **PD-C** – Planned Development Commercial District

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval       Approval with Conditions       Denial

**Attachments:**

- A. Final Development Plan
- B. Landscape Plan – Olive Frontage and Site
- C. Photometric Plan
- D. Lighting Cut Sheets



## E. Building Elevations

### Existing Property

The subject property is referred to as Lot A in Phase IV of the Market at Olive Development. The 1.414-acre tract was recommended for Map Amendment and Preliminary Development Plan approval from GC – General Commercial and SR – Single-Family Residential to PD-C – Planned Development Commercial by the Planning Commission on September 28, 2022.

### Applicant's Request

The applicant is requesting that the final plan be approved to allow for the construction of a 4,930 square foot fast food restaurant (Chick-fil-A) with drive thru, as shown on the attached plans.

### Analysis

Section 400.870, Final Development Plan Procedure, (B) 1-5 state that the Final Development Plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

1. A change in the use or character of the development;
2. An increase in building or site coverage or increase in building height;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation; and
5. A reduction in approved open space or required buffer areas.

The proposed Final Development Plan complies with items 1 – 5 in Section 400.870.

### Plan Commission

The Final Development Plan was approved at the October 26, 2022, as recommended by Staff. Additional recommendations discussed and/or added at the meeting are indicated in red in the list below. It should also be noted that the Plan Commission voted to add the Common Ground 2 portion of the plat to the Final Development Plan.

### Conclusion/Recommendation

Staff has determined that the Final Development Plan for Lot A of Phase IV of the Market at Olive Development meets the requirements of Section 400.870 of the Zoning ordinance and recommends approval of the plan with the following conditions:

1. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated September 6, 2022. The height and mass shall be restricted to that shown on the Final Development Plan.

2. Accessible pedestrian walkways shall be provided from the public sidewalk to the private development; and
3. Off-street parking and loading requirements will be provided according to the concurrent Conditional Use Permit approval.
4. 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.
5. Bicycle racks shall be provided according to Section 400.2145 Off-Street Bicycle Parking Requirements of the Zoning Ordinance.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.
7. There shall be no interference by pick-up or service delivery vehicles with pedestrian or vehicular traffic for Lot A or Lot B on the Common Ground 2 parcel.