



MEETING OF THE CITY COUNCIL  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
Monday, July 8, 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. June 24, 2024 Study Session Minutes (Olive Redevelopment)
2. June 24, 2024 Regular Meeting Minutes

**F. APPOINTMENTS to BOARDS AND COMMISSIONS**

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

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

***Request to Address the Council Forms are located on the ledge just inside the entrance.***

***Please complete and place the form in the basket at the front of the room.***

*The public may also submit written comments must be received no later than 12:00 p.m. the day of the meeting. Comments may be sent via email to: [councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org), or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a name and address must be provided. Please also not if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

**I. COUNCIL COMMENTS**

**J. PUBLIC HEARINGS**

1. TXT 24-01, an application to amend §400.470(A) of the City's Zoning Ordinance removing the provision that no principal building in a Limited Commercial (LC) Zoning District may exceed 12,000 square-feet in gross floor area (GFA)
2. REZ 24-01, an application by Rami Berner, on behalf of Agudas Israel of St. Louis, for a Zoning Map Amendment to rezone 558 Mapleview Drive and 564 Mapleview Drive from Single Family Residential (SR) to Limited Commercial (LC).

**K. CONSENT AGENDA (1 voice vote required)**

1. Ratification of Fund Transfer - Loop Special Business District (LSBD)
2. FY23 Facade Improvement Funds
3. CrowdStrike (Falcon Complete) – Renewal
4. Purchase of Automated Sideload Alley Sanitation Truck
5. Disposition of Police Dept. Records
6. Renewal of Audit Services' Contract

**L. CITY MANAGER'S REPORT – Part 1 – (voice vote on each item as needed)**

1. City Manager Updates

**M. UNFINISHED BUSINESS (2<sup>nd</sup> and 3<sup>rd</sup> readings – roll call vote required)**

1. **BILL 9544 – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 558 MAPLEVIEW DRIVE AND 564 MAPLEVIEW DRIVE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (“SR”) TO LIMITED COMMERCIAL DISTRICT (“LC”).**

2. **BILL 9545** - AN ORDINANCE AMENDING ZONING CODE SECTION 400.470 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO OTHER DEVELOPMENT STANDARDS IN THE LIMITED COMMERCIAL ZONING DISTRICT ("LC"), BY DELETING SUBSECTION A THEREOF, WHICH PROVIDES THAT A PRINCIPAL BUILDING SHALL NOT EXCEED 12,000 SQUARE FEET IN GROSS FLOOR AREA.
3. **BILL 9546** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER July 1, 2024, AND REPEALING ORDINANCE NO. 7344.

**CITY MANAGER’S REPORT – Part 2– If Bill 9544 and Bill 9545 are passed and adopted)**

2. CUP-24-02 - A Conditional Use Permit (CUP) application to allow the expansion of the Agudas Israel Synagogue at 8200-8206 Delmar Boulevard and 558, 564, 568 Mapleview Drive.

**N. NEW BUSINESS**

**Resolutions (voice vote required)**

none

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

1. **BILL 9548** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY KNOWN AS LOT 4 OF MARKET AT OLIVE PLAT 6, FROM PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C") TO PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C"), AND REPEALING ORDINANCE NO. 7222.
2. **BILL 9549** - AN ORDINANCE AMENDING ZONING CODE SECTION 400.2730 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO STANDARDS FOR MOTOR VEHICLE ORIENTED BUSINESSES, BY MAKING THE STANDARDS INAPPLICABLE TO DEVELOPMENTS ALONG OLIVE BOULEVARD BETWEEN INTERSTATE 170 AND MCKNIGHT ROAD OR WOODSO DIMENSIONAL N ROAD; AND AMENDING SECTION 400.780 OF SAID CODE, RELATING TO DENSITY AND REGULATIONS AND PERFORMANCE STANDARDS IN PLANNED DEVELOPMENT DISTRICTS ("PD"), BY CORRECTING THE REFERENCES IN SUBSECTIONS A.4 AND A.5 TO SECTIONS 400.2730 AND 400.2710 OF SAID CODE, RESPECTIVELY.
3. **BILL 9550** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT 4 OF THE MARKET AT OLIVE DEVELOPMENT PLAT 6, AND REPEALING ORDINANCE NO. 7225.
4. **BILL 9551** – AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES AND AUTHORIZING AND DIRECTING THE CITY MANAGER OF UNIVERSITY CITY TO ENTER INTO ON BEHALF OF SAID CITY A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, FOR VECTOR CONTROL SERVICES.
5. **BILL 9552** - An Ordinance approving VARIOUS DOCUMENTS AND ACTIONS in connection with the FURTHER DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR REDEVELOPMENT AREA AND THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.

**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](https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ)

Posted July 5, 2024.

**STUDY SESSION**  
**Olive Redevelopment**  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, June 24, 2024**  
**6:00 p.m.**

**AGENDA**

**1. MEETING CALLED TO ORDER**

At the Study Session of the City Council of University City held on Monday, June 24, 2024, in the absence of Mayor Terry Crow, Mayor Pro Tem Bwayne Smotherson called the meeting to order at 6:00 p.m.

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

Councilmember Stacy Clay  
Councilmember John Tieman  
Councilmember Steven McMahon  
Councilmember Jeffrey Hales  
Councilmember Dennis Fuller

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

**2. CHANGES TO THE AGENDA**

None

**3. OLIVE REDEVELOPMENT**

Mr. Rose stated in October of 2022, Costco opened at Olive and I/1-70, representing one of the most significant developments to occur in U City for many years. In July of this year, Crescent Plumbing is scheduled to open its doors for business at Olive and Vernon. These developments create the bookends for the Olive Boulevard Corridor that staff believes will result in additional development opportunities.

Tonight's presentation seeks to garner Council's input and direction on the next steps that should be taken towards facilitating development on Olive. The focus of tonight's discussion is the underdeveloped parcel that housed the former Seafood City business located at 8008 Olive Blvd. So, I will now turn things over to Deputy City Manager, Brooke Smith, who will be making this presentation.

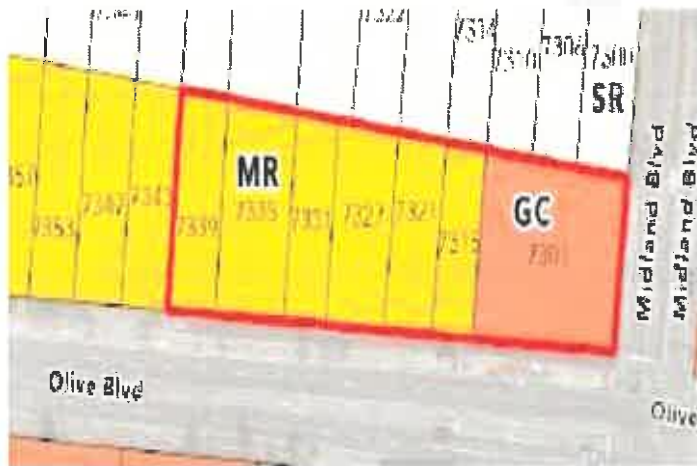
Ms. Smith stated this is a parcel map depicting that currently 8008 Olive Blvd. is zoned as General Commercial (GC).

- The current owner is Six Fortune, LLC which was the landlord for Seafood City
- It is comprised of approximately 17.31 Acres



Another area identified as a potential development opportunity is parcels owned by the City and located at 7301 – 7339 Olive Blvd.

- It consists of 7 parcels; 1 zoned GC; 6 zoned Medium Density Residential (MDR)
- It is comprised of 1.65 acres
- The City has received several inquiries about these parcels



Ms. Smith stated if directed by Council, the next steps would be to prepare and issue Request for Proposal (RFP) documents. Any proposals received would be consistent with the City's Economic Strategy adopted in 2001, and the Comprehensive Plan that was recently adopted.

Mr. Rose stated although staff will proceed as directed by Council, he is not recommending moving forward with the City-owned parcel at this time. In prior years the City issued an RFP for this property and was unsuccessful in obtaining proposals. So, although there have been some inquiries, he thinks there may be other opportunities that would perhaps facilitate development along the entire corridor.

Councilmember Clay posed the following questions to Ms. Smith:

**Q. I think there is broad acknowledgment that the Seafood City site is a mess, and something needs to be done with it. So, assuming that you get consensus from Council, is there a proposed timeline in which you like to see this project initiated?**

**A. Staff can begin working on the RFP documents immediately.**

**Q. Thinking comprehensively, can you provide any thoughts about the development east of Woodson that has been alluded to in the past?**

**A.** *I have not been involved in any discussions about that.*

Mr. Rose stated staff believes that development will occur along the entire Olive Corridor. But today, it's simply a question of Council's priorities and what you would like staff to use their limited resources on; Seafood City or a different development because he would not recommend releasing two RFPs at the same time. He stated putting the RFP together will probably take 60 days, but once it is released it should remain in the marketplace for a reasonable period of time to allow developers an opportunity to review it and submit their proposals.

Councilmember Clay stated he thinks that you also have to be cognizant of the economic environment we're in, which is set to change at some point this year or the first quarter of 2025. When that happens, you will likely see a lot of interest in these types of developments. So, with the understanding that perhaps two RFPs may not be the best approach, he would like the City to be well-positioned to be at the beginning of that enthusiasm rather than at the end; even if it doesn't necessarily have anything locked down. Therefore, he would suggest that the preparation of the second RFP begin after the first one has been disseminated to make certain the City is ready for opportunities that could have an even greater catalytic effect, similar to the Market at Olive.

Councilmember Hales asked whether the carve-out that appears to be 8080 Olive was separate from the 17 acres and belonged to someone else? Ms. Smith stated that the boundaries represent the actual parcel, so 8080 would be a separate piece of land.

Councilmember McMahon asked Ms. Smith if she was confident that the City had performed enough community engagement to move forward with RFPs? Ms. Smith stated that she was. There's been input from the visioning process, community engagement conducted by the 3rd Ward Revitalization Task Force, and a final document from that process that she anticipates being available by the end of this summer. So, between these three plans established over the last five years, there has been significant input.

Councilmember Fuller stated if he's not mistaken, the City is still sitting on a rather extensive bill for the cleanup of the Seafood City site. So, can this process be initiated without first obtaining ownership of that lot? Mr. Rose stated while he would let Mr. Mulligan respond to the legal facets of this question, in general, there is no obligation to own the property before submitting an RFP.

Mr. Mulligan stated the City Manager is correct. This property was the subject of a Blight Study five years ago that has now expired. So, if Council is interested in having a new study prepared, they could do so. Because if it is deemed to be blighted the City would have the authority to implement eminent domain to acquire the property, making it available for a redevelopment proposal.

Councilmember Tieman stated as the former co-chair of the Stormwater Task Force he'd like to throw a tangential topic into this discussion; the fact that they are talking about 17 acres of impermeable surface. Using the Comprehensive Plan as a guide which talks about the flooding in this area, his priority would be the environment. He stated even though he cannot propose a solution and understands Council's attentiveness to other concerns that may be more immediate, it is something he thinks they need to think about. Councilmember Tieman stated doing nothing about the environment is the enemy. But at some point, we have to begin the process of recognizing and prioritizing the fact that the planet is burning.

Mayor Pro Tem Smotherson stated while he understands that the lot for Seafood City is important; its availability is relatively new. He stated that he could provide Council with a copy of the Economic Development Task Force Summary completed in 2020, which addresses the Market at Olive and an area east of Olive; 8200-8500. The areas located east of Olive, as well as the shallow lots, are discussed on three pages of this summary because that's how important it was. So, if we're talking about priorities we've already got a plan in place to guide us; the next step should be the area east of the Market at Olive. He stated while he would be willing to negotiate and firmly believes the 17 acres to be important, he also thinks the recent decision made by the Market to shift from apartments to a big box store should be equally as important.

Mayor Pro Tem Smotherson then asked Mr. Rose why it would not be advantageous to issue two RFPs? Mr. Rose stated one reason is the amount of personnel and resources it would take to work with potential developers for multiple locations. The other is that you don't want to cannibalize yourself in the market. If given the opportunity, a developer might be interested in submitting proposals on multiple parcels, but if you're pursuing everything simultaneously they may not have the financial ability or resources to engage in multiple proposals.

Mr. Rose stated before concluding this session, that he would like to be certain of Council's priorities.

Councilmember Clay stated while he believes that the Seafood City site should be a priority, he would also encourage staff to start building the infrastructure to support an RFP for the continuation of the Market at Olive. These things take a long time, so you have to start the process early to make sure that you don't miss out on that window of opportunity.

Councilmember Hales concurred with Councilmember Clay's comments. He stated if he remembers correctly, there is a very substantial lien on the Seafood City parcel, and all 17 acres have been condemned and in need of repair. So, he would love to see multiple proposals because he believes this is an extremely viable and developable site that for years has required a tremendous amount of the City's resources.

Councilmember Fuller stated he is also in favor of making the site at Seafood City a priority because based on Councilmember Tieman's comments they could be killing a couple of birds with one stone, so the sooner the better.

Councilmember McMahon stated he agrees with Seafood City being the priority but thinks that if a proposal for the properties east of the Market at Olive is already in existence, staff could explore this opportunity with developers to see what they would like to do. Allowing a developer to flush it out, similar to what happened with the Avenir where that developer started acquiring properties over a period of time, shifts it away from being a priority to simply trying to determine a direction. He stated that he thinks these two things could go on simultaneously as opposed to the issuance of two separate RFPs.

Councilmember Tieman stated he concurs with what has been said about moving forward and added that chats with constituents; particularly in his Ward, seemed to reveal an overwhelming desire for moving forward.

#### **4. ADJOURNMENT**

Mayor Pro Tem Smotherson adjourned the Study Session at 6:28 p.m.

LaRette Reese  
City Clerk, MRCC

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CITY OF UNIVERSITY CITY  
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**Monday, June 24, 2024**  
**6:30 p.m.**

**AGENDA**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on Monday, June 24, 2024, in the absence of Mayor Terry Crow, Mayor Pro Tem Bwayne Smotherson called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

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

Councilmember Stacy Clay  
Councilmember John Tieman  
Councilmember Steven McMahon  
Councilmember Jeffrey Hales  
Councilmember Dennis Fuller

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan; Jr.; Chief of Police, Larry Hampton, and Director of Planning & Development, John Wagner.

**C. APPROVAL OF AGENDA**

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

**D. PROCLAMATIONS (Acknowledgement)**

None

**E. APPROVAL OF MINUTES**

1. May 28, 2024, Study Session Minutes (Annex and Trinity); was moved by Councilmember Tieman, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. June 10, 2024, Regular Meeting Minutes was moved by Councilmember McMahon, it was seconded by Councilmember Clay, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

1. Jerold Lander is nominated for reappointment to the Library Board by Councilmember Stacy Clay, it was seconded by Councilmember McMahon and the motion carried unanimously.
2. Aren Ginsberg is nominated for reappointment to the Library Board by Councilmember Stacy Clay, it was seconded by Councilmember Hales and the motion carried unanimously.
3. Mark Barnes is nominated for reappointment to the Library Board by Councilmember Stacy Clay, it was seconded by Councilmember McMahon and the motion carried unanimously.
4. Kathleen Simpson is nominated for reappointment to the Library Board by Councilmember Stacy Clay, it was seconded by Councilmember Fuller, and the motion carried unanimously.

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

1. William Kieran Meehan was sworn into the Civil Service Board in the clerk's office on June 20, 2024.

**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](mailto:councilcomments@ucitymo.org), or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to the 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.

**Citizen Comments**

**Frank Ollendorff, 8128 Cornell, U City, MO**

Mr. Ollendorff asked what could be more exciting than the topic of economic development on Olive. This must be what it was like 50 years ago when your predecessors were thinking about what they were going to do with Delmar because their vision to create The Loop was miraculous. Sadly, we find ourselves at that same point; thinking, what are we going to do to restore The Loop?

Council has done a great job with the Costco development, the community is excited, and I believe that excitement will only be enhanced by your plans to develop this piece of land west of Midland on Olive. However, there's a big roadblock to developing the entire block because the City only owns half of this property. So, I think that before you're ready to issue an RFP, you'll need to purchase the other five parcels.

Mr. Ollendorff stated the money to make this purchase is already in place through the Economic Development Retail Sales Tax which generates half a million dollars each year. So, what he would advocate is that Council takes another look at its economic development budget and instead of putting \$428,000 into special events for The Loop, that it uses those funds to acquire the property needed to redevelop Olive. Council could also use the 1 million dollars it received for QuikTrip because that was purchased with EDRST monies and should go back into that same pot. But no matter what the City decides to do, he does not believe they will be able to sell the parcel on Olive at Midland until they acquire all of these properties. So, let's get going and move ahead with this development.

**Cirri Moran, 6652 Kingsbury, U City, MO**

Ms. Moran stated she is a Trustee for Ames Place, and this past Saturday, Ames Place, COCA, the Post Office, University Heights 2, the 560 Music Center, Trinity Presbyterian Church, and everyone residing between Forest Park Expressway and Delmar, woke to a very disturbing fact; they were barricaded in with no way of exiting or entering their neighborhood. The Loop Special Business District (LSBD) sponsored a 5K Loop Run and installed barricades that were not scheduled to be removed until 11:00 a.m. It was only after complaints and calls were made to City officials that the police started letting residents out at 9:45 a.m.

The Run closed down Delmar from the Tivoli to the Trinity Traffic Circle which encompassed three residential outlets; Melville, Kingsland, and Trinity.

- COCA had 10 scheduled classes between 9 and 10 a.m. This unanticipated closure impacted 96 students, 10 staff members, and resulted in a loss of revenue because they were forced to close without notice.
- The Post Office was not notified and that resulted in a delay in their ability to deliver the mail.
- No notification was provided to Wash U residents, the Greenway Complex at Melville, Washington housing units, or any of the private property owners on Washington and Kingsbury, which hindered everyone's ability to meet various obligations outside of their neighborhood.



Ms. Moran stated there are two distinct challenges:

1. Protocols need to be put in place before permits are approved so that the details can be flushed out and vetted by the proper City authorities. In this case, the City relinquished oversight to the LSBSD who failed to conduct any due diligence to determine the effects on the neighboring areas. This was not merely a matter of noise, traffic, or nuisances; this became a matter of safety, security, and free passage.
2. Prior communication would have opened up a dialogue that could have averted this entire fiasco. Had everyone been contacted before the barricades went up, potential problems could have been identified and hashed out ahead of time.

She stated in the future, serious consideration should be given to the impact closing Delmar has on neighborhoods because what happened Saturday cannot happen again.

## **I. COUNCIL COMMENTS**

Councilmember McMahan stated that he talked to Ms. Moran on Saturday, acknowledged the City's shortcomings, and apologized to her and the neighborhood. The City Manager has since addressed this issue in his staff development meetings and he is hopeful that moving forward, some of the protocols mentioned by Ms. Moran will be implemented. He stated his sense, is that there may have been some confusion about the differences between this race and the City's Annual Memorial Day Run, which certainly exacerbated the problem. But in any case, he would like to publicly apologize to Ms. Moran and her neighbors for all of the inconveniences this event created.

Mayor Pro Tem Smotherson stated he attended the event and noticed that the runners seemed to spend more time talking to the City representatives than they did with the representatives from U City. So, he would like to get some clarity on who actually sponsored this event. Mr. Rose stated the event was sponsored by the LSBSD and the City of St. Louis' Community Improvement District. It's a partnership that was established several years ago, but he believes this was their first time sponsoring an event together. He stated under normal circumstances, the coordinators are the ones responsible for educating stakeholders on any impact their event might cause; especially as it relates to traffic. Unfortunately, in this case, the City failed its citizens by not making sure that this exchange of information occurred. Nevertheless, he would ask Chief Hampton if he could provide Council with a better perspective on the issues related to the flow of traffic during this event.

Chief Hampton stated this is the first time his department has dealt with this collaboration, and since their practice is to take a very delicate approach in trying to ensure roadway safety during these types of events, his initial response was to deny their request for approval. He stated his department conducts strategic planning meetings to develop a traffic plan, and in this particular case, they met with representatives from Big River Running, and the LSBSD to discuss some of the specifics that in his opinion had not been worked out. Whenever there is a request to close The Loop, sponsors are informed of the need to communicate with all of the stakeholders about the impact of doing so. MetroLink, the Trolley, Fire, and EMS were all informed about the detours and re-routings, but unfortunately, that's where the flow of information stopped. Therefore, he would also like to apologize to those impacted by his department's failure to make sure the sponsors systematically carried out this directive.

Chief Hampton stated the race started at 8:30 a.m. and his officers were in place by 8:15 a.m. Only experienced officers were assigned to major intersections, with the general intent of accommodating all parties; especially those communities north and south of the road closures. He stated cars were allowed through those intersections during gaps in the race, and he is certain that no one had to wait more than 15 minutes before they were allowed to access the roadway. But apparently, some communities were unable to see this process taking place. Chief Hampton stated going forward; he has directed his staff to make sure that communication with all stakeholders has been carried out prior to the start of an event.

Mr. Rose added that he will be conducting a debriefing with the organizers on Friday and has instructed staff to work directly with these organizations to ensure this communication occurs in the future.

**J. PUBLIC HEARINGS**

None

**K. CONSENT AGENDA - (1 voice vote required)**

1. Change Order #3 - Vanstar Construction Co.
2. Contract for auditing, consulting, and submission for GEMT State reimbursement
3. LSBDD - Events Budget Amendment

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

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

**1. City Manager Updates**

Mr. Rose stated that he had no updates to present.

**2. CUP-24-01 - A Conditional Use Permit (CUP) application to allow a banquet hall at 8348 Olive Boulevard in the "GC" General Commercial District.**

Mr. Rose stated staff is recommending that Council consider a CUP to allow a banquet hall at 8348 Olive Boulevard in the General Commercial District.

Dr. Wagner stated during the last meeting Parking Agreements were presented that increased the number of spaces to 43 and that the owner and tenant were in attendance to answer any questions.

Mayor Pro Tem Smotherson stated this neighborhood along Olive Boulevard is an area he hopes the City will give serious consideration to redeveloping. But in his opinion, an issue that must be addressed first is the City's Zone Code which allows a property owner to lease their building, and the tenant to invest in and commence operations without any notice to the City Manager or Council. He stated the end result is businesses that might not be viewed as a good fit in terms of the City's redevelopment goals are given free rein without any scrutiny. Mayor Pro Tem Smotherson stated this building, which is not attractive in terms of its physical appearance and lacks adequate parking for its intended use, merely exemplifies his concerns. Having said that, he noted that the only reason he is willing to vote in favor of this application is to accommodate the tenant who has already made a financial investment.

Councilmember Clay moved to approve, it was seconded by Councilmember McMahon, and the motion carried unanimously, with the exception of Councilmember Fuller.

**3. Extension on the time to submit plans for a building permit and commence construction for the Tru Hotel at 711 Kingsland Avenue.**

Mr. Rose stated staff is recommending that Council consider an extension of the time to submit plans for a building permit for the Tru Hotel located at 711 Kingsland Avenue.

Dr. Wagner stated the initial deadline for construction was August 8, 2024, and although they will be submitting their building plans relatively soon, the applicant has requested a one-year extension, or until August 8, 2025, for the construction deadline.

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

Mayor Pro Tem Smotherson asked Dr. Wagner if he was aware of when the construction would start? Dr. Wagner referred the question to Mr. Thomas Douglas.

Mr. Douglas stated the goal is for construction to start by this fall.

Voice vote on Councilmember Tieman's motion carried unanimously.

