



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, March 27, 2023
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)
none

E. APPROVAL OF MINUTES

1. February 27, 2023 - Regular Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Peter Holness is nominated to the Historic Preservation Commission as a fill in by Councilmember Steve McMahon.
2. Mary Dorothy Schmidt is nominated to the Senior Commission as a fill in by Mayor Terry Crow.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dennis Fuller, Ward Two Council Appointee (3/13/2023 – April 2024) was sworn in on March 20, 2023 in the City Clerk's office.

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, 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. COUNCIL COMMENTS

J. PUBLIC HEARINGS

none

K. CONSENT AGENDA (1 voice vote required)

1. Gun Shot Detection Devices and Surveillance Equipment
2. Centennial Commons Monthly Membership Fees

L. CITY MANAGER'S REPORT – (voice vote on each item as needed)

1. Transfer from General Fund to Solid Waste Fund \$1 million

M. UNFINISHED BUSINESS (2nd and 3rd readings – roll call vote required)

1. **Bill 9510 – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT 5 OF MARKET AT OLIVE PLAT 3.**

N. NEW BUSINESS

Resolutions (*voice vote required*)

none

Bills (*Introduction and 1st reading - no vote required*)

none

O. COUNCIL REPORTS/BUSINESS

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

P. CITIZEN PARTICIPATION (*continued if needed*)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (*roll call vote required*)

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.

S. ADJOURNMENT

The public may also observe via:

Live Stream via YouTube:

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

Posted 24th day of March 2023

LaRette Reese

City Clerk, MRCC

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Monday, February 27, 2023
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, February 27, 2023, 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
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Parks Recreation and Forestry, Darren Dunkle; Director of Public Works, Darin Girdler; HR Director, Amy Williams; Finance Director, Keith Cole; Police Chief, Larry Hampton, Lauren Mosser of Gallup, and Planning and Development Director Dr. John Wagner

C. APPROVAL OF AGENDA

Mr. Rose made the following requests:

- That a Public Hearing on Bill Number 9501, be added to the Agenda as Item J (2);
- That a Public Hearing on Bill Number 9502, be added to the Agenda as Item J (3);
- That Item M (3); Bill Number 9503, be tabled, and
- That Item M (4); Bill Number 9504, be tabled.

Councilmember Smotherson questioned whether Mr. Patrick Fox could be sworn in today if his nomination is approved by Council? Mayor Crow stated anyone appointed to a commission could be sworn in at any time.

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

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

D. PROCLAMATIONS - (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. February 13, 2023 – Study Meeting Minutes (UCPD Substation) were moved by Councilmember Klein, it was seconded by Councilmember Smotherson, and the motion was carried unanimously.
2. February 13, 2023 – Regular Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Hales, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Patrick Fox is nominated to the Park Commission as a fill-in by Councilmember Bwayne Smotherson, it was seconded by Councilmember Clay, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Susan Armstrong, Dorothy Davis, Cirri Moran, Jim Nowogrocki, Jeff Dobslaw, and Christopher Blumenhorst were all sworn into the Industrial Development Authority board via Zoom on February 24, 2023.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Procedures for submitting comments for Citizen Participation and Public Hearings:

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.

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Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated he found it interesting how the Industrial Development Authority was formulated and a new Board was appointed at the February 13th Council meeting, with very little public notice. And since the seventh member, Chris Blumenherst was added during the meeting; a violation of the Sunshine Law, he would like to remind Council of a similar incident that occurred in the City of Chesterfield. When a prosecuting attorney, whose name had been omitted from the agenda was approved, their citizens sued. The Court ruled in their favor and imposed a fine on the City, along with the reimbursement of attorney's fees.

Mr. Sullivan stated on Saturday, February 25th, a Special Session of the Council was held where the City Manager presented his goals and priorities; which to his surprise, failed to include any goals addressing the City's failing School District. An editorial in the *Post Dispatch* suggested that the District merge with Clayton. And since U City schools have been listed as the worst in the area, he believes a merger would represent the best solution for U City students and is something that needs this administration's immediate attention.

Also, during that meeting, Mayor Crow commented that the City should not be faulted for the vacancies in The Loop. However, it might be worth noting, that the downtown business districts of Kirkwood and Webster Groves are thriving. Perhaps, that's because they are more diverse and have better City governance.

Mr. Sullivan then identified what he believed to be aesthetic and safety issues within the City:

- Inoperable streetlights at the No. 4 parking lot; Vernon west of Kingsland; Eastgate; Ferguson north of Olive; Olive east of Hanley; Midland; Wellington, and Chamberlain
- Hanging utility wires in the alley behind 758 Kingsland
- A broken fence at Kingsland Park, and
- A bench with broken slats and peeling paint at several City parks, and
- The chronic deterioration of Lewis Park

Recently Mr. Sullivan read that the City is soliciting comments for proposed changes to Metcalf Park. But after observing the "*improvements*" made to Ackert Park, he believes that any changes would only make things worse.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. Liquor License

Mayor Crow opened the Public Hearing at 6:37 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:37 p.m.

2. Bill Number 9501

Mayor Crow opened the Public Hearing at 6:38 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:38 p.m.

3. Bill Number 9502

Mayor Crow opened the Public Hearing at 6:38 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:38 p.m.

K. CONSENT AGENDA - (one voice vote required)

1. Liquor License

2. Ratification – LSBD Reimbursement

3. EDRST Funding Request – Mannequins in the Loop, LSBD

Councilmember Clay moved to approve Items 1 through 3 of the Consent Agenda, it was seconded by Councilmember Hales, and the motion carried unanimously.

L. CITY MANAGER'S REPORT: PART 1 - (voice vote on each item as needed)

1. Employee Years of Service Awards – No Vote Required

Mr. Rose, Amy Williams, Mayor Crow, and the various department heads presented the following Service Awards:

Police Department - Chief Hampton

Five Years of Service

Joshua Mosley
Charlotte Mitchell
Caleb Johnson

Twenty Years of Service

Christopher Stark
Walter Wilkins
Fredrick Lemons

Twenty-Five Years of Service

Timothy Lay
Jennifer Polsky-McClain

Thirty Years of Service

Deanna Burress

Public Works - Darin Girdler

Five Years of Service

Michael Green

Fifteen Years of Service

Ricky Chambers

Twenty Years of Service

Walter Wilkins

Finance Department - Mr. Rose

Ten Years of Service

Keith Cole

2. Gallup Partnership RE: Employee Engagement

Mr. Rose stated staff is recommending that Council consider an agreement with Gallup Partnership to assist with the City's employee engagement efforts.

Ms. Williams stated a known fact is that exit interviews offer a wealth of knowledge about an employee's satisfaction, knowledge, and dissatisfaction with the entity they work for. So one of the City's objectives in trying to build a culture of engagement is to begin surveying its employees before they reach the point of needing an exit interview.

Why Engagement?

An engagement-focused strategy *builds a culture of high development and produces sustainable high performance, even amid disruption.*

Employees have *fundamental psychological needs* that must be met to achieve and sustain high performance. This is as true for independent, remote workers as it is for those who work collaboratively in the office.

Byproducts of Engagement

- Gallup defines engaged employees as more than simply satisfied; they are highly involved and enthusiastic about their work and workplace. They drive performance and innovation and move the organization forward.
- Gallup's research proves that when employees are engaged, they exert more effort on the job, going above and beyond what their role typically requires.
- Engaged employees are more productive, more profitable, have fewer safety incidents, are customer-focused, and are more likely to withstand the temptations to leave their organization.

Retention – Leadership – Loyalty - Performance

- ✚ *It's expensive to lose employees; especially during the transition of employees off-boarding and on-boarding.*
- ✚ *Losing employees can be contagious and creates knowledge gaps.*
- ✚ *Numerous turnovers can bring about a negative reputation.*

The Manager's Role in Engagement

Employees have high expectations of their managers, which makes them one of the biggest drivers in a business's culture. Gallup has surveyed over 37 million employees and understands how to quantify those responses to give managers recommendations and tools they can use daily to lead their teams.

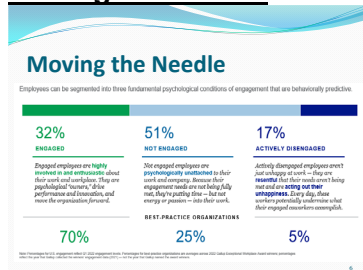
- After years of research, Gallup concludes that managers are responsible for 70% of the variance in employee engagement. Most organizations measure and promote engagement without providing managers with the tools they need to lead their teams well.
- To help measure engagement rather than just satisfaction, Gallup assesses the most important items related to your organization's performance and business outcomes. Then they provide the best-practice advice and learning that you and your managers need to act on those items.

Four Levels of Engagement

	ENGAGEMENT ELEMENT	EMPLOYEE NEED
GROWTH <i>How do I grow?</i>	Q12. This last year, I have had opportunities at work to learn and grow.	Challenge me
	Q11. In the last six months, someone at work has talked to me about my progress.	Help me review my contributions
	Q10. I have a best friend at work.	Help me build mutual trust
TEAMWORK <i>Do I belong?</i>	Q09. My associates or fellow employees are committed to doing quality work.	Help me feel proud
	Q08. The mission or purpose of my company makes me feel my job is important.	Help me see my importance
	Q07. At work, my opinions seem to count.	Hear me
INDIVIDUAL CONTRIBUTION <i>What do I give?</i>	Q06. There is someone at work who encourages my development.	Help me grow
	Q05. My supervisor, or someone at work, seems to care about me as a person.	Care about me
	Q04. In the last seven days, I have received recognition or praise for doing good work.	Help me see my value
BASIC NEEDS <i>What do I get?</i>	Q03. At work, I have the opportunity to do what I do best every day.	Know me
	Q02. I have the materials and equipment I need to do my work right.	Free me from unnecessary stress
	Q01. I know what is expected of me at work.	Focus me

These are the 12 questions HR/Gallup has suggested be asked to the City's employees over the next three years. The right column helps desensitize what the employee's needs are.

Moving the Needle



The first sets of numbers represent common results that might also reflect where the City is today. The Senior Executive Team is now in position and thinks this is a good time to start accessing where the City's employees are. The ultimate goal is to move to the second set of numbers which reflects only 5% of employees being actively disengaged.

Next Steps

- Partner with Gallup to assess University City employees
- Gallup will host a meeting to provide detailed results to the Executive Team
- Access to the Gallup Mobile App where leaders can review multiple resources articles, videos, podcasts, engagement plans, and monitor action plans
- Gallup assists in messaging by developing a communication strategy
- Over this three-year partnership, recommendations, and not just results, will be provided
- Annual reflection calls will be provided to assess wins and opportunities

Simple - Sustainable – Speedy - Accurate

Councilmember Smotherson asked how Council would be apprised of the program's results? Mr. Rose stated this program is based on the need to make certain the City is doing all that it can to retain and educate its employees; especially those who will be taking on supervisory roles. That said, the vast majority of information derived from this program will be made available to Council, as well as the public.

