



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 22, 2024
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. January 8, 2024 Study Session Minutes (Recreational Division Update)
2. January 8, 2024 Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Edward Deitzler is nominated for re-appointment to the Board of Trustees Retirement Fund (Pension) by Councilmember Steve McMahon
2. Tony Westbrooks is nominated for re-appointment to the Board of Trustees Retirement Fund (Pension) by Councilmember Steve McMahon
3. James Wilke is nominated for re-appointment to the Park Commission by Councilmember Steve McMahon

G. SWEARING IN TO BOARDS AND COMMISSIONS

none

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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

*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. Liquor License – Twisted Cafe – 8109 Olive Blvd.

K. CONSENT AGENDA (1 voice vote required)

1. Centennial Commons Gym Floor Repairs
2. Termination of Easements for Tree Pits at 8614 - 8630 Olive
3. Cardiac Heart Monitors Replacement

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

1. Liquor License – Twisted Cafe – 8109 Olive Blvd.

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

1. **BILL 9535** - AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY (“PA”) ZONING DISTRICTS.

N. NEW BUSINESS

Resolutions (voice vote required)

Resolutions

none

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

1. **BILL 9536** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "URBAN SPROUTS."

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 January 19, 2024

STUDY SESSION
Recreational Division Strategic Planning Update
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 8, 2024
5:30 p.m.

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held on Monday, January 8, 2024, Mayor Terry Crow, called the meeting to order at 5:30 p.m.

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

Councilmember Stacy Clay; (*excused*)
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., and Interim Director of Public Works & Recreation, Darin Girdler.

2. CHANGES TO REGULAR AGENDA

None

3. RECREATIONAL DIVISION STRATEGIC PLANNING UPDATE

Mr. Rose stated Council is being asked to receive a presentation and provide further guidance, on the Recreational Division's Strategic Plan.

Mr. Girdler stated this update focuses on the reintroduction of Centennial Commons as it resumes normal operations.

Phase I - 2024 Centennial Commons

January:

- Laugh, Lunch & Bingo for 60+
 - Celebrity Bingo Callers

February:

- American Heart Association's Annual Go Red for Women Event
- Kid's Valentine Event
- Laugh, Lunch & Bingo for 60+
- Coach Recruitment/Participant Registration for the 2024 Red Bird Rookies Season

March:

- Laugh, Lunch & Bingo for 60+
- Kid's Easter Egg Event
- Fitness Programming from March through May
 - Monday - Senior Fitness & Yoga
 - Tuesday - Line Dancing
 - Wednesday - Senior Fitness & Step Aerobics
 - Thursday - Tai Chi
 - Saturday - Pilates

April:

- Laugh, Lunch & Bingo for 60+
- Kid's Event "Touch a Truck"

May:

- Redbird Rookies Summer Sports Program

September:

- Annual Community Yard Sale - September 14th
- Free document shredding
- Contractual Agreement with Aging Ahead Senior Programming; Heman Park Community Center (HPCC)
- Fitness Programming
- Centennial Commons/HPCC Reservations
- Rental/Programming of Gymnasium
 - Pickleball
 - Open Gym
 - Tennis Lessons
- Rental/Programming of Indoor Soccer Facility

Hours of Operation

- Saturday, May 25, 2024 through Monday, September 2, 2024
- Monday-Friday: 5:30 a.m. to 8:00 p.m.
- Saturday: 8:00 a.m. to 8:00 p.m.
- Sunday: 10:00 a.m. to 6:00 p.m.

Phase I - 2024 Heman Park Pool

March: 2024 Season Pass "Early Bird" Program

- Allows unlimited access to Heman Park Swimming Pool Facility
- Available March 1st through May 1st
- Passes purchased at Centennial Commons
- 10% discount for passes purchased during this timeframe
- Passes are now good for only the current season (beginning 7-15-24; 50% off-season passes)
- Includes invitation to Private Pre-Opening Event

May 24, 2024:

- Celebrating 90 Years of Community Joy
- Member-only pre-opening celebration from 5:00 p.m. to 8:00 p.m.
- Unveiling of new "Wizard of Oz" Splash Pad
- Open Swim
- Music
- Food Trucks
- Adult-Youth Giveaways

Aquatic Programs/Events

- Session I: May 27th - July 1st
- Session II: July 15th - August 19th
- Swim Lessons for all ages
- Deep Water Fitness
- Aqua Fitness and Shallow Water Splash

Events:

- Family Dive In
- Annual Puppy Pool Party

Hours of Operation

- Saturday, May 25, 2024 to Monday, September 2, 2024
- Monday-Sunday & Holidays: Lap Swim 6:00 a.m. to 9:00 a.m.
- Monday-Sunday & Holidays: Open Swim 12:00 p.m. to 8:00 p.m.

- Back to School Hours/August 19th-September 2nd:
- Monday-Sunday: Lap Swim 6:00 a.m. to 9:00 a.m.
- Monday-Friday: Open Swim 4:00 p.m. to 8:00 p.m.
- Weekends & Holidays: Open Swim 12:00 p.m. to 8:00 p.m.

Mr. Girdler stated he received the construction schedule for Centennial Commons and the other facilities impacted by the flood on Friday, and after staff has had an opportunity to review the perimeters it will be forwarded to Mr. Rose for inclusion in his weekly report to Council. He stated staff's ability to bring programs back online will be predicated on the construction schedule, so the hope is that it will be accelerated.

Before renovating the gym; which will be the most complex renovation, a trench drain or removal of the stoops outside of the emergency exit doors will need to be reconstructed to pitch away from the building to make sure any surface water is evacuated.

All of the roofs have been examined, and although the gym's roof is 18 years old, it is still in pretty good shape. Funds for exterior improvements to the facility will be requested in the next year's budget.

Mr. Girdler thanked Lynda Euell-Taylor and the staff at Centennial Commons for their efforts to help him develop this plan.

Mr. Rose stated while Centennial Commons is partially online, with the exercise area, the walking track, and the pool. This is a continuation of their efforts to make it fully operational. Staff has been coordinating their efforts with FEMA, which requires very specific and detailed bidding documents. And as a result, Council authorized staff to enter into a contract with NAVIGATE. Mr. Girdler and his staff have been working with NAVIGATE and FEMA to ensure that any funds expended will be reimbursed. He then asked Mr. Girdler if he could provide an estimated time for when the bidding would commence? Mr. Girdler stated it is scheduled to start next month.

Councilmember Smotherson posed the following questions to Mr. Girdler:

Q. Does U City have Splash Pads at any of its other locations?

A. Yes, Fogerty Park.

Q. Will you need a membership to access the Splash Pad at Heman?

A. Yes.

Q. Was there anything in your discussions to bring back summer or winter camps, the 50+ basketball league, and the weekly Bridge Club held on Thursdays at Centennial Commons?

A. Although there have not been any specific discussions, they can be included in the bi-weekly planning meetings conducted with his staff, the recreation center, and Centennial Commons.

Q. What will the fitness programs being resumed in September consist of?

A. While I don't have any specific details, it will be a general fitness program.

Q. (Mr. Rose): Are you referring to classes like aerobics that were conducted by third-party contractors?

A. Yes.

Mr. Rose stated September will consist of overall fitness programs that are not conducted by City staff. So, before these facilities come back online a robust marketing campaign will be conducted to ensure organizations that have used them in the past will be notified about their reopening.

Councilmember Hales stated this is all very welcoming news and his hope is that the progress with Centennial Commons moves as quickly as possible. One of the questions posed by Council was related to membership at these facilities post-COVID and the flood, and whether they will have enough members to support all of these plans. So perhaps, a similar incentive like the early-bird membership could be offered at Centennial Commons.

Councilmember Klein echoed Councilmember Hales' enthusiasm and thinks the community is going to be excited as well. She reiterated the need for summer programs for school-aged children and the importance of making sure that their marketing campaign reaches everyone.

Mr. Girdler stated the intent is to not only follow their past marketing practices but to look at ways they can be enhanced.

Mayor Crow asked if there was an update on the perpetual issue of hiring lifeguards? Mr. Girdler stated they will be using the same company for the entire season this year, so staff should not be an issue.

Mayor Crow acknowledged Mr. Wilke's presence and thanked him for his service on the City's Park Commission.

4. **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.

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

Roll Call Vote Was:

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

Nays: None.

5. **Adjournment**

Mayor Crow thanked everyone for their participation and closed the Regular Session at 5:51 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 6:22 p.m.

LaRette Reese
City Clerk, MRCC

MEETING OF THE CITY COUNCIL
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AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 8, 2024, 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; (*excused*)
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, City Attorney, John F. Mulligan, Jr., Director of Planning and Zoning, Dr. John Wagner; Director of Finance, Keith Cole, and Lon Booher, Development Partner SDG Housing.

C. APPROVAL OF AGENDA

Hearing no requests to amend, Councilmember Hales moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.

D. PROCLAMATIONS - (Acknowledgement)

None

Mayor Crow asked that everyone keep the family of Dolores "Dori" Miller, who passed away on December 30th, at the age of 94, in their thoughts and prayers. Ms. Miller was the City Clerk for over twenty years; the first member of her family to attend college and after moving to U City, she and her husband raised their three children here. She was a tutor in U City schools, volunteered for Meals on Wheels, COCA, the Opera Theater of St. Louis, and the REP. Mayor Joe Adams remembered Dori as someone who was a true pleasure to work with; always having a warm smile and friendly greeting for everyone. Her family noted that their mother's sense of amazement endured until the end, stating "*I wonder what comes next?*" Mayor Crow stated the City was blessed to have Ms. Miller as an employee and resident.

E. APPROVAL OF MINUTES

1. December 11, 2023, Study Session Minutes were moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. December 11, 2023, Regular Meeting Minutes were moved by Councilmember Klein, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. December 20, 2023, Special Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Klein, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dennis Hoppe was sworn into the Library Board on December 19, 2023, in the Clerk's office.

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.

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.

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Mayor Crow noted that there were no requests to speak on regular agenda items.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. TXT 23-04: Public Hearing for a Zoning Ordinance text amendment to amend sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:33 p.m.

2. REZ 23-02: Public Hearing for a Map Amendment from Core Commercial (CC) to Planned Development; Mixed-Use (PD-M) for properties located at 6630, 6640, 6650, and 6654 Delmar Boulevard.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:33 p.m.

3. Liquor License: First Watch Restaurants, 8658 Olive Blvd.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:34 p.m.

K. CONSENT AGENDA - (1 voice vote required)

1. Liquor License: First Watch Restaurants, 8658 Olive Blvd.
2. Westgate -STP-5402(616), Construction Agreement
3. Annual Tree Trimming Project; PR24-04

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

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

1. SDG Housing Partners - Parkview Place Apartments

Mr. Rose stated staff is asking Council to receive a presentation from SDG Housing Partners who has expressed an interest in purchasing the Parkview Place Apartments.

Mr. Booher stated SDG is located at 201 Main Street in Parkville, MO, and is currently, under contract to purchase the Parkview Place Apartments located at 701 Westgate.

SDG Housing Partners

Founded to preserve and renovate affordable housing communities throughout the nation. The SDG team is driven by a passion to redesign communities to the highest standards with both residents and the surrounding community's needs in mind. SDG has completed over 30 affordable housing projects in California, Texas, Kansas, Missouri, and Tennessee.

Executive Team

Rick Siebert, Managing Director

Mr. Siebert is an expert in structuring, acquiring, and renovating HUD Section 8 apartment properties utilizing FHA/HUD debt combined with Tax Exempt Bond financing and Federal Low-Income Housing Tax Credits. With over 20 years in architecture and affordable housing, Mr. Siebert ensures that his projects are renovated with the highest attention to detail which consistently results in housing of superior quality. Mr. Siebert is located in Los Angeles, California.