**M. UNFINISHED BUSINESS - (Roll call vote required on 2<sup>nd</sup> and 3<sup>rd</sup> readings –roll call)**  
None

**N. NEW BUSINESS**  
**Resolutions - (Voice vote required)**

**1. Res 2024-07 – Committed Fund Reserves for Various Funds**

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

**2. Res 2024-08 - Fiscal Year 2024-2025 (FY25) Proposed Budget and FY2025-2029 Capital Improvement Program**

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

**Citizen Comments**

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

Mr. Fox stated in accordance with the City Code, part of his duties as a Commissioner for the Parks Commission is to review portions of the annual budget pertaining to parks and recreation and make recommendations to the City Manager and Council. However, despite numerous requests, the Commission has not been allowed the opportunity to do that. As a consequence, it has been rather challenging for him to understand and reconcile several components of the proposed budget:

- How the Parks Department can go back to the service level that citizens need in their parks when there has been a 23% decrease in their budget?
- Why the Capital Improvement Plan has roughly a 1.26-million-dollar deficit this year and does not include a roof for Centennial Commons? There are plans to repair parts of this roof, but according to experts, this flat roof, which is prone to storm damage, is beyond its useful life and should be replaced sooner rather than later.
- Why there was such a lack of detail in some portions of the CIP, which referred to Heman Park three times; Herman Park eight times; Metcalfe in one instance, and Metcalf in another?
- Why there was such a big decrease in the City's budget? Last year there was a 2 million dollar deficit; this year there is a 3.5 million dollar deficit, so he is very concerned about the City's financial trajectory if this administration is not more intentional in its decision-making.
- Why Council essentially utilized the General Fund as a middleman by transferring \$250,000 from the Parks & Stormwater Fund to the General Fund and then transferring that money to debt services. While this may not equate to doing anything wrong, it virtually achieved the same thing by depleting the funds in Parks & Stormwater, which already had a deficit of \$554,000.
- How a 1.5% cost of living adjustment for the City as a whole, translates into an \$856,000 increase for police; a 2.1 million dollar increase in services for fire, and a 23% decrease for parks.

- How the City can continue to be successful when it seems to be spending a lot of money on fleet services? Last year's budget included 1.6 million dollars for fleet and this year's budget has designated 1.7 million dollars.

Voice vote on Councilmember McMahon's motion carried unanimously.

Mayor Pro Tem Smotherson asked if any determination had been made on the request he made last week for a \$5,000 increase in funding for the Arts & Letters Commission? Mr. Rose stated he was not aware of receiving such a request. However, once it is received, it will be brought before Council for consideration. He stated that he would also like to note that after the budget was released to Council in April, it was posted on the City's website for consideration and comments by all interested parties.

***Bills - (No vote required on the introduction and 1<sup>st</sup> reading)***

*Introduced by Councilmember McMahon*

3. **BILL 9546** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER July 1, 2024, AND REPEALING ORDINANCE NO. 7344. Bill No. 9546 was read for the first time.

Mr. Mulligan stated subsequent to the transmission of the Council's packet, the Trustee requested that certain changes be made to a section of the Lease Purchase Agreement; Exhibit A. Those changes; which have been recommended by bond counsel, are redlined in the updated packet provided to Council this afternoon and are on file with the City Clerk. Therefore, any request to introduce Bill 9547 should include those amendments.

*Introduced by Councilmember Tieman*

4. **BILL 9547** - AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY, MISSOURI, TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, RECONSTRUCTING, REMODELING, EQUIPPING, FURNISHING AND OTHERWISE IMPROVING THE CITY HALL ANNEX BUILDING AND THE TRINITY BUILDING, AND PURCHASING POLICE VEHICLES AND EQUIPMENT; APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH; AND REPEALING ORDINANCE NO. 7356. Bill No. 9547 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)**

**Jerrold Tiers, 7345 Chamberlain, U City, MO**

Mr. Tiers stated Council voted to approve the Annex/Trinity Project, but he has not been in favor of the Annex portion of this project for several reasons:

1. That the City would not get good value for its money;
2. He believed Council was looking too much into the past, and not into the future;
3. That the City would be better served if the Police Headquarters was centrally located, and
4. That the COP financing could potentially threaten other parts of the budget

However, now that the City has retained Navigate; possibly the smartest thing it has done recently, the bid costs reflect a number that is comparable to the facilities built by other municipalities. The building we are in tonight is clearly a value, historically and intrinsically, and the same can be said of the old Library. Both are wonderful buildings that deserve preservation and use. But by contrast, the Annex is a much-modified industrial printing plant. The desire to preserve it by extensively modifying it yet again is questionable and is driven by its inclusion in Revised Section 97 of the City Charter, which he thinks was misguided.

All of that aside, the Bills were passed in due fashion, the COPs have been issued, the contracts have been signed, and the project is going to proceed as-is. Mr. Tiers stated it's high time the City took action to house the police and it's good that we now have a way forward to accomplish that. So, he hopes that everything will work out well, without harm to the City finances, and issues which must be resolved at an added cost. Consequently, he would question the value of the lawsuit that has been filed over the project's financing, particularly since this same method has been used in the past. All this is going to do is force the City to incur legal costs and possibly create delays, neither of which will benefit the City.

He stated at this point, everyone should be supporting this project, regardless of whether they thought it was a good idea or not. The time for arguing is over. A decision was made, ending, for better or worse, years of studies, more studies, estimates, arguments, and delays. And once a reasonably workable decision is made and the implementation phase has begun, it is time to help, not hinder. Mr. Tiers stated to do otherwise is to act in a manner contrary to the best interests of the City and its residents. Therefore, it should be important for this project to succeed and not be plagued with cost overruns or needless legal expenses because the result will be that residents will finally have a new Police Headquarters that has come in on schedule, is within the budget, and effectively serve the needs of the City for many years.

#### **Q. COUNCIL COMMENTS**

Councilmember Fuller stated he is appalled by the fact that this frivolous lawsuit will be adding to the cost of this project. So, he would like to thank Mr. Tiers for his comments about the need for everyone to come together in support of its success.

Councilmember Tieman thanked Mr. Tiers for his magnanimous comments.

Councilmember Hales stated what he thought he heard regarding the 5K run was that the request was initially denied. So, even though this point has already been addressed, he would like to emphasize the importance of implementing a procedure that reviews every aspect of an application; especially when it pertains to street closures and anyone that might be impacted by such a request.

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

#### **R. ADJOURNMENT**

Mayor Pro Tem Smotherson thanked everyone for their attendance and adjourned the meeting at 7:14 p.m.

LaRette Reese  
City Clerk, MRCC

Thank you Mr. Mayor and Councilmembers.

This past Saturday Ames Place, COCA, the Post Office, University Heights 2, and all the student and private apartment buildings and residences between the Forest Park Expressway and Delmar woke to a very unpleasant and disturbing fact: we were barricaded in with no chance of exiting our neighborhood. These barricades were not scheduled to come down until 11:00 am, the endpoint of the Loop Special Business District's sponsored 5K Loop Run scheduled for that morning. No one from our neighborhood was allowed out, nor anyone allowed in. Residents were trying to get to work, visit loved ones in the hospital, and meet various other obligations outside of the neighborhood. No luck. It wasn't until complaints and tempers reached such a pitch that calls to the Mayor and various other City officials forced the police to finally start letting people out at 9:45.

This Run closed down Delmar from the Tivoli to the Trinity Traffic Circle, effectively shutting down the three outlets into and out of our neighborhood: Melville, Kingsland, and Trinity. It was a loop run, not a straight line run as is the Memorial Day Run where runners run by, and then traffic is let through. This was a continuous circle, supposedly with no interlude of no runners.

Our neighborhood is not just the 215 Ames Place homes and apartment buildings, but it is also home to the WU student apartments on Kingsbury and Washington, COCA, the Post Office, 560 Music Center, Trinity Presbyterian Church and University Heights 2.

- COCA was not notified: They had 10 scheduled classes in the 9 am and 10 am hours. That alone impacted 96 students and 10 staff members who couldn't get into the area. They were effectively closed down without notice.
- The Post Office was not notified: No mail could get out to the rest of U. City.
- WU Res. Life was not notified: The massive Greenway Complex at Melville and Washington houses 50+ units alone. Nor were any of the private property owners on Washington or Kingsbury.

We have two distinct challenges here:

1. Protocols need to be put in place so that before permits are approved, details flushed out and vetted by the proper City authorities. In this case, the City relinquished oversight of this event to the Loop Special Business District without due diligence in determining the effects on the neighboring area. This was not merely a matter of noise, traffic, or basic nuisances; this became a matter of safety, security and free passage. We were essentially locked in to the neighborhood.
2. Just as important is Communication. Prior Communication would have opened up a dialogue that could have averted this entire fiasco. No-one was contacted before the barricades went up. Not by the City, Not by the Police, Not by the Loop Special Business District. Had we been contacted with enough prior notice, we could have identified potential problems and hashed them out ahead of time.

We ask that in the future you seriously consider the effects on the neighborhoods of any action that closes Delmar. What happened last Saturday cannot happen again.

Cirri Moran, Agent/Trustee, Ames Place,  
6652 Kingsbury



Jerrold Tiers

7345 Chamberlain

The Council has voted to do the annex and library project. As you know, I have not been in favor of the annex portion of the project. My concern was that the City would not get good value for money, that the project was looking too much to the past, ignoring the future, that the Police HQ would be better if more central to the City, and that the "COP" financing potentially threatened other parts of the budget.

Now that the City has retained Navigate, possibly the smartest thing the City has done in recent memory, the bid cost has come down. It is now a number generally in line with comparable city buildings elsewhere, considering the rise in construction costs. It is far better than the original bid.

This building we are in tonight is clearly of value, historically, and intrinsically. One need only look around this council chamber to see that. The same can be said of the old library. Both are wonderful buildings that deserve preservation and use.

The annex, by contrast, is a much-modified industrial printing plant. The desire to "preserve" it by extensively modifying it yet again is questionable, driven by its inclusion in section 97 (as revised) of the City Charter, which I think was misguided.

However, all that aside, the bills were passed in due fashion by the elected representatives of the residents. I am told that the COPs have been issued, and the contracts have been signed. The project is going to proceed as-is.

It is good that we now have a way forward for the Police Department. It's high time the City took action to house the Police. Hopefully I was wrong, and it will work out well, without harm to City finances, and without issues which must be resolved at added cost.

I understand there is now a lawsuit over the project financing, although the same method has been used before. Where is the value in that action? All that this lawsuit can do is force the City to incur legal costs, and possible delays. It cannot benefit the City.

At this point, I believe that we all should support this project, regardless of whether we thought it was a good idea or not. The time for arguing is over, a decision was made, ending, for better or worse, years of studies, more studies, estimates, arguments and delay. Once a reasonably workable decision is made and implementation has begun, it is time to help, not hinder, regardless of one's opinions. To do otherwise is to act in a manner contrary to the best interests of the City and the Residents.

It is important that this project succeeds, and is not plagued with cost over-runs or needless legal expenses. Hopefully we will indeed finally have a new Police headquarters, on schedule and within budget, one which will effectively serve the needs of the City for many years.





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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>PH20240708-01</b>
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<b>SUBJECT/TITLE:</b> Public Hearing for TXT 24-01			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Planning and Development	
<b>AGENDA SECTION:</b>	Public Hearing	<b>CAN ITEM BE RESCHEDULED?</b>	
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> N/A			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> Public Hearing for TXT 24-01, an application by the City of University City to amend §400.470 (A) of the City's Zoning Ordinance removing the provision that no principal building in a Limited Commercial (LC) Zoning District may exceed 12,000 square-feet in gross floor area (GFA).			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b>			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Copy of notice published in the St. Louis Countian.			
<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development, Encouraging High Quality Growth			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregory Rose	<b>MEETING DATE:</b>	July 8, 2024

1400 S. Highway Drive,  
Fenton, MO, 63026, USA  
314-421-1880, <https://molawyersmedia.com/news/st-louis/>

## PROOF OF PURCHASE

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

## ADVERTISER

University City, City Of, Account ID 64741  
6801 Delmar Blvd,  
St. Louis, MO, 631303104

## Please Read Carefully

**The Countian - St. Louis County** is not responsible for errors or omissions after the First Run Date. If any errors exist in your ad, please contact us at **314-421-1880**.  
Attorney's placing legal advertisements are responsible for payment of same.

**Purchase Order #:**  
**Insertion Order #:** 2624149  
**Placement:** The Countian - St. Louis County  
**Index:** Government  
**Category:** Hearings and Minutes  
**First Issue:** 06/23/2024  
**Last Issue:** 06/23/2024  
**# of Insertions:** 1  
**Net Charge:** \$24.99  
**Payments/Credits:** \$0.00  
**Amount Due:** \$24.99  
**Affidavit Reference:** Case Number: TXT-24-01

## Ad Proof

### Notice of Public Hearing (Case Number: TXT-24-01)

Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, July 8, 2024, at 6:30 pm in the 5th Floor Council Chambers at City Hall, 6801 Delmar Boulevard**, to consider TXT-24-01, an application for a Text Amendment to remove Subsection 400.470(A) of the city's zoning code, related to the maximum gross floor area allowed in the Limited Commercial (LC) District. Please contact Mary Kennedy, Senior Planner at 314-505-8516 or [mkennedy@citymo.org](mailto:mkennedy@citymo.org) with questions about the petition. All interested parties are invited to attend.

2624149 Count Jun. 23, 2024

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



CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
*For City Clerk Use* PH20240708-02

SUBJECT/TITLE:  
Public Hearing for REZ 24-01

REQUESTED BY: John L. Wagner DEPARTMENT / WARD: Planning and Development / Ward 1

AGENDA SECTION: Public Hearing CAN ITEM BE RESCHEDULED?

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

FISCAL IMPACT:  
N/A

AMOUNT: ACCOUNT No.:

FROM FUND: TO FUND:

EXPLANATION:  
Public Hearing for REZ 24-01, an application by Rami Berner, on behalf of Agudas Israel of St. Louis, for a Zoning Map Amendment to rezone 558 Mapleview Drive and 564 Mapleview Drive from Single Family Residential (SR) to Limited Commercial (LC).

STAFF COMMENTS AND BACKGROUND INFORMATION:

CIP No.

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

LIST CITY COUNCIL GOALS (S):  
Economic Development, Encouraging High Quality Growth

RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose MEETING DATE: July 8, 2024

1400 S. Highway Drive,  
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<b>First Issue:</b>	06/23/2024
<b>Last Issue:</b>	06/23/2024
<b># of Insertions:</b>	1
<b>Net Charge:</b>	\$33.32
<b>Payments/Credits:</b>	\$0.00
<b>Amount Due:</b>	\$33.32
<b>Affidavit Reference:</b>	Case Number: REZ-24-01

## Ad Proof

### Notice of Public Hearing (Case Number: REZ-24-01)

Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, July 8, 2024, at 6:30 pm in the 5th Floor Council Chambers at City Hall, 6801 Delmar Boulevard**, to consider REZ-24-01, an application for a Zoning Map Amendment to rezone two parcels of land located at 558 and 564 Mapleview Drive from Single-Family Residential (SR) District to Limited Commercial (LC) District. The applicant is Rami Berner on behalf of Agudas Israel of St. Louis. The proposed rezoning is in relation to the development of a synagogue at 8200 Delmar Boulevard, 568 Mapleview Drive, and the two parcels listed above. Please contact Mary Kennedy, Senior Planner at 314-505-8516 or [mkennedy@ucitymo.org](mailto:mkennedy@ucitymo.org) with questions about the petition. All interested parties are invited to attend.

2624150 County Jun. 23, 2024

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



CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
For City Clerk Use CA20240708-01

SUBJECT/TITLE: Ratification of Fund Transfer - Loop Special Business District (LSBD)			
PREPARED BY: Keith Cole, Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends ratifying the fund transfer from General Fund to the Loop Special Business District (LSBD).			
FISCAL IMPACT: General Fund cash reduced by \$22,000 and Loop Special Business District cash increases by \$22,000.			
AMOUNT:	\$22,000	ACCOUNT No.:	1001
FROM FUND:	General Fund (01-1001)	TO FUND:	LSBD Fund (18-1001)
EXPLANATION: The necessary fund transfer was needed due to the LSBD bank account was overdrawn by \$21,731.87. The General Fund will be reimbursed the \$22,000, by deducting the amount from the Mural Festival - EDRST Reimbursement request.			

STAFF COMMENTS AND BACKGROUND INFORMATION: Received notification from the bank, the LSBD bank account was overdrawn by \$21,731.87. LSBD had requested a reimbursement for the Mural Festival, and the decision was made in order to get reimbursed the \$22,000, the amount would be deducted from the LSBD reimbursement request.
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CIP No.	
RELATED ITEMS / ATTACHMENTS: N/A	

LIST CITY COUNCIL GOALS (S): Prudent Fiscal Management	
RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: July 8, 2024





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

NUMBER: <i>For City Clerk Use</i>	<b>CA20230508-01</b>
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<b>SUBJECT/TITLE:</b> Facade Program Approval			
<b>REQUESTED BY:</b> Brooke A. Smith		<b>DEPARTMENT / WARD</b> City Manager's Office	
<b>AGENDA SECTION:</b> Consent Agenda		<b>CAN ITEM BE RESCHEDULED?</b> No	
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends approval.			
<b>FISCAL IMPACT:</b> The Economic Development Sales Tax fund will be reduced by \$188,000.00			
<b>AMOUNT:</b>	\$188,000	<b>ACCOUNT No.:</b>	11.45.78.8170
<b>FROM FUND:</b>	Fund 11 Fund Reserves	<b>TO FUND:</b>	Fund 11 Fund Reserves
<b>EXPLANATION:</b> Twelve commercial businesses that applied for funds through the Facade Improvement Program and were selected to receive funding in the form of a matching grant. Approval will result in the disbursement of the funds to business that were selected.			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Commercial businesses submitted applications for the Facade Improvement Program to receive funds in the form of a matching grant of up to \$15,000 for qualifying improvements to their commercial building facades. Staff reviewed and submitted completed applications to the EDRST Board. The EDRST Board selected 12 Businesses that met the requirements of the program to award funds to.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Transmittal Letter from Chair Facade Improvement Program Application Summaries			
<b>LIST CITY COUNCIL GOALS (S):</b> Economic Development			
<b>RESPECTFULLY SUBMITTED:</b>	Gregory Rose, City Manager	<b>MEETING DATE:</b>	May 8, 2023



## Economic Development Retail Sales Tax Board

6801 Delmar Boulevard, University City, MO 63130 – Phone: 314-862-6767

April 19, 2023

Gregory Rose, City Manager  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

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

**RE:**

Dear Mr. Rose and Ms. Reese,

At its quarterly meeting on Thursday, April 6<sup>th</sup> at 6:30 pm, the Economic Development Retail Sales Tax Board took the following actions:

1. 5 Yes, 3 Absent to recommend approval of the Façade Improvement Applications for FY23, not to exceed \$188,000. Please note that this item was initially budgeted at \$150,000. Given the amount of funds in the reserves, the board agreed to recommend funding all of the projects. This will require a budget amendment of \$38,000 for FY23.
2. 5 Yes, 3 Absent to recommend approval of the U City Farmers Market request for additional funds in FY23. The U City Farmers Market intends to expand their programming by offering a Farmers Market once-a-month on Wednesdays. They also requested additional funding to increase marketing and support for their Winter Farmers Market held from January thru March.

Please do not hesitate to contact me with any questions.

Sincerely,

*Isi Kathy Sorkin*

Kathy Sorkin, Chairperson  
Economic Development and Retail Sales Tax Board



# University City

## Façade Improvement Program

# Merced Realty -- 8123 Delmar Blvd.

Requested Amount: \$12,500

Project Total: \$25,000

## Improvements:

- Exterior Paint, trim painted in contrasting Colors
- Replace second floor windows and windows adjacent to doorways
- Repair concrete pad leading to side door
- Fascia repair in front of building.
- Shutters removed
- Repair apron trim below bay window



Façade Program Review

Date Received: 11/28/22  
 Project Address: 8123 Delmar Blvd.  
 Business Name: Merced Realty LLC  
 Amount Requested: \$12,500 Total Project Cost: \$25,000  
 Demonstrated capacity to fund their share of the project?  Yes  NO  
 Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/>
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	NO
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	NO

Additional Comments: ~~Owner is 50% owner of property~~  
~~who's in charge of LLC? ← DONE~~

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# Singer Office Acquisitions – 7505 Delmar Blvd.

Requested Amount: \$15,000

Project Total: \$30,000

## **Improvements:**

- Slate roof on front of building repair
- Door replacements
- Window sealing
- Concrete repair in drive and parking area
- Painting door, frames, and windows



Façade Program Review

Date Received: 12/5/2022  
 Project Address: 7505 Delmar Blvd.  
 Business Name: Singer Office Acquisitions LLC  
 Amount Requested: \$15,000 Total Project Cost: \$30,000  
 Demonstrated capacity to fund their share of the project?  Yes  NO  
 Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/>
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	<u>NO</u>
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	<u>NO</u>

Additional Comments: emailed 2/6/23 for remainder of app.  
50% woman owned.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# Wiese USA -1435,1445,1455 Woodson Road

Requested Amount: \$15,000x3 = \$45,000

Project Total: \$94,788.80



## Improvements:

- 1435 – Landscape improvements
- 1445- Matching landscape improvements
- 1455- Matching landscape improvements



Façade Program Review

IC

Date Received: 1/11/23  
 Project Address: 1435, 1445 + 1455 Woodson Road  
 Business Name: Wiese USA  
 Amount Requested: \$45,000 Total Project Cost: \$94,788.80  
 Demonstrated capacity to fund their share of the project?  Yes  NO  
 Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO ~~Need mortgage statement~~

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids <del>Need at least 3 bids</del>	<input checked="" type="checkbox"/>
Property Owner Approval <del>Need pen + ink signature</del>	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	No
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	No

Additional Comments: Needs pen + ink signature from  
owner and documentation of who owner of  
LLC is. IS this one building or three?  
Two buildings are owned. Free & Clear. 1 building has  
a mortgage, attached.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# Bobby's Creole Inc. – 6307-6309 Delmar Blvd

Requested Amount: \$15,000

Project Total: \$53,300

## Improvements:

- Cutout, tuckpoint entire building, including stone work on the front of building and waterproofing.





Façade Program Review

Date Received: 11/30/2022

Project Address: 6307 - 6309 Delmar Blvd.

Business Name: Bobbys Creole Inc.

Amount Requested: \$15,000 Total Project Cost: \$28,500 - \$53,300

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO Applicant owns building and is free/clear.

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/>
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/ <u>Women</u> /Veteran Owned	<input checked="" type="checkbox"/>
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	NO

Additional Comments: Emailed 2/7/23 for occupancy permit.  
Had "historical" occupancy permit on file with  
city.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# Johnson Pediatrics – 6973 Olive Blvd.

Requested Amount: \$15,000

Project Total: \$30,000

## Improvements:

- Glass façade replacement
- Signage replacement
- Landscaping



Façade Program Review

Date Received: 11/18/22

Project Address: 6973 Olive Blvd.

Business Name: Johnson Pediatrics, P.C.

Amount Requested: \$15,000 Total Project Cost: \$30,000

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO owns building free/clear

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/>
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority <u>Women</u> Veteran Owned	<input checked="" type="checkbox"/>
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	<u>NO</u>

Additional Comments: Waiting for design plans

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# C&B Properties, LLC – 8327 Olive Blvd.

Requested Amount: \$15,000

Project Total: \$34,500

## Improvements:

- New door and window removal/ installation
- Replace exterior lighting
- Gutter replacement



Façade Program Review

Date Received: 11/22/22

Project Address: 8327 Olive Blvd.

Business Name: C + B Properties LLC

Amount Requested: \$15,000 Total Project Cost: \$34,500

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/> (1)
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	Vacant
Current Business License	Vacant
Minority/Women/Veteran Owned	NO
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	NO

Additional Comments: Building is vacant. Building is owned free & clear. NO mortgage. NO B.L. or O.P.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# 606 North & South LLC – 7649 Delmar Blvd.



Requested Amount: \$8,250

Project Total: \$16,500

## Improvements:

- Window replacement with trim
- Paint window trims
- Repair and paint overhead eave and entire bay above eave including wood.
- Trash removal



Façade Program Review

Date Received: 11/22/22

Project Address: 7649 Delmar Blvd.