Councilmember Clay stated as an employee whose organization utilizes Gallup's tools; he would like to offer a couple of tips. Since most of the information will be sent to employees in the form of an email; which can come across as simply something else to do, the communication about why engagement is important and what it can lead to is very critical. So, clearly articulating what the data will be used for, connecting the activities being recommended, and the actions that are being taken, will help employees buy into this program; especially when they begin to see that the result is things are being done differently.

Councilmember McMahon asked if his assumption that the results of the data being captured would be provided to Mr. Rose, who in turn, would begin working with his directors to implement the recommended strategies, correct? Ms. Williams stated that it was. Councilmember McMahon stated he believes that Council would be interested in looking at some of the data that would help them evaluate employees as it relates to the retention of the City's directors. So will directors be asked to answer the same twelve questions, and will that information be provided to Council?

Ms. Mosser stated every employee within the City will be asked to take the survey and the results can be sliced and diced by the variables that make the most sense to the City. So yes, it can be customized into different reporting groups.

Councilmember Hales questioned whether Gallup will offer any guidance on what needs to happen to make sure that the City is making improvements? Ms. Mosser stated the survey being utilized is called "*Gallup Access*," which has an advice and analytics platform. As a result, every manager will have the option of viewing the lowest and highest-ranked items, and receiving advice, analytics, and action items tailored to their direct team. Gallup's contract with the City also provides guidance and interaction between the parties to ensure that the platform's recommendations are really moving the needle forward.

Mayor Crow thanked Ms. Williams for her presentation.

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

3. Centennial Commons and Pool Electrical Work

Mr. Rose stated staff is recommending that Council consider advancing the repair of the electrical system for Centennial Commons and the Pool.

Mr. Dunkle stated Council has been provided with two proposals from Reinhold Electric for electrical upgrades. No breakdown has been provided for the work on these two systems since they have a shared electrical panel. However, there is a difference in the price of the two proposals based on existing problems with the supply chain and the amount of time it will take to receive certain components. Proposal No. 1 is an expedited order that will allow the City to receive the main panel in a couple of weeks. Proposal No. 2 lowers the costs if the City decides to wait for up to twenty-four months to receive the parts. Mr. Dunkle stated although this is not the only work that will be needed to get the pool up and running, it is the main component. So, to get the pool open for summer, staff is recommending that Council give consideration to approving Proposal No. 1

Councilmember Smotherson asked if this repair would allow patrons to utilize the lobby area associated with the pool? Mr. Dunkle stated the other repairs associated with the pool being fully operational are drywall, flooring, the front desk in the lobby, computer equipment, and the fencing surrounding the pool.

Mr. Rose stated he had received some questions regarding the City's submittals to FEMA. And if it is acceptable, he would ask the Director of Finance and provide a brief update.

Mr. Cole stated seven projects have been submitted to FEMA for reimbursement; Fire Department overtime; Fire House No. 1; city-wide debris removal, building damage, park damage; Centennial Commons, and the public library. The only submittal still outstanding is for damaged vehicles. FEMA requires that the adjuster's assessment be completed and included with the application and a follow-up meeting with the adjusters is scheduled to take place in two weeks.

The completed applications are currently being reviewed for compliance by the Consolidated Resource Center (CRC), a division of FEMA. The next step is validation by SEMA, which issues the reimbursement check.

Mr. Rose stated there has also been some discussion about the City's ability to receive reimbursement if it decided to proceed with some of these repairs on its own. So, is there any guarantee that the City will get reimbursed if it decides to proceed before receiving approval from FEMA? Mr. Cole stated there is no guarantee that any project will be reimbursed.

Councilmember Klein moved to approve staff's recommendation, it was seconded by Councilmember Clay, and the motion carried unanimously.

M. UNFINISHED BUSINESS - (2nd and 3rd readings require a roll call vote)

- 1. Bill 9501 – AN ORDINANCE AMENDING SECTION 400.2700 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE ZONING REVIEW PROCEDURE FOR CONDITIONAL USES, BY AMENDING SUBSECTION D.1 THEREOF, RELATING TO CITY COUNCIL ACTION.** Bill Number 9501 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

Mr. Mulligan stated there are two medical marijuana facilities operating in U City which under Ordinance 7102 met the 500-foot buffer requirements. However, Missouri voters approved Constitutional Amendment 3 which established a different method for determining the 500-foot buffer. As a result, the facility located at 6662 Delmar is no longer in compliance with Bill 9502 since it has now been determined to be located within 490 feet of the church located at 6800 Washington. Therefore, staff has recommended that a new Section 2 be included in the Bill which reads: *"The buffer requirement in Section 400.1495. (a). 1 shall not apply to any medical marijuana dispensary lawfully operating under a Conditional Use Permit as of the effective date of this Ordinance. And any such facility may convert to a comprehensive marijuana dispensary facility at the same location if the facility meets all other requirements of this Ordinance."* The existing Section 2 has been renumbered Section 3.

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

- 2. Bill 9502 AMENDED - AN ORDINANCE AMENDING SECTIONS 400.030, 400.510, 400.570, 400.620, 400.630, AND 400.1495 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING, SO AS TO CONFORM TO MISSOURI CONSTITUTION ARTICLE XIV PROVISIONS RELATING TO MARIJUANA FACILITIES, AS APPROVED BY VOTERS ON NOVEMBER 8, 2022.** Bill Number 9502 was read for the second and third time.

Councilmember Hales moved to approve, it was seconded by Councilmember Klein.

Roll Call Vote Was:

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

Nays: None.

As it relates to Bills Number 9503 and 9504, Mr. Rose stated his intent is to schedule a special meeting with the Mayor and Council on March 6th.

3. **Bill 9503** –AN ORDINANCE APPROVING THE ISSUANCE OF TAX INCREMENT AND SPECIAL DISTRICT REVENUE BONDS IN CONNECTION with the OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN; PLEDGING AND ASSIGNING CERTAIN REVENUES FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS AND DOCUMENTS IN CONNECTION THEREWITH. (TABLED)
4. **Bill 9504 AMENDED** - AN ORDINANCE APPROVING A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT AND AN AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN. (TABLED)
5. **Bill 9505** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT C AND COMMON GROUND 1 OF THE PROPOSED MARKET AT OLIVE DEVELOPMENT, PLAT 4. Bill Number 9505 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

6. **Bill 9506** – 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 5 OF MARKET AT OLIVE PLAT 3, FROM “IC” INDUSTRIAL COMMERCIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”). Bill Number 9506 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

7. **Bill 9507** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “MARKET AT OLIVE PLAT 3.” Bill Number 9507 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

8. **Bill 9508** – 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 PROPERTIES AT 8637, 8638 AND 8641 MAYFLOWER COURT FROM “SR” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PA” PUBLIC ACTIVITY DISTRICT. Bill Number 9508 was read for the second and third time.

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

Councilmember Smotherson asked Mr. Rose why these specific addresses were being changed? Mr. Rose stated a representative from the development is in attendance and can answer that question.

David Hutkin of Hutkin Properties Group, 10829 Olive Blvd., St. Louis, MO

Mr. Hutkin stated the reason for rezoning these three homes is to accommodate the need to comply with the City's Code to provide a 50-foot buffer between their commercial property and the multi-family project.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Smotherson, and Mayor Crow.

Nays: None.

N. CITY MANAGER'S REPORT: PART 2

- 4. CUP 23-01 Application for a Conditional Use Permit (CUP) for a Comprehensive Marijuana Dispensary Facility at 6662 Delmar Boulevard, Suite A.**

Mr. Rose stated staff is recommending that Council consider a CUP for a Comprehensive Marijuana Dispensary located at 6662 Delmar Boulevard, Suite A.

Dr. Wagner stated the CUP for Jane Dispensary; along with the text amendment, was reviewed and recommended for approval by the Planning Commission.

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

- 5. CUP 23-02 Application for a Conditional Use Permit (CUP) for a Comprehensive Marijuana Dispensary Facility at 7555 Olive Boulevard.**

Mr. Rose stated staff is recommending that Council consider a CUP for a Comprehensive Marijuana Dispensary located at 7555 Olive Boulevard. The owners of the dispensary are in attendance and have asked if they could be allowed to address Council.

Jaimie Mansfield, Armstrong Teasdale, 7700 Forsyth Blvd., Suite 1800

Ms. Mansfield stated she represents Chris Chesley of Starbuds and assisted him with filing the Application to Amend the CUP to authorize the sale of recreational marijuana pursuant to the text amendment passed this evening.

She stated at the time she made her presentation to the Planning Commission on February 22nd, she had no specific knowledge of any business decision to commence recreational sales. So, when Commissioner Holly informed her prior to the Commission's vote that her client could not dispense recreational marijuana until after tonight's hearing, she spoke with her client and learned that sales had already commenced based on the belief that it was legal to do so since he had successfully converted his license with the State. She stated in her opinion, what transpired is an unfortunate misunderstanding that was caused neither by the licensee nor any local government in the State of Missouri. However, upon her recommendation, Mr. Chesley agreed to cease the sale of recreational marijuana immediately. The State literally gave every local municipality 60 days to get their affairs in order. And what happened after this passage of the vote is almost a mire image of what happened in 2019; cities scrambled and issued zoning verification letters without text amendments in place because of the constitutional mandate.

Ms. Mansfield stated she has been in communication with countless governments across the State, from Kansas City, Joplin, Independence, MO, and the St. Louis area, and like U City, many of these governments passed an Ordinance stating that it wanted to place a vote on the ballot to tax the use for additional funds to come into their coffers.

They initiated text amendments to their Code striking the word "*medical*" and replacing it with "*comprehensive*"; they outlined a vehicle for obtaining written approval, such as an expanded Occupancy Permit or a new Business License that could be filed with the State, that was separate and apart from the local medical license, to the tune of if it's retail sales and you're compliant with the State's rules and regulations, you pay an additional \$2,000, you get this license. So, [96 they almost operated as if these were two separate independent vehicles in which to get written approval from the local government.

There was also a case of amending the CUP. And even though in many jurisdictions, the text and CUP amendments would not be issued in time for the conversion of the license, the cities recusing whether formally or informally on the record not to require any of these licensees to cease sales because the cities already knew that they wanted the use. They had already decided that they wanted to tax the use and that they had been mandated to have the use by the Constitution. So, they took the position that requiring the cessation of sales; even in an interim period, would put the licensee and those tax sales in a very precarious situation because customers would no longer be frequenting any of these establishments and they might lose the base. In many other jurisdictions across the state, those licensees, working with their local governments; almost in the mire image of what U City is doing, decided that as long as applicants followed the process and could prove that they had been a good citizen since 2019; they would be approved as the process moved forward.

Ms. Mansfield stated the licensees take this position very seriously. Therefore, she appreciates the City getting this amendment in the books and allowing her client to have a vehicle in which to proceed simultaneously with the text amendment. So, on behalf of herself and her client, she would state that for any part of this misunderstanding that existed, there was no ill intent.

Chris Chesley, 1519 Tower Grove Avenue, St. Louis, MO

Mr. Chesley stated he is one of the owners of the dispensary at 7555 Olive Blvd., known as Starbuds, who appeared before Council back in December. And while he knew that some of the language would have to be updated, he did not understand that the January 25th Planning Commission meeting did not represent the end of this process. Mr. Chesley stated that was a grave misunderstanding on his part that he would like to apologize for not fully understanding the process.