Lon Booher, Development Partner

Mr. Booher is the primary point of contact for the design and construction teams. With an extensive background in architecture, construction management, and real estate development, His primary focus is on multi-family and Historic Tax Credit redevelopments.

Project Highlights

- 156 Senior Apartments (55+)
- 117 One-Bedrooms
- 39 Studios
- 100% HAP/LIHTC
- Built in 1972; Renovated in 2004
- 14-Story Building
- Elevators Available
- Historic Registration in Process
- Financing: Federal 4% Low-Income Housing; Tax Credits; Federal Historic Tax Credits
- Estimated Construction \$10,000,000
- Approximately \$64,000 per unit
- Timeline: Construction Start Q4 2024; Completion Q4 2025

Building Upgrades

- Clean and refurbish exterior concrete
- Removal of red stripe at first/second floor
- Installation of new LED light fixtures throughout the property
- Upgraded security system
- New elevator cabs and elevator life/safety upgrades
- New insulated windows at units to match the historic profile
- New insulated storefront system on 1st floor to match historic profile
- Refurbish Porte Cochere
- New roof installation
- Electrical system upgrades as necessary

Site Work

- New site gates with pedestrian access utilizing key fobs
- New motorized driveway gate with key fobs
- Install lush landscaping around the property
- Resident gardens
- New outdoor gathering areas with fire-pit, barbeque, and activity area
- Update sidewalks and parking to full ADA compliance

Common Areas

- New ADA-compliant mailboxes
- Game room with billiards, shuffleboard, etc.
- Upgraded TV lounge area
- New fitness areas including yoga and Pilates room
- Library with new computer workstations
- Remodel of the common kitchen with energy-efficient appliances
- Amenity areas to be secured with key fob access
- Dog wash station

Unit Interiors

- New energy-efficient appliances including range and refrigerator
- New window coverings
- New door hardware
- Paint and Flooring replacements
- New lighting with LED light fixtures
- New plumbing fixtures including low-flow shower heads, toilets, and shut-off valves
- New countertops and cabinets in kitchens and bathrooms
- New cultured marble countertops
- New HVAC controls in all units
- Upgrade 5% of units to full ADA accessibility
- Upgrade 2% of units to full Audio/Visual accessibility
- New In-Unit WI-FI; (free to residents)

Before and After Example

Cathedral Square Towers, Kansas City, Missouri - 156 Senior Apartments



- Window replacement
- Tuckpointing
- New roof
- Landscaping
- Refurbished Porte Cochere

- New common areas

SDG Commitments

- **Preserve Affordability**; current residents and current affordability will remain.
- New HAP contract and affordable housing land use restriction agreement to extend affordability for low-income seniors in University City.
- **Renovate Parkview Place** to fully address short and long-term maintenance needs to the highest standard, with minimal disturbance to tenants.
- **Safeguard the Historic Significance** of this landmark property in St. Louis, ensuring its lasting contribution to the city's unique character.
- **Remain transparent** with University City officials and all public stakeholders throughout the renovation process, as a true partner and proud long-term owner and steward of this historic building.
- **Maintain and operate** Parkview Place Apartments to create a legacy of high-quality, affordable senior housing.
- **Ensure on-site Management** remains committed to delivering essential social services to the senior residents of these communities, ensuring they can age in dignity and comfort.

Mr. Rose stated if Council is amenable, the intent is to prepare a letter in support of this project for the Mayor's signature that will be forwarded to the State.

2. Comprehensive Plan Acceptance and Approval; (with amendments)

Mr. Rose stated staff is recommending that Council accept and approve the original Comprehensive Plan approved by the Planning Commission on September 27, 2023, and the amendments, approved on December 27, 2023, along with the following modification: that the word "*considering*" relative to the Income Discrimination Ordinance, be amended to "*exploring*," with directions for integrating an annual review of projects listed within the Plan.

Mr. Rose stated he intends to schedule an extended Annual Work Plan session to obtain Council's priorities as the Work Plan is being developed. Additionally, he intends to schedule a joint meeting with Council and the Planning Commission to review the progress of projects outlined in the Comprehensive Plan. Mr. Rose then asked Dr. Wagner to present the amendments adopted by the Commission.

Dr. Wagner stated these amendments are based on the November 13th and December 11th Study Sessions.

- The Source of Income
- Stormwater Master Plan
- Flood Mitigation Plan
- Housing and Third Ward Revitalization Task Force
- Minor changes to the future Land-Use Map
- Numerical changes to the Traffic Crash data on Olive

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

Citizen Comments

Peggy Holly, 8108 Teasdale, U City, MO

Ms. Holly stated her mission tonight is pretty simple; saying thank you to the community who completed surveys and attended events; the Advisory Committee for their assistance in reaching out to residents; City staff for all of their hard work; City Council for their trust in this Commission, and Councilmember Hales, who was a magnificent partner throughout the entire process.

Mayor Crow stated Council deeply appreciates the extensive time and effort contributed by the Plan Commission to develop this plan.

Voice vote on Councilmember Hales' motion carried unanimously.

3. University Hills Neighborhood Improvement District (NID)

Mr. Rose stated staff is recommending that Council consider a request from the University Hills Neighborhood Improvement District for the extension of Resolution 2009-012, to December 31, 2025, and authorization for the release of balances within their funds; consistent with State statutes and City ordinances governing the Improvement District.

Mr. Cole stated the recommendation includes the use of maintenance funds for improvements that fall within the scope of the (NID), as outlined in the packets and Resolution 2009-012.

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

M. UNFINISHED BUSINESS - (Roll call vote required on 2nd and 3^d readings)

- 1. BILL 9532** - AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.760.D, 400.780.E, 400.1190.B, AND 400.2130 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING OR APPLICABLE TO PLANNED DEVELOPMENTS, BY ADDING PROVISIONS ON MINIMUM OFF-STREET PARKING AND LOADING SPACES IN ALL PLANNED DEVELOPMENT DISTRICTS ("PD"), AND PROVISIONS ON FLOOR AREA RATIOS, MINIMUM PERIMETER BUFFER AREAS AND SETBACKS AND SCREENING IN PLANNED DEVELOPMENT - MIXED USE DISTRICTS ("PD-M"). Bill Number 9532 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahan, Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, and Mayor Crow.

Nays: None.

- 2. BILL 9533** - AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M"). Bill Number 9533 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember McMahan, Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, Councilmember Klein, and Mayor Crow.

Nays: None.

- 3. BILL 9534** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "LOCAL UNIVERSITY CITY." Bill Number 9534 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, Councilmember Klein, Councilmember McMahan, and Mayor Crow.

Nays: None.

N. NEW BUSINESS

Resolutions - (Voice vote required)

Resolutions

1. **Resolution 2024-01** – Preliminary Plan Approval: Adoption of a Resolution to approve the Preliminary Development Plan for Local University City, also known as the Subtext Development.

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

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

Introduced by Councilmember McMahon

1. **BILL 9535** – AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY IN RESIDENTIAL AND PUBLIC ACTIVITY (“PA”) ZONING DISTRICTS. Bill Number 9535 was read for the first time.

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

Councilmember McMahon moved to adjourn the Regular Session, it was seconded by Councilmember Hales, and the motion carried unanimously.

R. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Session at 7:00 p.m.

LaRette Reese,
City Clerk, MRCC

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



NUMBER: <i>For City Clerk Use</i>	PH20240122-01
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SUBJECT/TITLE: Liquor License - Twisted Cafe - 8109A Olive Blvd. 63130			
PREPARED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	Public Hearing	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: N/A			
FISCAL IMPACT: None			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION: Twisted Cafe has applied for All Kinds of Intoxicating Liquor, By the Drink, Retail liquor license, including Sunday Liquor License.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The Applicant / Managing Officer is Lucille Wilkes. A background check / investigation by the Police Department revealed no disqualifying information. Department Approval has been granted from all necessary departments. Recommendations from University City citizens were obtained. Petition from business owners within a radius of 200 feet is included. A current Certificate of No Sales Tax Due issued by the Missouri Department of Revenue was received relative to the business. 2023 personal property tax record for the applicant indicates payment of taxes. Current voter registration documentation for the applicant was provided.

CIP No.	
RELATED ITEMS / ATTACHMENTS: N/A	

LIST CITY COUNCIL GOALS (S): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	January 22, 2024

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



NUMBER: <i>For City Clerk Use</i>	CA20240122-01
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SUBJECT/TITLE:
Centennial Commons - Gym Floor Replacement

PREPARED BY: Darin Girdler, Director of Public Works	DEPARTMENT / WARD Parks & Recreation
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AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? Yes
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager approves the quotation from Missouri Flooring Company and request authorization to execute same as contained in Council's packet.

FISCAL IMPACT:
\$245,300.00 for materials and installation. FEMA rehabilitation expense. This project is being handled through a cooperative purchasing agreement with Sourcewell.

AMOUNT:	\$245,300.00	ACCOUNT No.:	
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FROM FUND:		TO FUND:	
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EXPLANATION:
Replacement flooring for the Centennial Commons gymnasium. Delivery takes approximately four weeks to arrive and installation will begin once all of the wood flooring has acclimated.

STAFF COMMENTS AND BACKGROUND INFORMATION:
The historic flood the City experienced in July of 2022 caused water to enter the gymnasium through the east emergency exit doors.

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

RELATED ITEMS / ATTACHMENTS:
Quotation

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	January 22, 2024
--------------------------------	----------------------------	----------------------	------------------



DATE: DECEMBER 21, 2023
 TO: UNIVERSITY CITY
 PROJECT: CENTENNIAL COMMONS – GYM FLOOR REPLACEMENT
 ARCHITECT: IN HOUSE

ROBBINS SPORTS SURFACES – SOURCEWELL CONTRACT #031022-RBI

CONFIRMATION OF QUOTATION: In accordance with site visit, previous installation, and outlined herein, we propose to furnish all necessary labor, equipment, and materials (not including sales tax) to do the following:

BASE BID: Furnish & install a *Robbins Eclipse* floating floor system throughout the gym. Machine & hand sand maple to a smooth surface. Gamelines to match existing. Components to include:
Versahield 95 moisture barrier and associated tape
 Pre-Fabricated CDX Eclipse panels with shock pads
 25/32" x 2 1/4" Robbins XLplus (MFMA-FJ) 2nd & Better maple – Factory Sanded
 MFMA Approved Oil Modified finish and seal

COMPLETE FOR THE FOR THE SUM OF..... \$194,900

REQUIRED OPTIONS:

- 1. Freight..... \$7,100
- 2. Special Labor Adjustment (Union)..... \$5,400
- 3. Lull Rental..... \$1,500
- 4. Vented Cove Base & Corners..... \$4,900
- 5. Thresholds \$1,400
- 6. (6) Additional Pickleball Lines to existing layout..... \$4,900
- 7. (6) New volleyball cover plates..... \$3,500

GYM FLOOR COVER:

Furnish **FACILITY ARMOR - Court Armor Rolls** to cover approx. 12,000sqft. Rolls are 6' wide by 100' long. This will cover approx. 120'x100'.
 Components to include:
 (20) Court Armor Rolls (Color: Charcoal)
 (2) Armory Racking System w/ Straightening Attachment (holds up to 7,000sqft per rack)
 (13) 4" Hook Seaming Tape
 (1) Power Winder
 (1) Connect Rewind

8. Gym Floor Cover Total..... \$21,700

TOTAL NET SUM..... \$245,300

NOTES:

- All work by experienced professionals (Union Floorlayers) trained by the manufacturer.
- **Includes MFMA Accredited Installation**
- No grinding/leveling of concrete slab if found out of tolerance.
- We exclude final dust clean up and finished floor protection.
- Quote based on materials shipping by 5/1/2023.
- Areas to be free & clear of equipment and materials prior to our start.
- Quotations may be withdrawn or amended if not accepted within **30 days**.
- TERMS: 25% Deposit /Invoices issued as work progresses / Net cash 30 days

Date: _____

Submitted by: **MISSOURI FLOOR COMPANY**

Accepted by: _____

 Ryan Beilsmith

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



NUMBER: <i>For City Clerk Use</i>	CA20240122-02
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SUBJECT/TITLE: Termination of Easements for Tree Pits at 8614 - 8630 Olive			
PREPARED BY: Gregory Rose, City Manager		DEPARTMENT / WARD Admin / Third Ward	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT:			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: .			