Business Name: 606 North & South LLC

Amount Requested: \$ 8,250 Total Project Cost: \$ 16,500

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/> (1)
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	<input type="checkbox"/> NO
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	<input type="checkbox"/> NO

Additional Comments: Included descriptions of changes on pictures. Property under LLC. Address is actually 7649. Application has a typo. Applicant is LLC owner

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# AGR Investments, LLC - 8423-37 Olive Blvd.

Requested Amount: \$9,800

Project Total: \$19,600

## Improvements:

- Remove and install new exterior lighting
- Broken sign replacement
- Exterior brick painting
- Spot tuckpoint





Façade Program Review

Date Received: 11/22/22  
 Project Address: 8423-37 Olive Blvd.  
 Business Name: AGR Investments LLC  
 Amount Requested: \$9,800 Total Project Cost: \$19,600  
 Demonstrated capacity to fund their share of the project?  Yes  NO  
 Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/> (1)
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	<input checked="" type="checkbox"/> NO
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	NO

NO -

Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Rec. Approval: \_\_\_\_\_ Rec. Amount: \_\_\_\_\_

# 1991 Properties, LLC – 8129-35 Delmar Blvd.

Requested Amount: \$15,000

Project Total: \$32,800

## Improvements:

- Remove/replace wood shakes on both awnings
- Replace all gutters and downspouts
- Repair/replace rotting soffits
- Repair/replace all soffit lighting





Façade Program Review



Date Received: 11-22-22

Project Address: 8129-35 Delmar Blvd.

Business Name: 1991 Properties LLC

Amount Requested: \$15,000

Total Project Cost: \$ 32,800

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/> (1)
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	ND
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	ND

Additional Comments: Designs are included on photos.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# Tulane Realty, LLC- 7301 Tulane Avenue

Requested Amount: \$15,000

Project Total: \$30,000

## Improvements:

- Tuckpointing and painting
- New window installation
- Landscaping upgrade
- Exterior lighting installation



Façade Program Review

Date Received: 11/29/22  
 Project Address: 7301 Tulane Ave.  
 Business Name: Tulane Realty LLC  
 Amount Requested: \$15,000 Total Project Cost: \$30,000  
 Demonstrated capacity to fund their share of the project?  Yes  NO  
 Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	✓
Designs/Plans	✓
Three Bids	✓
Property Owner Approval	✓
Current Occupancy Permit	vacant
Current Business License	vacant
Minority/ <del>Women</del> Veteran Owned	✓
Eligible Improvements	✓
Previous Funding	NO

Additional Comments: Applicant is 50% owner. may need approval/documentation from LLC. ✓  
Tulane Realty is property owner, No business is operating out of it. No occupancy permit.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# University Dental Care – 7843 Olive Blvd

Requested Amount: \$15,000

Project Total: \$35,000

## Improvements:

- Landscaping improvements
- Parking improvements
- Security System
- Exterior updates





Façade Program Review



Date Received: 11/28/22

Project Address: 7843 Olive Blvd.

Business Name: University Dental Care

Amount Requested: \$15,000 Total Project Cost: \$35,000

Demonstrated capacity to fund their share of the project?  Yes  NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes  NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/> (2)
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority <del>Women</del> Veteran Owned	<input checked="" type="checkbox"/>
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	NO

Additional Comments: Need design plans; requested  
2/10- emailed that plan was for landscape  
removal, etc. Do we need renderings? ← Received.

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_

# 1-800 Got Junk-- 6185 Olive Blvd

Requested Amount: \$7,266

Project Total: \$14,532

## Improvements:

- Fence installation behind U City Monument





Façade Program Review

IC

Date Received: 12/5/22

Project Address: 6185 Olive Blvd

Business Name: 1-800-Got Junk

Amount Requested: \$17,266 Total Project Cost: \_\_\_\_\_

Demonstrated capacity to fund their share of the project?  Yes \_\_\_\_\_ NO

Property is free of judgment liens and all mortgage and tax obligations are current:  
 Yes \_\_\_\_\_ NO

Additional Submissions and Requirements

Color photographs	<input checked="" type="checkbox"/>
Designs/Plans	<input checked="" type="checkbox"/>
Three Bids	<input checked="" type="checkbox"/>
Property Owner Approval	<input checked="" type="checkbox"/>
Current Occupancy Permit	<input checked="" type="checkbox"/>
Current Business License	<input checked="" type="checkbox"/>
Minority/Women/Veteran Owned	NO
Eligible Improvements	<input checked="" type="checkbox"/>
Previous Funding	<input checked="" type="checkbox"/> (2020)

Additional Comments: Need docs showing who owns  
Landco Midwest LLC - Received. Emailed  
for color photos - told they would arrive Friday

Rec. Approval: \_\_\_\_\_

Rec. Amount: \_\_\_\_\_





CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
For City Clerk Use CA20240708-03

SUBJECT/TITLE: CrowdStrike (Falcon Complete)			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD Administration - IT	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The city's General Fund would be decreased by \$34,553.93			
AMOUNT:	\$34,553.93	ACCOUNT No.:	01.18.11.6560
FROM FUND:	General Fund	TO FUND:	
EXPLANATION: Annual Renewal of CrowdStrike			
STAFF COMMENTS AND BACKGROUND INFORMATION:  CrowdStrike is a fully managed cybersecurity platform. It has the inclusion of Incident Response and Impersonation Protection. The system monitors, detects, prevents, and remediates all possible security threats through a multi-layered system of protection that is monitored 24/7/365 by a live Security Operations Center.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: SHI International Quote - CrownStrike (Falcon Complete)			
LIST CITY COUNCIL GOALS (S): Improved Infrastructure (Information Technology)			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	July 8, 2024



TB

6-28-24

Pricing Proposal  
Quotation #: 24728548  
Created On: 4/11/2024  
Valid Until: 6/28/2024

**MO-City of University City**

**Inside Account Executive**

**Thomas Baker**  
University City, MO 63130  
United States  
Phone:  
Fax:  
Email: tbaker@ucitymo.org

**Andrew Sisler**  
290 Davidson Ave  
Somerset, NJ 08873  
Phone: 732-507-1457  
Fax:  
Email: andrew\_sisler@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Falcon Complete Flex (Commercial or EU) Upto 299 (Up to 299 Endpoints) CrowdStrike - Part#: CS.FCSB.SOLN.FLEX Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$30,673.50	\$30,673.50
2 Insight (Up to 299 Endpoints) CrowdStrike - Part#: CS.INSIGHTB.SOLN Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
3 Prevent (Up to 299 Endpoints) CrowdStrike - Part#: CS.PREVENTB.SOLN Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
4 Discover (Up to 299 Endpoints) CrowdStrike - Part#: CS.DISCB.SOLN Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
5 Falcon Complete Subscription (Up to 299 Endpoints) CrowdStrike - Part#: CS.FALCOMPS.SVC Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
6 Overwatch (Up to 299 Endpoints) CrowdStrike - Part#: CS.OWB.SVC Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
7 Threat Graph Standard (Up to 299 Endpoints)	1	\$0.00	\$0.00

CrowdStrike - Part#: CS.TGB.STD  
Contract Name: Sourcewell- Technology Catalog Solutions  
Contract #: 081419-SHI  
Coverage Term: 7/1/2024 – 6/30/2025

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8	Falcon Complete: Complimentary CID CrowdStrike - Part#: CS.FALCOMPONBC.SOLN Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$0.00	\$0.00
9	University LMS Subscription Customer Access Pass CrowdStrike - Part#: RR.PSO.ENT.PASS Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	2	\$0.00	\$0.00
10	Express Support CrowdStrike - Part#: RR.HOS.ENT.EXPS Contract Name: Sourcewell- Technology Catalog Solutions Contract #: 081419-SHI Coverage Term: 7/1/2024 – 6/30/2025	1	\$3,880.43	\$3,880.43
			Total	\$34,553.93

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#### Additional Comments

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This CrowdStrike order is non-cancellable and non-refundable

Please note: additional manufacturer terms and conditions may apply. Your inside sales team will reach out to you with updates as needed.

The following bullets apply to all CrowdStrike items on this quote:

Your use of the products and services is governed by the end user terms and conditions located at:  
<https://www.crowdstrike.com/terms-conditions> unless you and CrowdStrike have otherwise executed a different agreement

For the avoidance of doubt, SHI is not a party to the OEM Agreement, nor responsible for any terms of the OEM Agreement

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.  
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

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*The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.*



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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CA20240708-04</b>
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<b>SUBJECT/TITLE:</b> Purchase of Automated Sideload Alley Sanitation Truck			
<b>PREPARED BY:</b> Darin Girdler, Director of Public Works		<b>DEPARTMENT / WARD</b> Sanitation/All	
<b>AGENDA SECTION:</b>	Consent	<b>CAN ITEM BE RESCHEDULED?</b>	No
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends the approval of purchasing this vehicle in the total amount of \$406,094.00.			
<b>FISCAL IMPACT:</b> \$360,000 was budgeted for this purchase the additional \$46,094.00 will be funded by the capital reserve fund.			
<b>AMOUNT:</b>	\$406,094.00	<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>	Sanitation	<b>TO FUND:</b>	
<b>EXPLANATION:</b> Acquisition of vehicle necessary for day-to-day operations of the Sanitation division.			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff recommends this model vehicle due to familiarity and past performance.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Peterbuilt Pricing Peterbuilt Specifications. Kann 29yd Body Pricing			
<b>LIST CITY COUNCIL GOALS (S):</b>			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	7/8/24

## Darin Girdler

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**From:** Dennis Lockett  
**Sent:** Thursday, June 27, 2024 1:51 PM  
**To:** Darin Girdler  
**Subject:** Peterbilt Model 520 Spec and Pricing  
**Attachments:** Revised Peterbilt Model 520 Spec.pdf

Please see attached. Thanks

**From:** Rust, Ben <brust@tlgtrucks.com>  
**Sent:** Thursday, June 27, 2024 1:48 PM  
**To:** Dennis Lockett <dlockett@ucitymo.org>  
**Subject:** Revised Peterbilt Model 520 Spec and Pricing

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

Dennis,  
Based on our discussions from Monday. Please see revised Peterbilt Model 520 Spec.  
Note: The Seats are Mid-Back Cloth and We have added the Headrest and Armrest Options.  
Both Chassis and Body will now be set up for FEPTO (Front Engine Mounted Power Take Off with Hydraulic Pump Mounted direct behind the Front Bumper.

Source Well Chassis Price is \$207,978.00

Vehicle/Frame Layout for the Body Company, Chassis Prep, and Interest Expense Floor Plan to Fund when the Chassis Arrives at the Body Manufacturer is \$4,100.00

**Optional Warranties:**

CARB 5 Year / 150,000 Mile Emissions Components Warranty \$1,866.00  
6 Year / 150,000 Mile Base Engine Extended Warranty \$1,110.00  
6 Year / 150,000 Mile Aftertreatment System Warranty \$700.00  
5 Year Unlimited Mile Chassis Extended Warranty \$6,505.00

Total Invoice Amount for the Chassis with above mentioned optional warranties with funding upon chassis arrival at the body company is **\$222,259.00**

Let me know if you want to remove any of the extended warranties, I recommend all the warranties except for the chassis warranty.

Thanks,  
Ben Rust





TLG Peterbilt - Mid-America (P627)  
 #1 North Central Drive  
 O'Fallon, Missouri 63366

City of University  
 6801 Delmar Boulevard  
 University City, Missouri 63130  
 United States of America

Ben Rust  
 Cell Phone:  
 Office Phone: 636-240-0470  
 Email: brust@tlgtrucks.com

Dennis Luckett

## Vehicle Summary

	<b>Unit</b>		<b>Chassis</b>	
Model:	Model 520	Fr Axle Load (lbs):		20000
Type:	Full Truck	Rr Axle Load (lbs):		46000
Description 1:	2025 520 RH	G.C.W. (lbs):		66000
Description 2:				
	<b>Application</b>	<b>Road Conditions:</b>		
Intended Serv.:	Refuse/Landfill	Class A (Highway)		94
Commodity:	Refuse, Scrap, Recycling	Class B (Hwy/Mtn)		3
		Class C (Off-Hwy)		3
		Class D (Off-Road)		0
	<b>Body</b>	Maximum Grade:		6
Type:	Automated Side Loader	Wheelbase (in):		215
Length (ft):	24	Overhang (in):		70
Height (ft):	13.5	Fr Axle to BOC (in):		0.1
Max Laden Weight (lbs):	15000			
		Cab to Axle (in):		214.9
		Cab to EOF (in):		284.9
		Overall Comb. Length (in):		342.3
	<b>Trailer</b>			
No. of Trailer Axles:	0			
Type:				
Length (ft):	0			
Height (ft):	0			
Kingpin Inset (in):	0			
Corner Radius (in):	0			
	<b>Restrictions</b>			
Length (ft):	40			
Width (in):	102			
Height (ft):	13.5			

Approved by: \_\_\_\_\_

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

Note: All sales are F.O.B. designated plant of manufacture.



Sales Code	Std/Opt	Description	Weight
<b>Base Model</b>			
0005201	S	<b>Model 520</b> Peterbilt's Model 520 is built to withstand the harsh demands of the refuse industry. The rugged, aluminum cab delivers best-in-class durability for increased uptime and lap seam construction on a zinc-coated steel sub-frame for corrosion resistance. Bulkhead-style doors provide years of watertight performance. This low-cab forward vehicle adds a new dimension of productivity and versatility. An industry-leading, 65-degree cab tilt enhances maintenance and serviceability. Body installation is cost effective and efficient and the center console provides convenient access to body control integration points.	16,475
0091180	S	<b>Refuse, Scrap, Recycling</b>	0
0093040	O	<b>Refuse/Landfill</b> Truck which picks up refuse or recycled material from curbside containers in residential areas. Operation typically includes very frequent stops and starts. Unloading can be at transfer station or at landfill (may enter landfill).	0
0095120	O	<b>Automated Side Loader</b> A lift-equipped truck used to pick up wheeled waste containers to load waste materials into the truck body. Requires a single operator. The load is removed by a tilt of the truck body.	0
0098170	S	<b>United States Registry</b> Canadian Registry Package Requires Air Conditioning Excise Tax Canada, Speedometer to be KPH ipso MPH, Daytime Running Lights and Rubber Battery Pad in Bottom of Battery Box.	0
<b>Configuration</b>			
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0
<b>Frame &amp; Equipment</b>			
0514160	O	<b>10-3/4" Steel Rails 306-342"</b> 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	212
0601500	O	<b>Full Steel Inner Liner</b>	691
0611330	O	<b>Zinc Coated Anti Corrosion Treated Frame Rails</b> Requires Frame Rail Code. Zinc Phosphate coating will replace the standard frame rail primer and provide added corrosion prevention for your customer's operating in severe conditions or in climates where vehicle rust is common.	4
0620110	O	<b>FEPTO Provision 9in Bumper Extension</b> Includes 1350 Series Front Drive PTO Attachment Provision, Radiator with PTO Cut-Out in Grille, Radiator Protection Sleeve, and Bumper Extension	42
0644090	S	<b>EOF Square without Crossmember</b> End-of-frame square without crossmember. For use with body builder installed crossmember.	0

Price Level: January 1, 2024

Deal: 2025 520 RH

Printed On: 6/26/2024 2:45:56 PM

Date: June 26, 2024

Quote Number: QUO-1115584-X7G9P9



Sales Code	Std/Opt	Description	Weight
0651090	S	Omit Rear Mudflaps and Hangers	0
<b>Front Axle &amp; Equipment</b>			
1011890	S	<b>PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop</b> Axle is designed for applications with a gross axle weight rating (GAWR) of 20,000 pounds. Front axle is designed for demanding applications such as construction, heavy haul, refuse, and other vocational uses. Robust forged steel beam construction for long-lasting performance. It utilizes innovative tapered kingpin roller bearings for more efficient operation and improved steering efficiency.  The PACCAR Steer Axle comes standard with the PACCAR warranty of 5 years, 750,000 miles.	0
1114030	S	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	0
1243010	S	<b>Power Steering Sheppard M100 Dual Gear</b> For use with 16,000 to 20,000 lb. axle ratings. Glidekote splines on steering shaft extend service life of components.	0
1354850	S	<b>PHP10 Iron PreSet PLUS Hubs - Air Disc</b> Preset iron hub assemblies are designed for demanding conditions and require less maintenance while still offering dependability and superior performance. Precisely engineered to minimize roller stress under heavy loads and increase bearing life when used in demanding conditions such as wide-based single wheels and misalignment due to spindle wear.	0
1354870	S	<b>Severe Service Disc Brake Rotor</b> For refuse applications, providing the braking torque necessary to slow or stop the vehicle.	0
1380290	S	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	0
1380490	O	<b>PACCAR FX Wide Track IPO Standard</b> 71in KPI IPO 69in front axle for improved turning radius.	0
1391480	O	<b>Pad Dust Shields for Air Disc Brakes; Front Axle</b> Pad dust shields for air disc brakes can increase brake life. Brake dust shields reduce the buildup of road grime, extend brake system life and prevent premature failure.	2
<b>Rear Axle &amp; Equipment</b>			
1523440	S	<b>Dana Spicer D46-172 46,000 LBS</b> Dana Spicer D46-172 46,000 lbs tandem drive axles offer efficiency improvement, axle weight reduction and reduced lube quantity.	0
1616305	S	<b>PHP10 Iron Preset + Hubs - Air Disc</b>	0
1616310	O	<b>Severe Service Disc Brake Rotor</b> Severe Service Disc Brake Rotor for refuse applications.	0
1660040	O	<b>Pad Dust Shields for Air Disc Brakes,</b> Drive Axle(s)	0

Price Level: January 1, 2024

Deal: 2025 520 RH

Printed On: 6/26/2024 2:45:56 PM

Date: June 26, 2024

Quote Number: QUO-1115584-X7G9P9



Sales Code	Std/ Opt	Description	Weight
1672630	O	<b>Differential Lock Both Axles</b> Air Rocker Switch Occupies the Space of One Gauge	60
1680280	O	<b>Bendix Smart ATC Traction Control</b>	2
1680470	O	<b>Lube Pump, Drive Axle(s)</b> Used to circulate oil within the axle housing. Recommended for use on 46,000 or greater axles used in refuse or severe service applications.	36
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
1682710	O	<b>Anti-Lock Braking System (ABS) 6S6M</b> ABS-6. Includes air braking system.	35
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0
1687040	S	<b>Air Disc Rear Brakes, Tandem Drive Axle</b> Includes Automatic Slack Adjusters.	0
1705570	O	<b>Ratio 5.57 Rear Axle</b>	0
1824410	O	<b>Hendrickson HMX EX 460 46,000 LBS., 54"</b> Haulmaax, 70K Creep Rating. Includes Traax Rod as standard, option 1920905 is not needed or available. Progressive load spring system easily adjusts to the load for an enhanced combination of empty-ride quality and loaded stability.	-67
1921365	O	<b>15.5" Saddle Height HMX EX 400/460</b> IPO Std 18.5"	0
1921965	O	<b>HMX EX Double Rebound Strap Kit</b>	0
1922615	O	<b>HD Shock Absorbers, Hendrickson HMX EX</b>	0
<b>Engine &amp; Equipment</b>			
2074810	O	<b>PACCAR PX-9 380@1900 GOV@2100 1250@1200</b> Performance (2024 Emissions)  N21350 C121 68....Maximum Accelerator Pedal Ve N21370 C128 68....Maximum Cruise Speed (P059) N21460 C132 1400..Max PTO Speed (P046) N21520 C133 5.....Timer Setting (P030) N21610 C188 39....Low Ambient Temperature Thre N21620 C189 60....Intermediate Ambient Tempera N21630 C190 80....High Ambient Temperature Thr N21550 C206 35....Engine Load Threshold (P516)	0

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Sales Code	Std/ Opt	Description	Weight
		N21340 C209 120...Hard Maximum Speed Limit (P1	
		N21510 C225 YES...Enable Idle Shutdown Park Br	
		N21450 C231 NO....Gear Down Protection (P026)	
		N21570 C233 NO....Idle Shutdown Manual Overrul	
		N21440 C234 YES...Engine Protection Shutdown (	
		N21480 C238 NO....Auto Engine Brake in Cruise	
		N21470 C239 NO....Cruise Control Auto Resume (	
		N21430 C333 0.....Reserve Speed Limit Offset (	
		N21410 C334 0.....Maximum Cycle Distance (N202	
		N21590 C382 YES...Enable Hot Ambient Automatic	
		N21500 C395 0.....Expiration Distance (N209)	
		N21530 C396 YES...Enable Impending Shutdown Wa	
		N21540 C397 60....Timer For Impending Shutdown	
		N21320 C399 120...Standard Maximum Speed Limit	
		N21400 C400 252...Reserve Speed Function Reset	
		N21420 C401 10....Maximum Active Distance (N20	
		N21330 C402 0.....Expiration Distance (N207)	
2091130	S	<b>VMUX Electronics Architecture</b>	0
2091310	O	<b>Engine Idle Shutdown Timer Disabled</b>	0
2091315	O	<b>Enable EIST Ambient Temp Overrule</b>	0
2091372		<b>Eff EIST NA Expiration Miles</b>	0
2091640		<b>Effective VSL Setting NA</b>	0
2092017	O	<b>Typical Operating Speed 68 MPH</b>	0
2092032	O	<b>Powertrain Optimized for Performance</b> Best analysis for vehicles used in vocational applications or with heavy GCWRs.	0
2140200	O	<b>CARB Engine Idling Compliance</b> PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	0
2140400	O	<b>Reinforced Belly Pan</b>	0
2140420	O	<b>Engine Oil Test Port</b> Expanded availability of the engine oil test port to include availability with MX-11 engines.	0
2140450	O	<b>Remote PTO/Throttle, 12-Pin</b> Eng Bay Remote Control Provision	0
2140660	O	<b>CARB Emission Warranty</b>	0
2140700	S	<b>EPA Engine Idling Compliance</b>	0
2141990	O	<b>Omit Chevron Engine Oil Sticker (DELO)</b>	0

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Sales Code	Std/ Opt	Description	Weight
2147460	S	<b>Bed Plate for PX-9, L9N Engines</b> Designed to increase engine longevity by incorporating a stiffener bracket on the bottom side of the engine, inside the oil pan, for additional reinforcement. Required for all PX-9/L9N refuse applications and recommended for other high load 9-liter applications.	0
2513060	S	<b>PACCAR 160 Amp Alternator, Brushed</b> PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0
2521090	O	<b>Immersion Type Block Heater 110-120V</b> Standard location is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	2
2522110	O	<b>PACCAR 12V Starter, N/A PACCAR MX Engines</b> PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	0
2538040	S	<b>3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA</b> Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	0
2539220	O	<b>Battery Jumper Terminals Mtd In Front Of Battery Box</b>	4
2539980	O	<b>Kissling Battery Disconnect SW 300AMP</b> Single Tab; MTD on Battery Box	3
2621000	S	<b>2-Speed Fan Clutch For Frequent Start/Stops</b> A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	0
2723210	S	<b>18.7 CFM Air Compressor</b> N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0
2812140	O	<b>C-Brake By Jacobs, PX-9</b> Features a dedicated cam lobe design for optimum power and three-stage engine brake operation.	90
2921110	S	<b>PACCAR Fuel/Water Separator Standard Service</b> PACCAR Fuel/Water separator standard service intervals. High efficiency media protects critical engine components.	0
2921210	S	<b>No Fluid Heat Option for Fuel Filter</b>	0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	0
3010400	O	<b>Engine Protection Shutdown w/ Label</b> Includes oil pressure, oil temperature, coolant temperature, and intake manifold temperature.	0
3114270	S	<b>High Efficiency Cooling System</b>	0

