



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
TUESDAY, September 26, 2023
6:30 p.m.

AGENDA (updated 9/26/23)

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)

1. Gary Boyd – Inductee to the 2023 University City High School Hall of Fame

E. APPROVAL OF MINUTES

1. August 22, 2023 Special Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Olivia Steely is nominated for appointment to the Arts and Letters Commission as a fill in by Councilmember Jeff Hales.
2. Roger McFarland is nominated for appointment to the Board of Appeals as a fill in by Councilmember Steve McMahan.
3. Renau Bozarth is nominated for appointment to the Loop Special Business District a fill in by Mayor Terry Crow.
4. Roger McFarland is nominated for appointment to the Urban Forestry Commission as a fill in by Mayor Terry Crow.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Susanne Schoomer to be sworn in to the Green Practices 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, 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

1. 2023 Annual Property Tax Rates

K. CONSENT AGENDA (1 voice vote required)

1. Jack Buck Athletic Field Restoration Agreement

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

1. One-Stop-Shop (DISCUSSION ONLY)

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

1. **BILL 9527** – AN ORDINANCE AMENDING SECTION 230.110 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO SOLID WASTE COLLECTION FEES AND BILLING, BY INCREASING REFUSE COLLECTION RATES ON ALL UNITS EXCEPT SINGLE-FAMILY UNITS.

N. NEW BUSINESS

Resolutions (voice vote required)

1. **Resolution 2023-15** – 2023 Property Tax Rates

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 September 22, 2023



**PROCLAMATION
OF THE
CITY OF UNIVERSITY CITY**

WHEREAS, It is true that the world would be a better place if individuals performed small acts of kindness every day; and

WHEREAS, on Friday, September 29, 2023, at the University City High School, Gary Boyd will be celebrated and inducted into the 2023 University City High School Hall of Fame for his commitment to the hospitality profession and community activism; and

WHEREAS, Gary Boyd was born and raised in University City and is a proud graduate of the class of 1982; and

WHEREAS, Gary Boyd has over forty-five years of experience in the Hospitality Industry, planning, working and producing events of all sizes throughout the St. Louis region, the United States and internationally; and

WHEREAS, Gary Boyd has worked and served on various boards, committees and programs such as the 1982 Class Reunion Committee, the University of Missouri-Mizzou Diversity Board, and the Dr. Martin Luther King Jr. Annual March and Interfaith Service just to name a few; and

WHEREAS, Gary Boyd is well known throughout the community as the host of the popular television show “Them Yo People”, where he has interviewed countless celebrities and leaders and has brought awareness to many organizations and small businesses; and

NOW, THEREFORE, the City Council of University City in the State of Missouri join with the University City School District in honoring and congratulating Gary Boyd for his contributions to the citizens of this great community.

WHEREOF, we, the City Council of University City, have hereunto set our hands and caused the Seal of the City of University City to be affixed this 26th day of September, in the year Two Thousand and Twenty-three.

SEAL

Councilmember Aleta Klein

Councilmember Steve McMahon

Councilmember Jeff Hales

Councilmember Bwayne Smotherson

Councilmember Dennis Fuller

Mayor Terry Crow

Councilmember Stacy Clay

ATTEST _____
City Clerk, LaRette Reese

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
TUESDAY, August 22, 2023
6:00 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Special Session of the City Council of University City held on Tuesday, August 22, 2023, via videoconference, Mayor Terry Crow, called the meeting to order at 6:00 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 Dennis Fuller
Councilmember Bwayne Smotherson; (*excused*)

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Assistant City Manager, Brooke Smith; Todd Sweeney, and Katie Aholt of NAVIGATE Building Solutions.

Mayor Crow stated on behalf of his colleagues, the City, and its residents, he would like to express his deepest sympathies to the family of retired Assistant Fire Chief Dave Crismon, who passed away last week at the age of fifty-four. Dave began his civil service career at the age of 17 and helped to protect U City and its residents for thirty-one years. He is survived by his wife, two children, three grandchildren, his mother, sister and brother. All of us send our thanks for his years of service and dedication to this community.

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS - (Acknowledgement)

None

E. APPROVAL OF MINUTES

None

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

G. SWEARING IN TO BOARDS AND COMMISSIONS

None

H. CITIZEN PARTICIPATION

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.

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

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

Mayor Crow acknowledged Council's receipt of several written comments and thanked everyone for their participation.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

None

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

1. Receive presentation from NAVIGATE and provide feedback regarding the Annex and Trinity Renovations

Mr. Rose stated Council is being asked to receive a presentation regarding the Annex and Trinity Renovations by Todd Sweeney of NAVIGATE Building Solutions.

Mr. Rose stated if approved, Bill 9520 would amend the City's renewal energy and greenhouse gas reduction codes. However, upon advice from the City Attorney regarding how the existing codes have to be applied; this Bill was removed from the agenda since staff does not believe a modification is necessary at this point. He stated Mr. Sweeney's presentation will highlight NAVIGATE's analysis relative to the energy efficiency improvements they believe should be pursued.

Mr. Rose then asked Ms. Smith if she had any additional comments on this matter? Ms. Smith stated she had no additional comments.

Mr. Sweeney, Co-Founder of NAVIGATE Building Solutions, the firm selected as an owner-representative of this renovation project, stated that he would like to introduce the other members of his team on this call; Amy and Amanda of Trivers, Matt Kahn of IMEG, a mechanical, electrical, and plumbing engineering firm, and Katie Aholt, NAVIGATE's Project Manager, who will be assisting him with this presentation.

Ms. Aholt stated she is appreciative of the opportunity to work on this project and would like to walk Council through the journey they've taken with City staff on ways to reduce the overall project costs. She stated the hope is to get the City back to its previously established budget.

Budget and Bid Recap

Based on the September 2022 estimate by the Design Team the City established a construction budget of \$24 million.

- The pre-qualification process resulted in the approval of a single General Contractor bid in February 2023
 - Paric's Bid totaled \$34,771,701
 - ✓ Inflation per AGC equals 1.9% +\$660,662; current budget value
 - **Total Construction Cost \$35,432,363**
 - Project status ~\$11.4 million over budget
 - Bid Alternates & Allowances
 - (NOT Included but Optional)
 - ✓ Seismic Upgrades
 - ✓ New Pistol Range Equipment

Costs Outside of \$24 million

Alternate funding sources have been identified by the City's Administration for approximately \$3 million Owner Direct Costs. Those items include:

- Hazardous Material Abatement
- Furniture, Fixtures, and Equipment
- Dispatch Consoles
- Evidence Shelving & Storage
- Professional Services
 - Re-Design Fees
 - Materials Testing
- Technology / IT
- Financing Costs
- Moving
- Temporary Office/Trailer Removals

Progress to Date

- Due Diligence and Data Collection to determine the design intent of the project
- Drawing Reviews – Constructability & Industry Benchmarking conducted by:
 - Todd – NAVIGATE Principal – Industry Benchmarking, Katie – Project Director, Ray – Sr. PM, Steve – Director of Estimating, Joe S. – Architect, Dustin – PM, Scheduling Specialist, John – Construction Manager, Shane – Master Builder, Joe K. – Mechanical Contractor, Brian – Electrical Contractor
- Value Engineering Identification
 - Architectural
 - Mechanical
 - Exterior
 - Site

NAVIGATE has worked with numerous municipal clients on the construction of police departments and is currently working with Eureka and Ballwin. Based on that experience they were able to bring the lens of industry benchmarking to this project, i.e., what things are wanted, but not needed, and what scope items are above and beyond what other municipalities are constructing. These items were all rolled into NAVIGATE's value engineering process to generate a cost estimate.

- NAVIGATE Internal Cost Estimating
 - Subcontractor Input; (*Tuckpointing, Specialty Systems*)
 - Vendor Input; (*Abatement, Bradford Systems, Furniture*)
 - Paric Bid Review
- City Staff & User Group Engagement
 - Worked together to make sure NAVIGATE understood the priorities of the project so that any of their recommendations would have no operational or negative impacts
- Design Team Collaboration
 - Trivers

Back to Budget

Starting at \$35 million, with a goal of reaching a \$24 million construction budget, the target is \$11.4 million to approach the accepted Value Engineering.

General Constructability and Procurement Strategy Changes

- Re-bid to Multiple General Contractors
Paric being the only bidder is anticipated

Anticipated Savings

\$3,250,000

to be on the high end of the bid cycle

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- Reduce Overall Project Schedule
Long Lead Procurement \$300,000*
Additional cost savings could be generated by reducing the overall project schedule; reduction in scope & repackaging of items
- Bid Package – Demo & Abatement \$100,000
Pull out the selective demolition scope To be packaged and bid by the General Contractor along with the abatement

Anticipated Savings of **\$3.65 million** without re-design
*Reduced from \$650,000 previously

✚ *Value engineering recommendations specific to what can be done without redesign.*

Value Engineering

After implementing the strategies without redesign the remaining target is **\$7.75 million** in accepted Value Engineering to reach the \$24 million established construction budget through Design Changes.