Councilmember Hales stated he appreciates this clarification because what he thought would be a relatively simple process has now put a lot of folks in a very uncomfortable position.

He stated that he had listened to the December 12th meeting where Mr. Chesley informed Council that, "At the last trade association meeting we were told by the State's attorney representing the Medical Marijuana Department, and private counsel, that this Council would most likely need to amend their Ordinance before we would be allowed to start selling recreational. So, I just wanted to make you guys aware of that. We were told that it's going to have to say recreational and medical marijuana sales before we would be able to start."

Councilmember Hales stated as liaison to the Planning Commission he is always thrilled when they show up to Council's meetings; we have two here tonight. The amount of work they put in is extraordinary. So, it was very upsetting to receive phone calls from some of these members expressing their frustration about this unfortunate situation. It has caused consternation within the community, not only because you began the sale of recreational marijuana but also about the sign on the door of the facility stating "*Council failed to act*". However, if Council learned about the need to change the Ordinance on December 12th; the Ordinance was drafted by staff and presented to the Planning Commission on January 25th; the Bill was presented to Council for introduction in February and passed at tonight's meeting that would seem to indicate that this process occurred in warped speed.

Councilmember Hales stated communicating with staff typically helps to resolve misunderstandings. And since the City had no idea whether it would receive any applications, perhaps, this could have all been avoided if the Applicant had simply contacted the City and informed them of their intent to be ready to go on February 3rd.

Mr. Chesley stated the sign on the door was written by one of his shift leaders after they found out that they would have to stop selling recreationally.

It was something that he had not been made aware of until today, and while it has been removed, he is truly apologetic for any harm it created.

Councilmember Clay posed the following questions:

Q. When did you alert your client that he should stop selling recreational marijuana?

A. (Ms. Mansfield): *I informed him immediately after the meeting on the twenty-second.*

Q. Did his sales cease at that point?

A. (Ms. Mansfield): *He's indicating that they did.*

A. (Mr. Chesley): *I was confused, so after the meeting, I started calling other municipalities, and another attorney, who agreed that I should cease. Immediately thereafter; at about 9 p.m. that night, I called my facility and told them that they needed to put up a sign regarding the need to cease recreational sales.*

Q. You stopped selling recreational marijuana around 9 p.m. on Wednesday, and nothing was sold the next day?

A. (Mr. Chesley): *I was out of town on Thursday, so unless I'm confused about the day, they should have stopped that Wednesday.*

Councilmember Clay made a motion to table the CUP 23-01 Application for a Comprehensive Marijuana Dispensary Facility at 6662 Delmar Boulevard, Suite A, it was seconded by Councilmember Smotherson.

Mayor Crow stated he's trying to discern all of the comments he's heard involving this application for a CUP. First, there's a phone call from the Applicant lecturing him about the need to conduct a special meeting with the City's volunteers because the process being used is not as good as the City of Fenton's. And now we have the Applicant's attorney telling us that she appreciates how U City has moved mountains to rectify this problem. Nevertheless, the bottom line with respect to employees is that Mr. Chesley is responsible for every action they take.

Ms. Mansfield stated she thinks much of the confusion surrounding this process is because everybody was put behind the eight ball. Between the State saying something from on high, and how that determination filtered its way through communities created a lot of stress for the applicants and municipalities who were both trying to come together and implement this process in a manner that works well for everybody.

She stated she has been on the ground level with applicants who applied for their medical marijuana licenses in 2019, and what she is sure about is that they are compassionate about the communities they serve, and the work being performed. They had to work hard to get their license, and it was awarded to them not because they met the bare minimum, but because they went above and beyond what was required.

Ms. Mansfield stated she has had several discussions with Chris over the past few days, and to combat the comments he made to the Mayor, what she would like to convey is that while his words may be coming from the stress associated with the goals for his business, his walk; adopting the bus stop and cleaning up the area, demonstrates that he cares immensely about this community. From his perspective, the timing of these amendments prevents him from developing his brand, customer base, and loyalty, which in his mind, could bury him financially.

Mr. Chesley stated he completely agrees with the Mayor's comments and takes total responsibility for what happened. So, with all sincerity, he would like to apologize to both the Commission and Council.

Councilmember McMahon stated parts of this industry are highly regulated, and it has taken a long time for it to get to where it is today. Yet, there are still questions about the folks that are going to be in our neighborhoods dispensing a product that has different connotations and beliefs associated with it.

So, what the Applicant needs to understand and appreciate is that being the representative for this new way of thinking carries a lot of weight.

That said, there are two issues I find to be somewhat troubling. One is the issue of capturing the base early, and the other is that Ms. Mansfield also represents the Jane Dispensary which was presented and reviewed on tonight's agenda, with no problems. That's a phone call he wouldn't want to make to the Jane Dispensary if he were in Ms. Mansfield's position. But it is a phone call he would suggest Mr. Chesley might want to make to another member of this community in the same industry. *"I made a big mistake that may have resulted in capturing your base while you sat there and followed the rules"*. So, for me, this issue rises to a higher level. It's about a process where we're all just trying to follow the rules; not to our advantage, but to simply get the job done.

Mr. Chesley stated initially, he did try to reach out to his contact at Jane but was unsuccessful and later heard they were transferring the ownership. Unfortunately, once he received the email from the State on Thursday, announcing that the sale of recreational marijuana could commence on Friday, all of his efforts to communicate with them fell by the wayside.

Councilmember Hales posed the following questions:

Q. Based on the comments I read into the record earlier, you were aware that Council would need to amend this Ordinance before anyone would be allowed to start selling recreational marijuana. So, did anyone from the City tell you that you could start selling and they would work out the details later?

A. (Mr. Chesley): *I was under the impression that the process we were waiting for occurred when the Planning Commission approved the text amendment on January 25th.*

Q. Were you on the call when the Planning Commission conducted their meeting?

A. (Mr. Chesley): Yes.

Q. When Commissioner Holly reads the motion, it always says that the Commission is making a recommendation to Council for approval. Ms. Mansfield, did you ever notify your client that the process had changed?

A. (Ms. Mansfield): *No, not that the process had changed. But at that point, I was not aware of my client's business decision to commence sales. However, what she will say is that her client's misunderstanding may have been based on conversations within the industry where several municipalities who found themselves in the same position as U City, formally stated that as long as the licensee was compliant with, or had received their CUP within 120 days of them passing the text amendment, then they would be allowed to commence sales. And one of those municipalities was Ellisville. So, the current January 9th Ordinance to tax the use of these sales, coupled with the Planning Commission's findings, is indicative of what many municipalities who want this use and want to make sure that their licensees survive this interim period are doing.*

Councilmember Hales stated even though he's listened to the explanations associated with this misunderstanding, after reviewing the comments made by Ms. Mansfield at the Planning Commission meeting he is having difficulty understanding how her client's perspective of the process changed. Ms. Mansfield stated, *"Our advice to our client has been to follow the law and get local approvals. We have been in contact trying to work with U City to move forward with the text amendment. We are very much appreciative of the expedience in which you guys have done so in the process, and in letting us run the CUP concurrently"*.

Councilmember Klein stated given that there can be an automatic reaction of resentment towards the City as a result of the misunderstandings that occurred, she would like to see Starbuds not only retract the misinformation provided to its customers but issue a correction regarding the City's role in this process.

Mr. Chesley stated he would post a sign indicating that any misunderstandings were on the part of his company and not the City, which has done everything they were supposed to do.

Councilmember Klein stated even though she thinks there is a consensus among Council that the Applicant's noncompliance should have a consequence, she does not think the CUP should be delayed. She stated she is aware that Mr. Chesley has added additional employees that played no role in these decisions and should not be penalized because of his actions.

Mr. Chesley stated that he had hired 15 extra employees, and any delay would have an impact on their employment.

Councilmember Klein stated she believes there is a huge customer base for this type of business and that the Applicant's decision to be proactive has resulted in a lack of trust. So, at this point, there is a need for all of these relationships to be restored and she would like to allow Mr. Chesley the opportunity to do that.

Ms. Mansfield acknowledged her stance of taking Councilmember Klein's comments very seriously.

Councilmember Clay stated this dispensary is in the 3rd Ward, which is the ward that he and Councilmember Smotherson represent and where their concerns related to this case are focused. He stated the City's process for those purveying intoxicants is exhaustive because this type of product falls within a unique category. Every business is thoroughly scrutinized and expected to act responsibly. So, to the point of trust, I would agree, that it has to be restored, particularly for the residents that live in the 3rd Ward. To the point regarding what other municipalities are doing or have done, I can recall saying, "Well, my friend Tommy who lives down the street can do X, Y, and Z," and being quickly disabused of the notion that the rules down the street at Tommy's house were not the rules in Lois Clay's house. Therefore, while he certainly has respect for Fenton or Ellisville, Mr. Chesley's business is in U City, and these are the rules he needs to follow.

Councilmember McMahon asked if the motion to table was for a date certain? Mayor Crow stated the item could be placed back on the agenda at the request of staff or a member of Council.

Voice vote on Councilmember Clay's motion to table carried unanimously.

O. NEW BUSINESS

Resolutions (voice vote required)

None

Bills - (No vote required for introduction and 1st reading)

Introduced by Councilmember Smotherson

- 1. Bill 9509 – AN ORDINANCE APPROVING A PARCEL DEVELOPMENT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN.** Bill Number 9509 was read for the first time.

P. 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**

Q. CITIZEN PARTICIPATION (continued if needed)

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

Ms. Ginsberg reported that last weekend U City TNR volunteers trapped and vetted three cats from the 3rd Ward at no cost to U City taxpayers; returned one cat to its home colony, and were able to successfully network the two other cats into rescue. She stated TNR volunteers look forward to City staff training the code compliance team on best practices for feeding community

cats and sincerely hopes this will prevent future misunderstandings between volunteers and officers. Thanks for your service to our community.

Sam Washington, 8665 Spoon Drive, U City, MO

Mr. Washington stated after receiving a copy of the amended map indicating that the development on Olive will sit within 500 feet of the residential property located on the south side of Spoon Drive, he was curious to know whether the developer had any plans to expand his business beyond that 500-foot parameter?

Mayor Crow informed Mr. Washington that his question would be answered by a member of City staff; perhaps as early as tonight.

R. COUNCIL COMMENTS

Councilmember Hales thanked the City Manager and Director of Public Works for getting MSD to clean out their drainage ditch.

Mr. Rose stated all of the credit goes to Mr. Girdler.

Councilmember Clay stated that he first met Officer Stark when they were camp counselors at one of U City's day camps. So, it was great to see him honored here tonight for an additional 20 years of service to the community.

Mayor Crow stated that he would like to wish Councilmember Smotherson and his wife a happy anniversary.

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

S. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the Regular Council Session at 8:01 p.m.