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Sales Code	Std/ Opt	Description	Weight
		<p>Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator &amp; heater hoses enhance value, durability, &amp; reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 520 1202 sq in, 579 1456.9 sq in, 535/536/537/548 949.3 sq in, 537/548 VOC 1000.3 sq in, 389 HH 1604 sq in, 567 1379 sq in.</p>	
3120320	O	<b>Bugscreen</b>	0
3120450	S	<b>Stainless Steel Grille</b>	0
3261980	S	<b>Heavy Duty Air Cleaner</b> Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	0
3281750	O	<b>Pre-Cleaner ECG</b>	13
3367200	S	<b>Exhaust Vertical LH DPF/SCR</b> LH Back of Cab Vertical, Single Module	0
3381860	O	<b>Exhaust 90 Degree Diffuser</b>	0
<b>Transmission &amp; Equipment</b>			
4052970	O	<b>Allison 4500 RDS-P Transmission, Gen 6</b> Rugged Duty Series	390
4211000	S	<b>SPL170 HD-XL Driveline, 1 Midship Bearing</b>	0
4216330	S	<b>SPL170 XL Driveline Interaxle</b> Dana Spicer Life Series heavy-duty drive shafts are built for heavy loads over the long haul. For tandem rear axles.	0
4216660	O	<b>Service Free Driveline</b> Service free driveline for SPL350, SPL250, SPL170, SPL100.	0
4233910	O	<b>(1) Dash Mounted Single Acting EOH PTO Control</b> Electric-over-hydraulic, spec'ing PTO switch does not ensure the PTO will fit. Sends signal to Allison to engage PTO.	1
4250490	U	<b>Allison RDS, Pkg 170</b>	0
4252890	O	<b>Allison FuelSense Not Desired</b> Dynamic Shift Sensing	0
4252940	S	<b>Allison Neutral At Stop</b> Neutral at Stop features and benefits: Reduces or eliminates the load on the engine when vehicle is stopped, can help lower fuel consumption and CO2 emissions, and is included in FuelSense 2.0 Plus and Max packages only.	0
4256020	S	<b>Console Mounted Push Button Shifter</b>	0
4256350	O	<b>Auto Neutral AK, Allison HD/RDS</b>	0

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Sales Code	Std/ Opt	Description	Weight
		Single steer left-hand or right-hand, add code 4540940 if plumbed to flip valve to actuate service brakes is desired	
4256740	O	<b>Allison 6-Speed Configuration, Wide Ratio Gears</b> Allison 4500 transmission only	0
4256870	O	<b>Allison Output Function S Neutral Indicator</b> Allison output function S Neutral Indicator for PTO. Required on Refuse Packer Applications. With this configuration NEUTRAL only, PTO engagement is permitted only when the transmission is in Neutral. Once the transmission is in Neutral, the PTO is automatically engaged and fast idle is initiated when the PTO switch is on. In addition with this configuration Pack-on-the-fly, the PTO is automatically engaged and fast idle is initiated when the PTO switch is On concurrently with shifting of the transmission to Neutral.	0
4256910	O	<b>Allison Transmission Fluid Test Port</b> Remote coupler. The fluid test port provides easy access to transmission fluid for testing from its location under the hood on the right-hand frame rail.	0
<b>Air &amp; Trailer Equipment</b>			
4510210	S	<b>Bendix AD-HF EP Air Dryer, Heater</b> Coalescing filter, extended purge. Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil coalescing technology in the the air dryer cartridge. This oil coalescing filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.	0
4520180	O	<b>Air Tank Valve Guards</b>	0
4540420	S	<b>Nylon Chassis Hose</b>	0
4542320	O	<b>Central Location For Air Tank Drain Valves</b> Wire braid hose to air tanks. (Not available with optional drain valves.)	4
4543340	O	<b>Aluminum Painted Air Tanks</b> All air tanks are aluminum with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	-45
4610930	O	<b>31 Pin Body Builder Passthrough Harness</b>	0
4615250	O	<b>Fitting For F/O Air Port</b> The furnished by owner fitting air port is mounted outboard of the driver's seat. This allows operators access to pressurize truck air, to maintain clean air in the cab.	0
<b>Tires &amp; Wheels</b>			
5008040	O	<b>FF: AP 20ply 315/80R22.5 EnduTrax MA</b>	-16

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Sales Code	Std/ Opt	Description	Weight
5108040	O	RR: AP 20ply 315/80R22.5 EnduTrax MA	312
5190008	S	Code-rear Tire Qty 08	0
5220520	O	FF: Alcoa 89U637 22.5 X 9.00 High Polish Aluminum, Ultra ONE technology that saves more than 50 lbs. versus a comparable steel wheel. Built for refuse, logging, mining and other heavy haul applications that demand a tough wheel. Each wheel offers a 10,000 lbs. load rating.	-110
5320530	O	RR: Alcoa 89U647 22.5X9.00 High Polish Aluminum. Ultra ONE wheels with MagnaForce alloy.	-216
5390008	S	Code-rear Rim Qty 08	0
5400030	U	No Tire Chains Due To Tire/Susp Clear	0
5400100	O	Alligator V2B Double Sealing Valve Caps On Tire Valve stems. Inflate thru valve.	0
5409300	O	Wheel Guards, Tandem Axle Between brake drum and wheel. Wheel guards provide a protective barrier to maintain the integrity between the brake drums and wheels to ensure the maximum life for your polished wheels.	0
5409310	O	Wheel Guards, Steer Axle Between brake drum and wheel. Wheel guards provide a protective barrier to maintain the integrity between the brake drums and wheels to ensure the maximum life for your polished wheels.	0
5409320	O	Wheel Guards, Tandem Axle Between Wheels Between wheels. Wheel guards provide a protective barrier to maintain the integrity between the brake drums and wheels to ensure the maximum life for your polished wheels.	0
<b>Fuel Tanks</b>			
5556130	O	26" Aluminum 80 Gallon Fuel Tank LH BOC Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.	13
5604080	O	Location LH BOC 80 Gallon	0
5650490	S	Fuel Cooler Required with single fuel tank	0
5652890	S	DEF Tank Mounted LH BOC Models 220 and 520 mounted left hand back-of-cab.	0
5652980	S	DEF To Fuel Ratio Between 1:1 And 2:1	0
5655069	S	DEF Tank 520, 7.3 Gal	0
<b>Battery Box &amp; Bumper</b>			
6011070	O	Aluminum Battery Box LH Frame Mtd Back-of- Fender	0

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Sales Code	Std/ Opt	Description	Weight
		Aluminum battery box left hand frame mounted back-of-fender. 8" Below top of frame.	
6030150	O	<b>Rubber Battery Pad In Bottom of (1) Battery Box</b> Mat in box that holds batteries only	4
6121710	O	<b>Steel Bumper Channel Chromed</b> Includes two front tow eyes with pins	0
6132900	O	<b>Screen Over Air Intake Opening In Bumper</b>	2
<b>Cab &amp; Equipment</b>			
6501090	O	<b>53" LCF ProBilt Cab RH Drive</b> Use with auto-trans. Includes steel frames with aluminum and fiberglass panels, all aluminum doors, dual door stops, door locks, tinted safety glass thru-out, cab and door mounted entry grab handles, 65 degree hydraulic tilt, stainless steel grille, dual rear cab fenders, service module BOC (cab tilt pump, oil fill and dipstick, coolant fill and check, fluid fill and dipstick for auto trans), door mounted armrests, power windows, doghouse full insulation, rubber floor mats, ergonomic center control console, removable instrument panel, Driver Information Display, LED backlit gauges, adjustable side flip-down interior sunvisor, 16" steering wheel with integrated horn button, tilt/telescopic adjustable column, over-door storage, driver and passenger side cup holders, USB charging port and 12VDC charging outlet, header includes HVAC controls, rear cab corner windows, 18" bolt-on step on each side, self-canceling turn signals and Front Directional and Side Mounted Turn Signals.	0
6540160	S	<b>Thermal Insulation Package in Cab</b> The thermal insulation package is designed to make the cab thermally efficient in extreme temperatures. The model 520 adds insulation surrounding the doghouse to reduce engine heat transmitted to the cab.	0
6800500	S	<b>4.5" Rubber Flares On Cab</b> And wheel well fenders	0
6914160	O	<b>Sears C2 Plus Premium Driver Seat</b> Enhanced for operator comfort with a 1" thicker foam cushion with flat bolsters for greater surface area coverage. Countoured metal seat and back pans add to overall ergonomic design with air lumbar support. Comes with quick attach seat and back cushions for ease of service and replacement.	0
6924160	O	<b>Sears C2 Plus Premium Passenger Seat</b> Enhanced for operator comfort with a 1" thicker foam cushion with flat bolsters for greater surface area coverage. Countoured metal seat and back pans add to overall ergonomic design with air lumbar support. Comes with quick attach seat and back cushions for ease of service and replacement.	0
6931120	O	<b>Seat Belt Color Orange IPO Standard Black</b>	0
6934040	O	<b>Driver LH Arm Rest With Headrest</b> RH Drive, C2+ Seat Only.	0
6934060	O	<b>Passenger RH Arm Rest With Headrest</b> RH Drive, C2+ Seat Only	0
6939400	O	<b>Air Ride Driver</b>	43

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Sales Code	Std/ Opt	Description	Weight
6939430	O	<b>Mid Back Driver</b>	0
6939460	O	<b>Fabric Driver</b>	0
6939500	O	<b>Air Ride Passenger</b>	43
6939530	O	<b>Mid Back Passenger</b>	0
6939560	O	<b>Fabric Passenger</b>	0
7000000	S	<b>Gray Interior Color</b> Includes ABS Gray Headliner & Rear Cab Panel, Gray Vinyl Engine Tunnel Cover. For LH, RH, and Dual Steer Dual Seated Power Windows are standard on both doors. For Dual Steer RH stand-up the LH Window is Power and the RH Window is a Manual Sliding window.	0
7001520	S	<b>Adjustable Steering Column - Tilt/Telescope</b>	0
7001620	S	<b>Steering Wheel With Peterbilt Logo</b> Steering Wheel with embossed Peterbilt logo over horn button.	0
7110680	S	<b>Exterior Cab Entry Grabhandle</b> Textured; NFPA compliant. Available on Day Cab specifications only.	0
7220130	S	<b>Rear Window Back of Cab Standard Tint</b> 18.5in X 54in	0
7230350	S	<b>2-Piece Flat Windshield</b>	0
7322010	S	<b>Combo Fresh Air Heater/Air Conditioner</b> With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0
7330920	O	<b>(2) Defroster Fan On Rear Header</b>	60
7410040	O	<b>Outside Sunvisor - Stainless Steel</b> Not available with 2.1M high roof sleeper.	4
7560100	O	<b>Mirrors SSTL Each Side Heated and Motorized</b> with Switch on Door.	-7
7561450	O	<b>(4) Convex 8 Inch SSTL Mirrors; (2) Center</b> These optional convex mirrors provide enhanced rearward visibility by allowing the driver to see the operation of front-end loader arms or other obstacles that may interfere with operation in refuse services. The mirrors have an off-center mounting that maximizes adjustability for field of view. Dual door stops are included with these mirrors for added protection to the mirrors during cab entry and exit. Includes 4 convexed 8" stainless steel mirrors and 2 center mounted under (heated) and 2 center mounted over mirror bracket (non-heated). Includes dual door stops.	4
7620620	O	<b>(2) Air Horns 24.5" Chrome - Round w/Horn Shields</b>	8

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Sales Code	Std/ Opt	Description	Weight
7722120	O	<b>ConcertClass, AM/FM, Weatherband, 3.5 Aux</b>	10
7725740	O	<b>Midlevel Speaker Package For Cab</b> (4) Speakers	6
7728020	O	<b>Bluetooth Located On Driver Side</b>	0
7728030	O	<b>Radio Mute When In Reverse</b> For automatic or automated transmission	0
7728040	O	<b>Bluetooth Phone and Audio Requires USB Port</b>	0
7728050	O	<b>USB Port</b>	0
7788055	S	<b>SmartLINQ Remote Diagnostics</b> SmartLINQ is Peterbilts proprietary remote diagnostics service which monitors the engine and aftertreatment for diagnostic codes providing real-time code analysis maximizing vehicle uptime and strengthening the fleets partnership with their dealer. SmartLINQ provides fault coverage for over 800 codes, a customizable email notification for 116 codes plus a web portal to manage your entire fleet included at no additional charge. SmartLINQ is compatible with any telematics system and doesnt require a specific fleet management system. For those whose customers utilize PeopleNet, the pre-wire with remote diagnostics will provide a more integrated solution utilizing the existing SmartLINQ modem. For those whose customers utilize other fleet services products, the existing pre-wire option for the other fleet service devices will continue to be available. Standard on Class 8 engines and available on Models 348, 337, 330 and 325 with a PX-9, PX-7 or Cummins Westport natural gas engine.	0
7850045	O	<b>Windshield Reservoir Fill Tube Routed To Back Of</b> Cab with RH sit down cab.	0
7851330	O	<b>Cab Tilt Pump Air Assist</b>	0
7851870	O	<b>Rain Gutters Over Driver and Passenger Doors</b>	8
7852150	S	<b>Peterbilt Pantograph Windshield Wipers</b> With intermittent feature.	0
7900090	O	<b>Triangle Reflector Kit, Ship Loose</b> Florescent triangle emergency road flares are designed to meet and exceed all DOT standards.	13
7900270	O	<b>Fire Extinguisher, Cab Mounted</b> Hazmat approved UL listed/rated ABC	12
7900401	O	<b>Cruise Control Inactive With Wipers On</b>	0
7900403	O	<b>Cruise Inactive At Wiper Speed 6 Only</b> Only available with 7900401	0
7901140	O	<b>Backup Alarm (87-112 DB)</b> Variable adjusting	6
8011800	O	<b>Drive Axle #1 Front Oil Temperature Gauge</b> Located in Digital Cluster Display.	0

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Sales Code	Std/Opt	Description	Weight
8011810	O	<b>Drive Axle #2 Rear Oil Temperature Gauge</b> Located in Digital Cluster Display.	0
8011850	S	<b>Transmission Oil Temperature (Main)</b> Located in Digital Cluster Display.	0
8021315	S	<b>Air Restriction Indicator</b> Mounted on exhaust stanchion	0
8021800	O	<b>Air Filter Restriction Pressure Gauge</b> Located in Digital Cluster Display	0
8070110	O	<b>(5) Additional Dash Switches with Wiring</b> Located on dash panel C. Availability subject to dash space. Includes 4" 14 gauge wire with butt splice at rear of each additional switch.	4
8070260	O	<b>Switch To Deactivate ATC Traction Control</b> Bendix ATC is required on the specification. Switch is to temporarily disable the Traction Control in extreme conditions such as snow, ice or mud. The ATC warning light will display in a constant state.	0
8070390	O	<b>Engine Hourmeter Gauge</b> Located in Digital Cluster Display	0
8070450	O	<b>Engine PTO Hourmeter Gauge</b> Located In Digital Cluster Display	0
8070810	O	<b>Engine Manifold Pressure (Turbo Boost)</b> Located in Digital Cluster Display	0
8070820	O	<b>Engine Percent Torque</b> Located in Digital Cluster Display	0
8070860	O	<b>Main Instrumentation Panel</b> Digital Cluster 7" Display includes: Physical (Analog) - Speedometer, Tachometer, Oil Pressure, Coolant Temp and Display Gauges - Fuel Level, DEF Level, DPF Filter Status, Fuel Economy, Volts Telltale, OAT and Primary Air Pressure, Secondary Air Pressure for air brake trucks.	0
8070940	O	<b>Voltmeter Gauge (MD/520 Only)</b> Located in Digital Cluster Display	0
8110150	O	<b>Headlights Single Rectangular LED</b> Model 520 LED headlights provide outstanding brightness and coverage that can help with driver eye-fatigue. LED headlights are easy to install, long lasting, energy efficient and cost effective and they provide improved headlight brightness.	0
8120570	S	<b>(5) LED Clearance With (2) LED Marker Lights</b> Includes (5) lights mounted on roof of cab and (1) cab side marker light mounted in front of each cab door	0
8133900	S	<b>None Furnished Stop/Tail/Backup Lights</b> Available with full truck only, not available with tractor	0
8134160	O	<b>Self-Canceling Turn Signal</b>	0
8140690	O	<b>Brake Lights Activated by Park Brake</b>	0
8153100	O	<b>(1) F/O Load Light, Switch, 10' Wire Coil</b> Under / in cab / sleeper baggage compartment	2

### Paint

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Sales Code	Std/Opt	Description	Weight
8500710	S	Standard Paint Color Selection	0
8530770	O	(1) Color Axalta Two Stage - Cab/Hood Base Coat/Clear Coat N85020 A - L0006EY WHITE N85500 CAB ROOF L0006EY WHITE N85200 FRAME L0001EA BLACK	0

### Shipping Destination

### Options Not Subject To Discount

9400090	S	Peterbilt Class 8 Standard Coverage 1 year/100,000 Miles (160,000 km)	0
9400094	S	PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0
9407147	O	Fuel Price Index Factor \$72 NET	0
9408558	O	Prognostic Connection Fee	0
9408634	O	SmartLINQ RD - 5YR Sub PACCAR PX Engines	0
9408701	O	Base Warr: Emissions (CARB Operation) 5YR/150K MI - PX-9 Engine	0
9408938	U	PDI at Larson Group PDI Center	0
9408982	O	Vehicle Layout Option is not subject to discount. Fleets will be split prior to build so that the charge is applied to only one unit. Quotes will not reflect this.	0

### Miscellaneous

9409075	O	State Of Registry: Missouri	0
9409749	O	2024 Series Emissions Engine	0
9409879	U	Long Lead-time Component(s) on Order	0
9409880	U	Long Lead-time Component(s) - 4 weeks	0

### Promotions

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<i>Sales Code</i>	<i>Std/ Opt</i>	<i>Description</i>	<i>Weight</i>
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**Special Requirements**

- Special Requirement 1 0098170
- Special Requirement 2
- Special Requirement 3
- Special Requirement 4

**Order Comments**



Total Weight (lbs)

18,159

## Prices and Specifications Subject to Change Without Notice.

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Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

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### **PRICING DISCLAIMER**

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**Shipping Destinations**

Intermediate Destination: NONE

Final Destinations	Quantity
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## FRAME RAKE

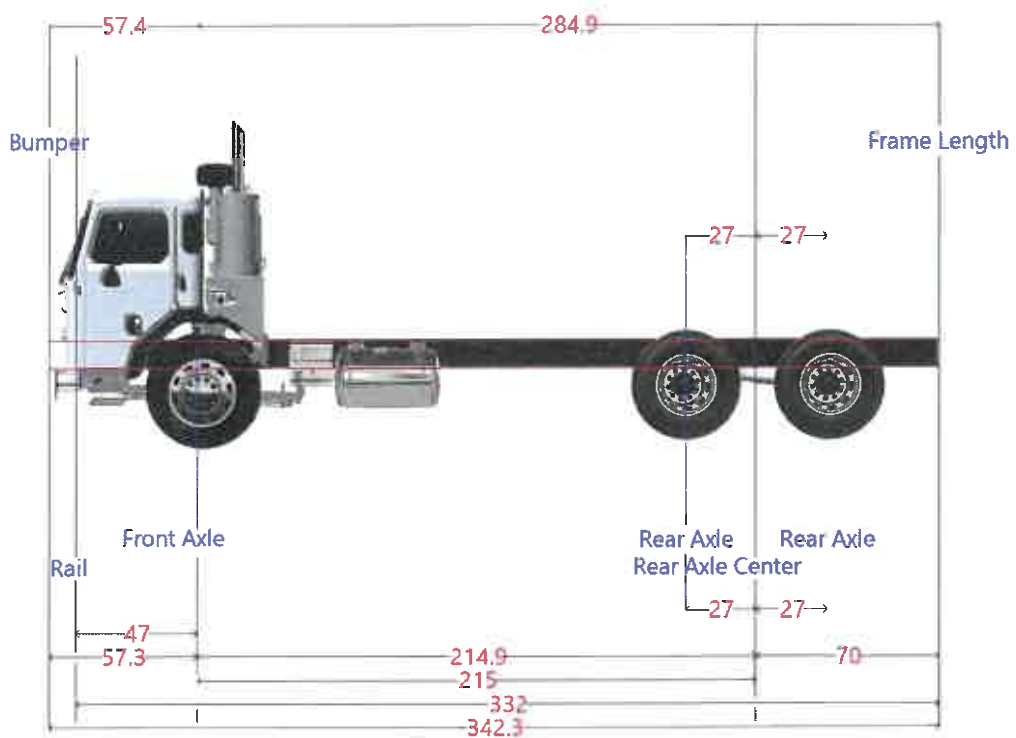


*The listed heights should be considered approximations due to variations which may occur in component manufacturing processes, spring set, and the way in which the vehicle is loaded.*

Component	Sales Code	Description	Laden	Unladen
<b>Frame</b>	0514160	10-3/4" Steel Rails 306-342"	10.8	10.8
<b>Front Spring</b>	1114030	Taper Leaf Springs, Shocks 20,000 lb	7.4	9.7
<b>Front Axle Drop 3.5"</b>	1011890	PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop	-0.5	-0.5
<b>Height Adj.</b>		25mm Front Spring Spacer Blocks	1.0	1.0
<b>Front Tires</b>	5008040	FF: AP 20ply 315/80R22.5 EnduTrax MA	19.7	20.4
		<b>Front Frame Height</b>	<b>38.3</b>	<b>41.4</b>
<b>Frame</b>	0514160	10-3/4" Steel Rails 306-342"	10.8	10.8
<b>Subframe</b>				
<b>Suspension</b>	1824410	Hendrickson HMX EX 460 46,000 LBS., 54"	11.5	13.6
<b>Rear Tires</b>	5108040	RR: AP 20ply 315/80R22.5 EnduTrax MA	19.7	21.0
		<b>Rear Frame Height</b>	<b>39.0</b>	<b>42.4</b>
		<b>Frame Rake</b>	<b>0.7</b>	<b>1.0</b>
		<b>Frame Rake Slope (%)</b>	<b>0.3</b>	<b>0.5</b>

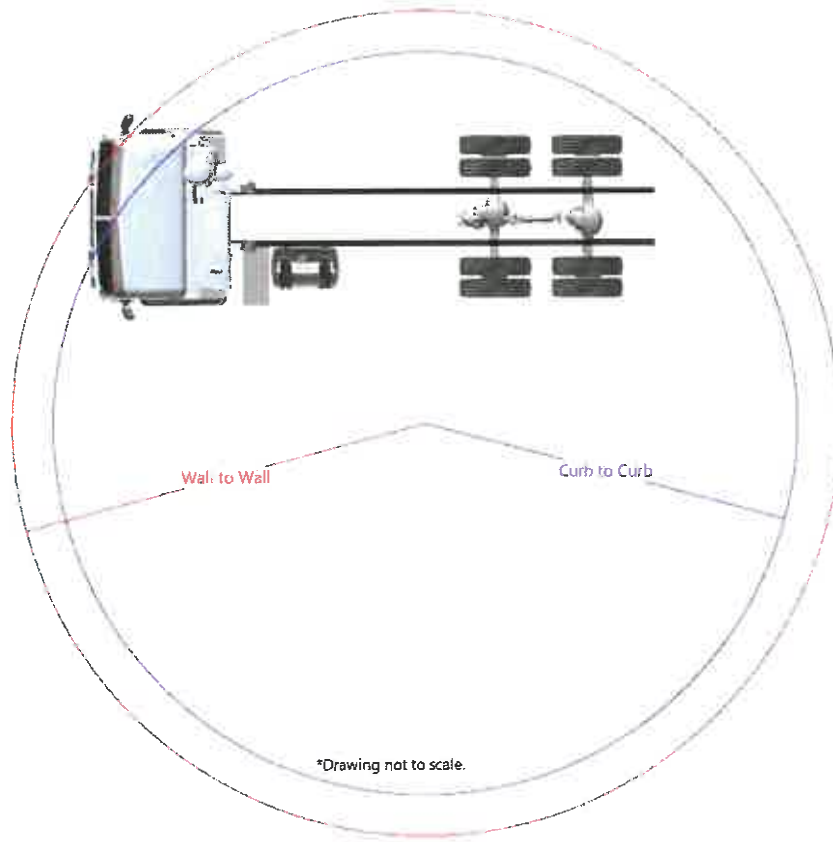
*These characteristics are considered to be out of standard range:  
Laden rake more than 1% of wheelbase from level (positive or negative).*