STAFF COMMENTS AND BACKGROUND INFORMATION: The Market at Olive Developer has requested the termination of two 1977 easements granted to University City for the construction of deep tree pits immediately south of the north property line at 8614 - 8622 Olive and 8630 Olive. The property is now within the Market at Olive development and the tree pits are no longer there. The Developer wants to sell the property free and clear of the two easements. University City has no need for the easements.

CIP No.	
RELATED ITEMS / ATTACHMENTS: 1. Termination of Easements and Agreements 2. Easement Deed dated September 2, 1977 (8630 Olive) 3. Easement Deed dated August 31, 1977 (8614 - 8622 Olive)	

LIST CITY COUNCIL GOALS (5): Encourage Hight Quality Growth	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	January 22, 2024

Space Above Line Reserved for Recorder's Use

1. Title of Document: Termination of Easements and Agreements
2. Date of Document: _____, 2024
3. Grantor(s): City of University City, a Missouri municipal corporation
4. Grantee(s): 170 and Olive Holdco, LLC, and
U. City, L.L.C.
c/o SENECA
1401 South Brentwood
Suite 625
Brentwood, MO 63144
5. Legal Description: See Exhibit A.
6. Reference(s):

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached document. In the event of a conflict between the provisions of the attached document and the provisions of this cover page, the attached document shall prevail and control.

TERMINATION OF EASEMENTS AND AGREEMENTS

THIS TERMINATION OF EASEMENTS AND AGREEMENTS is made this ____ day of _____, 2024, by the **City of University City**, a Missouri municipal corporation (“Grantor”).

WHEREAS, Grantor is the party of the second party and beneficiary of (1) that certain Easement Deed recorded at Book 7005, Page 996 of the St. Louis County, Missouri Recorder of Deeds office, and (2) that certain Easement Deed recorded at Book 7005, Page 998 of the St. Louis County, Missouri Recorder of Deeds office, (collectively, the “Instruments”); and

WHEREAS, Grantor desires to terminate each of the Instruments so that they are removed from title with respect the parcels listed on Exhibit A.

NOW. THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor by this instrument hereby declares each of the instruments listed on Exhibit B attached hereto to be terminated, void, and of no further force and effect.

IN WITNESS WHEREOF, Grantor has caused this Termination of Easements and Agreements to be executed as of the day and year first above written.

CITY OF UNIVERSITY CITY, MISSOURI

By: _____
Gregory E. Rose, City Manager

Attest: _____
LaRette Reese, City Clerk

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

On this ____ day of _____, 2024, before me appeared GREGORY E. ROSE, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the CITY OF UNIVERSITY CITY, MISSOURI, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its City Council, and said GREGORY E. ROSE acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year last above written.

[SEAL]

Notary Public State of Missouri

My commission expires _____

Exhibit A

Lot 8 of "Market at Olive Plat 2", according to the plat thereof recorded in Plat Book 370, page 202-206, of the St. Louis County Records.

And

Adjusted Lot 7A of "Market at Olive Plat 5, a boundary adjustment plat", according to the plat thereof recorded in Plat Book 371 page 221 of the St. Louis County, Missouri, Records.

[END OF EXHIBIT A]

Exhibit B

Easement Deed recorded at Book 7005, Page 996 of the St. Louis County, Missouri Recorder of Deeds office, and

Easement Deed recorded at Book 7005, Page 998 of the St. Louis County, Missouri Recorder of Deeds office.

[END OF EXHIBIT B]

County Fee 5.00
State User Fee 1.00
Total 6.00

Easement Deed

This Deed Made and entered into this **Second** day of **September** **nineteen hundred and Seventy-Seven**, by and between
NUSACH HARI-B'NAI ZION CONGREGATION
8630 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63132

of the COUNTY of ST. LOUIS State of MISSOURI
part y of the first part, and

THE CITY OF UNIVERSITY CITY

of the COUNTY of ST. LOUIS State of MISSOURI
part y of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) AND OTHER VALUABLE CONSIDERATION paid by the said party of the second part, the receipt of which is hereby acknowledged, do es by these presents Grant unto the said part y of the second part,

An Easement for the following purposes:

CONSTRUCTION OF TWO (2) 5' X 5' X 5' DEEP TREE PITS TO BE PLACED IMMEDIATELY SOUTH OF THE NORTH PROPERTY LINE.
OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR SAID TREES WILL REST WITH THE CITY OF UNIVERSITY CITY.

over the following described Real Estate, situated in the COUNTY of ST. LOUIS and State of Missouri, to-wit:

PART OF LOT 28 IN THE CHARLES H. GIERS ESTATE SUBDIVISION, KNOWN AND NUMBERED AS 8630 OLIVE BOULEVARD.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
FILED FOR RECORD

77 OCT 28 AM 11:08

Wm E. ...
RECORDED

111

To Have and to Hold the said Easement, together with all rights and appurtenances to the same belonging, unto the said part y of the second part, and to its heirs and assigns forever.

caused these presents to be signed by its Vice President of the first part has

NUSACH HARI-B'NAI ZION CONGREGATION

By Sol Klarfeld
Vice President

Sol Klarfeld

State of Missouri,
of

} ss.

On this

day of

, 19

before me personally appeared

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

My term expires:

Notary Public.

State of Missouri,
County of St. Louis

} ss.

On this

2nd

day of

September

, 1977,

before me appeared Sol Klarfeld

to me personally known, who, being by me duly sworn, did say that he is the Vice-President of Nusach Hari-B'Nai Zion Congregation

a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Sol Klarfeld acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: August 17, 1981

Ted Horowitz Notary Public.
St. Louis County, Missouri

EASEMENT DEED

FROM

TO

County of St. Louis }
State of Missouri }
NOTARY PUBLIC

OCT 28 1977

[Handwritten signature]

END OF DOCUMENT

800 7005 FAX 997

568
223

County Fee

State User Fee

Total

1.00

6.00

Easement Deed

This Deed Made and entered into this thirty-first day of August nineteen hundred and seventy-seven, by and between

ROY CROSBY CO.
8606 OLIVE BLVD.
ST. LOUIS, MO. 63132

of the COUNTY of ST. LOUIS State of MISSOURI
party of the first part, and

THE CITY OF UNIVERSITY CITY

of the COUNTY of ST. LOUIS State of MISSOURI
party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) AND OTHER VALUABLE CONSIDERATION paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Grant unto the said party of the second part,

An Easement for the following purposes:

CONSTRUCTION OF FIVE (5) 5' X 5' X 5' DEEP TREE PITS TO BE PLACED IMMEDIATELY SOUTH OF THE NORTH PROPERTY LINE.

OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR SAID TREE PITS WILL REST WITH THE CITY OF UNIVERSITY CITY

over the following described Real Estate, situated in the COUNTY of ST. LOUIS and State of Missouri, to-wit:

PART OF LOT 29 IN THE CHARLES H. GIERS ESTATE SUBDIVISION, KNOWN AS 8614 THRU 8622 OLIVE BOULEVARD.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
RECORDED

77 OCT 28 AM 11:08

John B. Roos
RECORDED

112

To Have and to Hold the said Easement, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its

heirs and assigns forever.

In Witness Whereof, the said party of the first part has executed these presents the day and year first above written.

ATTEST:

John B. Roos
(Sec'y-Treas.)

ROY CROSBY CO.

By *Shirley L. Kaiser* Pres.
Shirley L. Kaiser
John B. Roos

BOOK 7005 PAGE 998

State of Missouri, } ss. On this _____ day of _____, 19____
of _____

before me personally appeared _____

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ and State aforesaid, the day and year first above written.

Notary Public.

My term expires: _____

State of Missouri, } ss. On this 31st day of August, 1977,
County of St. Louis

before me appeared _____

SHIRLEY L. KAISER

to me personally known, who, being by me duly sworn, did say that she is the President of _____

ROY CROSBY CO.

a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Shirley L. Kaiser acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ County and State aforesaid, the day and year first above written.

Dorothy McCorkell

Dorothy McCorkell Notary Public.

My term expires: March 16, 1981

EASEMENT DEED

FROM _____

TO _____

County of St. Louis } St
State of Missouri }
1977 FEB 20 10 00 AM

OCT 28 1977

Shirley L. Kaiser

112

END OF DOCUMENT

BOOK 7005 PAGE 999

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



NUMBER: <i>For City Clerk Use</i>	CA20240122-03
---	----------------------

SUBJECT/TITLE:
Cardiac Monitor Replacement

PREPARED BY: William Hinson Fire Chief	DEPARTMENT / WARD Fire
--	----------------------------------

AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? yes
-----------------------------------	--

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager recommends approval of the purchase of 2 cardiac monitors to replace the 2 that were damaged in the flood.

FISCAL IMPACT:
There is no fiscal impact to the city as these are funded by FEMA who has already released the funds to the Department to replaced them.

AMOUNT: \$ 85,665.40	ACCOUNT No.:
--------------------------------	---------------------

FROM FUND: 1-35-90-81-31	TO FUND: 1-35-90-8131
------------------------------------	---------------------------------

EXPLANATION:
The units were damaged by flood water during the flood and were unable to be repaired. FEMA has included them on their list and has given the City funds for replacement of these items.

STAFF COMMENTS AND BACKGROUND INFORMATION:
Cardiac monitors are carried on all ALS units. (Ambulances and Fire Trucks) and are critical in diagnosis and treatment of any cardiac related incident.