LaRette Reese
City Clerk, MRCC



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: For City Clerk Use	CA20230327-01
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SUBJECT/TITLE: Police Department purchase / lease of gunshot detection devices and surveillance equipment.			
REQUESTED BY: Chief Larry Hampton		DEPARTMENT / WARD Police Department	
AGENDA SECTION:	City Managers Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT:			
AMOUNT:	\$ 140,000	ACCOUNT No.:	#15-30-90-8200
FROM FUND:	Public Safety	TO FUND:	Public Safety
EXPLANATION: The Police Department is requesting the purchase / lease of gunshot detection and surveillance / LPR equipment via Capital Improvement Project approved for Fiscal Year '23.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The request is to lease FLOCK Gunshot detection and surveillance (LPR) equipment from FLOCK for a 2 year pilot period for UCPD to combat gun shot reported incidents. No other companies providing gunshot detection services incorporate surveillance with the activation of the devices. FLOCK is original in this approach.
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CIP No.	
RELATED ITEMS / ATTACHMENTS: FLOCK quote attached.	

LIST CITY COUNCIL GOALS (S): Public Safety Prudent Fiscal Management			
RESPECTFULLY SUBMITTED:	City Manager, Gregorory Rose	MEETING DATE:	March 27, 2023



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Created Date: 03/16/2023

Expiration Date: 03/31/2023

Quote Number: Q-15276

Prepared By: Lisa Dunn

Phone: 3146032079

Email: lisa.dunn@flocksafety.com

Address Information

Bill To:

601 Trinity Ave
Saint Louis, Missouri 63130

Ship To:

601 Trinity Ave
Saint Louis, Missouri 63130

Billing Company Name: MO - University City PD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Billing Fax:

Terms and Conditions

Contract Start Date: 06/30/2023

Subscription Term: 24 Months

Billing

Frequency: Signing.

Annual Plan - First Year Invoiced at



Professional Services and One-Time Purchases

Services and One Time Fees	Service Description	Sales Price	Quantity	Total Price
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.	\$350.00	15.00	\$5,250.00

Hardware and Software Products

Annual recurring amounts over subscription term

Products	Product Description	Product Sales Price	Product Quantity	Annual Product Price
Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.	\$2,500.00	15	\$37,500.00
Flock Safety Advanced Search	Advanced Search is an optional upgrade for Law Enforcement Grade Falcon cameras. Advanced Search includes Convoy Analysis, Multi Geo Search, and Visual Search.	\$2,500.00	20	\$2,500.00
Raven Audio Detection Device - 1mi	Raven Audio detection - 1 square mile of coverage. Number of units deployed depends on geography and density of area. Raven detection is license by coverage area, not number of units.	\$25,000.00	1	\$25,000.00

Subtotal Year 1: \$70,250.00

flock safety

Annual Recurring Subtotal: \$65,000.00

Subscription Term: 24 Months

Estimated Tax: \$0.00

Contract Total: \$135,250.00

Prices shown above do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice – this document is a non-binding proposal for providing informational purposes only. Pricing is subject to change. This proposal shall be valid until the documented expiration date.

**AGREEMENT
FOR THE INSTALLATION, OPERATION, AND MAINTENANCE
OF LICENSE PLATE RECOGNITION CAMERA WITHIN ST. LOUIS COUNTY
MAINTAINED RIGHT OF WAY**

THIS AGREEMENT, is by and between St. Louis County (hereinafter “County”) and the City of Crestwood (hereinafter “City”) for the installation, operation, and maintenance of license plate recognition cameras within St. Louis County’s maintained right of way.

WITNESSETH:

WHEREAS, the City has approached the County requesting the installation of a license plate recognition camera within St. Louis County’s maintained right of way and

WHEREAS, the County is willing to grant the City permission to install, operate and maintain license plate recognition cameras within St. Louis County’s maintained right of way and

WHEREAS, Chapter 1105, Title XI SLCRO 1974 (as amended by St. Louis County Ordinance 28,404), authorized the County Executive to execute this Agreement on behalf of the County.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations herein, the parties agree as follows:

1. The County grants authority to the City to install operate and maintain license plate recognition cameras at the following locations:
 - a. On an existing Ameren utility pole at 817 Sappington Road
2. The City shall not assign, transfer or delegate any interest in this Agreement without prior written consent of the County.
3. Changes in this Agreement, whether by modification or supplementation, must be accomplished by a formal amendment fully executed and approved by duly authorized representatives of the City and the County.
4. This Agreement shall commence upon the execution of this Agreement and shall be in effect until terminated as described below. Execution of this Agreement does not authorize the installation of any license plate recognition camera. A Special Use Permit must be obtained from the County’s Department of Transportation and Public Works for such authorization.
 - a. The County may terminate this Agreement at any time due to safety concerns or for a material breach of contractual obligations by providing the City with a written notice of termination. Should the County exercise its right to terminate this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of termination sent to the City.
 - b. The County may terminate this Agreement, for any reason, by providing thirty (30) days prior written notice to the City.
 - c. The County may terminate this Agreement immediately if the City or its license plate recognition camera vendor fails to provide an

acceptable level of cyber security as determined by the County.

5. The City shall prepare plans for the construction of each license plate recognition cameras, supports, and bases for review and approval by the County. Approval of said plans is at the sole discretion of the County.
6. The acquisition of all easements and/or rights-of-way necessary for the installation, operation, and maintenance of license plate recognition camera equipment shall be the responsibility of the City.
7. The City shall be responsible for all costs associated with furnishing, installing and maintaining license plate recognition camera, including all requirements mandated by the County to accommodate the license plate recognition camera equipment, and the removal of each camera, if this Agreement is terminated as described in Paragraph 4.
8. The City, its approved installer, or its license plate recognition camera vendor shall furnish, install, and maintain all license plate recognition cameras, supports, and bases. The installation, operation or maintenance of any such equipment shall not alter or affect the mobility of any mode of transportation on any sidewalk or roadway dedicated for public use.
9. All proposed license plate recognition camera installs shall meet the following criteria.
 - a. Support poles shall be free standing and be MASH compliant
 - b. Cameras shall be solar powered with no hard-wired electrical power connection
 - c. Cameras shall transmit images of license plates only via a secure cellular or wireless connection
10. Any proposed license plate recognition cameras that do not meet the requirements set forth in paragraph 9 will require additional review and approvals before a revised Agreement can be provided to the City.
11. This Agreement does not authorize the use of any other type of equipment and/or cameras to be installed, operated or maintained other than license plate recognition cameras. If any other equipment is desired by City to perform any function other than license plate recognition, their installation, operation and/or maintenance will have to be addressed in a separate Agreement and permit.
12. The City, its approved installer, and/or its license plate recognition camera vendor shall be responsible for obtaining and paying for all applicable permits, including obtaining a Special Use Permit from the County's Department of Transportation and Public Works to authorize the installation of a license plate recognition camera. For any required permit, the City shall be listed as the Permittee and shall pay all associated permit costs. A permit will be required for each location at which a license plate recognition camera is to be installed.
13. If at any time, as determined by the County, any license plate recognition camera equipment needs to be relocated, the relocation of said equipment shall be the responsibility of the City, at no cost to the County. If the County should expend any funds in connection with the installation, maintenance, relocation or removal of said license plate recognition cameras, the City shall reimburse the County for the same.
14. The City, its approved installer, and/or its license plate recognition camera vendor shall only conduct work approved by authorized County personnel and as outlined in a Special Use Permit.
15. The City shall be responsible for all repairs and/or adjustments determined

to be necessary due to vandalism, knockdowns and/or acts of God. A separate special use permit will be required for all repairs and/or adjustments determined to be necessary due to vandalism, knockdowns and/or acts of God.

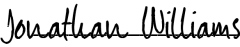
16. Each year, during the month of January, the City shall apply for a renewal of this Agreement. The City will be responsible for all renewal fees imposed by the County. If a request for renewal is not received by March 1, the County shall remove any cameras listed in paragraph 1 at the expense of the City.
17. The renewal application shall contain:
 - a. The locations listed in paragraph 1 that are in place at the time of renewal and desired to remain in use for the following calendar year
 - b. Declaration of cyber security insurance carried by the City and/or their license plate recognition camera vendor.
 - c. A current Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amounts specified as the limits of liability set by the State for public entities shall be provided to St. Louis County by any entity performing work (including maintenance) within County right-of-way. Such certificate shall include "St. Louis County" as an additional insured. Certificate shall provide for a 30 day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits. Certificates shall be provided so the policy renewal date coincides with the yearly renewal date of this agreement.
18. This Agreement shall be construed to be in accordance with the laws of the State of Missouri.
19. All the terms, covenants and conditions of this Agreement shall insure to the benefit of and be binding upon the successors and assigns of all of the parties hereto.
20. To the fullest extent permitted by law, the City shall defend, indemnify, and hold County and its agents, officials and employees, harmless from and against all claims, damages, losses, and expenses, including reasonable attorney fees and costs, arising out of, or resulting in whole or in part from, any act or omission of the City or their contractors, subcontractors, agents or employees.

[Remainder of Page Intentionally Left Blank; Execution and Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

CITY OF CRESTWOOD

ST. LOUIS COUNTY, MISSOURI

DocuSigned by:

7BED8C611AC2418...
Title: Chief of Police

DocuSigned by:

A1C4A5155D9C1D1...
County Executive

Date: 03/21/2022 | 3:16 PM CDT

Date: 04/08/2022 | 2:01 PM CDT

ATTEST:

ATTEST:


Lisa Stump
City

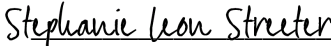
DocuSigned by:

9FC78C125CC24D1...
Administrative Director

APPROVED AS TO LEGAL FORM:

APPROVED:

DocuSigned by:

349746710A84410...
City Attorney

DocuSigned by:

A1A5C155D9C1D1...
Acting Director, Department of
Transportation and Public Works

APPROVED AS TO LEGAL FORM:



DocuSigned by:

E1C103F0B50E456...
County Counselor

APPROVED:

DocuSigned by:

8C3C165B31450...
Chief Accounting Officer

Legal Review: 

Encumbrance Review 

CE Review: 



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use

CA20230327-02

SUBJECT/TITLE:

Centennial Commons Monthly Membership Fees

REQUESTED BY:

Darren Dunkle

DEPARTMENT / WARD

Parks/All

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manger recommends approval of the temporary pricing.

FISCAL IMPACT:

AMOUNT:

ACCOUNT No.:

FROM FUND:

TO FUND:

EXPLANATION:

At the March 21, 2023 Parks Commission meeting a discussion centered on whether residents should be allowed to purchase a partial or full membership. Currently a resident can purchase a day pass to Centennial Commons, but no memberships are being sold because the facility is not fully functional. Existing members are using the facility for free. The Parks Commission voted unanimously to recommend support of providing a temporary monthly membership rate that is 50% of that of the current three month rate for each tier. (Resident Rate - \$25 Youth, \$48 Adult, \$30 Senior, \$50 Senior Couple, \$80 Family. Non-Resident Rate - \$40 Youth, \$70 Adult, \$50 Senior, \$70 Senior Couple, \$95 Family.)