## HORIZONTAL DIMENSIONS



Dimension	Measurement	Start	End
Axle Spacing	54	188	242
Bumper to Back of Cab	57.4	-57.3	0.1
Bumper to Front Axle	57.3	-57.3	0
Bumper to Front Frame	10.3	-57.3	-47
Cab to End of Frame	284.9	0.1	285
Cab to Rear Axle	214.9	0.1	215
Effective Bumper to Back Of Cab	57.4	-57.3	0.1
Frame Length	332	-47	285
Front Axle to Back of Cab	0.1	0	0.1
Front of Frame to Axle	47	-47	0
Load Space	284.9	0.1	285
Overall Length	342.3	-57.3	285
Overhang	70	215	285
Pusher Offset #1	0	188	215
Pusher Offset #2	0	188	215
Pusher Offset #3	0	188	215
Tag Offset	0	215	242
Wheelbase	215	0	215

## TURNING RADIUS



LEFT TURN RADIUS		RIGHT TURN RADIUS	
<b>Curb to Curb</b>	30.1	<b>Curb to Curb</b>	31.0
<b>Wall to Wall</b>	33.0	<b>Wall to Wall</b>	33.8

### VEHICLE SUMMARY

<b>Truck</b>	Model 520 / Full Truck	<b>Wheelbase</b>	215
<b>Axle</b>	PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop	<b>Weight</b>	18159
<b>Tire</b>	FF: AP 20ply 315/80R22.5 EnduTrax MA		
<b>Wheel</b>	FF: Alcoa 89U637 22.5 X 9.00 High Polish		

## VEHICLE WEIGHT RATING

### FRONT AXLE COMPONENTS

Component	Sales Code	Description	Ratings
<b>Axle</b>	1011890	PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop	20,000
<b>Springs</b>	1114030	Taper Leaf Springs, Shocks 20,000 lb	20,000
<b>Power Steering</b>	1243010	Power Steering Sheppard M100 Dual Gear	20,000
<b>Hubs, Drums</b>	1354850	PHP10 Iron PreSet PLUS Hubs - Air Disc	23,000
<b>Brakes</b>			
<b>Tires</b>	5008040	FF: AP 20ply 315/80R22.5 EnduTrax MA	20,400
<b>Wheels</b>	5220520	FF: Alcoa 89U637 22.5 X 9.00 High Polish	20,000

Requested Front (Lbs):       0  
 Minimum:                   11,000  
 Maximum:                   20,000

The front axle weight rating cannot exceed 20000

### REAR AXLE COMPONENTS

Component	Sales Code	Description	Ratings
<b>Axle</b>	1523440	Dana Spicer D46-172 46,000 LBS	46,000
<b>Hubs, Drums</b>	1616305	PHP10 Iron Preset + Hubs - Air Disc	78,000
<b>Service Brakes</b>			
<b>Spring Brakes</b>			0
<b>Suspension</b>	1824410	Hendrickson HMX EX 460 46,000 LBS., 54"	46,000
<b>Tires</b>	5108040	RR: AP 20ply 315/80R22.5 EnduTrax MA	72,720
<b>Wheels</b>	5320530	RR: Alcoa 89U647 22.5X9.00 High Polish	80,000

Requested Rear (Lbs):       0  
 Minimum:                   20,000  
 Maximum:                   46,000

The rear axle weight rating cannot exceed 46000

### [LABEL RPTVW\_GROSSCOMBINATIONWEIGHTRATING

<b>GCWR (lbs)</b>	66,000
<b>Min</b>	66,000
<b>Max</b>	66,000

**The Gross Combination Weight Rating rating cannot exceed 66000**

## WEIGHT DISTRIBUTION

Model: 520

Actual performance of a specific unit can be affected by your operating conditions. The performance calculations should only be used as a guideline.



Recommended payload center of gravity to achieve specified ground loads; measured from centerline of drive axles: 36 in. from the centerline of the drive axle(s).\*

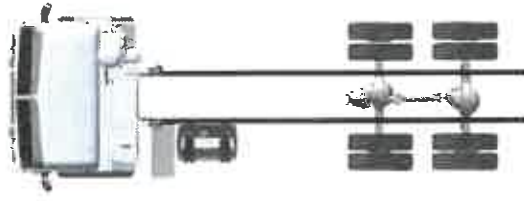
Weight (lbs)	Front	Rear	Total
Chassis	11259	6900	18159
Tools/Driver	419	-44	375
Fuel & DEF	447	197	644
Max Payload	7876	38946	46822
Auxiliary Payload	0	0	0
Total	20000	46000	66000
Specify Ground Load	20000	46000	

### Auxiliary Payload

Item	Location from FA CL	Weight	Point Description
Load Point #1	0	0	
Load Point #2	0	0	
Load Point #3	0	0	
Component(s)	-	0	Composite Totals

Fifth wheel slide length is 0 inches  
 Selected rearmost setting is 0 inches  
 Wheelbase measurement: 215 inches  
 Overhang measurement: 70 inches

## FRAME LAYOUT



**Note:** The image displayed is representative only. It should not be construed as a layout diagram. Dimensions and components are not to scale.

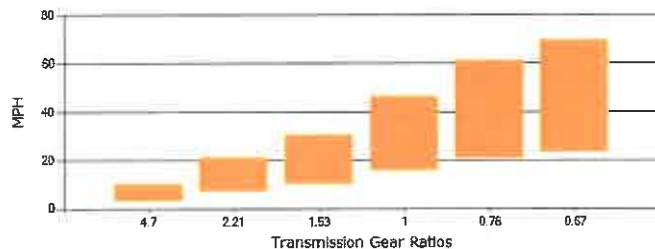
### Selected Options (Wheelbase: 215)

Sales Code	Description	Length	Side
5655069	DEF Tank 520, 7.3 Gal	25	Left
5556130	26" Aluminum 80 Gallon Fuel Tank LH BOC	40.95	Left
6011070	Aluminum Battery Box LH Frame Mid Back-of- Fender	16.5	Left

# SPEED & GRADE PERFORMANCE REPORTS

## Geared Speed Report (Engine Fan Off)

Configuration:	Model 520 / Full Truck GCW: 66000
Quote/DTPO/CO:	QUO-1115584-X7G9P9
Engine:	2074810 PACCAR PX-9 380@1900 GOV@2100 1250@1200
Transmission:	4052970 Allison 4500 RDS-P Transmission, Gen 6
Rear Axle:	1523440 Dana Spicer D46-172 46,000 LBS
Rear Tire:	5108040 RR: AP 20ply 315/80R22.5 EnduTrax MA   : 486
Operating Conditions:	0% Rolling Resistance





# Kranz Body Co LLC

300 Russell Blvd.  
 Saint Louis, MO 63104  
 (314) 776-3787

Quote # **Q1907**

**City of University City**  
 1015 Pennsylvania Ave.  
 Saint Louis, MO 63130

**2025 Peterbilt Misc**

Inv Date 6/06/2024

VIN:  
 Engine:  
 Trans:  
 ODO In: 0  
 Color:  
 License #

Service Writer:  
 Status:  
 Driver:  
 Mfg. Date  
**Unit #**

(314) 862-6767 Business

(314) 505-8543 Ex: A/P - Business

**PO #**

**Key Tag / Hat #**

Vehicle Problems	Requests for Service	Services Performed	Qty		
<b>CUSTOMER REQUESTS THE INSTALLATION OF KANN SLEC 29YD REFUSE BODY</b>					<b>183,835.00</b>
Labor Service - General Labor					
<i>New</i> SLEC29YD		<i>KANN 29YD REFUSE BODY INCLUDING HOPPER AND FULL EJECT PACKER BLADE</i>	1.00		
<i>Sublet</i> FREIGHT		<i>FREIGHT</i>	1.00		

<p><b>Authorization</b></p> <p>I hereby authorize the repair work listed herein, including sublet work, to be done along with necessary materials. You and your employees may operate the described vehicle for the purposes of testing, inspection or delivery at our risk. An express lien is acknowledged on said vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control. Customer agrees to pay all collection costs and /or attorneys fees in the event that default is made in any payment due. If vehicle is returned to customer without repair service being performed, a diagnostic and handling fee (including reassembly) may be charged. I have read and understand the above and acknowledge receipt of an estimate.</p> <p>Terms: Payment is due when vehicle is picked up/delivered. Vehicles left after repair is completed may be subject to storage fees.</p> <p>Signature _____</p>	<p><b>QUOTE</b></p>	<p><b>Quote Summary:</b></p> <table> <tr> <td>Parts</td> <td align="right">182,740.00</td> </tr> <tr> <td>Sublet</td> <td align="right">1,095.00</td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Sub Total</td> <td align="right">183,835.00</td> </tr> <tr> <td>Sales Tax (NT)</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td align="right"><b>183,835.00</b></td> </tr> </table>	Parts	182,740.00	Sublet	1,095.00	 		Sub Total	183,835.00	Sales Tax (NT)		<b>Total</b>	<b>183,835.00</b>
Parts	182,740.00													
Sublet	1,095.00													
Sub Total	183,835.00													
Sales Tax (NT)														
<b>Total</b>	<b>183,835.00</b>													





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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CA20240708-05</b>
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<b>SUBJECT/TITLE:</b> DISPOSITION OF RECORDS (Police Department)			
<b>PREPARED BY:</b> Chief Larry Hampton		<b>DEPARTMENT / WARD</b> Police Department	
<b>AGENDA SECTION:</b> Consent		<b>CAN ITEM BE RESCHEDULED?</b> yes	
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager Recommends Approval.			
<b>FISCAL IMPACT:</b> None.			
<b>AMOUNT:</b>	0	<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>	0	<b>TO FUND:</b>	0
<b>EXPLANATION:</b>			

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
Attached is a list of documents maintained by the Police Department which have met the required retention period by RSMO 109.230 subsection 4 and are recommended for secure destruction.

<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Local Records Program Disposition List dated July 1, 2024.	

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

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> 7/8/2024
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## LOCAL RECORDS PROGRAM DISPOSITION LIST

OFFICE: UNIVERSITY CITY POLICE DEPARTMENT  
DATE: JULY 1, 2024

The following records have met their retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The officeholder with jurisdiction over these records may elect to take the following action: store the records, destroy the records, or de-accession the records. If the records are destroyed or donated to a local historical agency, the action should be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES TITLE	INCLUSIVE DATES	CUBIC FEET
<b>Incident Report/ File (POL001),</b> Other felony 3 years; Misdemeanor 1 year; Infraction 6 months; Class A felony permanent; Sex crime involving minor 30 years after victim reaches 18.	1968, 1996, 2005-2006, 2014-2020	35.0
<b>Non-Criminal Incident Report/ File (POL002), 1 year.</b>	1996, 2005, 2006, 2015-2020	11.0
<b>Accident Report/ File (POL003), 7 years felony; 5 years all others.</b>	1996, 2005, 2006	6.0
<b>Missing Person/ Runaway Report (POL004),</b> Person not found, Permanent; Person located safe, 1 Year; Person located deceased, not Suspicious, 1 Year; Person located deceased, suspicious, retain until resolved.	1996, 2005, 2006	1.0
<b>Messages/ Teletypes, (POL005) Reference.</b>	2018-2023	9.0
<b>Arrest Records, (POL006), 5 years.</b>	1974, 1976-2018	56.0
<b>Full Orders of Protection (POL007), Reference.</b>	1996, 2005-2006	1.0
<b>Racial Profiling Statistics (POL010), 1 Year after submission to Attorney General.</b>	2016-2020, 2022	5.0
<b>Receipts (GS011), Completion of Audit.</b>	2014-2019, 2021-2022	4.0
	<b>Total Cubic Feet:</b>	<b>128.0</b>

Read into City Minutes – Date: \_\_\_\_\_

Destroyed – Date: \_\_\_\_\_

Signature: *[Handwritten Signature]* #410  
(Police Department Representative)

Date: 07-01-2024

Signature: \_\_\_\_\_  
(Custodian of Records)

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

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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CA20240708-06</b>
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<b>SUBJECT/TITLE:</b> Renewal of Audit Services' Contract			
<b>PREPARED BY:</b> Keith Cole, Director of Finance		<b>DEPARTMENT / WARD</b> Finance / All	
<b>AGENDA SECTION:</b>	Consent	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends approval of the renewal of a three-year auditing services' contract with Sikich CPA LLC for the audit years of FY2024, FY2025, and FY2026, for \$58,800, \$61,800, and \$64,800, respectively.			
<b>FISCAL IMPACT:</b> FY2024 - \$58,800; FY2025 - \$61,800; and FY2026 - \$64,800			
<b>AMOUNT:</b>	See above	<b>ACCOUNT No.:</b>	6001
<b>FROM FUND:</b>	General Fund	<b>TO FUND:</b>	General Fund
<b>EXPLANATION:</b> The City has been using Sikich CPA LLC since FY2018. The City renewed their contract for FY2021 through FY2023. Sikich CPA LLC has submitted their Statement of Work (SOW) for auditing services for the next three (3) fiscal years through June 30, 2026. An additional fee for the Governmental Auditing Standards Report/Single Audit will be \$7,800 per major program. This additional fee is included in the amounts above.			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Sikich CPA LLP is a leading professional services firm specializing in accounting, auditing, advisory, technology, and managed services. Sikich CPA LLP has a significant concentration in governmental services with knowledgeable staff and a very high standard of quality for its governmental work.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> 1. Statement of Work (SOW) No. 3788136-2024-AUD 2. Statement of Work (SOW) No. 3788136-2024-UGG (Single Audit, Uniform Guidance)			
<b>LIST CITY COUNCIL GOALS (S):</b> Prudent Fiscal Management			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregory Rose	<b>MEETING DATE:</b>	July 8, 2024

**STATEMENT OF WORK**  
**No. 3788136-2024-AUD**

This Statement of Work (this "SOW") dated June 12, 2024 is entered into by and between Sikich CPA LLC ("Sikich", "we", "us", or "our") and City of University City, Missouri ("Client", "you", or "your") pursuant to the Master CPA Professional Services Agreement dated March 14, 2024 between Sikich and the Client (the "Agreement"), all terms of which are hereby incorporated herein by reference.

NOW, THEREFORE, for and in consideration of the foregoing premises, and the agreements of the parties set forth below, Sikich and Client agree as follows:

**AUDIT SCOPE AND OBJECTIVES**

The Services to be provided under this SOW will include an audit of the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information and the related disclosures, which collectively comprise the basic financial statements of the Client as of and for the year ended June 30, 2024 (the "financial statements").

Accounting standards generally accepted in the United States of America provide for certain required supplementary information ("RSI"), such as management's discussion and analysis ("MD&A"), to supplement the Client's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our Services, we will apply certain limited procedures to the Client's RSI in accordance with auditing standards generally accepted in the United States of America ("GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by accounting principles generally accepted in the United States of America and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Schedules of Revenues, Expenditures, and Change in Fund Balances - Budget and Actual
- Schedule of Changes in Net Pension Liability and Related Ratios - Non-Uniformed Employees' Retirement Fund
- Schedule of Changes in Net Pension Liability and Related Ratios - Police and Firemen's Retirement Fund
- Schedule of Pension Contributions
- Schedule of Annual Money-weighted Rate of Return on Investments
- Schedule of Changes in Total OPEB Liability and Related Ratios

We have also been engaged to report on supplementary information other than RSI that accompanies the Client's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- Combining Balance Sheet - Nonmajor Governmental Funds
- Combining Statement of Revenue, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds
- Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will request written representations from your attorneys as part of the provision of Services, and they may bill you for responding to this inquiry.

Our audit of the financial statements does not relieve you of your responsibilities.

#### AUDIT PROCEDURES – INTERNAL CONTROL

We will obtain an understanding of Client and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and accordingly, no opinion will be expressed in our report on internal control issued pursuant to Government Auditing Standards (if applicable). The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, and if required Government Auditing Standards.

#### AUDIT PROCEDURES - COMPLIANCE

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Client's compliance with provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to Government Auditing Standards, if applicable.

#### NONATTEST SERVICES

Nonattest Services expected to be performed during our audit of the Financial Statements as of and for the year ended June 30, 2024 and other deliverables are as follows:

- Assistance in preparing the financial statements based on information provided by you
- Assistance with adjustments for preparation of the financial report

These and other nonattest services provided do not constitute an audit under GAAS and, if required, Government Auditing Standards and such services will not be conducted in accordance with GAAS and Government Auditing Standards.

We will perform the nonattest services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. We will advise management with regard to the nonattest services listed above, but management must make all decisions with regard to those matters.

You agree to assume all management responsibilities for the nonattest services we provide. You will be required to acknowledge in the management representation letter the nonattest services provided and that you have evaluated the adequacy of our nonattest services and have reviewed and approved the results of those services prior to their completion and have accepted responsibility for them. Further, you agree to oversee the nonattest services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; to evaluate the adequacy and results of those services; and accept responsibility for them.

You are responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this Agreement. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information, in accordance with GAAS and Government Auditing Standards (if required).

If our auditor's report will be included within a document containing other information, such as an annual report, you will be asked to provide the final version of the other information, prior to the date of our auditor's report so that required audit procedures can be completed prior to issuance. If the final version of the other information cannot be obtained prior to the date of our auditor's report, the other information shall be provided as soon as practicable, and you will not issue the annual report prior to providing them to us. If other information is provided after the date of the auditor's report, we may need to take appropriate action in accordance with GAAS, including performing required procedures as soon as practical, communicating the matter to those charged with governance and considering the need to obtain legal advice. If the other information is materially misstated, we will ask management to correct the information or communicate with those charged with governance if management does not correct the information or take other appropriate action to have the uncorrected material misstatement brought to the attention of anyone in receipt of the annual report and the auditor's report.

#### REPORTING

We will issue a written report upon completion of our audit of the financial statements. Our report will be addressed to Honorable Mayor and Members of the City Council of Client. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the Agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the Client is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with GAAS and the standards for financial audits contained in Government Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.



The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fees for the Services are detailed in the attached Addendum 1.

In accordance with professional standards, any discussions during the period of the audit engagement between Client and a member of the Sikich audit engagement team regarding potential employment or association with Client creates an impairment of independence for the Sikich employee and possibly the firm. Such a situation could require us to temporarily or permanently remove that person from your audit engagement or to perform additional procedures or re-perform procedures, which would increase our fees. Should we not become aware of the impairment until after the conclusion of the provision of Services, our independence would be deemed to have been impaired. Please inform appropriate Client personnel to refrain from any such discussions with any Sikich staff while the audit Services are ongoing and notify Michael D. Williams immediately if Client becomes aware that any such discussions may have occurred.

You may request that we perform additional services not contemplated by this Agreement. If this occurs, we will communicate with you regarding the scope of the additional services and will bill you a mutually agreed upon amount. We may also issue a separate Statement of Work or Change Order covering additional services. In the absence of any other communication from us outlining such additional services, our services will continue to be governed by the terms of this SOW.

This SOW is governed by the terms and conditions of the Agreement. The terms of the Agreement are hereby expressly incorporated by reference into and made a part of this SOW. In the event of a conflict between the terms and conditions of the Agreement and this SOW, the terms of the Agreement shall take precedence and control over those of this SOW unless otherwise expressly and specifically set forth herein. In the event of a conflict between the terms and conditions of this SOW and any related exhibits, attachments, or proposals, the terms of this SOW shall take precedence and control over those of the exhibit, attachment, or proposal hereto unless otherwise expressly and specifically set forth herein. Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Agreement. This SOW may be executed (including by facsimile and PDF signature) in one or more counterparts, with the same effect as if the parties had signed the same document. This SOW may be modified or amended only by a written document signed by both parties.

#### ACCEPTANCE

You acknowledge having read this SOW in its entirety, have had full opportunity to consider its terms in consultation with your attorney, have had full and satisfactory explanation of the same, and fully understand and agree to be bound by the terms of this SOW.

Please indicate your understanding and acceptance of this SOW and your intention to be legally bound hereby by executing this SOW in the space provided below and return it to our offices, indicating your authorization for us to proceed on the above terms and conditions.

We appreciate the opportunity to be of service to you. If you have any questions, please let us know.

Sincerely,

*Michael D. Williams*

Michael D. Williams, CPA  
Principal  
On behalf of Sikich CPA LLC

**ADDENDUM 1**  
**CITY OF UNIVERSITY CITY, MISSOURI**  
**SCHEDULE OF FEES**

The fee for the basic annual City audit for the year ending June 30, 2024 will be \$51,000. Our additional fee for the Government Auditing Standards Report/Single Audit will be \$7,800 per major program. Our fees are inclusive of all out-of-pocket costs, all related meetings with City officials, and periodic consulting concerning routine matters. This fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If additional time is necessary, we will discuss any other fees with you. We will be available for other consultations throughout the year at our standard hourly rates, or we may be engaged through a separate contract for other projects. We anticipate future basic audit fees for the years ending June 30, 2025 and 2026 to be \$54,000 and \$57,000, respectively.

Invoices for the Services will be rendered as work progresses and are payable upon receipt.

**STATEMENT OF WORK  
No. 3788136-2024-UGG**

This Statement of Work (this "SOW") dated June 12, 2024 is entered into by and between Sikich CPA LLC ("Sikich", "we", "us", or "our") and City of University City, Missouri ("Client", "you", or "your") pursuant to the Master CPA Professional Services Agreement dated March 14, 2024 between Sikich and the Client (the "Agreement") and the SOW for the audit of the your financial statements in accordance with auditing standards generally accepted in the United States of America all terms of which are hereby incorporated herein by reference.

NOW, THEREFORE, for and in consideration of the foregoing premises, and the agreements of the parties set forth below, Sikich and Client agrees as follows:

**AUDIT SCOPE AND OBJECTIVES**

The Services to be provided under this SOW will provide, if necessary, that the audit of the Client's financial statements as of and for the year ended June 30, 2024, as set forth under a separate SOW, will also be performed in accordance with the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the Single Audit Act Amendments of 1996 and the provision of the Uniform Guidance ("Single Audit"). Also, the Schedule of Federal Expenditures accompanying the financial statements will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America ("GAAS"), and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

The objective of our Single Audit also includes reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with Government Auditing Standards.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidance") and, if applicable, in accordance with any state or regulatory audit requirements.

**AUDITOR'S RESPONSIBILITIES FOR THE COMPLIANCE AUDIT OF SINGLE AUDIT GUIDELINES**

Our audit will be conducted in accordance with GAAS; the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS and Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the major programs. However, we will inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

## RESPONSIBILITIES OF MANAGEMENT FOR THE COMPLIANCE AUDIT OF SINGLE AUDIT GUIDELINES

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. You are responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements).

You are also responsible for providing us with access to personnel, accounts, books, records, supporting documents, and other information needed to perform an audit under the Uniform Guidance. Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards, federal award programs; compliance with laws, regulations, contracts, and grant agreements, and related matters.

In addition, you are responsible for identifying and ensuring that the Client complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this Agreement. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report and for the timing and format for providing that information.

The audit documentation for this Agreement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation. Sikich does not keep any original client records so we will return those to you at the completion of the Services rendered under this Agreement. When records are returned to you, it is your responsibility to retain and protect your records for possible future use, including potential examination by any government or regulatory agencies. The audit documentation for this Agreement is the property of Sikich.