- Identify the list of scope changes that can be redesigned in 60 days or less (goal)
 - Low hanging fruit
 - Industry benchmarking ideas
- Pinpoint most cost-intensive areas of the project
 - Barrier wall system; jail cells; detention area
 - Structural modifications at FD bay
 - Historic windows
 - Mechanical and electrical systems
 - Site work and landscaping
- Eliminate nice-to-have or wish-list items
 - One-Stop-Shop

✚ *Although the One-Stop-Shop makes sense in design, when you look at the cost savings it is no longer a priority and could be repurposed to support other police functions.*

Value Engineering Summary

	<u>Location</u>	<u>Value</u>
1. Relocate basement evidence storage to 1st floor and eliminate structural mods	Annex	\$883,300
2. Replace hollow metal barrier walls with Concrete Masonry Units (CMU) partitions	Annex	\$1,049,400
3. Remove One-Stop-Shop; add user-friendly entry plaza only	Annex/Site	\$662,200
4. Modify historic window spec; use standard profiles	Trinity	\$575,300
5. Reduce landscaping, irrigation, soil types, maintenance agreements	Site	\$462,000
6. Mechanical System Revisions & Sustainability Code Interpretation	Annex/Trinity	\$1,499,300

7. Electrical System & Generator Changes; Shifting loads off of the generator, Reducing its size, simplification of light fixture selections	Annex/Trinity	\$408,855
8. Fire Protection & Plumbing Systems Changes; removing Vents or dry pipe systems vs. wet pipe	Annex/Trinity	\$126,500
9. Misc. Interior Finishes; ceilings, Flooring	Annex/Trinity	\$459,008
10. Misc. Exterior Changes; screening, tuckpointing	Annex/Trinity	\$143,000
11. Misc. Site Changes; grading, walls, asphalt	Site	\$420,620
	Total =	\$6.7 million

✚ *All items have been reviewed by the user group/staff, and deemed as acceptable changes to the project.*

Sustainability Code Interpretation: Mr. Sweeney stated Article C.2.f, on Fiscal Responsibility contained within the City's Sustainability Policy, allowed NAVIGATE to review all of the Design Team's proposed energy solutions with the Design Team and staff, to look at them from a sustainability perspective; what's best for the environment, and balance that with the associated pay-back. The discussion was a million-dollar difference and a \$12,000 savings per year. IMEG updated their projections to a \$14,000 difference between the most robust systems and the original design. Then they went to an independent estimator to get a value for the first cost associated with the baseline system and the proposed enhanced system. That estimate increased to \$1.6 million, and when they divided that by \$14,000, they were looking at a +100-year pay-back. However, Article C.2.f, says even though the goal is to do the right thing, it must be fiscally responsible and suggests that items have a 15-year payback value; which was not the case for most of these items.

NAVIGATE included about \$800,000 worth of savings associated with the Sustainability Code, and the rest are things that change the duct work, thermostats, and specialty items not associated with sustainability. Mr. Sweeney stated they feel confident that no change is needed, and that the City has a very responsible policy they are excited to put to work.

Back to Budget

Value engineering presented achieves cost reductions totaling **\$10.35 million** of the \$11.4 million needed to meet the initial target.

Starting Construction Cost Value \$35,432,363

1. Re-bid to Multiple General Contractors -\$3,250,000
2. Reduce Overall Project Schedule/**Long Lead Procurement** -\$300,000
3. Bid Package – Demo & Abatement -\$100,000
4. Identified Value Engineering -\$6,700,000

Current Construction Cost Estimate \$25,082,363

Value Engineering - Ongoing Process

- The Design Team's review of NAVIGATE generated constructability review resulted in hundreds of additional comments and additional minor savings opportunities being vetted
- Realize additional savings from Energy Code **interpretation** and commissioning requirements
- Evaluating opportunities for fixed shelving and savings in Bradford Systems equipment vs. high-density rolling system

- Evaluating opportunity for MSD Project Clear reimbursement for stormwater management system as the scope of work is completed

Next Steps

- Approve the project to continue moving forward
- Authorize NAVIGATE and Trivers to proceed with additional services; redesign and packaging of the work
- Provide direction on early bid packages
- Discuss and release of demo & abatement package
- Review the projected design and construction schedule

Mr. Rose stated staff is requesting that Council provide direction on whether they should move forward with this project. He stated although staff and NAVIGATE did discuss early bidding on some of the capital items, that element has been eliminated until the project is found to be financially viable.

Councilmember Clay posed the following question to Mr. Sweeney:

Q. Both of the elements associated with shortening the schedule; re-bidding for more options and the construction schedule, seem to have a number of factors in them that may not necessarily be in the City's control. So, what is NAVIGATE's proposal for managing these two things?

A. *One thing we are able to do is market your project. There are a lot of opportunities in the market right now, and what NAVIGATE does very well is market the project to make sure there is a lot of buzz in the marketplace and everyone; contractors; subcontractors, and minority vendors/suppliers, are aware of what you're doing. In the last six years, NAVIGATE has had 3+ bidders on every project where it's been involved in the bidding process. And even though this is a public bid where everyone must be given an opportunity, NAVIGATE absolutely believes that based on the size of the project, its location, an architect who has a reputation for producing quality drawings, and the strength of this community, they will be able to identify contractors and assure their participation before the PDF goes out to market.*

Competition places general contractors in a situation where they have to use their tricks of the trade. When the supply chain issue became so complicated a lot of generals created strategies like stock-piling materials or establishing relationships with freight liners to get materials faster, to give them a competitive advantage. And when you have multiple bidders those advantages show up.

When it comes to the schedule, over the years, NAVIGATE has adopted a method of how to procure work that benefits the public agencies they've served by gaining a solid understanding of what is going on in the market. So, our suggestion is to shift from creating and demanding a timeframe to allowing the contractor to establish and insert the total duration of the job within their bidding document. By doing so, we're clearly articulating in those documents that by state law you are allowed to consider best value; which could be a shortened schedule, even if it costs a little more, or a lower number that takes a little longer. Either way, you end up getting the best value on costs because when there is competition, people become very aggressive with their schedules. But when they are not competitively tied to determining their schedule oftentimes they default to the longest palatable duration because the risks are shifted from them to you.

The second component is that we will be working with the City Attorney to get his thoughts on adding liquidated damages to the contract. Because what we've also learned is that liquidated damages add more substance and can help with managing the schedule when it is established by the contractor.

NAVIGATE scrubbed everything produced by Trivers to see if something was triggering Paric's schedule and found nothing. So, we can assure you that 30 months exceeds the amount of time needed to build this project. Another suggestion would be to prohibit the contractor from mobilizing on the site until you're ready to begin construction. So, don't do ground-breakings or anything that would force them to occupy the site because that allows them to do a lot of long lead item procurement submittal reviews that can be accomplished while the demo and abatement are being done. The goal is to make sure they have the materials needed to complete the job so that

when they do show up they can get to work right away.

Councilmember Clay stated removing the One-Stop-Shop does give him some degree of concern in that the design of City Hall does not create the best user experience. And while he certainly appreciates that the Police Department is the prime directive, he was excited about this concept because it would provide a more efficient experience for anyone needing to access City services. So, for him; and he thinks the community, who also recognizes the challenges with the current setup, this was a big selling point.

Mr. Rose stated at this point, the question being addressed by this proposal is simply how can the City bring this project back to, or as close as possible, to the approved budget. And a component of that solution indicates that the inclusion of a One-Stop-Shop would be cost-prohibitive. So, while this would be the ideal time to include the shop, it does not preclude this type of design from coming to fruition in the future.

Councilmember Clay stated even though he understands their value proposition, it's still disappointing. Most people have very little interaction with the Police Department, but they do have frequent interactions with the City's other services, so he thinks there was some excitement in the community about this addition.

Councilmember Hales concurred with the concern expressed by Councilmember Clay and stated the analysis provided to the City is approximately 88 pages, yet this presentation only represents about 10 pages of that analysis. And while he appreciates the comments about being fiscally responsible; which is absolutely top of mind for members of this Council, he would like to be provided with more information that he could dig into to gain a better understanding of NAVIGATE's analysis.

Mr. Rose asked Councilmember Hales if he was asking for a list of the items that were identified and the costs associated with them? Councilmember Hales stated while he does not necessarily disagree with the results and is totally in support of many of their suggestions, what he's looking for is how NAVIGATE reached these conclusions in order to make a more informed decision.