STAFF COMMENTS AND BACKGROUND INFORMATION:

The storm event that took place on July 26th and 28th caused flooding of parts of Centennial Commons which forced the City to partially close the facility. Since that time a portion of Centennial Commons has been able to reopen but is limited to the use of the cardio equipment and the walking track with limited times. Accordingly the City has been allowing current members to use the facility and have only sold day passes to those who are not current members as the facility is only partially open.

CIP No.

RELATED ITEMS / ATTACHMENTS:

LIST CITY COUNCIL GOALS (S):

Community Quality of Life and Amenities

RESPECTFULLY SUBMITTED:

City Manager, Gregorory Rose

MEETING DATE:

March 27, 2023



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	CM20230327-01
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SUBJECT/TITLE: Transfer from General Fund to Solid Waste Fund \$1 million			
REQUESTED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends the City Council to approve the transfer of \$1 million from the General Fund to the Solid Waste Fund, and forego the Interfund Loan remaining amount of \$881,686.			
FISCAL IMPACT: Reduce General Fund cash by \$1,000,000 and increase Solid Waste Fund cash.			
AMOUNT:	\$1,000,000	ACCOUNT No.:	
FROM FUND:	General - 01	TO FUND:	Solid Waste - 08
EXPLANATION: As of the end of February 2023, the Solid Waste Fund expenditures has exceeded the revenues by \$630,000. This is partially due to the necessary need of purchasing two (2) refuse trucks and the normal day to day operations. One truck was lost by the flood, and the other was a FY23 budgeted item. Solid Waste cash balance is approximately \$375,000. With that said, in order for the Solid Waste Fund to be sustainable, the General Fund will need to transfer \$1 million over to the Solid Waste Fund.			
STAFF COMMENTS AND BACKGROUND INFORMATION: At the March 28, 2022 Council meeting, Council approved the interfund borrowing of \$1 million from General Fund to Solid Waste Fund setting terms where the Solid Waste Fund would pay back the General Fund at 1.25% interest rate for 10 years. The outstanding balance of the loan is \$881,686. It's unlikely the Solid Waste Fund will be able to pay back the General Fund over the course of the loan. Therefore, to aid and assist the Solid Waste Fund to be sustainable, we are recommending to forego the Interfund Loan that was approved March 28, 2022, and the remaining amount of \$881,686 will be considered a gift from the General Fund.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1) March 28, 2022 Council Agenda and Amortization Schedule			
LIST CITY COUNCIL GOALS (S): Prudent Fiscal Management			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	March 27, 2023



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

NUMBER:
For City Clerk Use

SUBJECT/TITLE:

Interfund Borrowing from General Fund to Solid Waste Fund in the amount of \$1 million.

REQUESTED BY:

Keith Cole, Director of Finance

DEPARTMENT / WARD

Finance / All

AGENDA SECTION:

City Manager's Report

CAN ITEM BE RESCHEDULED?

Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

The City Manager recommends City Council to approve the interfund borrowing from General Fund to Solid Waste Fund.

FISCAL IMPACT:

Reduce General Fund cash by \$1,000,000 and add to Solid Waste Fund cash.

AMOUNT:

\$1,000,000

ACCOUNT No.:

FROM FUND:

General - 01

TO FUND:

Solid Waste - 08

EXPLANATION:

As a result of FY2021 year-end audit, and current year FY2022 operations, the Solid Waste fund needs to borrow from the General Fund. The amount requested to borrow is \$1,000,000. The term of the loan is as follows: Interest Rate - 1.25%; Years - 10; Payments Per Year - 12

STAFF COMMENTS AND BACKGROUND INFORMATION:

The General Accepted Accounting Principle (GAAP) describes financial interactions between funds of the primary government as "interfund activity." In addition, the interfund activity can be categorized as reciprocal which includes interfund loans and interfund services. Interfund Loans often described as advances and are reported as an asset of the lending fund (receivable) and as a liability of the borrowing fund (payable).

CIP No.

n/a

RELATED ITEMS / ATTACHMENTS:

1) Amortization Schedule - Solid Waste Fund

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

March 28, 2022

**City of University City
Solid Waste Fund**

Loan Principal	\$	1,000,000
Interest		1.25
Term		10 years
Monthly payment		8,869

	<u>Date</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
1	4/1/2022	\$ 1,042	\$ 7,827	\$ 992,173
2	5/1/2022	1,034	7,835	984,338
3	6/1/2022	1,025	7,844	976,494
4	7/1/2022	1,017	7,852	968,642
5	8/1/2022	1,009	7,860	960,782
6	9/1/2022	1,001	7,868	952,914
7	10/1/2022	993	7,876	945,038
8	11/1/2022	959	7,910	937,128
9	12/1/2022	956	7,913	929,215
		9,036	70,785	929,215
10	1/1/2023	968	7,901	921,314
11	2/1/2023	960	7,909	913,405
12	3/1/2023	952	7,917	905,488
13	4/1/2023	943	7,926	897,562
14	5/1/2023	935	7,934	889,628
15	6/1/2023	927	7,942	881,686
16	7/1/2023	918	7,951	873,735
17	8/1/2023	910	7,959	865,776
18	9/1/2023	902	7,967	857,809
19	10/1/2023	894	7,975	849,834
20	11/1/2023	885	7,984	841,850
21	12/1/2023	877	7,992	833,858
		11,071	95,357	833,858
22	1/1/2024	869	8,000	825,858
23	2/1/2024	860	8,009	817,849
24	3/1/2024	852	8,017	809,832
25	4/1/2024	844	8,025	801,807
26	5/1/2024	835	8,034	793,773
27	6/1/2024	827	8,042	785,731
28	7/1/2024	819	8,050	777,681
29	8/1/2024	810	8,059	769,622
30	9/1/2024	802	8,067	761,555
31	10/1/2024	793	8,076	753,479
32	11/1/2024	785	8,084	745,395
33	12/1/2024	776	8,093	737,302
		9,872	96,556	737,302
34	1/1/2025	768	8,101	729,201
35	2/1/2025	760	8,109	721,092
36	3/1/2025	751	8,118	712,974
37	4/1/2025	743	8,126	704,848
38	5/1/2025	734	8,135	696,713
39	6/1/2025	726	8,143	688,570
40	7/1/2025	717	8,152	680,418
41	8/1/2025	709	8,160	672,258
42	9/1/2025	700	8,169	664,089
43	10/1/2025	692	8,177	655,912
44	11/1/2025	683	8,186	647,726

**City of University City
Solid Waste Fund**

Loan Principal	\$	1,000,000
Interest		1.25
Term		10 years
Monthly payment		8,869

	<u>Date</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
45	12/1/2025	675	8,194	639,532
		8,658	97,770	639,532
46	1/1/2026	666	8,203	631,329
47	2/1/2026	658	8,211	623,118
48	3/1/2026	649	8,220	614,898
49	4/1/2026	641	8,228	606,670
50	5/1/2026	632	8,237	598,433
51	6/1/2026	623	8,246	590,187
52	7/1/2026	615	8,254	581,933
53	8/1/2026	606	8,263	573,670
54	9/1/2026	598	8,271	565,399
55	10/1/2026	589	8,280	557,119
56	11/1/2026	580	8,289	548,830
57	12/1/2026	572	8,297	540,533
		7,429	98,999	540,533
58	1/1/2027	563	8,306	532,227
59	2/1/2027	554	8,315	523,912
60	3/1/2027	546	8,323	515,589
61	4/1/2027	537	8,332	507,257
62	5/1/2027	528	8,341	498,916
63	6/1/2027	520	8,349	490,567
64	7/1/2027	511	8,358	482,209
65	8/1/2027	502	8,367	473,842
66	9/1/2027	494	8,375	465,467
67	10/1/2027	485	8,384	457,083
68	11/1/2027	476	8,393	448,690
69	12/1/2027	467	8,402	440,288
		6,183	100,245	440,288
70	1/1/2028	459	8,410	431,878
71	2/1/2028	450	8,419	423,459
72	3/1/2028	441	8,428	415,031
73	4/1/2028	432	8,437	406,594
74	5/1/2028	424	8,445	398,149
75	6/1/2028	415	8,454	389,695
76	7/1/2028	406	8,463	381,232
77	8/1/2028	397	8,472	372,760
78	9/1/2028	388	8,481	364,279
79	10/1/2028	379	8,490	355,789
80	11/1/2028	371	8,498	347,291
81	12/1/2028	362	8,507	338,784
		4,924	101,504	338,784
82	1/1/2029	353	8,516	330,268
83	2/1/2029	344	8,525	321,743
84	3/1/2029	335	8,534	313,209
85	4/1/2029	326	8,543	304,666
86	5/1/2029	317	8,552	296,114
87	6/1/2029	308	8,561	287,553

**City of University City
Solid Waste Fund**

Loan Principal	\$	1,000,000
Interest		1.25
Term		10 years
Monthly payment		8,869

	<u>Date</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
88	7/1/2029	300	8,569	278,984
89	8/1/2029	291	8,578	270,406
90	9/1/2029	282	8,587	261,819
91	10/1/2029	273	8,596	253,223
92	11/1/2029	264	8,605	244,618
93	12/1/2029	255	8,614	236,004
		3,648	102,780	236,004
94	1/1/2030	246	8,623	227,381
95	2/1/2030	237	8,632	218,749
96	3/1/2030	228	8,641	210,108
97	4/1/2030	219	8,650	201,458
98	5/1/2030	210	8,659	192,799
99	6/1/2030	201	8,668	184,131
100	7/1/2030	192	8,677	175,454
101	8/1/2030	183	8,686	166,768
102	9/1/2030	174	8,695	158,073
103	10/1/2030	165	8,704	149,369
104	11/1/2030	156	8,713	140,656
105	12/1/2030	147	8,722	131,934
		2,358	104,070	131,934
106	1/1/2031	137	8,732	123,202
107	2/1/2031	128	8,741	114,461
108	3/1/2031	119	8,750	105,711
109	4/1/2031	110	8,759	96,952
110	5/1/2031	101	8,768	88,184
111	6/1/2031	92	8,777	79,407
112	7/1/2031	83	8,786	70,621
113	8/1/2031	74	8,795	61,826
114	9/1/2031	64	8,805	53,021
115	10/1/2031	55	8,814	44,207
116	11/1/2031	46	8,823	35,384
117	12/1/2031	37	8,832	26,552
		1,046	105,382	26,552
118	1/1/2032	28	8,841	17,711
119	2/1/2032	18	8,851	8,860
120	3/1/2032	9	8,860	-
		55	26,552	-

Total Interest	64,280
Total Principal	1,000,000



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	UB20230327-01
--------------------------------------	---------------

SUBJECT/TITLE: Final Development Plan Approval – Adoption of an ordinance to approve the Final Development Plan for the Market at Olive development, Plat III. (Dierbergs)			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION:	Unfinished Business - Bill 9510	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 Plat 3 of the Market at Olive development.
--

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the February 22, 2023 Plan Commission Transmittal Letter and a Draft Ordinance 9510.	