We are committed to the timely completion of the audit, performance of nonattest services as described above, and delivery of final reports for the fee set forth in this SOW. The fees quoted in this SOW are based on certain assumptions. Circumstances may arise during the engagement that may significantly affect the targeted completion dates or our fee estimate. As a result, changes to the fees may be necessary. Such circumstances include but are not limited to the following:

1. All requested information is not (a) provided by you on the date requested, (b) completed in a format acceptable to Sikich, (c) mathematically correct, (d) complete and accurate, or (e) in agreement with the appropriate Client records (e.g. general ledger accounts, completed trial balance). Sikich will provide you with a separate listing of required schedules, information requests and the dates such items are needed.
2. Changes to the timing of the engagement due to lack of timeliness by you, or at your request. Changes to the timing of the engagement usually require reassignment of personnel used by Sikich in the performance of services hereunder. However, because it is often difficult to reassign individuals to other engagements, Sikich may incur significant unanticipated costs.
3. Significant delays in responding to our requests for information, such as reconciling variances, providing requested supporting documentation (e.g. invoices, contracts, and other documents), or responding to our inquiries of Client management.
4. Requests by you for Sikich to complete schedules or obtain information previously mutually agreed to be completed by or provided by you.

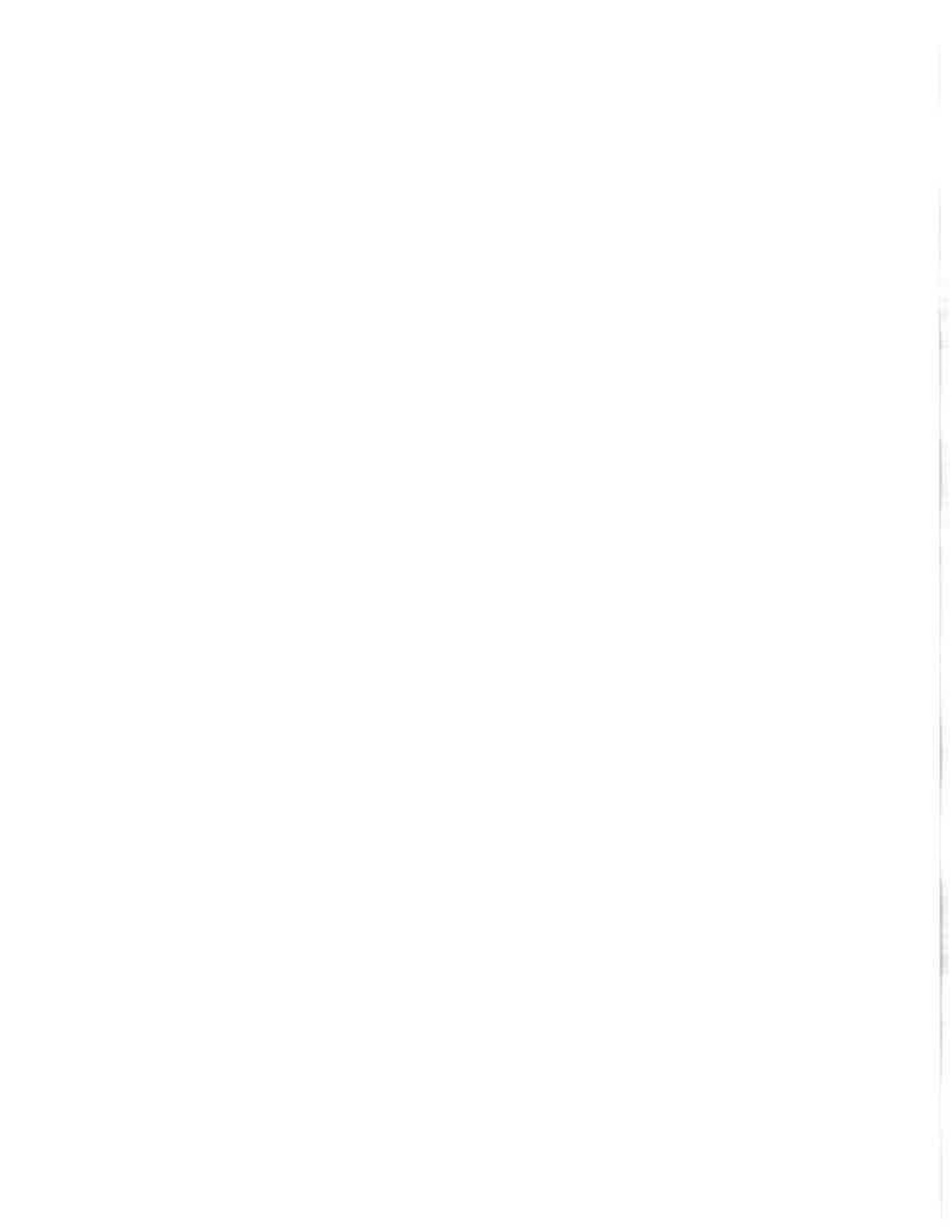
In addition, certain circumstances warranting an adjustment to the fees or a modification to this SOW may include, but are not limited to the following:

1. Requests by you for Sikich to perform nonattest services in addition to those identified and described in the "Nonattest Services" section above.
2. Other time deemed outside the scope of services of the engagement as set forth in this SOW.

Final reports will be issued upon your approval of the preliminary drafts. Our engagement ends on delivery of our final report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service. Michael D. Williams is the engagement Principal and is responsible for supervising the provision of Services and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately October 28, 2024.

Invoices for the Services will be rendered as work progresses and are payable upon receipt.

You may request that we perform additional services not contemplated by this Agreement. If this occurs, we will communicate with you regarding the scope of the additional services and will bill you a mutually agreed upon amount. We may also issue a separate Statement of Work or Change Order covering additional services. In the absence of any other communication from us outlining such additional services, our services will continue to be governed by the terms of this SOW.





CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
*For City Clerk Use* CM20240708-01

SUBJECT/TITLE: City Manager General Updates			
PREPARED BY:		DEPARTMENT / WARD Administration - All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:			
FISCAL IMPACT:			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: General updates as provided by the City Manager.			
STAFF COMMENTS AND BACKGROUND INFORMATION:			
CIP No.			
RELATED ITEMS / ATTACHMENTS:			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	07/08 /2024





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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CM20240708-02</b>
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**SUBJECT/TITLE:**  
CUP-24-02 - A Conditional Use Permit (CUP) application to allow the expansion of the Agudas Israel Synagogue at 8200-8206 Delmar Boulevard and 558, 564, 568 Mapleview Drive.

<b>PREPARED BY:</b> <b>John L. Wagner</b>	<b>DEPARTMENT / WARD</b> <b>Planning and Development / Wa</b>
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<b>AGENDA SECTION:</b> City Manager's Report	<b>CAN ITEM BE RESCHEDULED?</b> yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager concurs with the Plan Commission and recommends approval.

**FISCAL IMPACT:**  
N/A

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

**EXPLANATION:**  
This application for a Conditional Use Permit is accompanied by an application to rezone two (2) of the four (4) parcels from Single-Family Residential (SR) District to Limited Commercial (LC) District (REZ 24-01) as well as a text amendment application (TXT 24-01) to change the LC District standards that would accommodate the Synagogue as well as future development in the LC District throughout

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
The Conditional Use Permit was approved at the May 22, 2024 Plan Commission meeting, and amended at the June 26, 2024 Plan Commission meeting, with the final six (6) Staff Recommendations as follows:

1. The proposed land use of a place of worship exceeding 3,500 square feet of gross floor area is approved.
2. A reduction in the number of required off-street parking from 70 to 49 spaces is approved, per §400.2130(E) and §400.2700(D)(2).
3. A shared parking agreement for 12 off-street parking spaces, which are required to meet the minimum parking requirements, is approved per §400.2130(D). The shared parking agreement must be recorded with St. Louis County Recorder of Deeds prior to issuance of an occupancy permit.
4. An increase in the maximum site coverage, from 70% to 71% is approved, per §400.460(D).
5. A photometric plan illustrating illumination levels for the loading area shall be submitted to and approved by the Department of Planning & Development prior to issuance of any building permit.
6. The cut-through that allows pedestrian access from the intersection of Mapleview Drive & Westview Drive to Delmar Boulevard be maintained.

**CIP No.**

**RELATED ITEMS / ATTACHMENTS:**  
Attached are the Staff Report from the June 26, 2024 Plan Commission meeting, amended to include for the City Council the Commission's recommendation, as well as Plan Commission Transmittal Letter and the application for the Conditional Use Permit that includes a narrative, site renderings and revised site plan.

**LIST CITY COUNCIL GOALS (S):**  
Economic Development, Community Quality of Life, Encourage High-quality Growth.

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregory Rose	<b>MEETING DATE:</b> July 8, 2024
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**Plan Commission**

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

June 26, 2024

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

RE: Conditional Use Permit Application (CUP 24-02)

Dear Ms. Reese,

At its regular meeting on June 26, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the application of Rami Berner on behalf of Agudas Israel of St. Louis for a Conditional Use Permit (CUP) Application to allow for:

1. A reduction of up to 20% in the number of required off-street parking spaces, per 400.2700(D)(2).
2. A shared parking arrangement with the owners of 8220 Delmar Boulevard for the use of 12 parking spaces, per 400.2130(D).
3. An increase in the maximum site coverage from 70% to 71%, per 400.460(D).
4. A principal building which exceeds 3,500 square feet of gross floor area, which is considered a conditional use in the Limited Commercial District (LC), per 400.440(A).

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

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**STAFF REPORT**

**City Council**

(UPDATED FOR JUNE 26, 2024)

\*Updates to this staff report are indicated in bold, green text\*

<b>Meeting Date</b>	<b>July 8, 2024</b>
<b>File Number</b>	CUP-24-02
<b>Council District</b>	1
<b>Location</b>	8200-8206 Delmar Boulevard and 558, 564, 568 Mapleview Drive
<b>Applicant</b>	Rami Berner on behalf of Agudas Israel of St. Louis
<b>Property Owner</b>	Agudas Israel of St. Louis
<b>Request</b>	Conditional Use Permit (CUP) to allow for: <ol style="list-style-type: none"> <li>1) A reduction of up to 20% in the number of required off-street parking spaces, per 400.2700(D)(2).</li> <li>2) A shared parking arrangement with the owners of 8220 Delmar Boulevard for the use of 12 parking spaces, per 400.2130(D).</li> <li>3) An increase in the maximum site coverage from 70% to 71%, per 400.460(D).</li> <li>4) A principal building which exceeds 3,500 square feet of gross floor area, which is considered a conditional use in the Limited Commercial District (LC), per 400.440(A).</li> </ol>

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval     Approval with Conditions     Denial

**Attachments:**

- A. **Updated Site Plan**

**Applicant Request**

The applicant, Rami Berner on behalf of Agudas Israel of St. Louis, is requesting a Conditional Use Permit (CUP) to authorize the following for the properties located at 8200 Delmar Boulevard and 558, 564, and 568 Mapleview Drive:

- 1) A reduction of up to 20% in the number of required off-street parking spaces, per 400.2700(D)(2).
- 2) A shared parking arrangement with the owners of 8220 Delmar Boulevard for the use of 12 parking spaces, per 400.2130(D).
- 3) An increase in the maximum site coverage from 70% to 71%, per 400.460(D).
- 4) A principal building which exceeds 3,500 square feet of gross floor area, which is considered a conditional use in the Limited Commercial District (LC), per 400.440(A).

The applicant is also simultaneously applying for a Map Amendment (rezoning) of 564 and 568 Mapleview Drive from Single Family Residential (SR) to Limited Commercial (LC), and a Major Subdivision to consolidate the four parcels of land. These three applications are related to the development of a new synagogue on the subject property.

**Existing Property**

The subject property consists of 1.10 acres across four parcels of land located at the corner of Delmar Boulevard and Old Bonhomme Road. At 8200-8206 Delmar, there is an existing commercial building which was originally built for retail uses but was adapted into a synagogue, its current use, by the applicant. The other three parcels (558, 564, and 568 Mapleview Drive), which are part of the proposed development, are currently vacant lots. The subject property is not within any historic district nor floodplain.

**Analysis**

*Land Use and Zoning*

The subject properties are currently zoned Limited Commercial (LC) and Single-Family Residential (SR). Below are summaries of the zoning and land use for the subject property (Table 1) and surrounding properties (Table 2). The proposed use is a synagogue (defined in the zoning code as a “place of worship”), which is a permitted use in both the LC and SR zoning districts. Additionally, the applicant has submitted a simultaneous Map Amendment (rezoning) application to rezone the two SR parcels to LC, and subsequently consolidate the four lots.

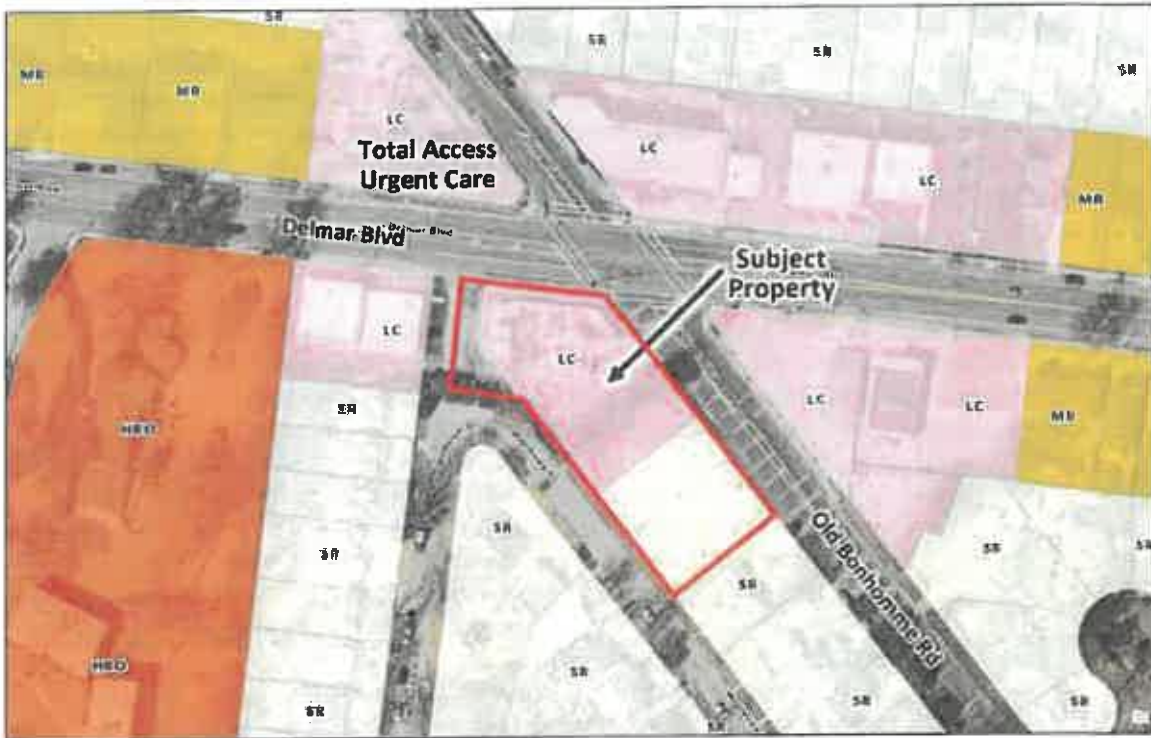
**Table 1. Current and Proposed Zoning & Land Use**

	<i>8200 Delmar</i>	<i>568 Mapleview</i>	<i>564 Mapleview</i>	<i>568 Mapleview</i>
Locator Number	18K531284	18K530348	18K530326	18K530294
Current Zoning	LC (Limited Commercial)	LC (Limited Commercial)	SR (Single Family Residential)	SR (Single Family Residential)
Current Land Use	Place of worship (synagogue)	Vacant lot	Vacant lot	Vacant lot
Proposed Zoning	No change	No change	LC (Limited Commercial)	LC (Limited Commercial)
Proposed Land Use	No change	Place of worship (synagogue)	Place of worship (synagogue)	Place of worship (synagogue)

**Table 2. Surrounding Zoning & Land Use**

North	Limited Commercial (LC); urgent care, retail, officed
East	Limited Commercial (LC); vacant garden nursery store
South	Single Family Residential (SR); single-family homes
West	Limited Commercial (GC); Auto repair shop, office

**Map 1. Surrounding Zoning**



The requested CUP has no bearing on the land use itself, place of worship, which is a permitted use in the current and proposed zoning districts. Rather, the requested CUP would authorize approval of four items related to parking, site coverage, and a land use exceeding 3,500 square feet. Below is analysis of the requested approvals.

***Off-Street Parking and Loading Requirements***

The proposed use, place of worship, requires off-street parking at a rate of 1 space for every 3.5 seats in the main assembly room. The applicants propose a main assembly area with 238 seats across 3,660 square feet of net seating area. According to the building code, the maximum occupant load for this space would be 244 seats. According to the zoning code, the required parking would be calculated based on the 238 seats. However, given that the assembly area will have tables and chairs that could be rearranged and the likelihood of the space being fully occupied, staff believes it would be most prudent to use the maximum occupant load of 244 seats to calculate the required parking.

Therefore, with 244 seats in the main assembly room, 70 off-street parking spaces are required per code. The code also includes provisions for exceptions to the parking requirements. The relevant exceptions which the proposed development would be eligible for, are described below:

- ❖ **400.2130(E) Exception For Uses Located Near Transit Stations And Stops**  
For uses located within five hundred (500) feet of a public transit station or stop, the off-street parking requirements may be reduced by ten percent (10%). The Loop Trolley stops and stations shall not be included in this exception.  
*With this exception, the number of required parking spaces (70) can be reduced by 7.0 spaces.*  
*\*Please note: this exception does not require approval through the CUP procedure. It can be*

*granted administratively. The subject property is within 500 feet of three (3) bus stops, so it is eligible for this exception.*

❖ **400.2700(D)(2) Adjustments to Standards through the CUP Procedure.**

The City Council, in imposing conditions and restrictions, may adjust the standards set forth in this Chapter when it finds such adjustment will be more effective in achieving the spirit and intent of the Chapter. Such adjustments are permitted to be more restrictive or less restrictive, provided that no dimensional regulations or standard shall become less restrictive by a factor of more than twenty percent (20%).

*With this exception, the number of required parking spaces (70) can be reduced by 14 spaces.*

❖ **400.2130(D) Exception for Shared Parking Arrangements.**

Shared parking is an arrangement in which two (2) or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements. Up to one hundred percent (100%) of the parking required for one (1) use may be supplied by the off-street parking spaces provided for another use.

1. By conditional use permit, a reduction in the number of parking spaces may be authorized. In issuing a conditional use permit, the City will consider whether the uses:
  - a. Are located within five hundred (500) feet, as the crow flies, of the shared parking as measured from the entrance of the use to the nearest point on the property;
  - b. Have no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed (see shared parking table in Section 400.2130(D)(3) as a guide);
  - c. Do not adversely affect surrounding neighborhoods;
  - d. Do not adversely affect traffic congestion and circulation;
  - e. Have a positive effect on the economic viability or appearance of the project or on the environment; and
  - f. Relieved spaces or off-site shared parking spots cannot be located within the "SR," "LR," "MR" or "HR" Zoning Districts.
2. Application Requirements For Shared Parking. As a part of the application materials required for a conditional use permit, the applicant seeking shared parking shall submit to the Zoning Administrator the following information as a part of the conditional use permit application:
  - a. Proof that the uses of the shared spaces will reflect different peak hours of operation at different times of the day, week, month or year (see shared parking table below);
  - b. Proof of the size and types of proposed development or substantial changes, size and type of activities, composition of tenants, rate of turnover for parking spaces, and anticipated peak parking and traffic loads;
  - c. Proof that the route from required ADA-accessible spaces in the shared parking area to the nearest ADA-accessible entrance follows an accessible route as defined by the most recent ADA standards; and
  - d. An agreement providing for the shared use of parking areas, executed by the parties involved, including owners of record, that shall include provisions for maintenance, snow removal, ownership, liability and duration of the agreement, and must be filed with the Department of Planning and Development in a form approved by the Planning and Development Director.
3. Shared Parking Table. The following table shall be used to determine peak hours of operation for proposed shared parking. Parking requirements shall be the cumulative requirements of the uses sharing the parking, except where different categories of uses

(retail or service, employment, civic, or dwellings) are participating in the sharing agreement and are likely to generate distinctly different times of peak parking demand. Each use should provide a percentage of parking required by these regulations according to the shared parking table below. Whichever time period column requires the highest total parking spaces among the various uses should be the amount of parking provided subject to the shared parking agreement and Plan Commission review. Alternative parking allocations may be approved as a function of the conditional use permit based on industry data or other sufficient evidence and analysis of peak parking demands for specific uses.

Land Use	Percentage of Required Parking Spaces by Period				
	Monday through Thursday Day and Evening		Friday through Sunday Day and Evening		Nighttime 1:00 A.M. to 6:00 A.M.
	6:00 A.M. to 5:00 P.M.	5:00 P.M. to 1:00 A.M.	6:00 A.M. to 5:00 P.M.	5:00 P.M. to 1:00 A.M.	
Employment	100%	10%	5%	5%	5%
Retail or service	75%	75%	100%	90%	5%
Restaurant	50%	100%	75%	100%	25%
Entertainment and recreation	30%	100%	75%	100%	5%
Place of worship*	5%	25%	100%	50%	5%
School	100%	10%	10%	10%	5%
Dwelling	25%	90%	50%	90%	100%
Lodging	50%	90%	75%	100%	100%

\* Place of worship parking needs will be considered on a case-by-case basis as different faiths gather at different days and times during the week.

4. **Duration Of Agreement.** Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking.
5. **Recording Of Agreement.** The agreements must be recorded with the County Recorder. If the uses of either party changes, the CUP is no longer valid unless the Zoning Administrator authorizes the new uses and determines there is compliance with the shared parking table [Section 400. 2130(D)(3)]. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Article.
6. **Revocation Of Permits.** Failure to comply with the shared parking provisions of the shared parking plan shall constitute a violation of the Zoning Code and shall be cause for revocation of a certificate of zoning compliance and/or building permit.

*The applicant has arranged to share 12 off-site parking spaces with 8220 Delmar Boulevard. This property is an office building for an insurance agency, which is open Monday through Friday, 8:00 am to 5:00 pm. In the attached application package, the applicant has provided evidence that there will be no substantial conflicts with the principal operating hours of either uses. The agreement allows Agudas Israel to use 12 parking spaces on this property when the business is not open. The peak parking demand for Agudas Israel is between Friday sundown and Saturday sundown (during observation of Sabbath). The applicants will be required to formalize this agreement with 8220 Delmar Boulevard by recording the document with the St. Louis County Recorder of Deeds.*

With the above exceptions, the number of required off-street parking spaces can be reduced from 70 to 49 spaces. The proposed development provides 38 off-street parking spaces on the subject property. The remaining required spaces are satisfied with a shared parking arrangement with the owners of 8220

Delmar Boulevard for the use of 12 parking spaces. With the 38 spaces on-site and the 12 additional shared spaces, the applicant is providing 50 parking spaces. Therefore, the proposed plan complies with the parking space requirement, assuming the Plan Commission recommends, and City Council approves, the 20% reduction per §400.2700(D)(2) and the shared parking arrangement per §400.2130(D).

There is an active residential parking permit for the 500 block of Mapleview Dr, the 500 block of Westview Dr, and the 8100 block of Teasdale Ave, which are immediately to the south of the synagogue building. This parking permit restricts on-street parking to only residents and visitors of the homes on those blocks between the hours of 12pm – 9pm every day. Therefore, synagogue visitors will not be able to park on those streets in the event the synagogue's parking lot is full, unless of course they are also residents on one of those blocks.

To alleviate parking demand in the area, staff is working with St. Louis County, the applicant, and the Department of Public Works to evaluate adding striped on-street parking spaces on Old Bonhomme near the Delmar intersection. This concept would need to be studied in further detail. Currently, parking in this location is prohibited due to §355.020(A)(6) of the Traffic Code, which states that parking is prohibited within 250 feet of a signalized intersection, unless signage states otherwise. A more typical industry standard for the distance between on-street parking and signalized intersections is around 30-50 feet.

Since the May 22 Plan Commission meeting, bicycle parking was added to the site plan. The applicant has provided 8 bicycle parking racks (16 bicycle parking spaces), which complies with the requirements of §400.2145(A)(2). Because this requirement has now been satisfied, staff is recommending that the condition related to bicycle parking be removed.