Mayor Crow stated while he is certainly pleased to see these cost-savings, he thinks there is a little bit of professional skepticism about how they can make these numbers work. And he also thinks Councilmember Clay brought up a good point about the One-Stop-Shop because clearly City Hall is not designed to accommodate the public. That said, his only question at this point, is what is Council being asked to do this evening? Mr. Rose stated the purpose of tonight's presentation was to garner Council's concerns and direction. And since one of those concerns seems to be focused on the One-Stop-Shop, he will direct staff to look at the cost so Council can decide whether it wants to increase the overall cost of the project to include it.

Mr. Rose asked if this addition would constitute a major redesign? Mr. Sweeney stated to go from \$35 million to \$24 million is a Herculeaneum task, and to do it without impacting some of the programs is even more challenging. So, while it was not this administration's position to eliminate this concept, it was their need to remove some of the square footage to achieve this kind of savings. He stated NAVIGATE's understanding was that the City's priorities were Police and Courts, but this footage can be taken from any of these three entities, Police, Courts, or the One-Stop-Shop. Anything can be added back in, but he does not think there is another pathway for getting back to that \$24 million.

Mr. Rose stated he believes what he is hearing from the Mayor and Council is that they recognize that it would increase the overall cost of the project.

Councilmember Clay stated he's also a pragmatist and sees this as an opportunity to be creative. Is there a way to save money and still provide a better experience for our residents without going back to the drawing board? So, he would ask that no stone be left unturned in an effort to figure

out a way to do a smaller or different version of this concept. Something that would provide a resource for residents within this new building they are paying for, that allows them to easily walk in and get the things they need accomplished.

And perhaps, after you've done your best work and you still tell me that it can't be done, he would have no choice but to accept the outcome.

Mayor Crow stated he definitely wants the police and residents; who will be in and out of this building on a daily basis, to get most of what they want. So, if he had to choose between making it more user-friendly for citizens or more comfortable for the Court; which is only there sporadically, he would prioritize it in this order; the Police Department, citizens, and then the Court.

Trivers Representative: One thing of importance to citizens was way-finding, so we didn't want to lose the orientation that the One-Stop-Shop was providing at the new entrance. So, while we will look at ways to bring a portion of the Shop back, it is not a total loss because you'll still have the one accessible entrance point with parking at City Hall where citizens can navigate.

Councilmember Clay stated he agrees that while the City's Court personnel do yeomen's work, it's the citizens who come in and out every day. And there was excitement about the ability to easily access services. So, my hope is that this team will go back and put everything they have into trying to preserve as much of this amenity as possible.

Mr. Sweeney stated the list of value engineering items that the Design Team is working off of is 90 pages long, so there is some depth there. But the question is how to effectively package it? And the first thing everybody said was to eliminate the renovations for the Trinity Building. That direction by itself would be a much easier path.

Mayor Crow stated he does not think Council is at the point where they would say to eliminate the Courts; just that the priority is not as great for a building being used intermittently versus one that will be used every single day.

Mr. Rose stated the Trinity Building is also going to house the Traffic Violations Bureau which has a full-time staff.

Ms. Smith stated you also have to keep in mind that the previously enacted court reform policies require that the courts be separated from the police.

Councilmember McMahon stated he thinks everyone's priority is to get the Police Department out of the trailers. And while he's not sure that Council has made a decision on a drop-dead number for this project, he would hate to see a desire to add or redesign an element within these buildings hinder that priority.

He stated another thing they've heard from the community is just how far behind the curve this City is when it comes to accessing and submitting forms electronically without the need to make a trip to City Hall. So, if we're looking to make a decision about moving this type of advancement forward, perhaps we need to ask ourselves if there's really a need for a brick-and-mortar shop. But the bottom line is that we don't want to shoot ourselves in the foot by delaying this much-needed facility for our police.

Councilmember Klein stated she also thinks community engagement is important and that Councilmember McMahon brought up a good point about enhancing the City's capacity to provide online access. So, she thinks it would be great if they could incorporate that component with some kind of space for residents. Councilmember Klein then asked to what extent has the Police Department been involved with setting these priorities and recommended changes? Mr. Rose stated all of the stakeholders impacted by this project have a representative on the User Group that worked with NAVIGATE to make sure they understood their priorities.

Mr. Rose stated the rationale behind his focus on reducing costs as much as possible is based on

the reality that today's economic climate is different than it was when this project was initiated. He stated the estimated construction costs only represent the principal payment, but interest will also have to be included, and that rate has increased substantially.

DRAFT

So, if acceptable, staff will continue to advance this project by providing the details associated with these reductions as requested by Councilmember Hales, and evaluating whether a condensed version of the One-Stop-Shop is feasible.

Mayor Crow stated Council appreciates the work being done on behalf of the City and thanked everyone for their participation.

M. UNFINISHED BUSINESS - (Roll call vote required for 2nd and 3rd readings)

- 1. BILL 9518** - AN ORDINANCE AMENDING CHAPTER 110 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO ADMINISTRATION, BY REPEALING SECTION 110.040 THEREOF, RELATING TO DISCLOSURE OF CONFLICTS OF INTEREST, AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS "SECTION 110.040 DISCLOSURE OF CONFLICTS OF INTEREST." Bill Number 9518 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 Klein, Councilmember McMahon, Councilmember Hales, Councilmember Fuller, Councilmember Clay, and Mayor Crow.

Nays: None.

- 2. BILL 9519** - AN ORDINANCE REPEALING SECTION 125.080 OF THE UNIVERSITY CITY MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE MUNICIPAL COURT REPORT TO THE CITY COUNCIL, AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS "SECTION 125.080. FINES AND COSTS, WHERE PAID, DEPOSITED -- CASE REPORTING." Bill Number 9519 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 Fuller, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

- 3. BILL 9521** - AN ORDINANCE AMENDING SCHEDULE III, TABLE III-E OF THE TRAFFIC CODE OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO PARKING PROHIBITED ON CERTAIN STREETS AT ALL TIMES, BY DELETING THE NORTH SIDE OF PERSHING AVENUE FROM THE ALLEY WEST OF JACKSON AVENUE TO WEST POINT COURT FROM THE LIST OF STREETS WHERE PARKING IS PROHIBITED AT ALL TIMES. Bill Number 9521 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

4. **BILL 9522** - AN ORDINANCE AMENDING SCHEDULE III, TABLE III-D OF THE TRAFFIC CODE OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO RESIDENTIAL PERMIT PARKING AREAS, BY ADDING THEREIN, THE SOUTH SIDE OF THE 7400 BLOCK OF KINGSBURY BOULEVARD BETWEEN JACKSON AVENUE AND WEST POINT COURT, AND BOTH SIDES OF THE 400 BLOCK OF WEST POINT COURT BETWEEN KINGSBURY BOULEVARD AND PERSHING AVENUE. Bill Number 9522 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

5. **BILL 9523** - AN ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE, AN AGREEMENT BETWEEN THE CITY OF UNIVERSITY CITY, MISSOURI AND THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION, FOR SIDEWALK CONSTRUCTION ON FERGUSON AVENUE. Bill Number 9523 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

6. **BILL 9524** - AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER SEPTEMBER 11, 2023, AND REPEALING ORDINANCE NO. 7331. Bill Number 9524 was read for the second and third time.

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

Mr. Rose stated he was asked to provide some additional information about this Bill. COLA increases do not apply to seasonal employees. So, if approved, this Bill will reduce the burden on our finance employees by distinguishing part-time seasonal employees from regular part-time employees for the purpose of applying COLA in the future.

Roll Call Vote Was:

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

Nays: None.

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

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

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

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION - (*Roll call vote required*)

None

Councilmember Hales moved to close the Special Session of Council, It was seconded by Councilmember Fuller, and the motion carried unanimously.

S. ADJOURNMENT

Mayor Crow adjourned the Special Meeting at 7:11 p.m.

LaRette Reese, MRCC
City Clerk

DRAFT

From: bchilton.ucitymo.com
To: [Council Comments Shared](#)
Subject: Concerns about pre-construction services and fencing
Date: Tuesday, August 22, 2023 10:40:25 AM
Attachments: [230822 Civic Plaza Proposed Fence.pdf](#)

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

To: City Council of University City
From: Bill Chilton
Date: August 22, 2023
RE: Concerns about pre-construction services and fencing
Comment is an agenda item

I am a professional architect with extensive experience in historic renovation and other projects. I was the Project Architect on the renovation of the University City, City Hall in 2005, a LEED-certified design.

I am writing to express a number of concerns about the Civic Plaza Design project that is on-going.

I have reviewed the Navigate Building Solutions Pre-Construction Summary.

On Page 13 of the Navigate Pre-Construction Summary, a bullet item is listed that authorizes Navigate and Trivers to proceed with additional services. With that authority, design and cost estimating services will be repeated with, I believe, the same outcome.

Trivers Associates has already fully designed the project, with the intent of designing a project that is within the proposed budget. Their attempt was not successful.