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

RELATED ITEMS / ATTACHMENTS:
Quote for purchase

LIST CITY COUNCIL GOALS (S):
Public Safety

RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose	MEETING DATE: 1/22/2024
--	-----------------------------------



ZOLL Medical Corporation

269 Mill Road
 Chelmsford, MA 01824-4105
 Federal ID# 04-2711626

Phone: (800) 348-9011
 Fax: (978) 421-0015
 Email: esales@zoll.com

Quote No: Q-71812 Version: 3

University City Fire Department
 6801 Delmar Boulevard
 University City, MO 63130

Quote No: Q-71812
 Version: 3

ZOLL Customer No: 110044

Issued Date: January 3, 2024
 Expiration Date: March 31, 2024

Gary Wilmoth
 (314) 505-8768
 gwilmoth@ucitymo.org

Terms: NET 30 DAYS

FOB: Shipping Point
 Freight: Prepay & Add

Prepared by: Jason Fenton
 EMS Territory Manager
 jfenton@zoll.com
 314-757-1974

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1	1343184	601-2231011-01	<p>X Series Monitor/Defibrillator - 12-Lead ECG, Pacing, NIBP, SpO2, SpCO, EtCO2, CPR Expansion Pack</p> <p>Includes: 4 trace tri-mode display monitor/ defibrillator/ printer, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5in (16.5cm) diagonal screen. Accessories Included: MFC cable and CPR connector, A/C power cord, One (1) roll printer paper, 6.6 Ah Li-ion battery, Carry case, Operator Manual, Quick Reference Guide, and One (1)-year EMS warranty.</p> <p>Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru ® CPR artifact filtering • Interpretative 12-Lead ECG (Full 12 ECG lead view with both dynamic and static 12-lead mode display. 12-Lead OneStep ECG cable - includes 4-Lead limb lead cable and removable precordial 6-Lead set) • ZOLL Noninvasive Pacing Technology • Welch Allyn NIBP with Smartcuff. 10 foot Dual Lumen hose and SureBP Reusable Adult Medium Cuff • Masimo SpO2 & SpCO with Signal Extraction Technology (SET), Rainbow SET® • EtCO2 Oridion Microstream Technology. Microstream tubing set sold separately •</p>	2	\$48,744.00	\$39,970.08	\$79,940.16
2	1343184	8000-0895	<p>Cuff Kit with Welch Allyn Small Adult, Large Adult and Thigh Cuffs</p>	2	\$186.00	\$152.52	\$305.04



ZOLL Medical Corporation

269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

University City Fire Department
Quote No: Q-71812 Version: 3

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
3	1343184	REUSE-09-2MQ	Welch Allyn REUSE-09-2MQ Cuff, Child, 2-Tube, Twist Lock connector	2	\$63.00	\$51.66	\$103.32
4	1343184	8000-000151	RD Rainbow SET MD20-04 EMS Patient Cable, 4ft	2	\$299.00	\$245.18	\$490.36
5	1343184	8000-000862	LNCS-II Rainbow DCI 8λ SpCO Adult Sensor, 3ft	2	\$1,080.00	\$843.78	\$1,687.56
6	1343184	8000-0580-01	Six Hour Rechargeable, SurePower II Smart Battery	4	\$957.00	\$784.74	\$3,138.96

Subtotal: \$85,665.40

Total: \$85,665.40

Contract Reference	Description
1343184	Reflects Public Safety Association Inc contract pricing, agreement number PSAI 2021-06. Notwithstanding anything to the contrary herein, the terms and conditions set forth in contract PSAI 2021-06, shall apply to the customer's purchase of the products set forth on this quote.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <https://www.zoll.com/about-zoll/invoice-terms-and-conditions> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on March 31, 2024. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to esales@zoll.com or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.
7. Place your future accessory orders online by visiting www.zollwebstore.com.



ZOLL Medical Corporation

269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

University City Fire Department
Quote No: Q-71812 Version: 3

Order Information (to be completed by the customer)

- Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)
- Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

- Yes PO Number: _____ PO Amount: _____
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)
- No (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

University City Fire Department

Authorized Signature:

Name: _____
Title: _____
Date: _____

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



NUMBER: <i>For City Clerk Use</i>	CM20240122-01
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SUBJECT/TITLE: Liquor License - Twisted Cafe - 8109A Olive Blvd. 63130			
PREPARED 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: City Manager recommends the approval of the Liquor License			
FISCAL IMPACT: Liquor License Fee - \$750			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION: Twisted Cafe has applied for All Kinds of Intoxicating Liquor, By the Drink, Retail liquor license, including Sunday Liquor License.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The Applicant / Managing Officer is Lucille Wilkes. A background check / investigation by the Police Department revealed no disqualifying information. Department Approval has been granted from all necessary departments. Recommendations from University City citizens were obtained. Petition from business owners within a radius of 200 feet is included. A current Certificate of No Sales Tax Due issued by the Missouri Department of Revenue was received relative to the business. 2023 personal property tax record for the applicant indicates payment of taxes. Current voter registration documentation for the applicant was provided.

CIP No.	
RELATED ITEMS / ATTACHMENTS: 1. Application for Liquor License 2. Inter-Office Memorandum Report from the Police Department	

LIST CITY COUNCIL GOALS (5): Prudent Fiscal Management	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	January 22, 2024



**CITY OF UNIVERSITY CITY
APPLICATION FOR LIQUOR LICENSE**
University City Municipal Code, Chapter 600 Section 600.060

INSTRUCTIONS: Read each question carefully. Make certain that each question is answered completely and correctly before you submit this application. If you need additional space, use the additional sheet provided at the end of this application. If a question does not apply to you, write N/A in the space, do not leave any blank fields. Submit all documents as requested. **PLEASE PRINT CLEARLY.**

Please note that this application may only be completed and filed by a sole proprietor, corporate officer, managing partner, or managing officer of the business applying for this license.

◊ AN APPLICANT IS NOT PERMITTED TO OPERATE UNTIL LICENSE IS ISSUED ◊

Applications must be accompanied by a non-refundable application filing fee of \$25.00

Type of license requested- separate license shall be obtained for each of the following classes of sales:
(Please check each classification that applies)

<input checked="" type="checkbox"/>	2-	All kinds of intoxicating liquor, by the drink, retail	\$450.00
<input type="checkbox"/>	4-	CLUB: All kinds of intoxicating liquor, by the drink, retail	200.00
<input type="checkbox"/>	5-	Malt liquor not in excess of 5% alcohol wholesaler to wholesaler	75.00
<input type="checkbox"/>	6-	Intoxicating liquor not in excess of 22% alcohol wholesaler to wholesaler	150.00
<input type="checkbox"/>	7-	Malt liquor not in excess of 5% alcohol wholesaler to retailer	150.00
<input type="checkbox"/>	8-	Intoxicating liquor not in excess of 22% alcohol wholesaler to retailer	300.00
<input type="checkbox"/>	9-	Malt liquor in excess of 3.2% and not in excess of 5% alcohol, by the package, retail	75.00
<input type="checkbox"/>	10-	Malt liquor in excess of 3.2% and not in excess of 5% alcohol, by the drink, retail	75.00
<input type="checkbox"/>	11-	Malt liquor not in excess of 5% beer and 14% wine, by the drink, retail	75.00
<input type="checkbox"/>	12-	Intoxicating liquor not more than 22%, by the package, retail	75.00
<input type="checkbox"/>	13-	Intoxicating liquor of all kinds, wholesaler to wholesaler	375.00
<input type="checkbox"/>	14-	Intoxicating liquor of all kinds, wholesaler to retailer	750.00
<input type="checkbox"/>	15-	Intoxicating liquor of all kinds, by the package, retail	150.00
<input checked="" type="checkbox"/>		Sunday Liquor License	300.00

I. BUSINESS APPLYING FOR LICENSE:

A. BUSINESS NAME AND TYPE <u>Twisted Cafe</u>	<input type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company
B. DESCRIPTION OF PREMISES AND ADDRESS: DESCRIPTION: <u>Full Service Bar & Cafe</u> ADDRESS: <u>8109 Olive Blvd. University City, MO 63130</u> HOURS OF OPERATION: <u>11:00 AM - 12:00 AM</u>	C. PHONE:

II. MANAGING OFFICER:

A. NAME: (LAST) <u>WILKES, Lucille</u>	(FIRST)	(MIDDLE INITIAL) <u>B</u>
B. ADDRESS, CITY & ZIP CODE: <u>2085 Coleridge Dr. St. Louis, MO. 63136</u>	C. PHONE: <u>314) 484-0466</u>	
D. DATE OF BIRTH:	F. BUSINESS PHONE: (IF DIFFERENT FROM ABOVE) <u>314) 801-8011</u>	
G. PREVIOUS ADDRESS: (IF NOT AT PRESENT ADDRESS FOR 5 YEARS OR MORE)		
H. IF FOREIGN BORN, PLEASE STATE COUNTRY, PLACE AND STATE OF NATURALIZATION:		
I. MISSOURI RESIDENT SINCE: (MONTH & YR) <u>MAY 1953</u>	K. TOWNSHIP: <u>7</u>	L. COUNTY: <u>ST. LOUIS</u>
M. CURRENT BUSINESS OR OCCUPATION OF APPLICANT: <u>RETIRED</u>		
N. NAME OF CORPORATION, PARTNERSHIP OR CLUB: (IF APPLICABLE)		

FOR PARTNERSHIP OR LIMITED PARTNERSHIP **NUMBER OF MEMBERS:**

A2. STATE NAMES, ADDRESSES, PHONE NUMBERS AND DATES OF BIRTH OF ALL PARTNERS: (USE PAGE 7 IF NECESSARY)

FOR CORPORATION OR LIMITED LIABILITY COMPANY **NUMBER OF MEMBERS:** 1

A3. STATE NAMES, ADDRESSES, PHONE NUMBERS AND DATES OF BIRTH OF ALL OFFICERS, DIRECTORS AND STOCKHOLDERS OWNING 1% OR MORE INTEREST IN THE CORPORATION OR MEMBERS OF A LIMITED LIABILITY COMPANY. (USE PAGE 7 IF NECESSARY)

Lucille B. Wilkes 2085 Coleridge Dr. St. Louis, MO. 63136

OTHER PERSONS **NUMBER OF MEMBERS:**

A4. LIST NAMES, ADDRESSES, PHONE NUMBERS AND DATES OF BIRTH FOR ALL OTHER PERSONS WHO HAVE AN INTEREST IN THE BUSINESS FOR WHICH LICENSE IS REQUESTED. (USE PAGE 7 IF NECESSARY)

B4. IN WHAT TYPE OF BUSINESS IS EACH OF THE ABOVE PERSONS ENGAGED: (USE PAGE 7 IF NECESSARY)

III. OTHER INFORMATION

<p>A. IS APPLICANT A QUALIFIED VOTER IN THE STATE OF MISSOURI? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>B. IS APPLICANT AN ASSESSED, TAX PAYING CITIZEN IN THE STATE OF MISSOURI? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>								
<p>C. HAS APPLICANT PREVIOUSLY HELD A LIQUOR LICENSE OF ANY TYPE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM D)</p>	<p>D. EXPLAIN (WHEN, WHERE?)</p>								
<p>E. HAS APPLICANT, OR ANY EMPLOYEE, OR PROPOSED EMPLOYEES, EVER BEEN DENIED A LIQUOR LICENSE, OR HAD A LICENSE TO SELL LIQUOR REVOKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM F)</p>	<p>F. EXPLAIN (WHEN, WHERE?)</p>								
<p>G. HAS APPLICANT EVER BEEN EMPLOYED IN ANY CAPACITY BY A BUSINESS WITH A BEER, WINE OR LIQUOR LICENSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM H)</p>	<p>H. EXPLAIN (WHEN, WHERE?)</p>								
<p>I. HAS THE APPLICANT, EMPLOYEE, OR PROPOSED EMPLOYEE EVER BEEN CONVICTED OF A VIOLATION OF ANY LAW REGULATING, CONTROLLING, OR PROHIBITING THE SALES OR MANUFACTURING OF INTOXICATING LIQUOR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN. USE PAGE 7 IF NECESSARY)</p>									
<p>J. HAS ANY DISTILLER, WHOLESALER, WINE MAKER, BREWER OR ANY EMPLOYEE, OR AGENT THEREOF, HAVE OR PROPOSE TO HAVE, ANY FINANCIAL INTEREST IN THE BUSINESS TO WHICH THIS APPLICATION APPLIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN. USE PAGE 7 IF NECESSARY)</p>									
<p>K. INDICATE THE TYPE OF BUSINESS, IF ANY, APPLICANT PROPOSES TO CONDUCT ON PREMISES IN ADDITION TO SALE OF INTOXICATING LIQUOR:</p> <p><input checked="" type="checkbox"/> RESTAURANT _____</p> <p><input type="checkbox"/> HOTEL DINING ROOM _____</p> <p><input checked="" type="checkbox"/> OTHER (PLEASE EXPLAIN) <u>BAR & CAFE</u></p>									
<p>L. STATE ESTIMATE OF ANNUAL SALES VALUE: FOOD \$ <u>120,000.00</u> OTHER (INCLUDING LIQUOR) \$ <u>60,000.00</u></p>									
<p>M. IS THERE A SCHOOL, CHURCH, SYNAGOGUE, PUBLIC PARK OR PLAYGROUND WITHIN ONE HUNDRED FIFTY (150) FEET OF THE PROPOSED BUSINESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, STATE THE NAME AND APPROXIMATE DISTANCES):</p>									
<p>N. IS THE APPLICANT INDEBTED TO ANY PERSON FOR MONEY OR PROPERTY, TO BE USED IN THE LICENSED BUSINESS? (IF YES, STATE AMOUNT OF INDEBTEDNESS AND TO WHOM IT IS OWED.)</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">AMOUNT OWED:</td> <td style="width:30%;">NAME:</td> </tr> <tr> <td>\$</td> <td></td> </tr> <tr> <td colspan="2">ADDRESS, CITY, STATE, & ZIP:</td> </tr> <tr> <td>PHONE:</td> <td>OCCUPATION:</td> </tr> </table>	AMOUNT OWED:	NAME:	\$		ADDRESS, CITY, STATE, & ZIP:		PHONE:	OCCUPATION:
AMOUNT OWED:	NAME:								
\$									
ADDRESS, CITY, STATE, & ZIP:									
PHONE:	OCCUPATION:								