#### *Site Coverage*

The applicant requests approval of a slight increase in maximum site coverage, from 70% to 71%. In the Limited Commercial (LC) zoning district, the maximum site coverage allowed is 70%. However, under the CUP procedure, site coverage may be increased by a factor of one to ten percent (1% – 10%) when special or outstanding landscape design and site planning features are provided, per §400.460(D). Below are the features that may be considered in determining whether additional site coverage may be approved.

1. *A landscape plan, designed by a professional landscape architect, which incorporates proper irrigation, intense planting, and retention of existing trees and other plants worthy of saving;*
2. *Use of low masonry walls of architectural quality (brick or textured and pigmented concrete), terraces, berms, and earth sculpting;*
3. *Special pedestrian facilities and features such as plazas, covered walkways, fountains, and seating areas.*

*The balance of the site, not covered by buildings and structures, parking lots, vehicle circulation, and other accessory facilities, shall be devoted to landscaping, pedestrian circulation, plazas, and buffering. Any landscaped plazas on the roof or deck of a building or parking structure, which is publicly accessible from ground level, may be excluded from the calculation of site coverage, subject to conditional use permit approval.*

It is staff's opinion that the first feature in the above list has been provided by the applicant and that increasing the site coverage by a factor of one percent (1%) is appropriate.

#### *Principal Building Exceeding 3,500 Square Feet*

In the Limited Commercial (LC) zoning district, any permitted land use or development, that contains a principal building which exceeds three thousand five hundred (3,500) square feet of gross floor area, shall be considered a conditional use, per §400.440(A). The proposed building contains 35,745 square feet of



gross floor area across three floors: basement/lower level (9,110 square feet), first floor (19,835 square feet), and second floor (6,800 square feet).

It is staff's opinion that the proposed building footprint and gross floor area are appropriate for a place of worship and are compatible with surrounding properties in the LC district.

#### *Dimensional Regulations*

The proposed development complies with the dimensional regulations (height, setback, minimum lot size) of the LC district, with one exception: the trash/recycling enclosure must be 5 feet from the side and rear property lines. Currently, the enclosure is shown within the required setback. The applicant has indicated that they will make this change.

Since the May 22 meeting, the applicant has revised the site plan so that the trash/recycling enclosure meets the minimum side and rear setbacks. Because this requirement has now been satisfied, staff is recommending that the condition related to the trash/recycling enclosure setback be removed.

#### *Landscape and Screening Requirements*

Landscaping and screening is required along the south and southeast property lines, where the proposed development is abutting and/or adjacent to residentially zoned property. The applicant has provided landscaping and privacy fencing along these property lines that satisfies the requirements. In addition, the applicant has met the requirements for landscaping of off-street parking areas.

Since the May 22 meeting, staff realized that the landscape buffer provided along the southwest property line along Mapleview Dr was placed within what is actually the City's right-of-way. The buffer is required to be on the subject property, owned and maintained by Agudas Israel. The applicant has revised this buffer so that it is only located on the Agudas Israel property. This led to some minor changes in the parking lot, but it did not impact the number of parking spaces, and the parking lot landscaping still complies with the required amount.

#### *Circulation and Access*

Currently, vehicular access to off-street parking areas for the existing synagogue is achieved from two curb-cuts: one off Delmar and one off Old Bonhomme. The proposed site plan consolidates parking in one location accessed via Old Bonhomme, which improves traffic safety by relocating the primary access point farther from the intersection. The other curb cut off Delmar, which also provides vehicular access to the adjacent property (8210 Delmar), will provide access to the loading and trash/recycling area.

Staff is working with the applicant and St. Louis County to improve the safety for pedestrians accessing to the site. Some possible solutions to improving the safety of the crosswalks are to increase walk time and paint high-visibility markings. Staff and the applicant will continue to work with the County and the City's Department of Public Works on such improvements.

There is an existing pedestrian "cut-thru" from Mapleview Drive through the subject property, which provides a more convenient and ADA-accessible connection to Delmar Boulevard from the neighborhood directly to the south. From staff's understanding, the current arrangement came about due to obstructions in the sidewalk along Old Bonhomme which impede ADA accessibility to Delmar Boulevard, where there are several bus stops. The applicant has expressed some concern about keeping the cut-thru with the new synagogue due to safety and security, and does not show the pedestrian cut-thru on the proposed site plan. Staff is continuing to work with the applicant and the Department of Public Works to ensure continued pedestrian accessibility to Delmar Boulevard.

### **Comprehensive Plan**

The future character and land use map of the comprehensive plan identifies the subject property as "Activity Center". The majority of this synagogue's congregation lives within walking distance of the synagogue, and much of the congregation travels to services by foot. The intent of the Activity Center land use designation is to "promote infill development to create walkable activity centers," "reduce and consolidate surface parking," and "improve pedestrian and multi-modal activity." It is staff's opinion that the proposed development and the requested CUP closely align with the intent, goals, and objectives of the comprehensive plan.

### **Review Criteria**

The applicant is in accordance with the Conditional Use Permit review criteria, as set forth in §400.2710 of the Zoning Code, and listed below:

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section 400.2730 of this Article.
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment.
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks.
4. Adequate utility, drainage and other such necessary facilities have been or will be provided.
5. The proposed use is compatible with the surrounding area.
6. The proposed use will not adversely impact designated historic landmarks or districts.
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
  - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.
  - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas.
  - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
  - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
  - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
  - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
  - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

### **Findings of Fact**

According to §400.2720, the Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;

4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter.

#### **Process – Required City Approvals**

**Plan Commission.** Section 400.2700(C) of the Zoning Code requires that CUP applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

**City Council.** Section 400.2700(D) of the Zoning Code requires that CUP applications be reviewed by City Council for final decision, subsequent to a public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission’s recommendation, and application to determine if the proposed CUP application meets the requirements of the Zoning Code.

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#### **Staff Recommendation**

Staff recommends approval of the Conditional Use Permit for the property located at 8200-8206 Delmar Boulevard and 558, 564, and 568 Mapleview Drive, with the following conditions:

1. The proposed land use of a place of worship exceeding 3,500 square feet of gross floor area is approved.
2. A reduction in the number of required off-street parking from 70 to 49 spaces is approved, per §400.2130(E) and §400.2700(D)(2).
3. A shared parking agreement for 12 off-street parking spaces, which are required to meet the minimum parking requirements, is approved per §400.2130(D). The shared parking agreement must be recorded with St. Louis County Recorder of Deeds prior to issuance of an occupancy permit.
4. An increase in the maximum site coverage, from 70% to 71% is approved, per §400.460(D).
- ~~5. Bicycle parking shall be provided, per §400.2145(A)(2).~~
6. A photometric plan illustrating illumination levels for the loading area shall be submitted to and approved by the Department of Planning & Development prior to issuance of any building permit.
- ~~7. The trash/recycling dumpster shall meet the required accessory structure setbacks of 5 feet from the rear and side property lines.~~
8. The cut-through that allows pedestrian access from the intersection of Mapleview Drive & Westview Drive to Delmar Boulevard be maintained. The Synagogue shall take reasonable security measures with respect to the cut through, including closing it off if necessary to protect the synagogue and its members.

*With the attached revised site plans dated June 17, 2024, conditions 5 and 7 have been satisfied, so staff is recommending removal of those conditions.*

#### **Plan Commission**

On May 22, the Plan Commission voted 6-0 to recommend to City Council approval of CUP-24-02, with the conditions in the staff report. The Commission conditioned this favorable recommendation on staff evaluating the shared parking arrangement on 8220 Delmar Blvd, prior to presentation of the CUP to the City Council, to ensure the arrangement would have no adverse impacts on the future use of 8220 Delmar Blvd.

On June 26, the Plan Commission voted 5-0 to recommend to City Council approval of the revised site plan for CUP-24-02, with conditions #5 and #7 in the original recommendation, and adding condition #8: "The cut-through that allows pedestrian access from the intersection of Mapleview Drive & Westview Drive to Delmar Boulevard be maintained."

#### Staff analysis of shared parking impact on the future use of 8220 Delmar Boulevard

Staff used the shared parking table in 400.2130(D)(3) to determine which land uses would comply with the shared parking requirements given the number of parking spaces available between Agudas Israel (38) and the existing building at 8220 Delmar (16). Staff evaluated only uses which are permitted or conditional in the Limited Commercial (LC) zoning district and uses which require parking on a square footage basis (versus uses that are calculated differently, such as a school, which requires parking by number of students).

Currently, 8220 Delmar is used for an insurance agency office. Given the terms of the shared parking arrangement between Agudas Israel and 8220 Delmar, viable future uses for 8220 Delmar include office, recreational facilities, medical/dental offices, and possibly others. Uses that would not comply with the shared parking requirements are retail, restaurant, vet clinic, and convenience/grocery store. However, this analysis assumes the City's parking requirements remain the same and the existing building at 8220 Delmar remains the same. If 8220 Delmar were redeveloped, there may be opportunity to provide additional parking to support other uses. At this time, however, staff is not aware of any plans to change the current use of 8220 Delmar. Additionally, the existing building has been used as an office building for as long as the City's occupancy records go back. Finally, the provisions for shared parking analysis in the zoning code do not require that the parties involved in the agreement consider future uses, because the future uses are unpredictable, and the terms of the agreement depend on the specific uses involved. Staff is satisfied with the shared parking arrangement.



**Department of Community Development**

6801 Delmar Boulevard •University City, Missouri 63130 •314-505-8500 •Fax: 314-862-3168

**APPLICATION FOR CONDITIONAL USE PERMIT  
Under Article 11 of the Zoning Code of University City, Missouri**

1. Address/Location of Site/Building: 8202 Delmar Blvd. University City MO 63124

2. Zoning District (check one):

SR  LR  MR  HR  HRO  GC  LC  CC  IC  PA  PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: \_\_\_\_\_

Rami Berner AIA, Berner Architecture  
2488 Beachwood Blvd. Beachwood OH, 44122  
216.200.6505

4. Applicant's Interest in the Property:  Owner  Owner Under Contract  Tenant\*

Tenant Under Contract\*  Other\* (explain):  
Architect representing the Owner

\* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

Agudas Israel of St. Louis  
8202 Delmar Blvd. University City, MO 63124  
T. 314.863.8978

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

The proposed project complies with all sections of the zoning code including required setbacks, screening & buffering with the exception of parking for which we are utilizing the zoning code's provisions for shared parking, adjacency to transit and the Plan Commission's discretion to reduce the requirement by 20% based on the unique condition of this project.

b) At the specific location will contribute to and promote the community welfare or convenience.

This project is an expansion of the Agudas Israel synagogue which is currently at this location and serves over 170 households and over 750 residents in the adjacent University City neighborhood

c) Will not cause substantial injury to the value of neighboring property.

Typically the introduction of an Orthodox Synagogue increases property values significantly as the prohibition of using public or private transit on sabbath requires congregants to walk, and thus requires them to live within a short walking distance

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

This location is identified in the Comprehensive Plan as an "Activity Node" in which a place of worship is a secondary use. The proposal puts the building close to the street edge re-enforcing the urban fabric and the sense of the node. Additionally parking is provided at its minimums to meet the plan's goal of less parking and more walkable neighborhoods

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

This proposal calculates parking based on section 400.2140 - Place of Worship 1 space for every 3.5 spaces. A 10% reduction has been applied in accordance with 400.2130.E, and some parking space are accommodated in accordance with 400.2130.D. Lastly we are requesting a 20% reduction for our specific situation in accordance with Article 11 400.2700.D.2

**\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information:**  
1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

4/8/2024  
Date

  
Applicant's Signature and Title

Rami Berner AIA, Berner Architecture

Agudas Israel of St. Louis  
Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received. \_\_\_\_\_  
Application Fee In the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_  
Application returned for corrections, additional data. \_\_\_\_\_  
Final complete application received. \_\_\_\_\_  
File # \_\_\_\_\_ created.



# Agudas Israel

- - - OF ST. LOUIS - - -

אגודת ישראל דסט. לואיס

**RABBI MENACHEM  
GREENBLATT**  
*Rav*

April 9, 2024

**MR. BRIAN GLAZER**  
*President*

Dear Sir/Madam:

**N'Shei Agudah**  
**Women's Organization**

**Youth Groups**

**Tehillim Cooperative**

**Avos U'banim**  
**Father Son Learning**

**Free Loan Society**

**Shomer Shabbos**  
**Burial Services**

**Yahrzeit Memorial**  
**Program**

**Evening Beis**  
**HaMedrash**

**Adult Education**

**Daf Yomi & Mishna**  
**Yomis**

**Rabbi Zvi Magence**  
**& Fishman Memorial**  
**Library**

Agudas Israel of St. Louis designates and authorizes Rami Berner and Berner Architecture Studio as our representative for matters relating to permits and applications required for the University City Conditional Use Permit process.

Sincerely,

Brian Glazer  
President

# conditional use permit memo

17 April 2024  
Rami Berner, BAS  
U City Plan Commission

PROJECT NAME: Agudas Israel of St. Louis  
New Building  
2203

**Background:** *This memo is part of University City's Conditional Use Permit Application for the Agudas Israel of St. Louis.*

**Owner's Agent**

Name: Rami Berner, AIA Berner Architecture Studio  
Phone: 216.502.6212

**Property Owner**

Name: Agudas Israel of St. Louis  
Address: 8202 Delmar Blvd.  
University City, MO 63124  
Phone: 314.863.8978

**Legal Description:**

A PARCEL OF GROUND BEING A PART OF LOTS 4, 5, 6, & 7, IN BLOCK 2, OF UNIVERSITY VIEW SUBDIVISION, RECORDED IN PLAT BOOK 19 PAGE 45, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, PART OF THE FORMER MAPLEVIEW DRIVE AND FORMER WESTVIEW DRIVE, 50 FEET WIDE, VACATED BY ORDINANCE 7028, RECORDED IN BOOK 22821 PAGE 343, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, IN UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EASTERN LINE OF DELMAR BOULEVARD, 80.00 FEET WIDE WITH THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE.

THENCE SOUTH 82 DEGREES 52 MINUTES 03 SECONDS EAST 148.5 FEET, ALONG THE EASTERN LINE OF SAID DELMAR BOULEVARD, TO THE SOUTHERN LINE OF OLD BONHOMME ROAD, IRREGULAR WIDTH, TO A POINT;

THENCE SOUTH 37 DEGREES 34 MINUTES 25 SECONDS EAST 279.73 FEET, ALONG THE SOUTHERN LINE OF SAID OLD BONHOMME ROAD, TO A POINT BEING 25.00 FEET EAST OF THE WESTERN LINE OF SAID LOT 4, TO A POINT;

THENCE SOUTH 52 DEGREES 25 MINUTES 35 SECONDS WEST 130.00 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF MAPLEVIEW DRIVE, 50 FEET WIDE;

THENCE NORTH 37 DEGREES 34 MINUTES 25 SECONDS WEST 228.32 FEET, ALONG THE NORTHERN LINE OF SAID MAPLEVIEW DRIVE, TO THE WESTERN LINE OF WESTVIEW DRIVE, IRREGULAR WIDTH, TO A POINT;



THENCE NORTH 77 DEGREES 45 MINUTES 10 SECONDS WEST 92.64 FEET, ALONG THE WESTERN LINE OF SAID WESTVIEW DRIVE, TO THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO A POINT;

THENCE NORTH 07 DEGREES 07 MINUTES 57 SECONDS EAST 119.73 FEET, ALONG THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO THE EASTERN LINE OF SAID DELMAR BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 48,050 SQUARE FEET OR 1.10 ACRES AS PREPARED BY PITZMAN'S COMPANY.

<b>Common Street Address:</b>	8200-8206 Delmar Blvd.	25,300 SF (0.58 Acres)
	568 Mapleview Drive	6,500 SF (0.15 Acres)
	564 Mapleview Drive	6,500 SF (0.15 Acres)
	558 Mapleview Drive	9,750 SF (0.22 Acres)
	<b>Total:</b>	<b>48,050 SF (1.10 Acres)</b>

**Description of Proposed Conditional Use:**

Agudas Israel of St. Louis Synagogue was established in 1980. Since its initial membership of 10 families, it has grown to over 170 member families. From its initial location in a storefront just across Delmar, the Agudas Israel has been in its current location at 8202 Delmar since 1989. Over the last 35 years as the opportunity arose to fill more space in the current building the Agudas Israel has expanded. Today the Agudas Israel remains a vibrant and thriving congregation with almost all of its congregants, residents of University City and residing within a half mile radius. With the opportunity to purchase the empty lots to the south of the current location, Agudas Israel sees the potential to finally build a suitable space for its congregation designed to fit its needs, not compromised to fit into a renovated storefront. Unlike the current location, the proposed building will be able to support its integral programming for the men and women, boys and girls that it serves.

The program of this building will consist of the following primary spaces: Main Sanctuary, Small Chapel (for small weekday prayer services – see below), Social Hall for receptions following Sabbath morning services, and support spaces (offices, storage, classrooms etc.).

As an Orthodox Jewish Synagogue, a typical weekday at Agudas Israel consists of early morning study groups, several consecutive morning services to accommodate different work schedules, small study groups throughout the day, afternoon and evening services, and evening study groups. While the weekday occupancy of the building is relatively low, spread out throughout the day, and almost exclusively adult men, on Sabbath, specifically Saturday morning, men, women and children attend. What is unique is that at these peak occupancy times, driving is not allowed and all congregants without exception walk to synagogue. To illustrate this condition, we have included a log of a typical day's attendance at the end of this memo.

Employee/Staff that will regularly occupy the building is between 4-6 people.

**Impact on the Community:**

As Agudas Israel is currently at this location and this project primarily seeks to remedy challenging overlap of uses rather than expansion, there will be no impact to traffic in either volume or peak hours. Access to the site is proposed to be off of Old Bonhomme. This is designed to remedy the current situation where drive access is unusually close to the intersection on both Old Bonhomme and Delmar and dangerous to both pedestrians and vehicles. Additionally, the proposed entrance on Old Bonhomme is entrance only and the exit is exit only further down Old Bonhomme in order to allow for the maximum stacking length at the traffic light for those traveling north on Old Bonhomme, avoiding traffic blocking etc.

Typically the introduction of an Orthodox Synagogue increases property values significantly as the prohibition of using public or private transit on Sabbath requires congregants to walk, and thus requires them to live within a short walking distance. This condition makes housing close to the synagogue extremely desirable. Additionally, this location is identified in the Comprehensive Plan as an "Activity Node" in which a place of worship is a secondary use. The proposal seeks to reinforce Activity Node and puts the building close to the street edge re-enforcing the urban fabric and street experience.

**Additional Information:**

Parking Approach:

Place of worship 1 space for every 3.5 seats in primary assembly room  
 Primary assembly room = 3,660 sf  
 Occupancy type: Assembly - tables and chairs 15 net sf / occupant  
 3,660 sf / 15 = 244 seats

Initial Space Calc: 244/3.5 = 70 spaces  
 10% reduction for transit  
 20% reduction for cup process due to unique usage type  
 = 49 spaces

Spaces provided onsite = 38 spaces  
Shared parking spaces = 12 spaces (+ 12 additional possible)  
Total = 50 spaces (+ 12 additional possible)

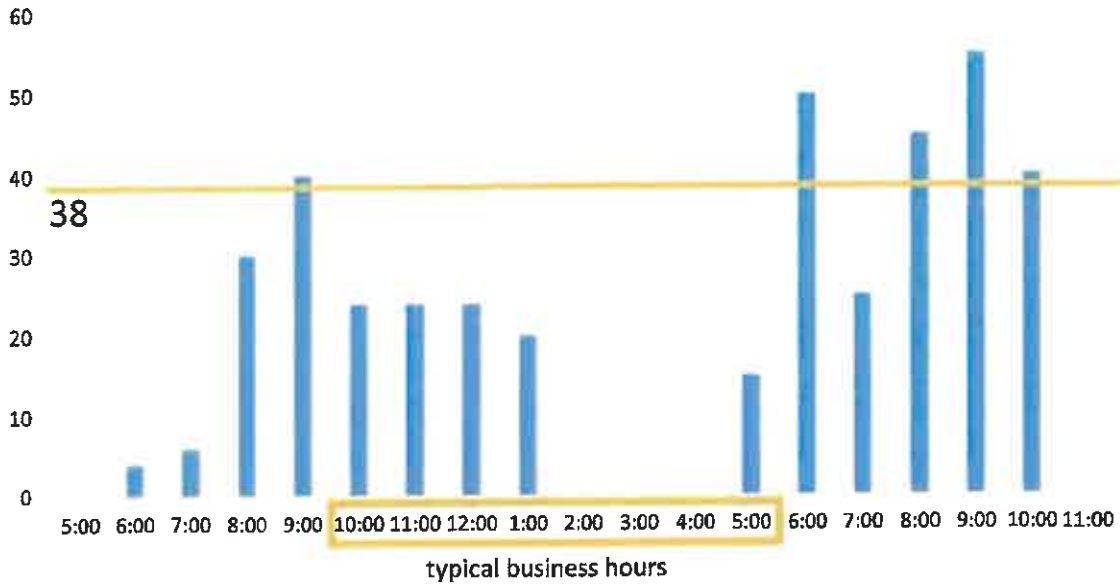
Lot Coverage:

Lot Size: 48,050 SF

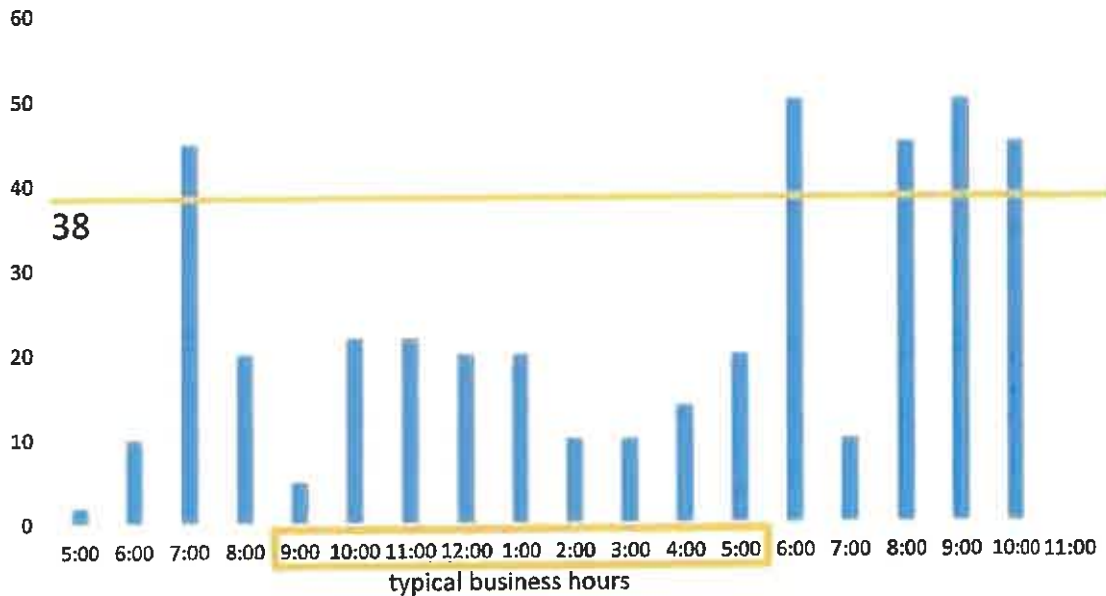
Building Footprint: 19,835 SF  
 Parking: 14,343 SF  
 TOTAL: 34,178 = 71%

Sidewalks: 2,413 SF  
 Landscape: 11,459 SF  
 TOTAL: 13,872 = 29%

### Typical Sunday Occupancy



### Typical Weekday Occupancy



**END OF MEMORANDUM**



J. Spetner Investments, LLC  
8220 Delmar Blvd.  
St. Louis, MO 63124

March 29, 2024

Brian Glazer  
President  
Agudas Israel of St. Louis  
8202 Delmar Blvd.  
St. Louis, MO 63124

**RE: PERMISSION TO USE 12 PARKING SPOTS AT 8220 DELMAR  
BLVD.**

Dear Mr. Glazer,

Per your recent request, J. Spetner Investments, LLC ("Spetner") agrees to allow Agudas Israel of St. Louis ("Agudas Israel") to use the Spetner parking lot, located at 8220 Delmar Blvd, St. Louis, MO 63124, with respect to the Parking Spaces, as defined below. This letter confirms the understanding between Spetner and Agudas Israel regarding this arrangement.