It is understood that cost estimating is a difficult and often imprecise endeavor. It needs to rely on substantial and accurate historic data. Estimators must also be fully aware of market conditions, market pricing, etc. This project, when put out to bid, came in \$11.4 million over budget. Value engineering that amount will be, in my professional opinion, unsuccessful.

It is also my professional opinion that this project site is not appropriate for the project design goal - part of which is a state-of-the-art police facility. The massive budget overrun is clear evidence of that reality. My professional opinion is that the Council should re-evaluate this project in its entirety, and not spend more funds, and time, in trying to value engineer \$11.4 million out of the budget. I do not believe that can be accomplished.

On another note, I do see that on Page 10 of the value engineering summary, the recommended fencing is not included. That is an item that could easily be removed from this project, if you proceed with it. I understand this fencing has been requested by the police department. I do feel it negatively impacts the historic site and will, for generations to come, allow our beautiful Civic Plaza to appear as an armed camp.

I have included a number of pictures of the proposed fencing that I created to give you, and my neighbors, a sense of the scale of this fencing.

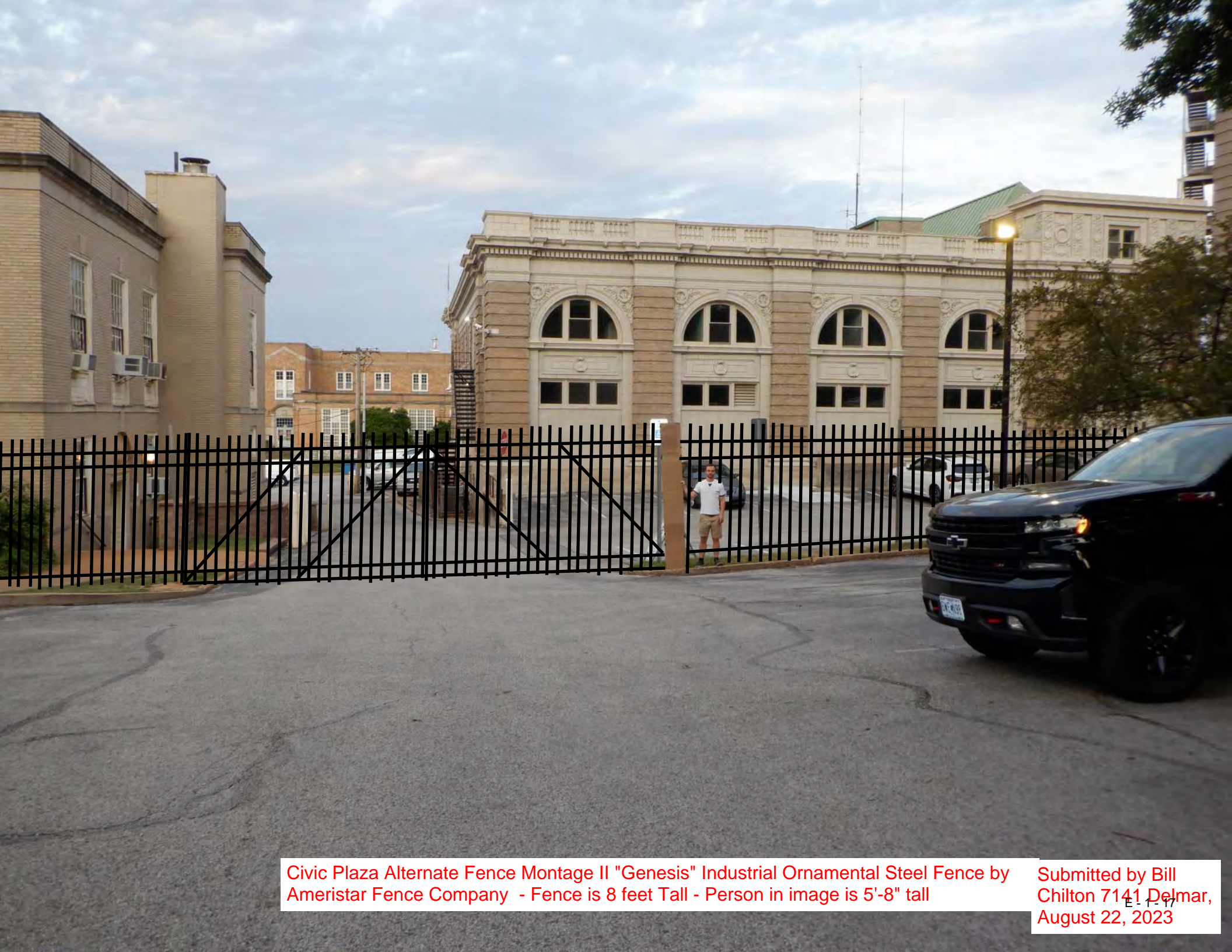
I thank you for considering the concerns I have raised. I would be happy to meet with you to discuss them, and my professional opinions on the documents I have reviewed, if you are interested in doing so.

Bill Chilton
7141 Delmar
bchilton@ucitymo.com
314-961-4726



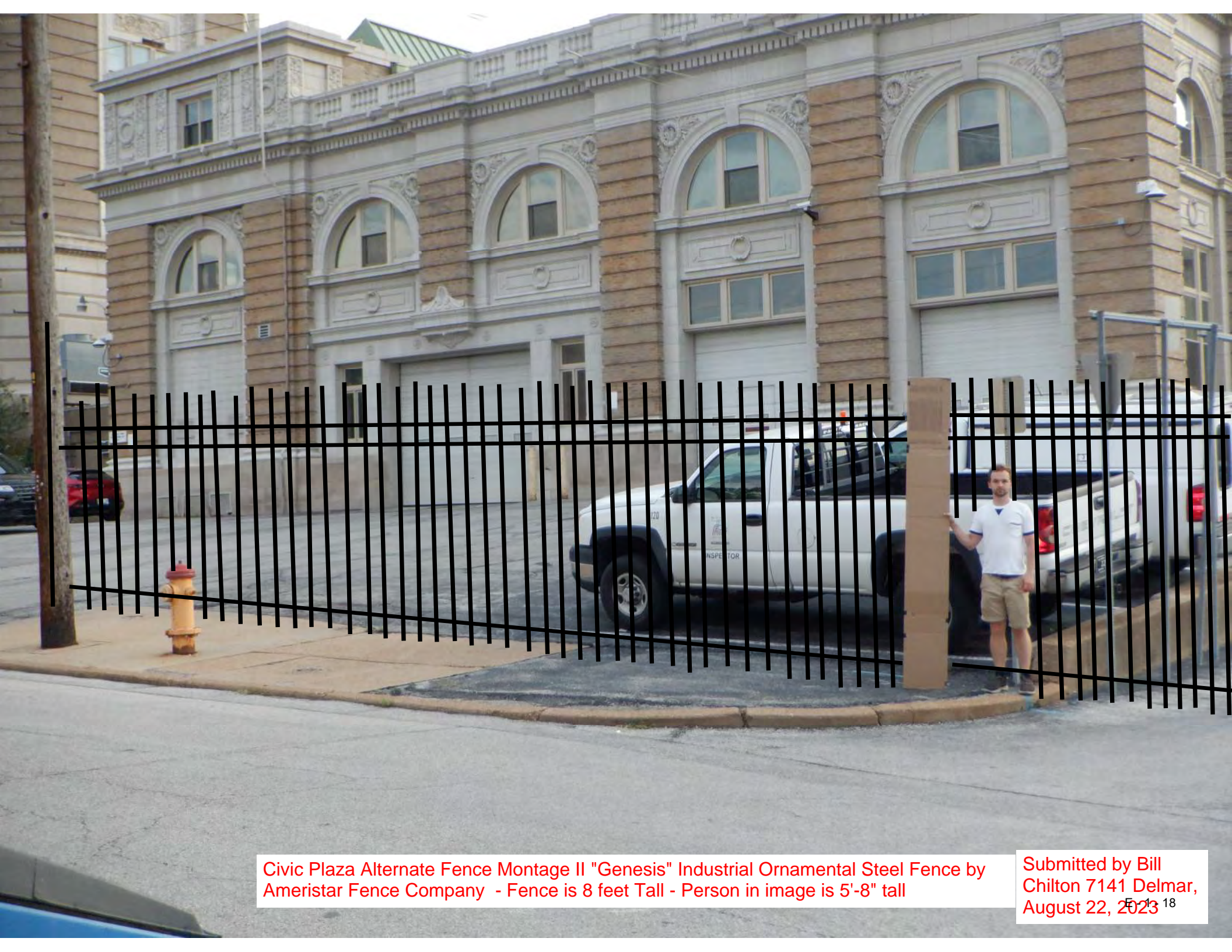
Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill Chilton 7141 Delmar, DE 19816
August 22, 2023



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill Chilton 7141 Delmar, El 197 August 22, 2023



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill Chilton 7141 Delmar, August 22, 2023



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-6" tall

Submitted by Bill Chilton 7141 Delmar, Delaware
August 22, 2023

From: [Jane & Frank](#)
To: [LaRette Reese](#)
Subject: Citizens Comment 8/22/2023
Date: Tuesday, August 22, 2023 11:10:52 AM

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

From: Frank Ollendorff
8128 Cornell Court
314.791.6466

Subject: University City Historic Annex and Old Library Renovation Project

I recommend deleting proposed new entries to both historic structures, one stop shop, NE parking lot, fencing west of Annex. I recommend relocating proposed new generator to existing generator site, east of Old Library.