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

Comes now LUCILLE B. WIKES of lawful age, being first duly sworn upon oath, deposes and says that he or she: (1) is the sole proprietor, corporate officer, managing partner, or managing officer of the business applying for this license, (2) is authorized to make this application, (3) has read this application and understands same, (4) knows the contents of this application, (5) swears that the answers and statements contained in this application are true and correct, and (6) on behalf of the applicant, agrees to comply with all laws of the City of University City and the State of Missouri relevant to the applicant's business.

Lucille B. Wikes
SIGNATURE OF APPLICANT/MANAGING OFFICER

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY 27th OF November 2023.

Larette Reese
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/19/2027

LARETTE REESE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 19, 2027
ST. LOUIS COUNTY
COMMISSION #15634888

THIS SECTION FOR CITY USE ONLY

APPROVALS:

Police Chief _____	Date: _____
Comments:	
Community Development _____	Date: _____
Comments:	
City Manager _____	Date: _____
Comments:	

IV. SUNDAY LIQUOR LICENSE

If application is for Sunday liquor license, complete the following section:

Under the provisions of Chapter 600, Section 600.260 of the Municipal code of the City of University City, application is hereby made for a license to sell intoxicating liquor between the hours of 9:00 A.M. and midnight on Sundays.

A. APPLICANT NAME: (LAST) WILKES, (FIRST) Lucille (MIDDLE INITIAL) B.

B. BUSINESS NAME: Twisted Cafe, LLC, PHONE NUMBER: 314) 801-8011

Type of Liquor License held or applied for:

- 1-2 All kinds of intoxicating liquor, by the drink, retail
- 9 Malt liquor in excess of 3.2% not in excess 5% alcohol, by the package, retail
- 10 Malt liquor in excess of 3.2% not in excess 5% alcohol, by the drink, retail
- 11 Malt liquor not in excess of 5% beer and 14% wine, by the drink, retail
- 12 Intoxicating liquor not more than 22%, by the package, retail
- 15 Intoxicating liquor of all kinds, by the package, retail

For the purpose of obtaining said Sunday Liquor license: applicant states that at least fifty percent (50%) of the gross income of the restaurant bar at the above location is derived from the sale of prepared meals or food consumed on the premises, or which has an annual gross income of at least two hundred seventy-five thousand dollars (\$275,000.00) from the sale of prepared meals or food.

Lucille B. Wilkes
Signature of Applicant

Title of Applicant Owner

Date Oct. 23, 2023

V. RECOMMENDATIONS- COMPLETE IF APPLYING FOR LICENSE TYPE 2, 10, OR 11

Five recommendations are required for Applicants petitioning for a license to sell intoxicating liquor by the drink at retail under section 600.060 of University City Municipal Code.

Each of the following recommendations is to be filled in and signed by a credible resident citizen of University City, vouching for the character of the applicant.

OK

1) Date: 11/10/23 Na me: Barbara Dickerson
Location of University City real property taxed in your name: 7078 Camden Ct
How long have you known applicant? 5 years Are you related? no
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? no
Do you vouch for applicant's moral character and reputation? yes
Phone Number: 314-565-7340 Signature: Barbara Dickerson

OK

2) Date: 11/10/23 Na me: DERRECK CORQUETT
Location of University City real property taxed in your name: 1024 N. McKEWENT
How long have you known applicant? 20 YEARS Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? yes
Phone Number: 314-699-6032 Signature: [Signature]

3) Date: 11/10/23 Na me: Kellie Novel
Location of University City real property taxed in your name: 1500 Balson Ave
How long have you known applicant? 7 yrs Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? no
Do you vouch for applicant's moral character and reputation? yes
Phone Number: 314 276 6447 Signature: [Signature]

4) Date: 11/11/23 Na me: Gorey Campbell
Location of University City real property taxed in your name: 6764 VERNON AVE. 63130
How long have you known applicant? 10 yrs Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? yes
Phone Number: 314-625-2315 Signature: [Signature]

OK

5) Date: 11/11/23 Na me: Carmen Morris
Location of University City real property taxed in your name: 7039 DOVER Ct. 63130
How long have you known applicant? 8 yrs Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? yes
Phone Number: ~~314-516~~ 314-405-2747 Signature: [Signature]

V. RECOMMENDATIONS- COMPLETE IF APPLYING FOR LICENSE TYPE 2, 10, OR 11

Five recommendations are required for Applicants petitioning for a license to sell intoxicating liquor by the drink at retail under section 600.060 of University City Municipal Code.

Each of the following recommendations is to be filled in and signed by a credible resident citizen of University City, vouching for the character of the applicant.

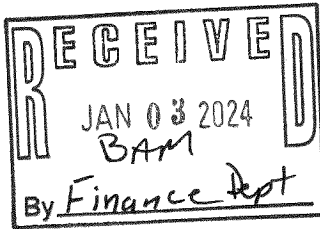
1) Date: 10-23-2023 Name: Larry Wilkins
Location of University City real property taxed in your name: 7608 Wayne Ave
How long have you known applicant? 10 yrs Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? Yes
Phone Number: 314-387-7325 Signature: [Signature]

2) Date: 10-23-2023 Name: KEMDRECK ROBINSON
Location of University City real property taxed in your name: 1023 KGISHER DR.
How long have you known applicant? 10 YEARS Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? Yes
Phone Number: 314-393-2992 Signature: [Signature]

3) Date: 10-23-2023 Name: Alisha Robinson
Location of University City real property taxed in your name: 7319 Milan Ave
How long have you known applicant? 20 years Are you related? NO
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? NO
Do you vouch for applicant's moral character and reputation? Yes
Phone Number: 314-659-7144 Signature: [Signature]

4) Date: _____ Name: _____
Location of University City real property taxed in your name: _____
How long have you known applicant? _____ Are you related? _____
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? _____
Do you vouch for applicant's moral character and reputation? _____
Phone Number: _____ Signature: _____

5) Date: _____ Name: _____
Location of University City real property taxed in your name: _____
How long have you known applicant? _____ Are you related? _____
Are you aware of any reason to refuse applicant a license to sell intoxicating liquor? _____
Do you vouch for applicant's moral character and reputation? _____
Phone Number: _____ Signature: _____



VI. PETITION- COMPLETE IF APPLYING FOR LICENSE TYPE 2, 10, OR 11

Under Chapter 600, Section 600.080, a petition must be submitted in favor of the license. **Please Note:** In the absence of valid petitions, the city council must have a five-sevenths vote to approve the license.

The undersigned taxpaying citizens, record owners of property within a radius of 200 feet of the primary public entrance of the premises in which the applicant proposes to sell intoxicating liquor, and owners occupying or conducting a business on the main or surface floor of buildings within such radius, hereby approve the foregoing application, and consent to the issuance to the applicant of a license to sell intoxicating liquor by the drink, to be consumed on the premises where sold:

NAME

ADDRESS

Christine Smith

1414 Sheridan Drive 63132

Note: the above person should have been included on Page 6 as a credible resident citizen of University City. Signed the wrong page in error, by accident.

(Attach additional sheet if necessary)



6801 Delmar Blvd University City,
MO 63130 Tel: (314) 505-
8544
Fax: (314) 863-0921

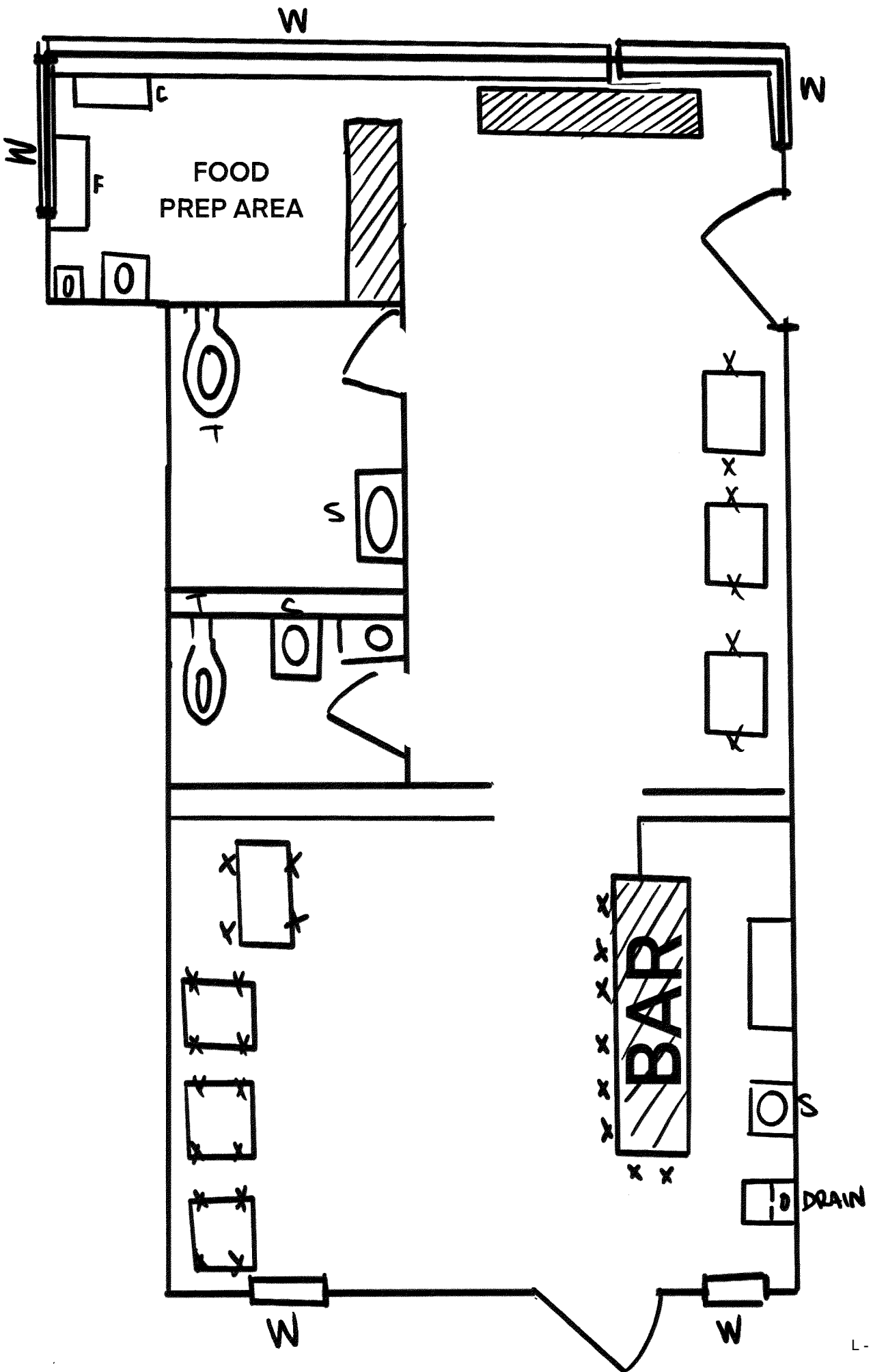
VI. PETITION- COMPLETE IF APPLYING FOR LICENSE TYPE 2, 10, OR 11