LIST CITY COUNCIL GOALS (S): Economic Development, Encourage High-quality Growth, Improved Infrastructure	
RESPECTFULLY SUBMITTED:	City Manager, Gregorory Rose
MEETING DATE:	March 27, 2023



Plan Commission

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

February 22, 2023

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

RE: Final Development Plan Approval – Market at Olive, Plat 3

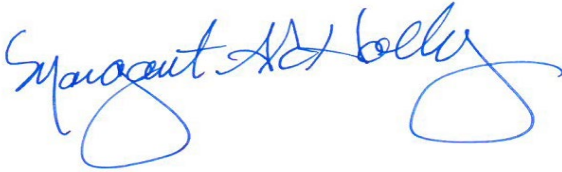
Dear Ms. Reese,

At a regularly scheduled meeting, on February 22, 2023, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by D3 Commercial Realty Group, LLC to approve the Final Development Plan Market at Olive Development, Plat 3.

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 February 10, 2023. 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 Section 400.2140 Schedule of Off-Street Parking Requirements of the Zoning Ordinance.
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.

A handwritten signature in blue ink, appearing to read "Margaret Holly", with a large, stylized loop at the end.

Margaret Holly, Chairperson
University City Plan Commission

INTRODUCED BY: _____

DATE: _____

BILL NO. 9510

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR
LOT 5 OF MARKET AT OLIVE PLAT 3.**

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on March 6, 2023, by Resolution No. 2023-05 for a development on Lot 5 of Market at Olive 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 February 10, 2023, 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 February 22, 2023, 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 a development on Lot 5 of the Market at Olive Plat 3.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with 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 February 10, 2023. 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 each building.

3. Off-street parking and loading requirements will be provided as required by Chapter 400, Article VII of the University City Zoning Code, including but not limited to Section 400.2140 Schedule of Off-Street Parking Requirements.
4. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for review and approval with the Site Plan. 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 in accordance with Zoning Code Section 400.2145 Off-Street Bicycle Parking Requirements.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.

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 _____, 2023.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A

DIERBERGS MARKETS MARKET AT OLIVE

PART OF LOTS 1, 7 AND 28, 29 OF QUAKESH GRISEY AVE. PLAT 6800K6 PAGES 3
TOWNSHIP 66 AND 46, RANGE 6
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN



SHEET 1 OF 10	
DATE: 01/15/2019	DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	DATE: 01/15/2019
APPROVED BY: J. H. HARRIS	DATE: 01/15/2019
PROJECT: DIERBERGS MARKETS	MARKET AT OLIVE
LOCATION: UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI	
SCALE: 1" = 100'	
DATE: 01/15/2019	DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	DATE: 01/15/2019
APPROVED BY: J. H. HARRIS	DATE: 01/15/2019
PROJECT: DIERBERGS MARKETS	MARKET AT OLIVE
LOCATION: UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI	
SCALE: 1" = 100'	

SHEET 2 OF 10	
DATE: 01/15/2019	DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	DATE: 01/15/2019
APPROVED BY: J. H. HARRIS	DATE: 01/15/2019
PROJECT: DIERBERGS MARKETS	MARKET AT OLIVE
LOCATION: UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI	
SCALE: 1" = 100'	

SHEET 3 OF 10	
DATE: 01/15/2019	DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	DATE: 01/15/2019
APPROVED BY: J. H. HARRIS	DATE: 01/15/2019
PROJECT: DIERBERGS MARKETS	MARKET AT OLIVE
LOCATION: UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI	
SCALE: 1" = 100'	

SHEET 4 OF 10	
DATE: 01/15/2019	DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	DATE: 01/15/2019
APPROVED BY: J. H. HARRIS	DATE: 01/15/2019
PROJECT: DIERBERGS MARKETS	MARKET AT OLIVE
LOCATION: UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI	
SCALE: 1" = 100'	

- SHEET 5 OF 10**
- CD1 - CIVIL ENGINE CONCRETE PLAN
 - CD2 - CIVIL ENGINE TRAIL PLAN
 - CD3 - CIVIL ENGINE TRAIL PLAN
 - CD4 - CIVIL ENGINE TRAIL PLAN
 - CD5 - CIVIL ENGINE TRAIL PLAN
 - CD6 - CIVIL ENGINE TRAIL PLAN
 - CD7 - CIVIL ENGINE TRAIL PLAN
 - CD8 - CIVIL ENGINE TRAIL PLAN
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 - CD18 - CIVIL ENGINE TRAIL PLAN
 - CD19 - CIVIL ENGINE TRAIL PLAN
 - CD20 - CIVIL ENGINE TRAIL PLAN