I recommend a transparent open public process from this moment on.

From: [Don Fitz](#)
To: [LaRette Reese](#)
Cc: [Frank Ollendorff](#)
Subject: Citizen comment, council meeting Aug 22, 2023
Date: Tuesday, August 22, 2023 11:50:05 AM

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

University City Historic Annex and Old Library Renovation Project

There should be no discussion of this topic until citizens can make open verbal comments at a regular council meeting.

The council must notify citizens of University Heights, who will be profoundly affected by any decision made, a month prior to the meeting.

When this is discussed, I will recommend deleting proposed new entries to both historic structures, one stop shop, NE parking lot, fencing west of Annex.
I will recommend relocating proposed new generator to existing generator site, east of the Old Library.

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



NUMBER: <i>For City Clerk Use</i>	PH20230926-01
---	----------------------

SUBJECT/TITLE: 2023 Annual Property Tax Rates			
REQUESTED BY: Prepared by: Keith Cole - Director		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	Public Hearing	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: Not Applicable			
FISCAL IMPACT: Not Applicable			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION:			

STAFF COMMENTS AND BACKGROUND INFORMATION:

- The Council of the City of University City will hold a public meeting at 6:30pm on Tuesday, September 26, 2023, on the proposed 2023 property tax rates.
- The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council.
- The library will hold a separate public hearing at 5:15pm on Wednesday, September 27, 2023.

CIP No.	
RELATED ITEMS / ATTACHMENTS: Notice of Public Hearing 2023 Tax Rate	

LIST CITY COUNCIL GOALS (5):	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	September 26, 2023



City of University City Notice of Public Hearing Update 2023 Tax Rate

The Council of the City of University City will hold a public hearing at 6:30 p.m. on **Tuesday, September 26, 2023**, at City Hall, 6801 Delmar Blvd, University City, MO 63130, on the proposed 2023 property tax rates.

The public hearing can also be observed via Live Stream on YouTube: <https://www.youtube.com/channel/UCyN1EJ-Q22918E9EZimWoQ>.

The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council.

The library will hold a separate public hearing at 5:15 p.m. on **Wednesday, September 27, 2023**, at the Library, 6701 Delmar Blvd, University City, MO 63130, on the proposed 2023 property tax rates. The public hearing will also be live streamed at the links below:

<https://www.facebook.com/UCityLibrary>
<https://www.youtube.com/channel/UCCZud8C4CmJsxJdY3z-9PVA/>

<u>Assessed Valuation</u>	<u>Current Tax Year 2023</u>	<u>Previous Tax Year 2022</u>
<u>City of University City</u>		
Residential	\$754,657,600	\$648,988,360
Commercial	\$85,657,021	\$76,636,419
Personal Property	\$102,423,077	\$93,981,135
<u>Library</u>		
Residential	\$754,657,600	\$648,988,360
Commercial	\$85,657,021	\$76,636,419
Personal Property	\$103,122,937	\$94,787,755
<u>University City Loop Special Business District</u>		
Residential	\$2,477,660	\$1,717,800
Commercial	\$13,096,770	\$10,940,380
<u>Parkview Gardens Special Business District</u>		
Residential	\$25,942,930	\$20,795,700
Commercial	\$2,621,630	\$1,947,370

	<u>Proposed Tax Rates</u>			<u>Proposed Revenue 2023-2024</u>
	<u>Residential</u>	<u>Commercial</u>	<u>Personal</u>	
City – General Revenue	\$0.415	\$0.487	\$0.680	\$ 4,029,479
City – Pension	\$0.125	\$0.133	\$0.195	\$ 1,192,932
Library	\$0.331	\$0.345	\$0.400	\$ 3,036,882
University City Loop District	\$0.275	\$0.346	\$0.000	\$ 52,129
Parkview Gardens District	\$0.365	\$0.604	\$0.000	\$ 110,527

The proposed 2023 Tax Rates are based upon current information. **The rates are subject to change prior to adoption based upon additional information from St. Louis County Collector or State Auditor concerning the Tax Rate calculation.**

Procedure for submitting Public Hearing Comments:

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

Please also note if a name and address are not provided, the provided comment will not be recorded in the official record.

BY ORDER OF THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI

LaRette Reese, City Clerk

September 13, 2023

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



NUMBER: <i>For City Clerk Use</i>	CA20230926-01
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SUBJECT/TITLE:
Jack Buck Field Restoration

REQUESTED BY: Prepared by: Darin Girdler	DEPARTMENT / WARD Parks / Ward 2
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AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? Yes
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
Move to approve the agreement with the Perfect Play and authorizes the City Manager to execute the contract contained in Council's packet.

FISCAL IMPACT:
\$183,739.00 plus \$20,000 contingency for engineering.

AMOUNT:	\$203,739	ACCOUNT No.:	
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FROM FUND:	FEMA and Parks for contingency	TO FUND:	
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EXPLANATION:
The Jack Buck Field was severely damaged by the Flash Floods that occurred on July 26th and 28th of 2022. FEMA/SEMA has allocated \$182,512.93 towards towards the City Wide Park Damage which includes the Jack Buck Field. The proposal is for \$183,739 and staff is requesting an additional \$20,000 as contingency.

STAFF COMMENTS AND BACKGROUND INFORMATION:
The Parks, Recreation and Forestry Department has used an interlocal contract for cooperative purchasing in the past and would like to use this same type of program in the reconstruction and of Jack Buck Field. The City currently has a membership affiliation with TIPS, an interlocal contract for cooperative purchasing, and we can secure competitive bid pricing with Perfect Play.

CIP No.	
----------------	--

RELATED ITEMS / ATTACHMENTS:
1. Contract
2. Proposal

LIST CITY COUNCIL GOALS (S):
Improved Infrastructure

RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	09/26/23
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CONTRACT

THIS AGREEMENT, made as of the _____ day of _____, 20____, by and between The City of University City, MISSOURI (here in after called the CITY) and Perfect Play, an Illinois company with offices at PO Box 24006 Belleville, Illinois 62226 (herein after called the CONTRACTOR), WITNESSETH, that whereas the CITY intends to proceed with Project No. PRP 24-02 – Jack Buck Field Restoration Project, hereinafter called the PROJECT, in accordance with the Specifications and Contract Documents prepared by the City of University City.

NOW, THEREFORE, The CITY and CONTRACTOR for the considerations hereinafter set forth, 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 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 by May 1, 2024.
- 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 May 1, 2024 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 subcontractor shall further subcontract any of their 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:

One Hundred Eighty-Three Thousand Seven Hundred Thirty-Nine Dollars (\$183,739.00)

Final dollar amount will be computed from actual quantities/services provided as verified by the Director of Parks, Recreation and Forestry and in accordance with the unit prices set out in the Proposal.

CONTRACT DOCUMENTS:

The Contract comprises the Contract Documents as bound herein. 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. Job Special Provisions
- F. Annual Wage Order
- G. Bonds/Attachments
 - 1. Performance/Payment Bond

AUTHORITY AND RESPONSIBILITY OF THE PARKS, RECREATION AND FORESTRY DIRECTOR:

All work shall be done under the general inspection of the Director of Parks, Recreation and Forestry or his designee. The Director of Parks, Recreation and Forestry or his designee shall decide any and all questions which may arise as to the quality and acceptability of materials furnished, work performed, and rate of progress of work, interpretations of 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 City and Contractor respectively and their partners, successors, assigns and legal representatives. Neither the Owner nor the Contractor shall have the right to assign, transfer, or sublet their interests or obligation hereunder without consent of the other party.

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:

Title: _____

By (signature): _____

Contractor (print): _____

Date: _____

(SEAL)

Attest:

By: _____
City Clerk

Date: _____

CITY OF UNIVERSITY CITY

CITY OF UNIVERSITY CITY

By: _____
City Attorney

By: _____
City Manager

Date: _____

Date: _____

September 21, 2023
Jack Buck Field
University City Parks and Recreation



TIPS-USA CONTRACT #23020101

Todd,

Thank you very much for the opportunity to propose on the conversion of Jack Buck Field at Heman Park from baseball to softball for the University City Parks and Recreation Department. We have a 30-year history of successfully achieving that goal at all levels of athletics ranging from schools and recreation associations to major universities, Major League Baseball, and the National Football League. It is our sincere hope to demonstrate that commitment in this project for the University City Parks and Recreation Department.