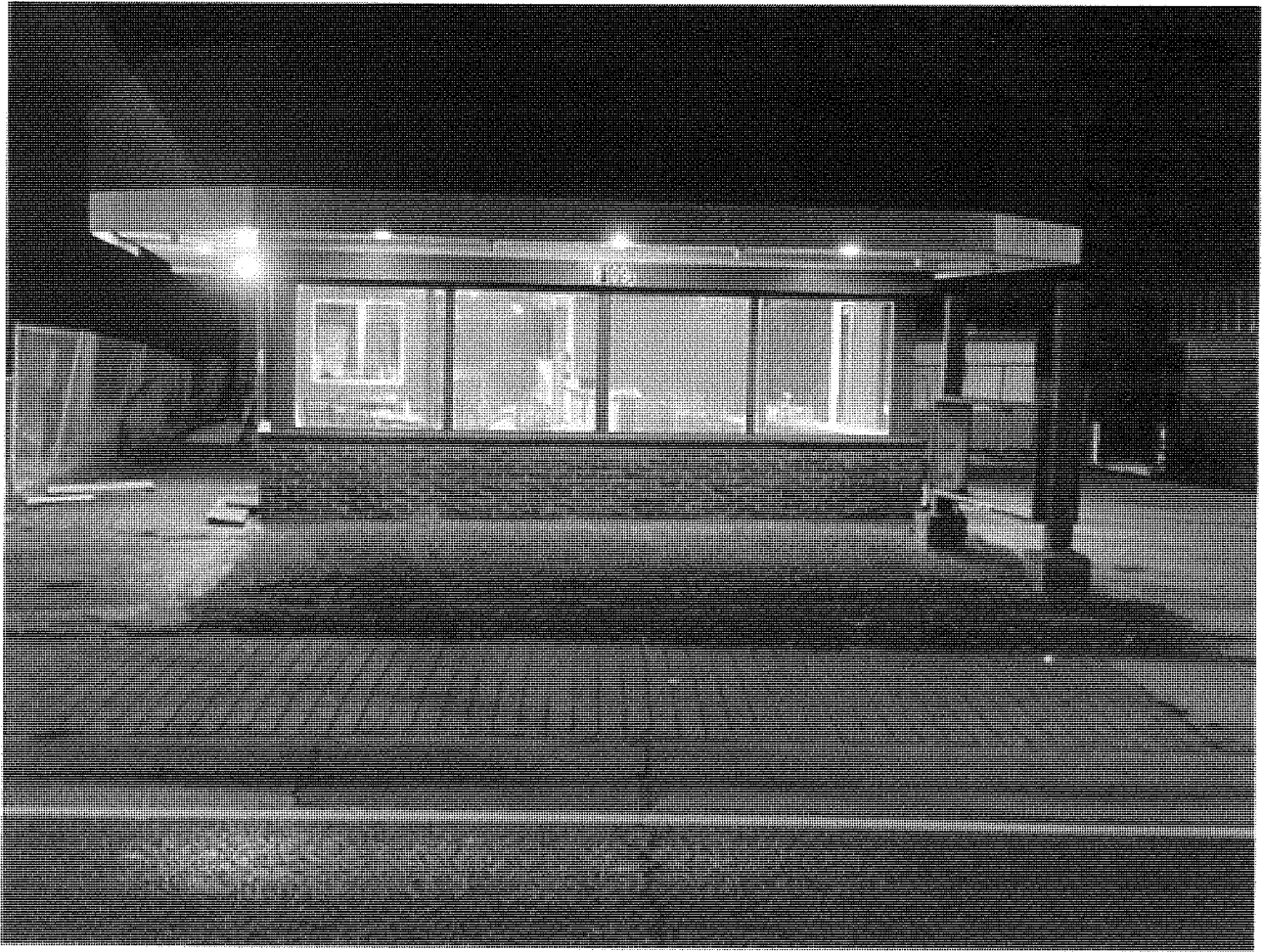
Under Chapter 600, Section 600.080, a petition must be submitted in favor of the license. **Please Note:** In the absence of valid petitions, the city council must have a five-sevenths vote to approve the license.

The undersigned taxpaying citizens, record owners of property within a radius of 200 feet of the primary public entrance of the premises in which the applicant proposes to sell intoxicating liquor, and owners occupying or conducting a business on the main or surface floor of buildings within such radius, hereby approve the foregoing application, and consent to the issuance to the applicant of a license to sell intoxicating liquor by the drink, to be consumed on the premises where sold:

NAME	ADDRESS
<i>Joshua Regeshofer</i>	<i>8107 Olive Blvd</i>
<i>[Signature]</i>	<i>8111 Olive Blvd</i>

(Attach additional sheet if necessary)





TAXATION DIVISION
PO BOX 3300
JEFFERSON CITY, MO 65105-3300



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-5860
Fax: 573-522-1722
E-mail: businesstaxregister@dor.mo.gov

TWISTED CAFE2 LLC
2085 COLERIDGE DR
JENNINGS, MO 63136-5028

10/18/2023

CERTIFICATE OF NO TAX DUE

RE: MISSOURI ID 28697626
Notice Number 2043302050

To Supervisor of Liquor Control: The Department of Revenue, State of Missouri, certifies that the above listed taxpayer has filed all required returns and paid all SALES TAX due, including penalties and interest, or does not owe any SALES TAX, according to the records of the Missouri Department of Revenue, as of 10/18/2023, except for the period(s) that are under bankruptcy proceedings. These records do not include returns that are not required to be filed as of 10/18/2023 for taxes previously collected or that have been filed but not yet processed by the Department.

This statement only applies to SALES TAX due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

This certificate is only for the purpose of obtaining a liquor license and is not pursuant to Section 144.150, RSMo.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION



University City Police Department

Inter-office Memo



601 Trinity, University City, Missouri 63130, 314-725-2211

COLONEL LARRY HAMPTON, JR.
Chief of Police

TO: Colonel Hampton, Chief of Police

Date: 01/06/24

FROM: Sgt. McClain

SUBJECT: 8009 A Olive (Liquor License Application)

Cc: Captain Lemons

Business

Twisted Café
8009 A Olive
University City, Missouri 63130

Applicant

Lucille Wilkes
2085 Coleridge Drive
St. Louis, Missouri 63136

Sir,

I conducted a background investigation concerning the liquor license application submitted by Lucille Wilkes, for Twisted Café located at 8009 A Olive, University City, Missouri 63130. My investigation was thorough and revealed no cause for denial for a City of University City Liquor License as applied for by Lucille Wilkes.

Respectfully Submitted,

Sgt. J. McClain, 400

Sgt. McClain, 400

Final Approval:

Chief L. Hampton

Col. Larry Hampton, Chief of Police

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



NUMBER: <i>For City Clerk Use</i>	UB20240122-01
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SUBJECT/TITLE: TXT 23-05 – Application for a Zoning Text Amendment to amend the City’s Fence Regulations to prohibit tarps to be used as fence material.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	Unfinished Business Bill 9535	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: At the Plan Commission meeting on December 6, 2023, the Plan Commission voted unanimously to approve TXT 23-05 as presented.

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the December 6, 2023 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance.	

LIST CITY COUNCIL GOALS (S): Encourage High-quality Growth	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	January 22, 2024



Plan Commission

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

December 6, 2023

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

RE: Zoning Text Amendment – TXT 23-05

Dear Ms. Reese,

At a meeting on December 6, 2023, at 6:30 p.m. in the 5th Floor Council Chambers at City Hall (6801 Delmar Boulevard) the Plan Commission considered the application of the City of University City to amend Section 400.1260 of the Zoning Ordinance to prohibit tarps to be used as fence material.

By a vote of 6 to 0, the Plan Commission recommended approval of the Zoning Text Amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly". The signature is fluid and cursive, with a large loop at the end.

Margaret Holly, Chairperson
University City Plan Commission

MEMO
City Council

Meeting Date	January 8, 2024
File Number	TXT 23-05
Council District	n/a
Applicant	City of University City
Request	Approval of Text Amendment to amend the City's Fence Regulations to prohibit tarps to be used as fence material.

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

A. N/A

Zoning Code Text Proposed to be Amended

Section 400.1260, Fence Materials, consists of subsections A and B, as outlined below. The proposed amendment is in bold red type.

Division 7, Fence Regulations

Section 400.1260 Fence Materials.

- A. Except as otherwise provided for in Subsection (B) of this Section, fence material shall be that which is designed and intended for use in fence installations, including decorative masonry (e.g., brick, stone, or textured and pigmented concrete). All fences shall be maintained in a structurally sound condition and otherwise in a neat and clean appearance.
- B. Barbed or razor wire **or tarps or tarp-like material** shall not constitute any part of a fence in any residential or "PA" zoning district. In all other districts, barbed or razor wire may be attached to the fence, above six (6) feet.

Staff Analysis

It is the City's intention with this Text Amendment to strengthen the fence regulations by prohibiting a tarp or similar type material to be used as fence material, either as a fence itself or incorporated into an existing fence, such as a chain link fence. See Figure 1 for an example of the type of material the amendment seeks to prohibit.



Figure 1. Fence material proposed to be prohibited through TXT 23-05.

Plan Commission Meeting

At the Plan Commission meeting on December 6, 2023, the Plan Commission voted unanimously to approve TXT 23-05 as presented.

Staff Recommendation

Staff recommends approval of the Text Amendment, TXT 23-05.

INTRODUCED BY:

DATE:

BILL NO.: 9535

ORDINANCE NO.:

AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY (“PA”) ZONING DISTRICTS.

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts and establishes standards therein to which land, buildings, structures and their uses must conform; and

WHEREAS, in a meeting held on December 6, 2023, the City Plan Commission examined a Zoning Code text amendment to Section 400.1260 by adding provisions prohibiting tarp fences in residential and public activity (“PA”) zoning districts; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m. on January 22, 2024, was duly published on January 7, 2024 in the St. Louis Countian, a newspaper of general circulation within the City; and

WHEREAS, the public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning the text amendment to the Zoning Code of the City were duly heard and considered by the City Council.

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

Section 1. Zoning Code Section 400.1260 of the University City Municipal Code, relating to fence materials, is hereby amended by adding provisions prohibiting tarp fences in residential and public activity (“PA”) zoning districts, so that said Section, as so amended, shall read as follows:

Section 400.1260. Fence Materials.