DIERBERGS MARKETS
FINAL DEVELOPMENT PLAN
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



CASCO
CIVIL
A GROUP OF CASCO GROUP OF COMPANIES



C.O.O.
CIVIL ENGINEER
ST. LOUIS, MISSOURI



COVER

Exhibit A

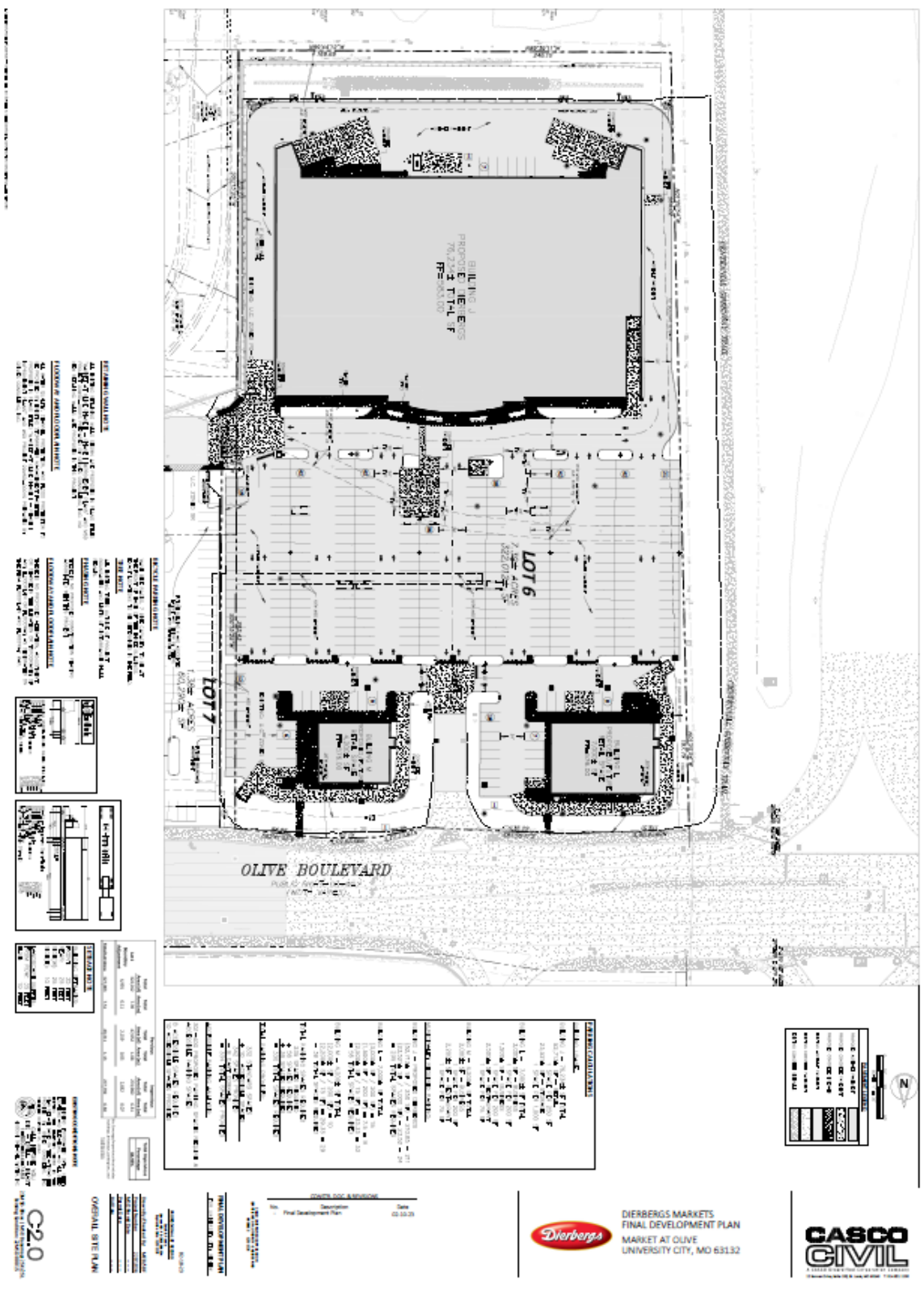


Exhibit A

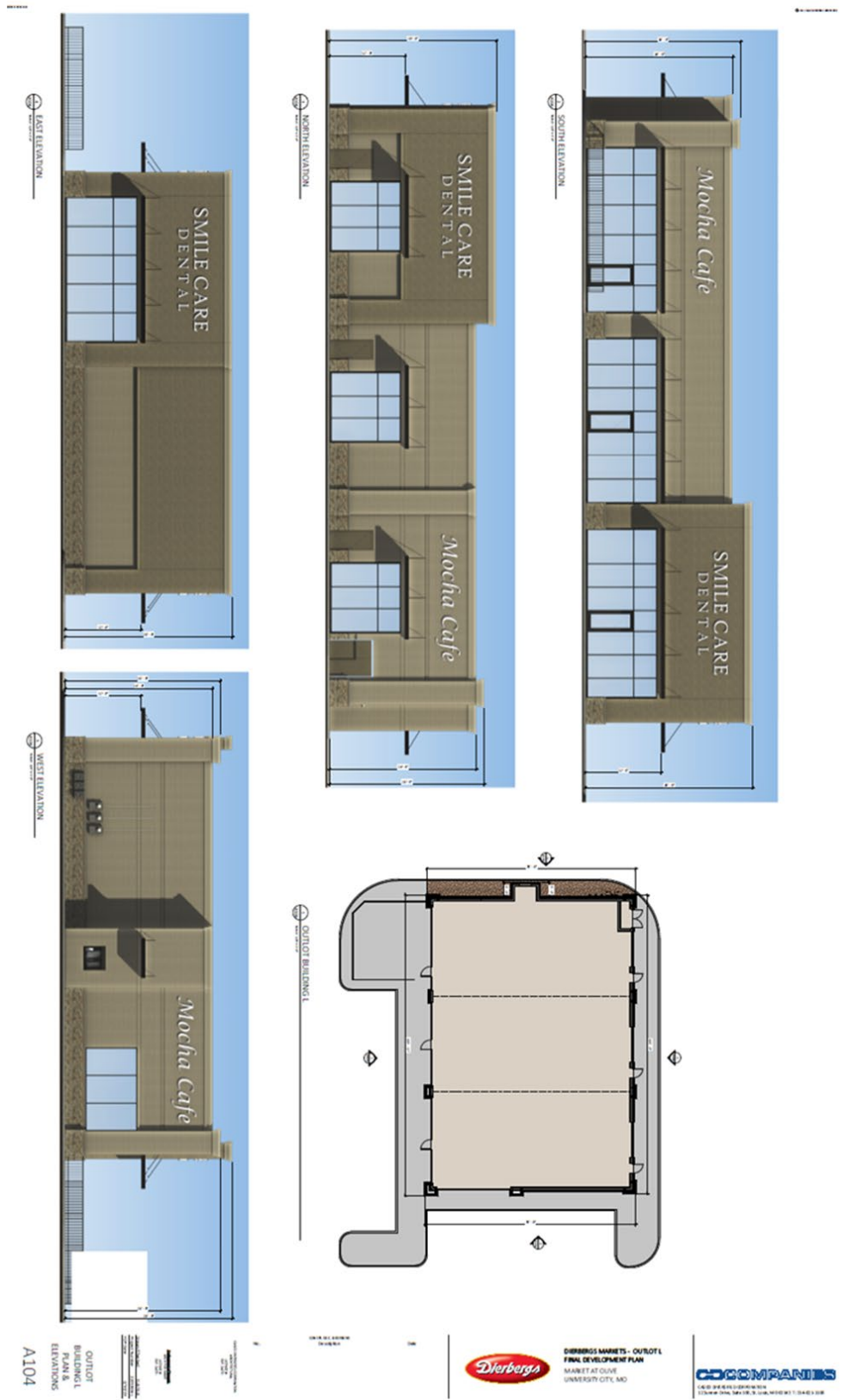


Exhibit A

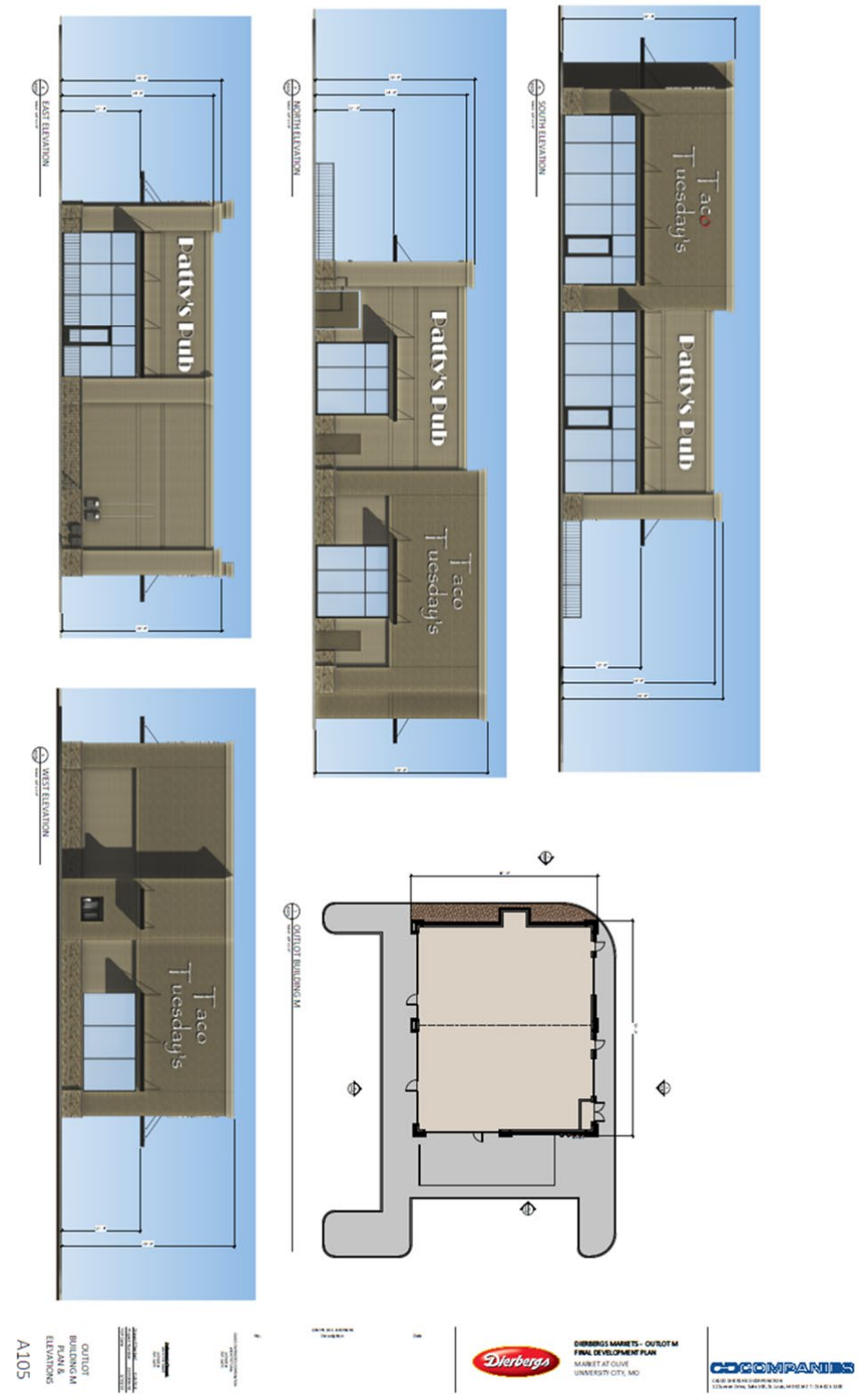
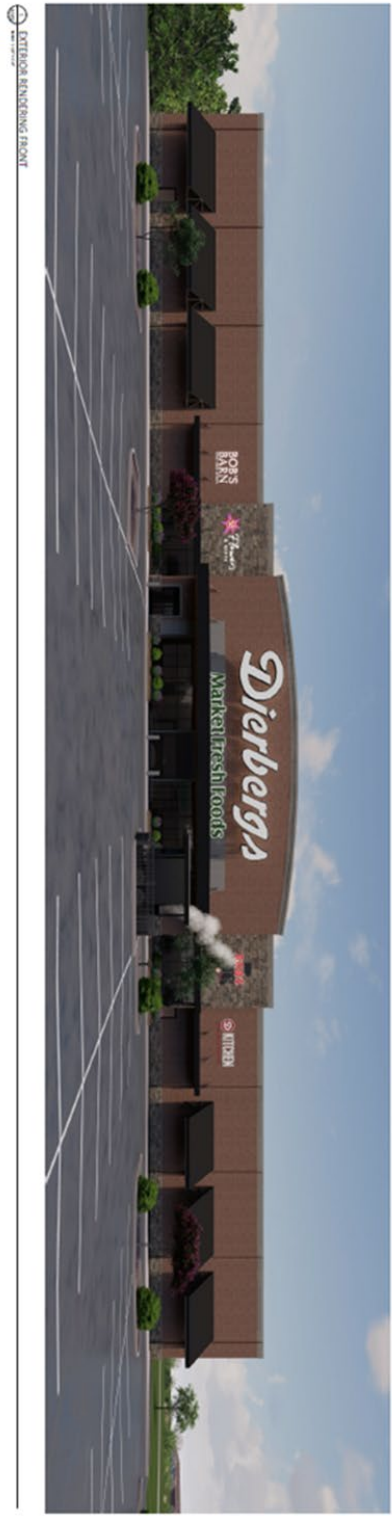
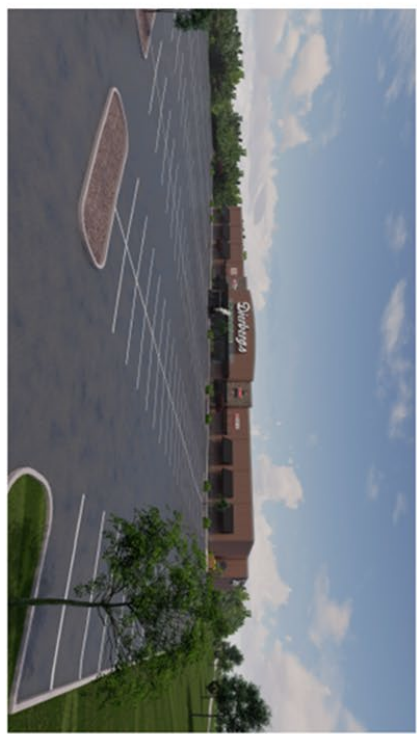


Exhibit A



EXTERIOR RENDERING - FRONT



EXTERIOR RENDERING



EXTERIOR RENDERING - VIEW FROM 1,120 FOOT RAMP



DIERBERG'S MARKETS - UNIVERSITY CITY
 PHASE 1 DEVELOPMENT PLAN
 1800 EAT OLIVE
 UNIVERSITY CITY, MO 63102



CALL US TODAY 800.468.4455
 11700 N. 11th Ave., Suite 100, Scottsdale, AZ 85257

Exhibit A



OUTLOT 1
VIEW FROM STREET



OUTLOT 4
VIEW FROM STREET



OUTLOT 1
VIEW FROM STREET



OUTLOT 4
VIEW FROM STREET



DEMBROS MARKETS - UNIVERSITY CITY
FINAL DEVELOPMENT PLAN
MARKET AT QUINN
UNIVERSITY CITY, MO 63132



10/1

REVIEW AND APPROVAL
DATE: 10/1/18

10/1



UNIVERSITY CITY SHOPPING CENTER
1175 HAWTHORNE AVENUE, SUITE 100, UNIVERSITY CITY, MO 63132
TEL: 636.863.1234 FAX: 636.863.1235