The objective of this project is to convert the Jack Buck Field from a full-size baseball field to a softball/youth-sized field. As we have discussed, the current baseball field has challenges associated with its placement partially in a designated floodway area. The work is to take place in a way that relocates home plate shifting the playing field towards the backstop away from the floodway area placing the smaller field on the current upper elevation level. No work will be done to increase any elevation within the floodway zone. Perfect Play will work with University City to determine the exact dimensions and field placement, and University City will provide the limits of the floodway. *The final dimension of this natural athletic field will be approximately 40,000 square feet.*

The field will have engineered infield soil installed for the skinned area, which will extend from dugout to dugout and to the backstop. This design will allow for easier maintenance. The engineered soil will provide excellent tolerance of moisture and will greatly reduce the time needed for drying following a rain event.

Per your request, the infield will accommodate 60-, 65-, and 70-foot base distances. The 60-foot bases will include a double base anchor at first.

The existing fencing, backstop, and dugouts will be left in place and will continue to be utilized. A new 8' outfield fence will be installed with two 12' wide gates to the proper dimensions for the new softball design.

The majority of the existing irrigation will be abandoned, but the mainline will remain and can provide a source for a new system designed for the new field layout. A new irrigation system will be installed including outfield zones and a quick coupler for infield watering. University City will provide a power source for irrigation.

The outfield will be sodded using cool season sod.

We have included the following scope of work for this project:

Jack Buck Field Scope of Work

- Perfect Play will strip all existing turf from the field surface.
- Perfect Play will perform all grading and subgrade work as needed.
- Perfect Play will laser grade the outfield.
- Perfect Play will provide and install new infield material and laser grade.
- Perfect Play will provide and install a new home plate, pitching rubber for softball, and base anchors for 60-, 65-, and 70-foot bases.
- Perfect Play will install cool season sod.
- Irrigation installation to include one quick coupler and necessary zones for outfield coverage of the 180-200' field dimension.
- Install fencing (Approximately 600' of 8' tall fence with two 12' gates).

Price for Scope of Work with Sod \$183,739.00

CONFIDENTIAL

***This proposal contains proprietary information, methods, and scope exclusive to Perfect Play Fields and Links™. All information contained is the sole property of Perfect Play Fields and Links™, and is confidential. No one shall be permitted to use the information in this document without the express written consent of the President of Perfect Play Fields and Links™.**

Project Qualifiers:

- Pricing is based on material and trucking costs as of the proposal date. Pricing is guaranteed for 30 days from the proposal date.
- Irrigation will be tied onto existing mainline at the edge of the field. Existing backflow preventor and power source will be utilized. Perfect Play has not included a tamper-proof enclosure for the irrigation controller. If desired, one can be provided at an additional cost.
- Irrigation pricing based on the project not being subject to requirements of the City of St. Louis.
- Perfect Play includes no grow-in of turfgrass.
- Perfect Play includes no boring, blasting, or breaking of rock.

- Perfect Play does not include any infield conditioners. We can provide information and pricing on these materials if desired.
- Perfect Play does not include hauling off stripped or removed materials. Pricing is based on the ability to dump materials near the field to be hauled away by University City personnel.
- Perfect Play has included no soil stabilization or modifications of any kind.
- The site must allow access to the project area allowing for tandem and semi-trucks to drive directly onto the work area.
- All existing irrigation heads, valve boxes, electrical boxes, or other in-ground obstacles must be marked prior to the start of work. Any existing base anchors, pitching rubbers/anchors, home plates, etc. must be visible or clearly marked prior to the start of work. Perfect Play is not responsible for damage to any unmarked objects.
- Perfect Play includes no work to alter, grade, or remove any of the current baseball outfield or warning track.
- Perfect Play's proposal is based on obstruction and debris-free soil for grading.
- Perfect Play does not warrant the subgrade in any way. Any future compaction, consolidation, or expansion of the subgrade is not warranted by Perfect Play.
- Perfect Play must have unimpeded ingress and egress for trucks and equipment throughout the project. All access roads must be engineered to withstand construction traffic including loaded trucks and equipment.
- Perfect Play includes no location, relocation, or repair of utilities.
- Perfect Play includes no permits of any kind.
- Perfect Play includes no engineering for this project.
- Perfect Play includes a new home plate, pitching rubber, and three sets of base anchors, but has not included new bases. We have not included home plates or pitching rubbers for bullpens or any work associated with bullpen areas.
- Perfect Play has not included any temporary fencing during construction or for game play purposes. Temporary fencing may be necessary for safety and security during construction, but based on past conversations with University City personnel, we have not included it in the cost of this proposal.
- No work included associated with fencing, dugouts, or backstops.
- Perfect Play employees must have access to a restroom facility.
- Perfect Play must have exclusive access to the field throughout the construction process.
- Perfect Play must have a secure staging area for equipment, vehicles, and material storage on or adjacent to the work site.
- Perfect Play pricing is based on a tax-free project.
- Perfect Play does have previously scheduled work. Once a decision is made to proceed, Perfect Play will work with University City personnel to determine a start date.
- This proposal is based on mutually agreeable contract language.

- Perfect Play will make every effort to complete the project within the scheduled timeline; however, weather can be highly unpredictable. Perfect Play cannot guarantee any timeline if weather does not allow for execution of the work. Weather must be favorable at both the project location and the infield dirt supply location.
- All work to be performed by Perfect Play employees not necessarily affiliated with any trade unions.
- As with any project over the past few years, we cannot predict issues related to Covid 19 or government work alterations or restrictions that may cause delays or stoppages of work.

Again, thank you for the opportunity to propose on the Jack Buck Field project for the University City Parks and Recreation Department at Heman Park. Please do not hesitate to contact us if you have any questions.

Respectfully Submitted,

By: _____

Mike Munie; President
Perfect Play Fields and Links™
Office: (618) 234-7888
Fax: (618) 234-5882

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



NUMBER: <i>For City Clerk Use</i>	CM20230926-01
---	----------------------

SUBJECT/TITLE:
One-Stop Shop - Discussion

REQUESTED BY: Prepared by: Brooke A. Smith	DEPARTMENT / WARD City Manager's Office
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AGENDA SECTION: City Manager's Report	CAN ITEM BE RESCHEDULED? Yes
---	--

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends the Council receive a presentation from Trivers with additional options for a one-stop shop.

FISCAL IMPACT:
N/A

AMOUNT:		ACCOUNT No.:	
----------------	--	---------------------	--

FROM FUND:		TO FUND:	
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EXPLANATION:
Council expressed it's desire to maintain a type of one-stop shop for citizens as part of the renovation. This presentation will provide additional, lower-cost options.

STAFF COMMENTS AND BACKGROUND INFORMATION:
At the special meeting held virtually on August 22nd, Council expressed desires to retain a version of the one-stop shop as part of the renovation of the Annex and Trinity building. Trivers will present two lower-cost options for the one-stop shop to be housed at City Hall.

CIP No.	
----------------	--

RELATED ITEMS / ATTACHMENTS:
Presentation

LIST CITY COUNCIL GOALS (5):
Improved Infrastructure
Prudent Fiscal Management

RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose	MEETING DATE: September 26, 2022
--	--

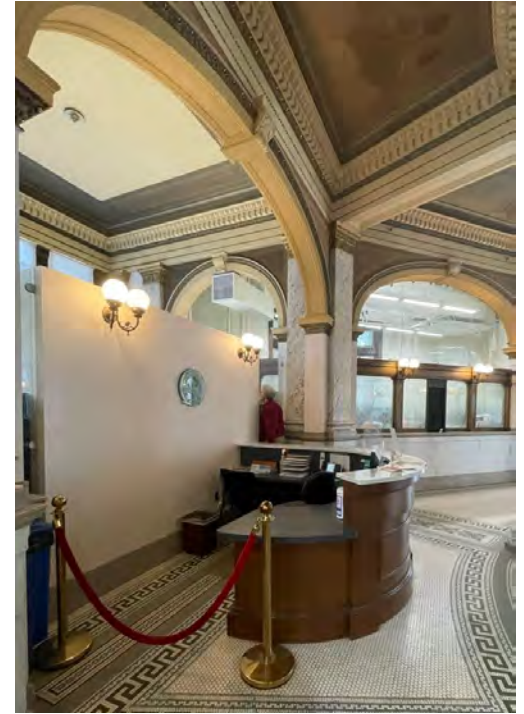
U City Annex + Trinity Renovation One-Stop Options