- A. Except as otherwise provided for in Subsection (B) of this Section, fence material shall be that which is designed and intended for use in fence installations, including decorative masonry (e.g., brick, stone, or textured and pigmented concrete). All fences shall be maintained in a structurally sound condition and otherwise in a neat and clean appearance.
- B. Barbed or razor wire, or tarp or similar material, shall not constitute any part of a fence in any residential or "PA" zoning district. In all other districts, barbed or razor wire may be attached to the fence, above six (6) feet.

Section 2. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.1260 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

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

PASSED and ADOPTED this 22nd day of January, 2024.

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>	NB20240122-01
---	----------------------

SUBJECT/TITLE: SUB 23-03 – Application for a Application for a Major Subdivision - Consolidation Plat for 6757, 6767, 6771 and 6773 Olive Boulevard.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	New Business - Bill 9536	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 has determined that the Final Plat meets all requirements of Sections 405.165 and 405.380 of the Subdivision and Land Development Regulations. The Plan Commission unanimously approved the plat at its December 6, 2023 meeting.
--

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the December 6, 2023 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance.	

LIST CITY COUNCIL GOALS (5): Economic Development, Encourage High-quality Growth, Improved Infrastructure,	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	January 22, 2024



Plan Commission

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

December 6, 2023

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

RE: Major Subdivision – Record Plat (SUB 23-03)

Dear Ms. Reese,

At a regularly scheduled meeting on December 6, 2023, at 6:30 p.m. in the fifth floor City Council Chambers at City Hall (6801 Delmar Boulevard), the Plan Commission considered the application of 6757 Olive Holdings for Final Plat Approval of a proposed major subdivision for 6757, 6767, 6771 and 6773 Olive Boulevard.

By a vote of 6 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

City Council

MEETING DATE: January 22, 2024
FILE NUMBER: SUB 23-03
COUNCIL DISTRICT: 3
Location: 6757, 6767, 6771 and 6773 Olive Boulevard
Applicant: 6757 Olive Holdings
Request: Major Subdivision – Lot Consolidation
Existing Zoning: “IC” Industrial Commercial
Proposed Zoning: Same – no change
Existing Land Use: Daycare, vacant buildings
Proposed Land Use: Daycare

Surrounding Zoning and Land Use:

North: “SR” – Single-family Residential
East: “IC” Industrial Commercial
South: “IC” Industrial Commercial
West: “GC” General Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Plat Application
- B. Preliminary/ Consolidation Plat

Existing Property and Applicant Request

The subject property currently consists of four (4) properties:

1. 6757 Olive Boulevard (0.77 acres);
2. 6767 Olive Boulevard (0.21 acres);
3. 6771 Olive Boulevard (0.11 acres); and
4. 6773 Olive Boulevard (0.37 acres).

The Applicant has requested the Consolidation Plat together with a Conditional Use Permit for the Urban Sprouts Child Development Center (The Center), also on the agenda, CUP 23-08. The Center is located at 6757 Olive Boulevard, the most eastern of these four (4) parcels. The Center is proposing to expand to encompass the three lots immediately to the east (6767, 6771 and 6773 Olive Boulevard) to Ferguson Avenue. The new lot would be 1.46 acres in size. See Figure 1.



Figure 1. Location of the four (4) parcels to be consolidated.

Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.

Plan Commission Meeting

At the Plan Commission meeting on December 6, 2023, the Plan Commission voted unanimously to approve SUB 23-03.

INTRODUCED BY: _____

DATE: _____

BILL NO.: 9536

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "URBAN SPROUTS."

WHEREAS, an application was submitted by 6757 Olive Holdings for the approval of a final subdivision plat of a tract of land at 6757, 6767, 6771 and 6773 Olive Boulevard to be known as "Urban Sprouts"; and

WHEREAS, at its meeting on December 6, 2023, the University City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents 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 subdivision of a tract of land to be known as "Urban Sprouts."

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked "Exhibit A" is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of the City of University City.

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

PASSED and ADOPTED this 12th day February, 2024.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A

LOT CONSOLIDATION PLAT
6773, 6771, 6767, & 6757 OLIVE BOULEVARD
 LOTS 16-20 AND PART OF LOT 4 OF SADLER PLACE ADDITION
 PLAT BOOK 14 PAGE(S) 77
 ST. LOUIS COUNTY, MISSOURI