REFERENCES

A106

Exhibit A





Exhibit A

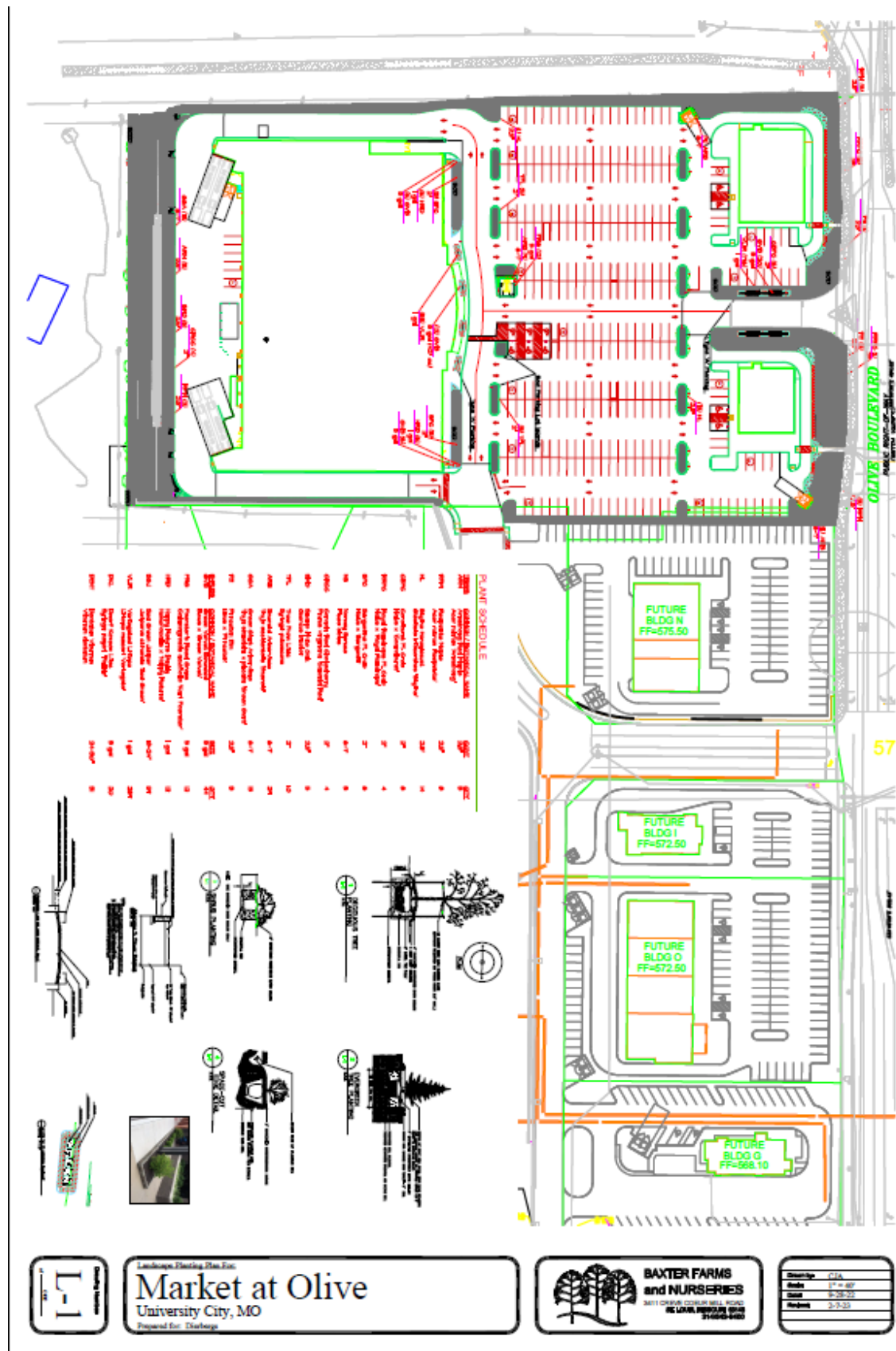
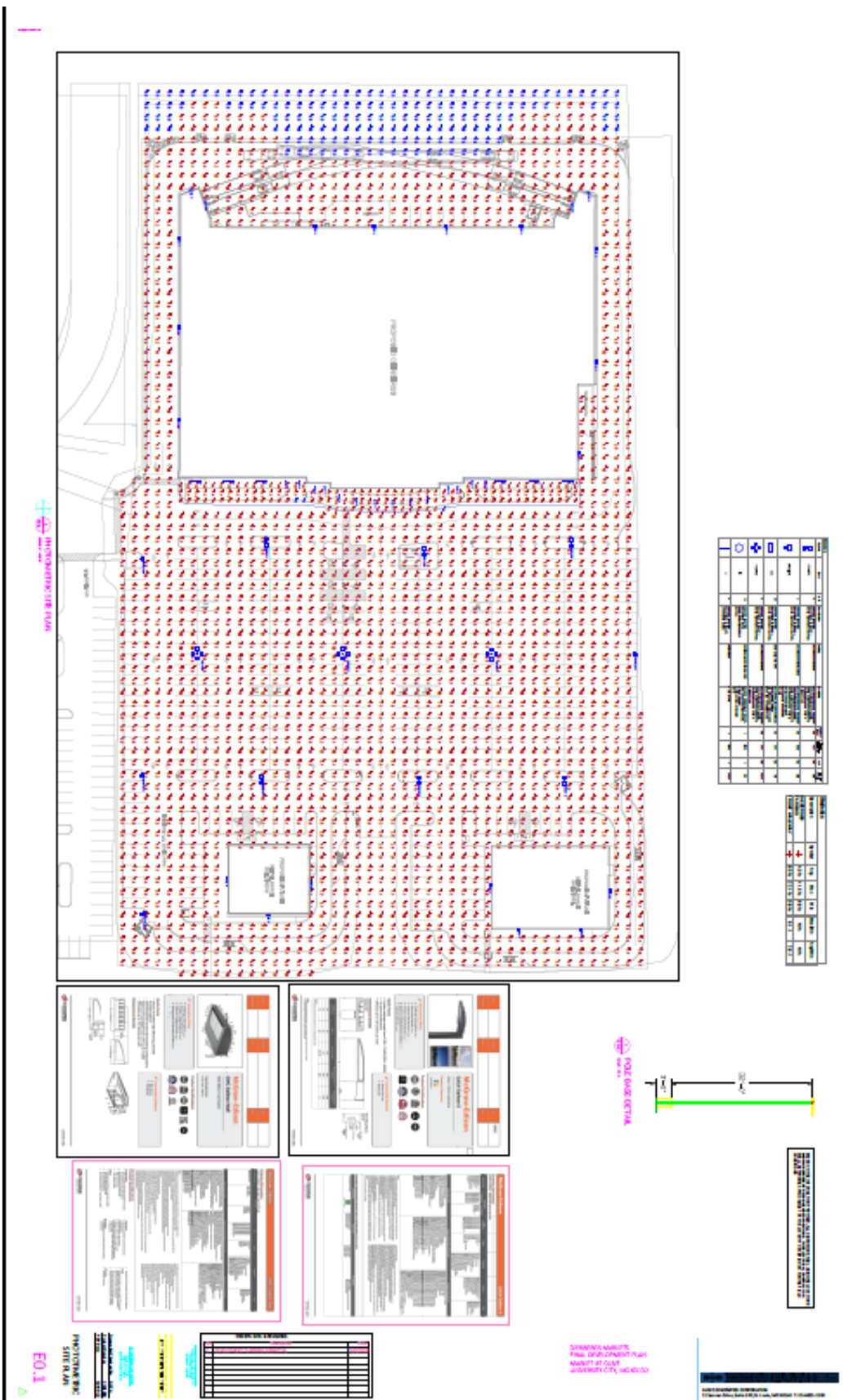


Exhibit A

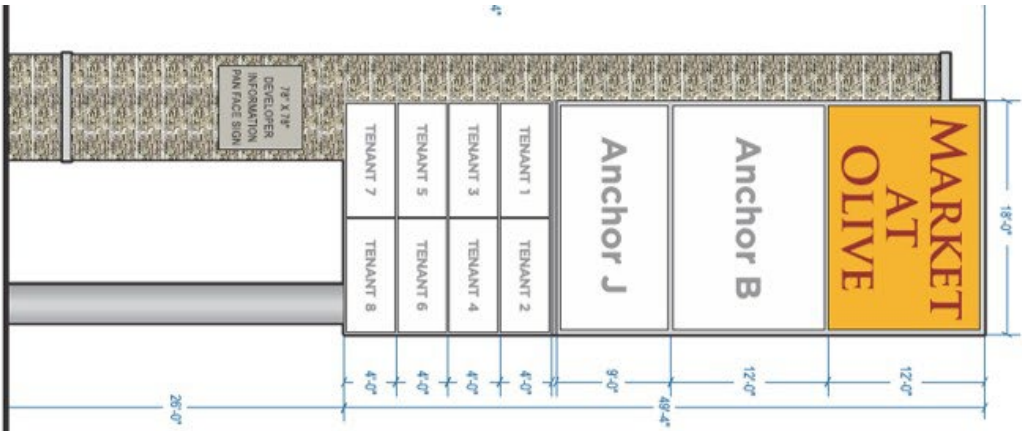


IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & PRINT PAPER SIZE.

1 HIGHWAY PYLON - OPTION A

SCALE: 1/8" = 1'

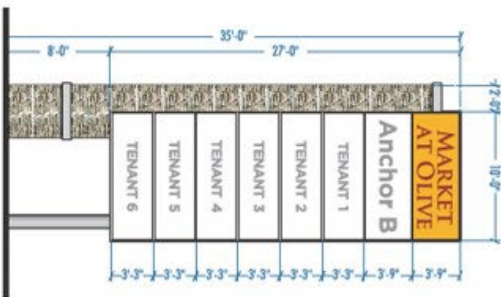
SIGN AREA: 48'-0" (592") x 18'-0" (216") = 127.872 / 144 = 888sf



2 NORTH PROJECT PYLON - OPTION A

SCALE: 1/8" = 1'

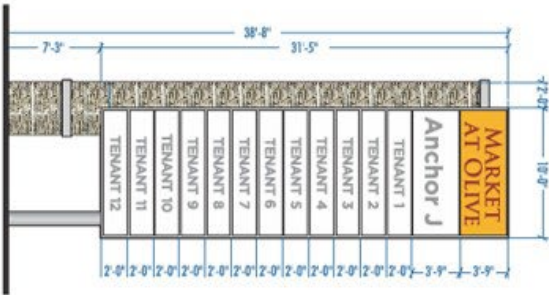
SIGN AREA: 27' x 10' = 270sf




3 SOUTH PROJECT PYLON - OPTION A

SCALE: 1/8" = 1'

SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45.240 / 144 = 314.2sf





WARREN SIGN

ST. LOUIS METRO AREA -
2955 Arnold Turnpike Rd.
Arnold, MO 63010
636-282-1300

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

DRAWN AS
Market @ Olive
/ J PYLONS

DRAWING NO.
8803422.1-B

DATE
03.29.2022

REVISION
REVISION 1: 03.29.2022
REVISION 2: 03.29.2022
REVISION 3: 03.29.2022
REVISION 4: 03.29.2022
REVISION 5: 03.29.2022
REVISION 6: 03.29.2022
REVISION 7: 03.29.2022
REVISION 8: 03.29.2022
REVISION 9: 03.29.2022
REVISION 10: 03.29.2022
REVISION 11: 03.29.2022
REVISION 12: 03.29.2022

DESIGNED BY
Scott Wynn

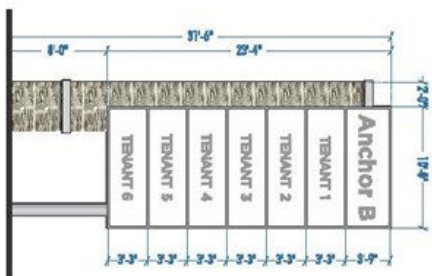
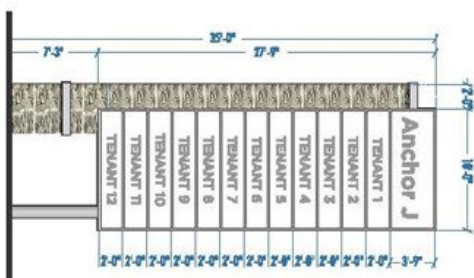
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WARREN SIGN. IF YOU ARE NOT
A REPRESENTATIVE OF WARREN SIGN,
PLEASE CONTACT US AT 636-282-1300.

energy efficient
Signs built to last

warrensign.com

Exhibit A

SUM AREA: $37.4^{\circ} (448^{\circ}) \times 18.0^{\circ} (216^{\circ}) = 98,736 / 144 = 672 \text{ sq ft}$


$$\text{SQON AREA: } 25' \cdot 4' (280') \times 10' (120') = 33,600 / 144 = 233.3\text{sf}$$

$$\text{SIGN AREA: } 27.4' (333') \times 10'-0" (120') = 39,600 / 144 = 277.5 \text{ sq ft}$$

M - 1 - 24