September 26, 2023 – City Council Meeting

Trinity
S

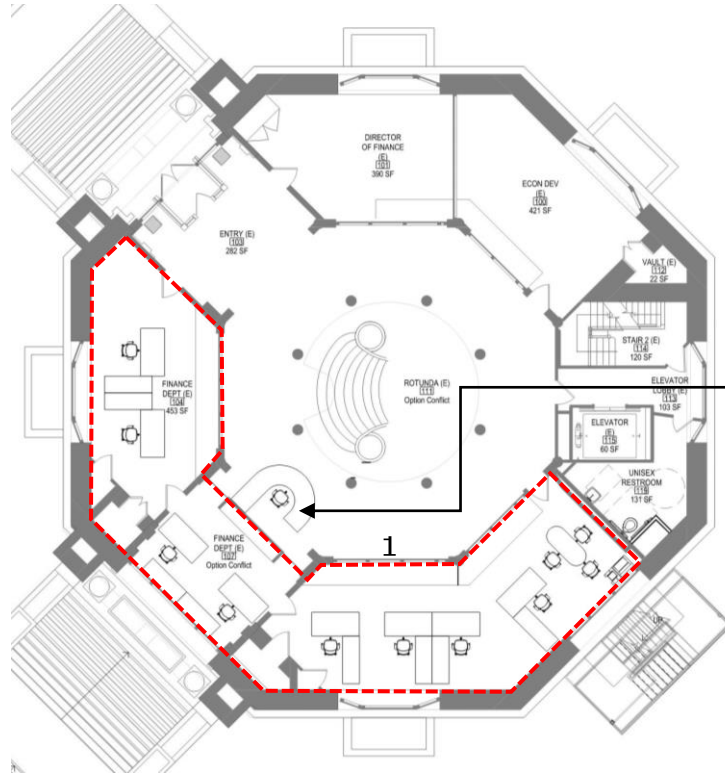
Existing City Hall First Floor

Historic Fabric



One Stop Shop – Clerk Counter Location Options

Existing First Floor Layout



Finance Department



Finance Dept.
Customer Window

1

Accessible
Counter
Location



existing finance counter (internal)

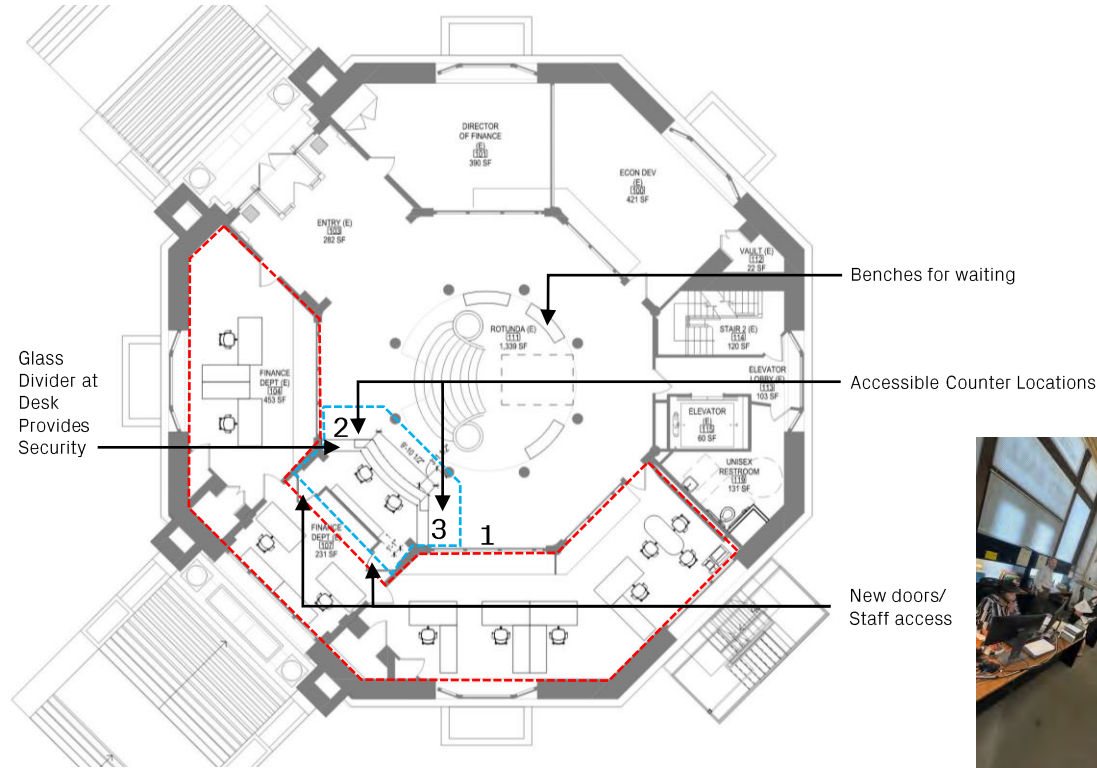


existing finance window (public)

One Stop Shop – Clerk Counter Location Options

NEW DESK DESIGN RESPECTS HISTORIC ARCHITECTURE

NEW ONE-STOP LOCATION – New Lobby Desk to Serve Planning/Development and Public Works



Finance Department



P/D + Public Works



Finance Dept.
Customer Window

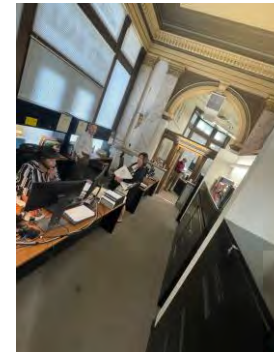
1

P/D Customer
Counter

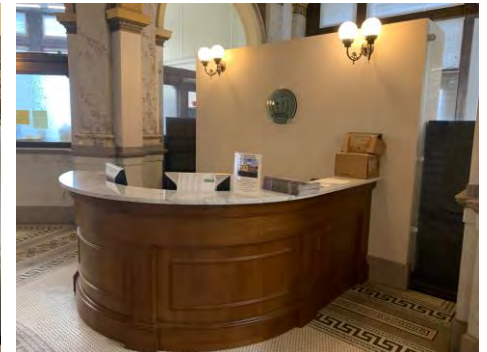
2

Public Works
Customer Counter

3



staff access route

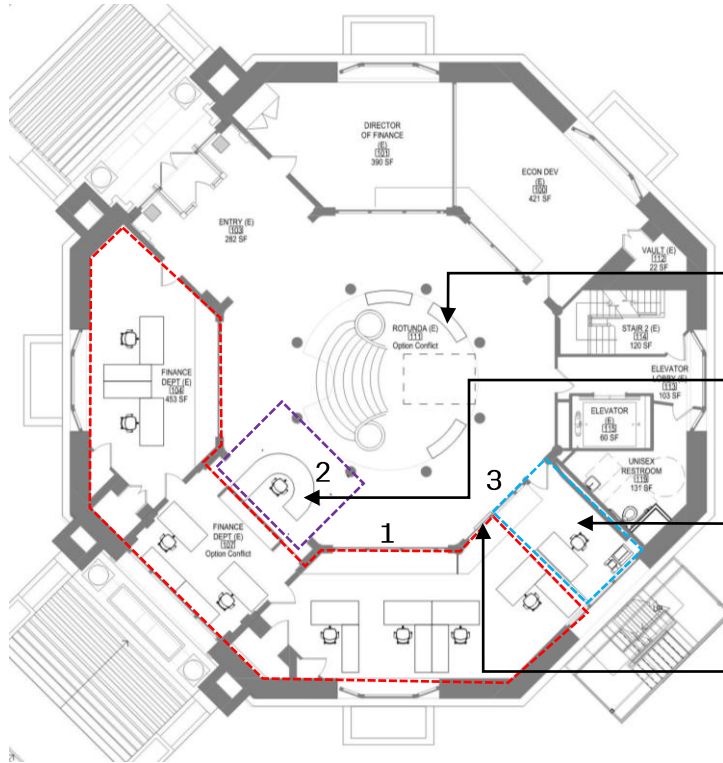


replace existing desk with new for (2) departments

One Stop Shop – Clerk Counter Location Options

INTERIM OPTION – Reuse Existing Desk in Lobby – Consider additional shared workstation within Finance Office Area

TEST EXISTING DESK IN PLACE



Benches (option)

Existing Accessible Desk

Move existing meeting table;
Provide desk for P/D or PW clerk and share existing accessible desk

OR
Make modifications to existing window to accommodate dedicated public transactions for additional department

Accessible Ledge (option)

Finance Department



Public Works



P/D



Finance Dept.
Customer Window

1

P/D Customer
Counter

2

Public Works
Customer Counter

3



existing counters



existing accessible counter



existing desk

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



NUMBER: <i>For City Clerk Use</i>	UB20230926-01
---	----------------------

SUBJECT/TITLE:
Solid Waste Rate Increases

REQUESTED BY: Prepared by: Keith Cole - Director	DEPARTMENT / WARD Finance / All
--	---

AGENDA SECTION: Unfinished Business - Bill 9527	CAN ITEM BE RESCHEDULED? Yes
---	--

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends approval of the Ordinance to increase the Multi-Family Units rate by 15%.