174321844 174320802 174320840 174321843

PROPERTY INFORMATION

1. THE PROPERTY IS LOCATED IN THE CITY OF ST. LOUIS, MISSOURI, IN THE INDUSTRIAL COMMERCIAL DISTRICT.

2. THE PROPERTY IS LOCATED IN THE CITY OF ST. LOUIS, MISSOURI, IN THE INDUSTRIAL COMMERCIAL DISTRICT.

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VICINITY MAP

NOT TO SCALE

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ELUCIA LAWNER
 REALTOR

ALTEA, LLC
 COMMERCIAL REAL ESTATE

PROJECT NUMBER: 29-21774-C

1 OF 3

Exhibit A

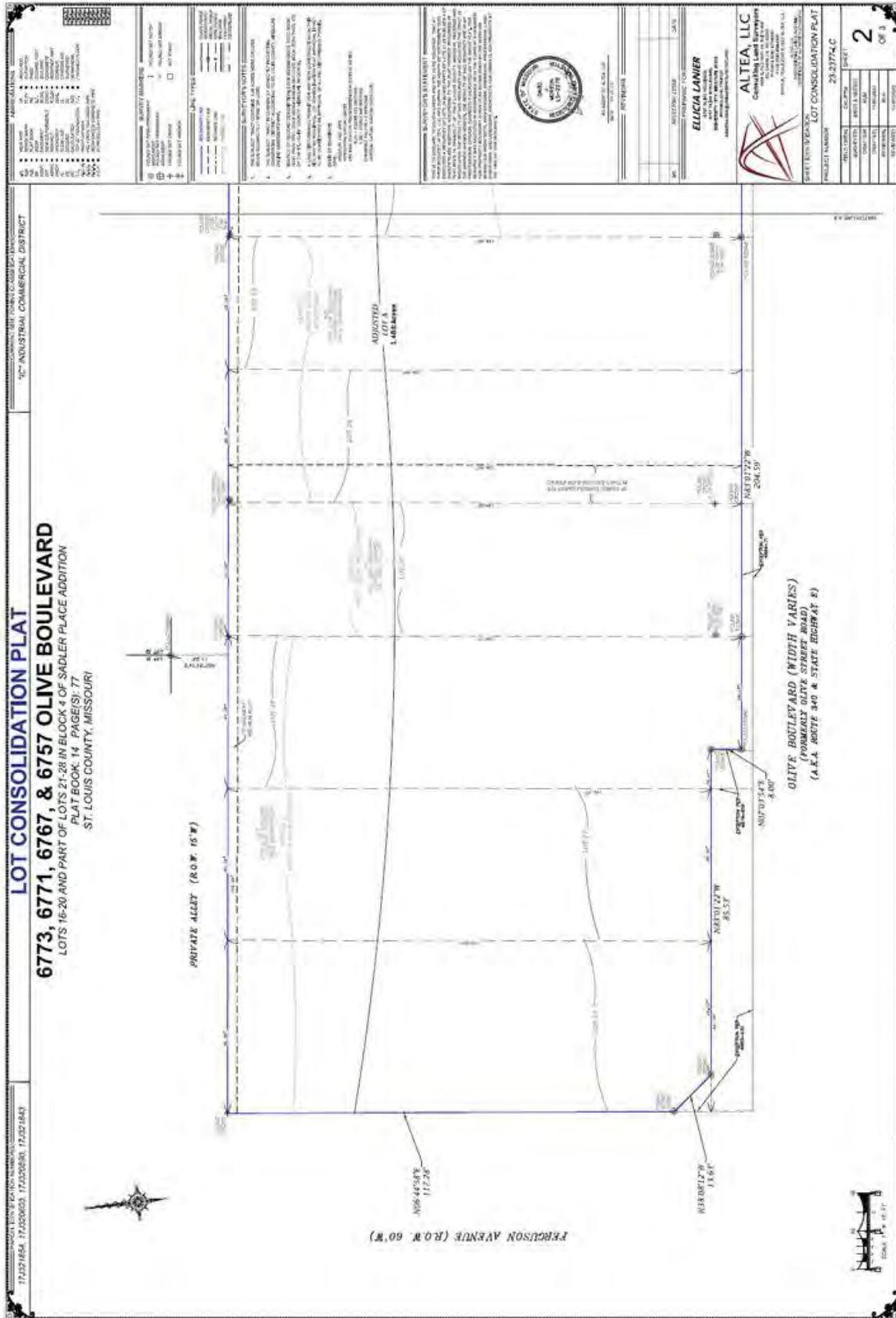


Exhibit A

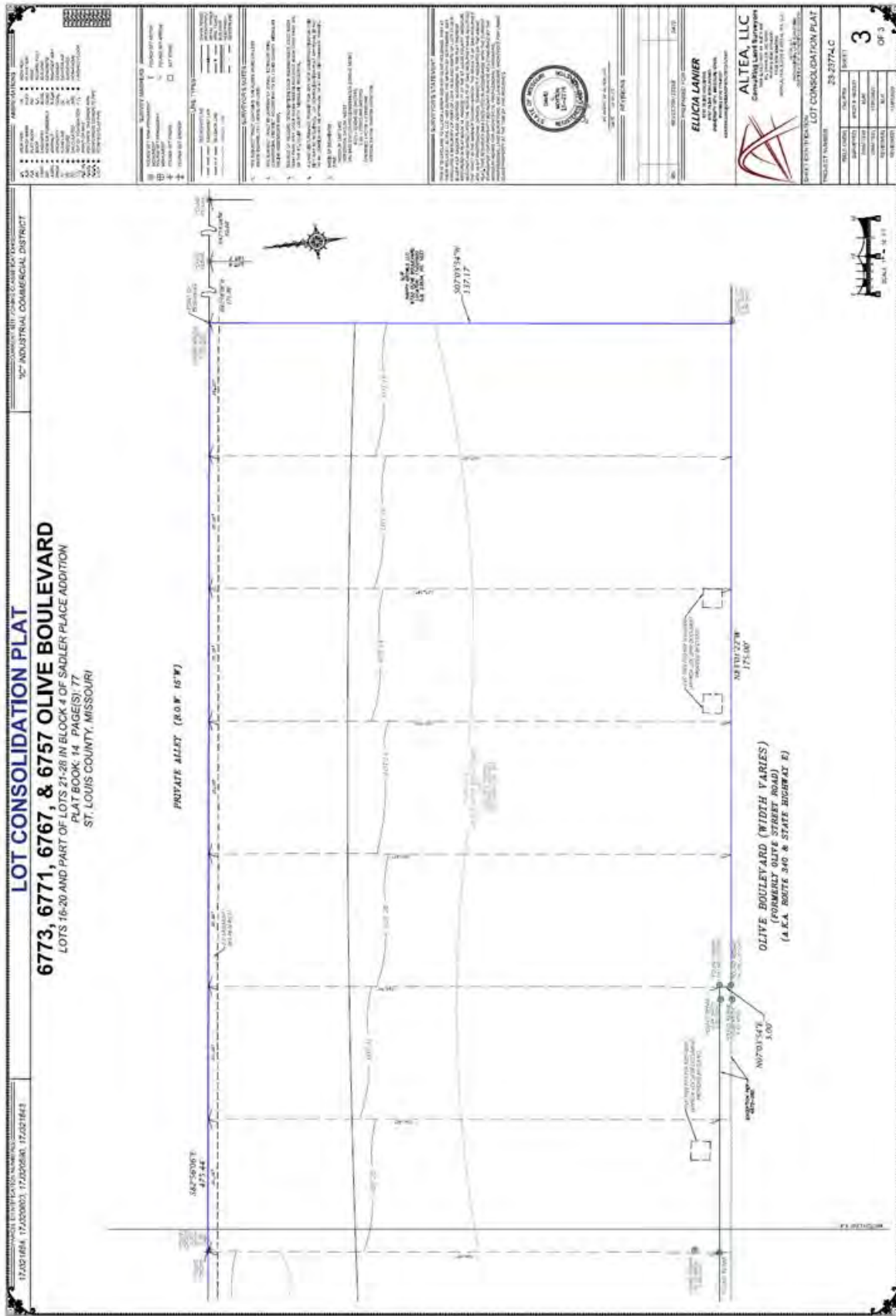
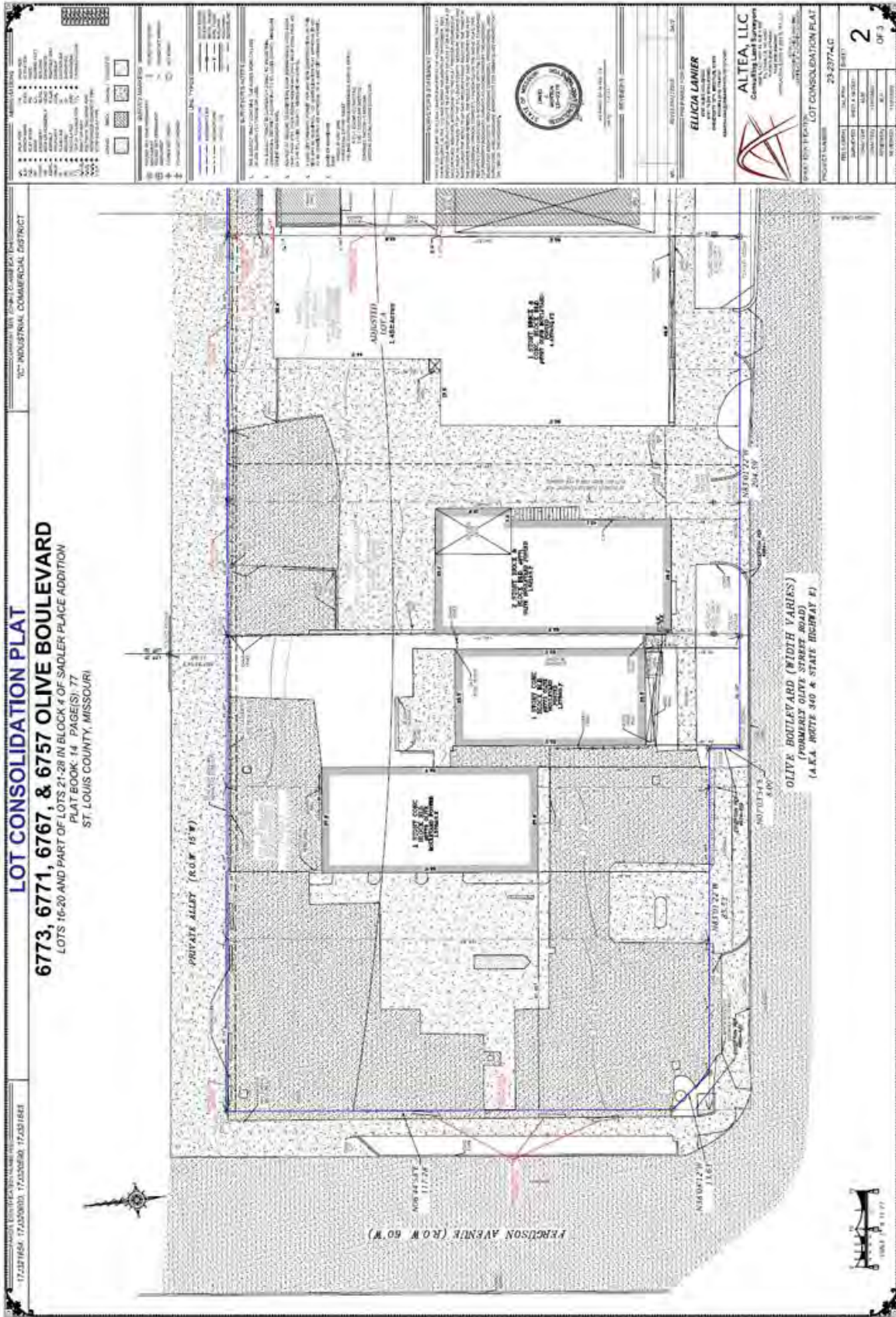


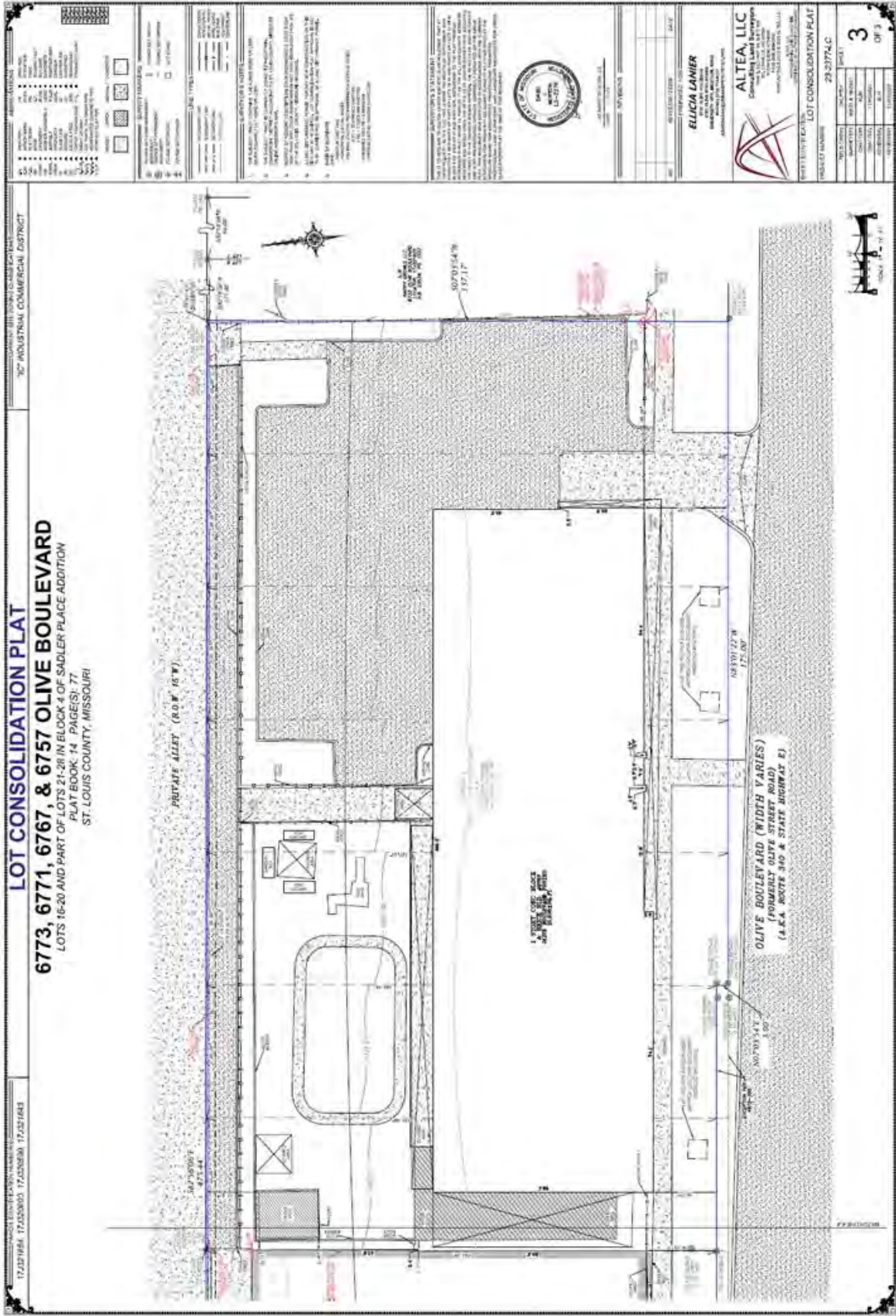
Exhibit A



LOT CONSOLIDATION PLAT
6773, 6771, 6767, & 6757 OLIVE BOULEVARD
 LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 4 OF SADLER PLACE ADDITION
 PLAT BOOK 14 - PAGES 1, 77
 ST. LOUIS COUNTY, MISSOURI

<p>PLAT</p> <p>1. ALL LOTS SHOWN ARE SUBJECT TO ALL APPLICABLE RECORD EASEMENTS, ENCUMBRANCES, AND INTERESTS.</p> <p>2. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORD EASEMENTS, ENCUMBRANCES, AND INTERESTS.</p> <p>3. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORD EASEMENTS, ENCUMBRANCES, AND INTERESTS.</p> <p>4. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORD EASEMENTS, ENCUMBRANCES, AND INTERESTS.</p> <p>5. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORD EASEMENTS, ENCUMBRANCES, AND INTERESTS.</p>	<p>REVISIONS</p> <p>NO. DATE BY</p>	<p>ALTEA, LLC Consulting Land Surveyors 10000 Olive Blvd., Suite 100 St. Louis, MO 63143 Phone: (314) 433-1111 Fax: (314) 433-1112 Website: www.altealandsurveyors.com</p>	<p>ELIQUA LAMIER Surveyor 10000 Olive Blvd., Suite 100 St. Louis, MO 63143 Phone: (314) 433-1111 Fax: (314) 433-1112 Website: www.altealandsurveyors.com</p>	<p>POWERED BY LOT CONSOLIDATION PLAT</p> <p>POWERED NUMBER: 25-23774-G</p> <p>PLAT NUMBER: 25-23774-G</p> <p>SHEET: 2 OF 3</p>
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Exhibit A



17437166, 17432003, 17432004, 17437163

LOT CONSOLIDATION PLAT

6773, 6771, 6767, & 6757 OLIVE BOULEVARD

LOTS 16-20 AND PART OF LOTS 21-28 IN BLOCK 1 OF SADLER PLACE ADDITION
PLAT BOOK 14, PAGES 1, 77
ST. LOUIS COUNTY, MISSOURI

10' INDUSTRIAL COMMERCIAL DISTRICT

<p>ALTEA LLC Consulting Land Surveyors 17437166, 17432003, 17432004, 17437163 ST. LOUIS COUNTY, MISSOURI</p>		<p>ELUCIA LANIER Professional Land Surveyor No. 17437166, 17432003, 17432004, 17437163 ST. LOUIS COUNTY, MISSOURI</p>
<p>PROJECT NUMBER: 23-23774-C</p>		
<p>LOT CONSOLIDATION PLAT</p>		
<p>DATE: 08/20/2023</p>		
<p>SCALE: AS SHOWN</p>		
<p>3 OF 3</p>		

I, ELUCIA LANIER, a duly Licensed Professional Land Surveyor in the State of Missouri, do hereby certify that I am the author of this plat and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Missouri.

I, ALTEA LLC, a duly Licensed Professional Land Surveying Firm in the State of Missouri, do hereby certify that I am the author of this plat and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveying Firm in the State of Missouri.