FISCAL IMPACT:
Multi-Family Rates - estimated increase of \$119,000, annually

AMOUNT: N/A	ACCOUNT No.: 08-4525
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FROM FUND: Solid Waste Fund - 08	TO FUND: Solid Waste Fund - 08
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EXPLANATION:
Two-Family Units, 3+units from \$17.95 to \$20.64, monthly; Two-Family units w/ Alley Mech Box from \$19.34 to \$22.24, monthly, Three or more units w/ Alley Mech Box from \$12.70 to \$14.60, monthly; and Three or more units w/ Mech Box and Waste Reduction from \$7.58 to \$8.72. Commercial Rates are to be increased administratively by 10% based on service needs.

STAFF COMMENTS AND BACKGROUND INFORMATION:
The City entered into an agreement with MSW Consultants to perform a Solid Waste Rate Study back in November 2019. The Rate Study concluded an overall system deficit of 13.1%. The Consultant's recommended rate changes are as follows: Single Family Rates - 6.5% increase; Multi-Family Rates - 15% increase in year one and 12% in year two; and Commercial Rates - 10% increase.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:
Bill 9527

LIST CITY COUNCIL GOALS (5):
Prudent Fiscal Management

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: September 26, 2023
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INTRODUCED BY: Councilmember

DATE: September 11, 2023

BILL NO. 9527

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 230.110 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO SOLID WASTE COLLECTION FEES AND BILLING, BY INCREASING REFUSE COLLECTION RATES ON ALL UNITS EXCEPT SINGLE-FAMILY UNITS.

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

Section 1. Section 230.010 of the Municipal Code of the City of University City, Missouri, relating to solid waste collection fees and billing, is hereby amended by increasing the refuse collection rates on all units except single-family units, so that said section, as so amended, shall read as follows:

Section 230.110. Fees and Billing.

- A. The City Council shall by ordinance from time to time establish and impose fees for the City's solid waste collection services to reimburse the City for the reasonable costs of service delivery and a schedule of such fees shall be maintained on file by the City Clerk. The Director of Finance may assess fees to reimburse the City for the costs of collection and disposal of prohibited solid waste, non-residential solid waste, nuisance abatement or other special services.

University City Refuse Collection Rates Effective November 1, 2023

Type	Monthly Rate
a. Single-family units with curb line pick up, per ninety (90) gallon cart.	\$17.95
Senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit, per sixty (60) gallon cart.	\$15.15
b. Two-family units and buildings with three (3) or more units with curb line pickup, per unit, per ninety (90) gallon cart.	\$20.64
Senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit, per sixty (60) gallon cart.	\$15.15
c. Single-family units with alley line mechanical box pickup, per unit.	\$19.34
Senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit.	\$16.69
d. Two-family units with alley line mechanical box pickup, per unit.	\$22.24
Senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit.	\$16.69
e. Three (3) or more units with alley line mechanical box pickup, per unit.	\$14.60

f. Three (3) or more units with mechanical box pickup and waste reduction, per unit.	\$8.72
g. Public or private institutions with City service.	Rates to be determined based on service needs.

B. All such fees shall be assessed against the owner of the property benefiting from the City's solid waste collection services. While the fees may be paid by others residing at the property, the owner of the property shall be ultimately responsible for assessed fees, and the owner shall have no defense under this Chapter that some other person is responsible for payment of the fees.

C. The Director of Finance shall be responsible for billing and collecting said fees and shall bill the same on a semi-annual or other basis in such method and manner as the Director of Finance deems most effective. The bill for a newly constructed residence shall be prorated for the first (1st) bill only. The Director of Finance shall enforce this Chapter to the extent provided herein and shall have the authority and responsibility to establish and revise regulations for such purposes.

D. Any owner receiving collection services from the City shall receive a credit against the fees imposed for each full month of unit vacancy, provided that:

1. The owner files an application for credit with the Director of Finance no later than forty-five (45) days prior to the end of the current billing period;
2. The unit has been registered with the City as a vacant property pursuant to Section 240.020 of this Code;
3. The unit was vacant during the current billing period, and the vacancy lasted at least three (3) consecutive months, including any vacancy time that carried over from the previous billing period; and
4. No solid waste from the unit was collected by the City during the vacancy.

Section 2. 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

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



NUMBER: <i>For City Clerk Use</i>	NB20230926-01
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SUBJECT/TITLE:
Approving 2023 Annual Property Tax Rates (Resolution 2023-15)

REQUESTED BY: Prepared by: Keith Cole - Director	DEPARTMENT / WARD Finance / All
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AGENDA SECTION: New Business - Resolution 2023-15	CAN ITEM BE RESCHEDULED? No
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends approval of the 2023 final tax rates as presented.

FISCAL IMPACT:
University City - General Revenue - \$4,029,479; University City - Pension - \$1,192,932
Library - \$3,036,882; University City SBD Loop - \$52,129; Parkview Gardens SBD - \$110,527

AMOUNT:		ACCOUNT No.:	
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FROM FUND:		TO FUND:	
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EXPLANATION:
The city has received the final assessed valuations from St. Louis County on September 18, 2023 after the Board of Equalization completed the assessment appeal process. The rates have been calculated and reviewed by the Missouri State Auditor's Office. The finalized rates are due to St. Louis County by October 1st.

STAFF COMMENTS AND BACKGROUND INFORMATION:
Each year the city must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2023 is a re-assessment year. The City's properties assessed value has increased approximately \$138 million or 17.1% from the last assessment in 2021. This increase resulted in decreasing residential rate from \$0.448 to \$0.415 and commercial rate stayed flat at \$0.487. The City is only allowed to receive additional revenue up to the Consumer Price Index (CPI) of 5.0% and for the value of new construction which was approximately \$1.1 million for residential.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:
-Property Tax Rate History
-Resolution 2023-15

LIST CITY COUNCIL GOALS (S):
Prudent Fiscal Management

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: September 26, 2023
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City of University City Property Tax Rate History

	2018	2019	2020	2021	2022	-----2023-----		
						Residential	Commercial	Personal
City - General Revenue								
Residential	0.532	0.471	0.471	0.451	0.448	0.421		
Commercial	0.520	0.487	0.487	0.487	0.487		0.487	
Personal	0.680	0.680	0.680	0.680	0.680			0.680
City - Pension (Police & Fire)								
Residential	0.157	0.139	0.139	0.133	0.133	0.125		
Commercial	0.142	0.133	0.133	0.133	0.133		0.133	
Personal	0.195	0.195	0.195	0.195	0.195			0.195
TOTAL CITY RATE	0.689	0.610	0.610	0.584	0.581	0.546	0.620	0.875
Library								
Residential	0.245	0.365	0.365	0.350	0.352	0.331		
Commercial	0.225	0.345	0.345	0.345	0.345		0.345	
Personal	0.280	0.408	0.408	0.400	0.400			0.400
Loop Special Business Dist.								
Residential	0.404	0.445	0.445	0.372	0.376	0.275		
Commercial	0.455	0.403	0.403	0.395	0.394		0.346	
Parkview Gardens Special Dist.								
Residential	0.525	0.431	0.431	0.399	0.433	0.365		
Commercial	0.850	0.850	0.850	0.850	0.774		0.604	

RESOLUTION NO. 2023 - 15

A RESOLUTION ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2023 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT PLAN, AND THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT.

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

WHEREAS, the City of University City received the finalized assessed property valuations from St. Louis County on September 18, 2023 and subsequently calculated the proposed tax rates; and

WHEREAS, the City of University City conducted a Public Hearing on the proposed tax rates on September 26, 2023 after due and proper notification in the St. Louis Countian (Missouri Lawyers Media), a newspaper of general circulation.

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

Section 1. There is hereby levied for the year 2023 upon all real and personal property, subject to taxation, in the City of University City, Missouri, the following taxes for the following purposes, to wit:

- A. For general revenue purposes a tax of \$0.415 on residential property, a tax of \$0.487 on commercial property and a tax of \$0.680 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.
- B. For Police and Firefighter Retirement purposes a tax of \$0.125 on residential property, a tax of \$0.133 on commercial property and a tax of \$0.195 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2023 upon all real property, subject to taxation, in the University City Loop Special Business District, an additional tax of said district of \$0.275 for residential property and \$0.346 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 3. There is hereby levied for the year 2023 upon all real property, subject to taxation, in the Parkview Gardens Special Taxing District, an additional tax of \$0.365 for residential property and \$0.604 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

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

PASSED this 26th day of September 2023.

Mayor

ATTEST:

City Clerk