**Parking Spaces:** Agudas Israel will be provided a designated part of Spetner's parking lot when parking is needed and shall be limited to the use of 12 parking spaces (the "Parking Spaces") unless otherwise approved in advance and in writing by Spetner.

**Parking:** Spetner hereby grants Agudas Israel permission to use the Parking Spaces, on a non-exclusive basis, as necessary to accommodate parking for events held at Agudas Israel, subject to the terms of this letter.

**Times:** Agudas Israel is permitted to use the Parking Spaces outside of normal business hours, including Monday-Friday before 8:00am and after 5:00pm, all of Saturday, and all of Sunday. Agudas Israel will not be permitted to use the Parking Spaces during normal business hours, defined as Monday-Friday, 8:00am - 5:00pm, without written authorization from Spetner. Overnight parking is not permitted.

I understand this agreement will be recorded in St. Louis County, Missouri. To confirm you agree with the terms of this letter, please sign below.


Sincerely,

  
\_\_\_\_\_  
Jonathan Spetner  
President  
J. Spetner Investments, LLC

Date: 3/29/20

**ACKNOWLEDGED AND ACCEPTED:**

Agudas Israel of St. Louis

By:   
\_\_\_\_\_  
Name: Brian Glazer  
Title: President

Date: 3/29/20







GENERAL NOTES

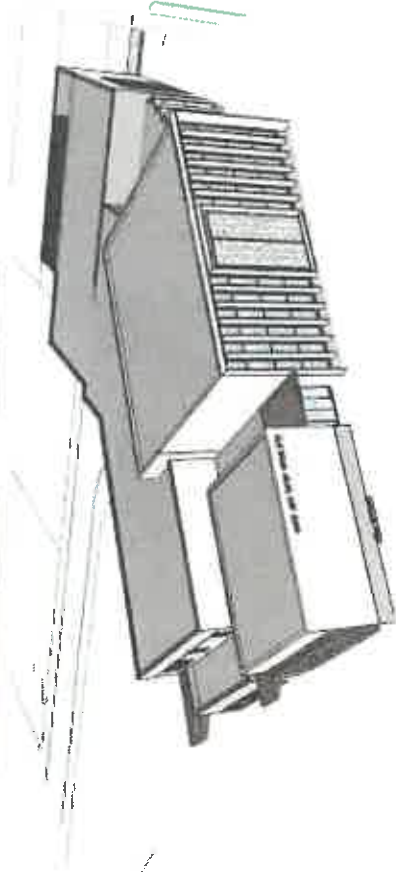
- Reference Elements
- ① Stone: Jerusalem Limestone
  - ② Glass: Wipacron VETL 2M
  - ③ Metal: Bronze Anodized



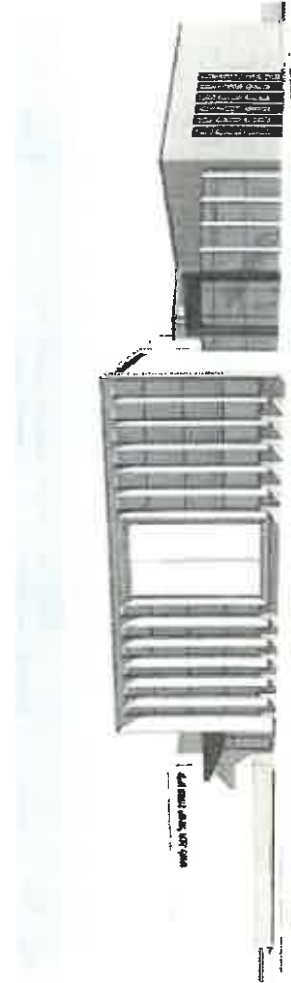
④



SHEET NOTES



AXONOMETRIC FROM WEST



APPROACH FROM DELAMIR GOING WEST

PROGRESS PRINTS  
NOT FOR CONSTRUCTION

**berner** architecture  
Studio  
1117 Parnassus Avenue  
San Francisco, CA 94114  
PROJECT NO. 228

AGUDAS ISRAEL  
OF ST. LOUIS  
NEW SYNAGOGUE  
BUILDING

2021 Center Blvd., University City, MO 63104  
1.5M SQUARE FEET

ARCHITECT/INTERIOR ARCHITECT DATE

SCALE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

DATE

DATE

REFERENCE IMAGES

AS03









GENERAL NOTES

SHEET NOTES



Symbol	Qty	Label	Arrangement	Quantity	Luminaire Comments	LP System	Luminaire Height	Arrangement Width	Total Width
1	2	T-10	Single	1	1000-000-000-000-000	1000	10.0	64.0	113.0
2	2	T-10	Single	1	1000-000-000-000-000	1000	10.0	64.0	113.0

Level	Category	Units	Area	Height	Perimeter	Volume	Area	Height	Perimeter
1st Floor	Structure	1	10.0	10.0	10.0	10.0	10.0	10.0	10.0
2nd Floor	Structure	1	10.0	10.0	10.0	10.0	10.0	10.0	10.0
3rd Floor	Structure	1	10.0	10.0	10.0	10.0	10.0	10.0	10.0



PROGRESS PRINTS  
CONSTRUCTION

berner architecture studio  
6143 International Industrial Blvd., Suite 101  
St. Louis, MO 63112  
PH: 314.433.1000  
WWW.BERNERARCHITECTURE.COM

AGUDAS ISRAEL  
OF ST. LOUIS  
NEW SYNAGOGUE  
BUILDING  
4848 Denver Blvd., Independence, MO 64116  
PROJECT NO. 11-000000-001  
DATE: 11/15/2011



ELECTRICAL SITE  
LIGHTING PLAN  
SHEET NO. ES01

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLUMBING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS ELECTRICAL CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS MECHANICAL CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS FIRE CODE.
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6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS LANDSCAPE CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS ZONING ORDINANCE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLANNING COMMISSION DECISION.
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLANNING COMMISSION DECISION.

**SHEET NOTES**

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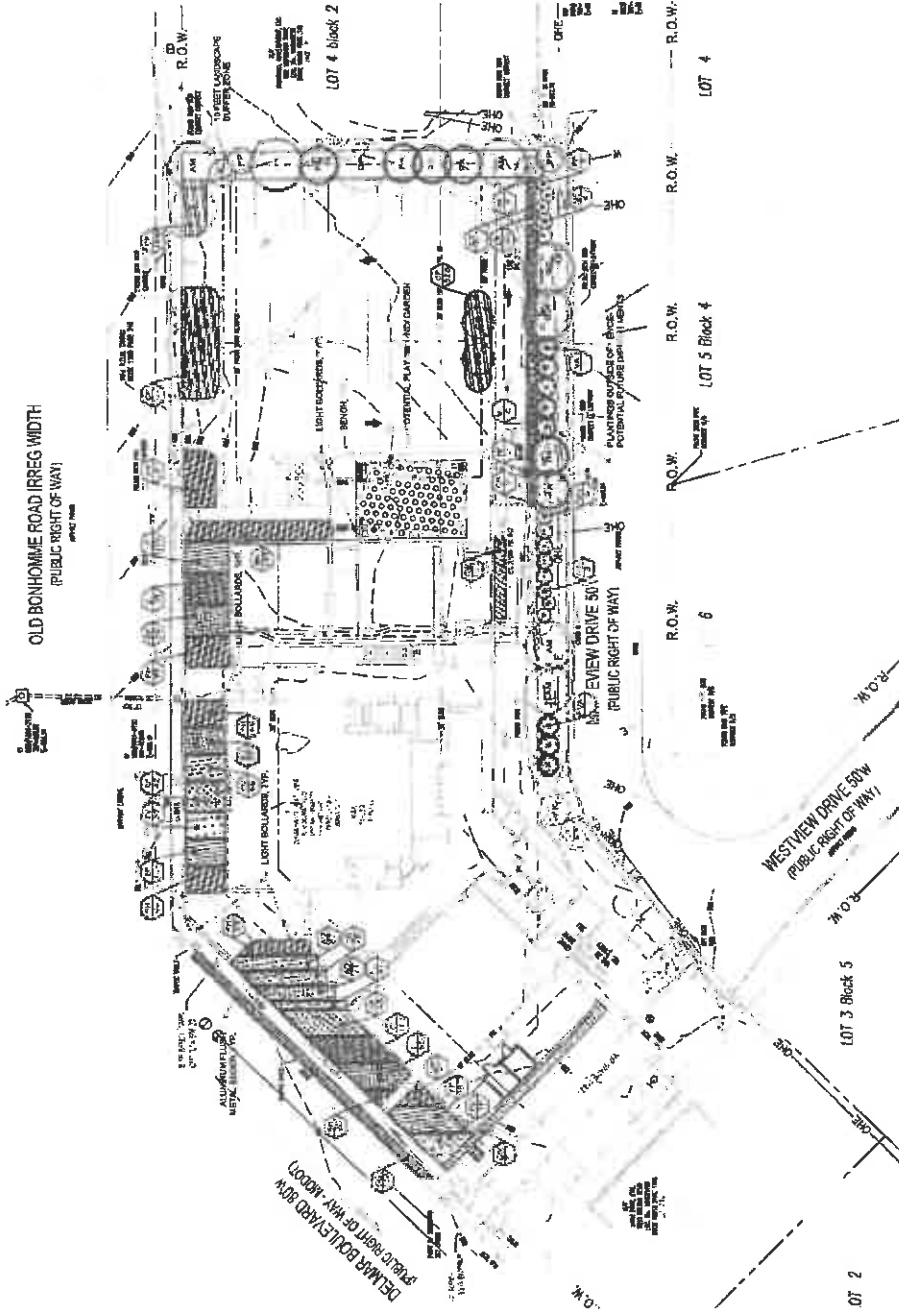
**berner architecture**  
 1000 Franklin Blvd., Suite 100  
 St. Louis, MO 63103  
 (314) 433-1100  
 www.bernerarch.com

**AGUDAS ISRAEL  
 OF ST. LOUIS  
 NEW SYNAGOGUE  
 BUILDING**

PROJECT NO.	2020
DATE	11/19/2020
PROJECT LOCATION	1000 Franklin Blvd., Suite 100, St. Louis, MO 63103
CLIENT	Agudas Israel of St. Louis
ARCHITECT	berner architecture
LANDSCAPE ARCHITECT	D&G Design
SCALE	AS SHOWN

**LANDSCAPE SITE PLAN**

**L-100**



**1 LANDSCAPE SITE PLAN**  
 SCALE: 1" = 20'







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

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>UB20240708-01</b>
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**SUBJECT/TITLE:**  
**REZ 24-01 Application for a Zoning Map Amendment for 558 and 564 Mapleview Drive from "SR" Single-family Residential District to "LC" Limited Commercial District.**

<b>PREPARED BY:</b> <b>John L. Wagner</b>	<b>DEPARTMENT / WARD</b> <b>Planning and Development</b>
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<b>AGENDA SECTION:</b> Unfinished Business - Bill 9544	<b>CAN ITEM BE RESCHEDULED?</b> yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
 City Manager concurs with the Plan Commission and recommends approval.

**FISCAL IMPACT:**  
 N/A

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

**EXPLANATION:**  
 The Applicant is requesting the parcels located at 558 and 564 Mapleview Drive be rezoned from Single-family Residential (SR) to Limited Commercial (LC) as part of the Agudas Israel of St. Louis renovation.  
  
 The Applicant will apply for a major subdivision plat at a later date to consolidate these two lots, along with two other adjacent lots, into one parcel for the purposes of constructing a synagogue and other supporting uses on the site.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
 The two lots at 558 and 564 Mapleview Drive have been owned by Agudas Israel and vacant for a number of years. The Applicant has also applied for a Conditional Use Permit (C.U.P.) for the overall site to include these two lots and the two existing "LC" Limited Commercial lots. They will be consolidated at a later date.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**  
 Attached are a Plan Commission Transmittal Letter, Staff Report, amended to reflect the decision of the Plan Commission, the Map Amendment Application, and a Draft Ordinance.

**LIST CITY COUNCIL GOALS (S):**  
 Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life.

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> July 8, 2024
--	--------------------------------------



**Plan Commission**

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

May 22, 2024

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

RE: Map Amendment/Rezoning (REZ-24-01)

Dear Ms. Reese,

At its regular meeting on May 22, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the application of Rami Berner, on behalf of Agudas Israel of St. Louis, to rezone 558 and 564 Mapleview Drive from Single Family Residential (SR) to Limited Commercial (LC).

By a vote of 5 to 1, the Plan Commission recommended approval of said Map Amendment.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission

**STAFF REPORT**  
**City Council**

<b>Meeting Date</b>	<b>June 10, 2024</b>
<b>File Number</b>	REZ-24-01
<b>Council District</b>	1
<b>Location</b>	558 and 564 Mapleview Drive
<b>Applicant</b>	Rami Berner on behalf of Agudas Israel of St. Louis
<b>Property Owner</b>	Agudas Israel of St. Louis
<b>Request</b>	Map Amendment from Single Family Residential (SR) to Limited Commercial (LC)

**Comprehensive Plan Conformance:**

Yes       No       No reference

**Staff Recommendation:**

Approval     Approval with Conditions     Denial

**Attachments:**

- A. Application
- B. Boundary and Improvement Survey
- C. Legal Descriptions
- D. *Please refer to the attachments associated with CUP-24-02 for additional information*

**Applicant Request**

The applicant, Rami Berner on behalf of Agudas Israel of St. Louis, is requesting a zoning map amendment for the parcels located at 558 and 564 Mapleview Dr. to be rezoned from Single Family Residential (SR) to Limited Commercial (LC).

The applicant is simultaneously applying for a major subdivision and preliminary plat to consolidate these two lots, along with two other adjacent lots, into one lot for the purposes of constructing a synagogue and other supporting uses on the site.

**Existing Property**

558 and 564 Mapleview Dr. are currently vacant lots and have been undeveloped since at least 2007. Across and along Mapleview Dr. to the southeast are existing single-family residences.

**Analysis**

*Land Use and Zoning*

The proposed use is a synagogue (defined in the zoning code as a “place of worship”), which is considered a permitted use in both the LC and SR zoning districts. Below are summaries of the zoning and land use for the subject property (Table 1) and surrounding properties (Table 2).

**Table 1. Current and Proposed Zoning & Land Use**

	564 Maplevie	558 Maplevie
Locator Number	18K530326	18K530294
Current Zoning	SR (Single Family Residential)	SR (Single Family Residential)
Current Land Use	Vacant lot	Vacant lot
Proposed Zoning	LC (Limited Commercial)	LC (Limited Commercial)
Proposed Land Use	Place of worship (synagogue)	Place of worship (synagogue)

**Table 2. Surrounding Zoning & Land Use**

North	Limited Commercial (LC); urgent care, retail, officed
East	Limited Commercial (LC); vacant garden nursery store
South	Single Family Residential (SR); single-family homes
West	Limited Commercial (GC); Auto repair shop, office

**Map 1. Surrounding Zoning**



**Comprehensive Plan**

The future character and land use map of the comprehensive plan identifies the subject property as "Activity Center". Single family residences are not an applicable primary or secondary use of the "Activity Center" Future Character designation, therefore rezoning these parcels away from the SR district to LC is in compliance with the recommendations of the Comprehensive Plan.

Additionally, the majority of this synagogue's congregation lives within walking distance of the synagogue, and much of the congregation travels to services by foot. The intent of the Activity Center land use designation is to "promote infill development to create walkable activity centers," "reduce and consolidate surface parking," and "improve pedestrian and multi-modal activity." It is staff's opinion that the proposed development and the requested CUP for reduced off-street parking and use of shared parking spaces closely align with the intent, goals, and objectives of the comprehensive plan.

**Process – Required City Approvals**

Plan Commission. Section 400.3180 of the Zoning Code requires that Map Amendment applications be reviewed by Plan Commission after receipt of staff review report. The Plan Commission shall report a recommendation to the City Council for their consideration.

City Council. Sections 400.3190 and 400.3200 of the Zoning Code require that a public hearing be held by the City Council before making a final decision, subsequent to receiving a recommendation from Plan Commission.

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**Staff Recommendation**

Staff recommends approval of the Map Amendment application rezoning 558 and 564 Mapleview Drive from Single-Family Residential District (SR) to Limited Commercial District (LC).

**Plan Commission**

The Plan Commission recommended approval of the Map Amendment by a vote of 5 to 1.

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. 9544

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 558 MAPLEVIEW DRIVE AND 564 MAPLEVIEW DRIVE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (“SR”) TO LIMITED COMMERCIAL DISTRICT (“LC”).**

**WHEREAS**, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

**WHEREAS**, in a meeting held on May 22, 2024, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 558 Mapleview Drive and 564 Mapleview Drive from Single-family Residential District (“SR”) to Limited Commercial District (“LC”) and recommended to the City Council that the amendment be approved; 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 June 24, 2024, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on June 9, 2024; and

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

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established by Section 400.070, for property at 558 Mapleview Drive and 564 Mapleview Drive, so as to change the classification of said property from “SR” Single-family Residential District (“SR”) to Limited Commercial District (“LC”).

Section 2. The property at 558 Mapleview Drive and 564 Mapleview Drive is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. 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 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING**

**558 Mapleview Drive and 564 Mapleview Drive**

**558 Mapleview Drive**

The Northwest 25 feet of Lot 4 and the Southeast 50 feet of Lot 5 in Block 2 of University View, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 19 Page 45 of the Saint Louis County Records.

EXCEPTING THEREFROM the Northeast 10 feet of said Lots taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.

**564 Mapleview Drive**

The Northwest 50 feet of Lot 5 in Block 2 of University View, a Subdivision of Lot 35 of Central Suburbs, in U.S. Survey 2033, Township 45 North, Range 6 East in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 19 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that portion taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.



**APPLICATION FOR ZONING MAP AMENDMENT**

1. Address / Location / Site of Building: 558 Mapleview & 564 Mapleview, U City, MO 63124

2. Current Zoning District (Check one):

CC  GC  HR  HRO  IC  LC  LR  MR  PA  PD  SR

3. Proposed Zoning District (Check one):

CC  GC  HR  HRO  IC  LC  LR  MR  PA  PD  SR

4. State proposed use: House of Worship

5. Describe existing premises: Empty Lots

6. Describe proposed construction (please attach additional narrative):

Proposed construction will consist of a synagogue with a sanctuary, chapel, social hall, offices and other support space. The site will also contain parking to serve the synagogue.

7. State applicant's name, address and daytime telephone number:

Rami Berner AIA, Berner Architecture, 2488 Beachwood Blvd. Beachwood OH, 44118 t. 216.200.6505

8. Applicant's interest in the property (check one):  Owner  Tenant  Under contract to purchase  
 Under contract to lease  Other (specify): Architect representing Owner

9. State name and address and daytime telephone number of owner, if other than applicant:

Agudas Israel of St. Louis, 8202 Delmar Blvd., University City, MO 63124 Phone:314.863.8978

Other (specify): \_\_\_\_\_

The undersigned hereby makes application for a Site Plan Review and requests the authorization of the City Council to proceed with the activities described in this application.

4/10/2024  
Date

  
Applicant's Signature and Title Rami Berner AIA, Berner Architecture

**FOR OFFICE USE ONLY**

Date: \_\_\_\_\_ Application first received of \_\_\_\_\_

Application fee in the amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

# map ammendment – legal description

DATE	17 April 2024	CLIENT NAME	Agudas Israel of St. Louis
DESIGNED BY	Rami Berner, BAS	PROJECT NAME	New Building
ISSUED TO	U City Plan Commission	PROJECT NUMBER	2203

**Subject:** *Submission to University City Plan Commission for a map ammendment of 558 & 564 Mapleview*

- 558 Legal Description

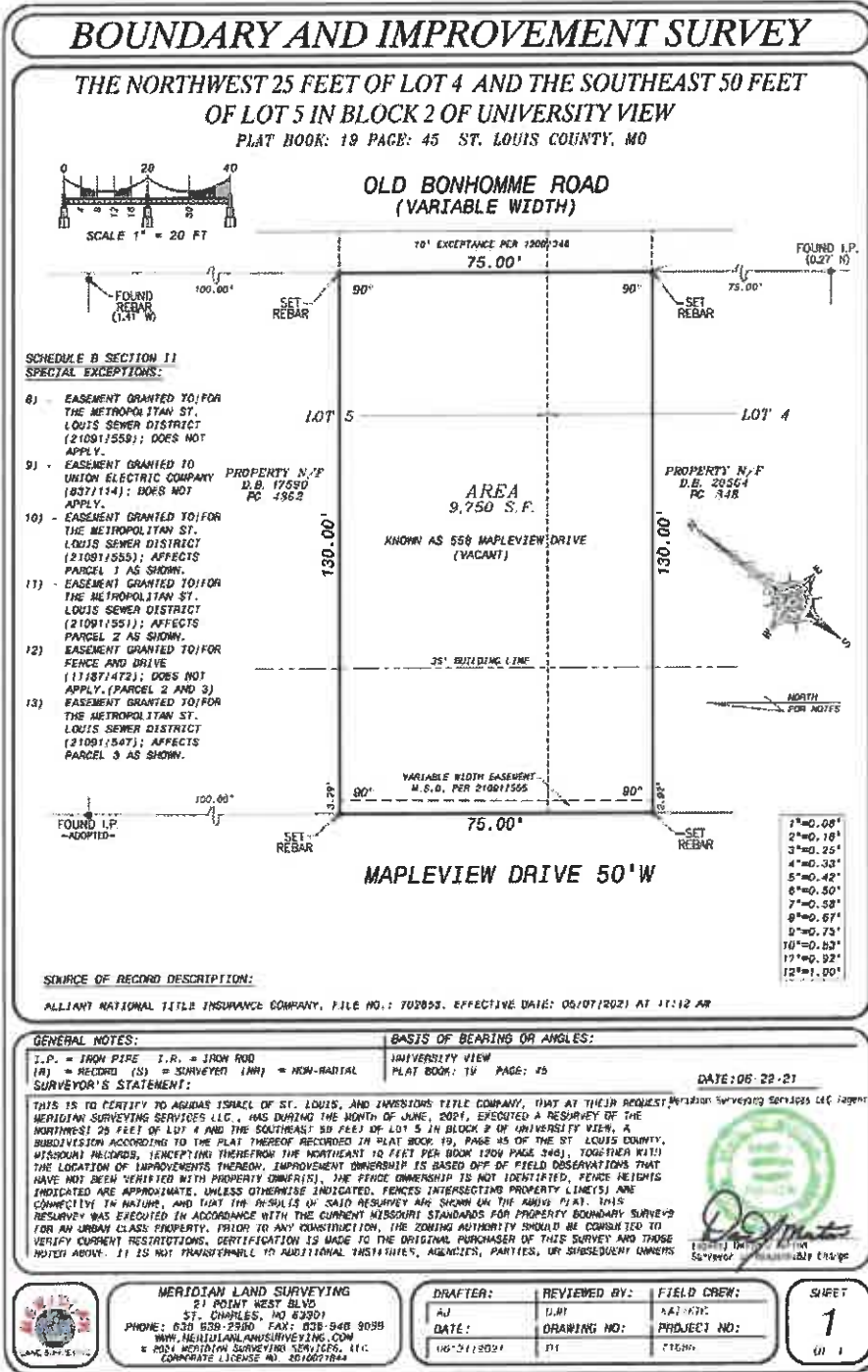
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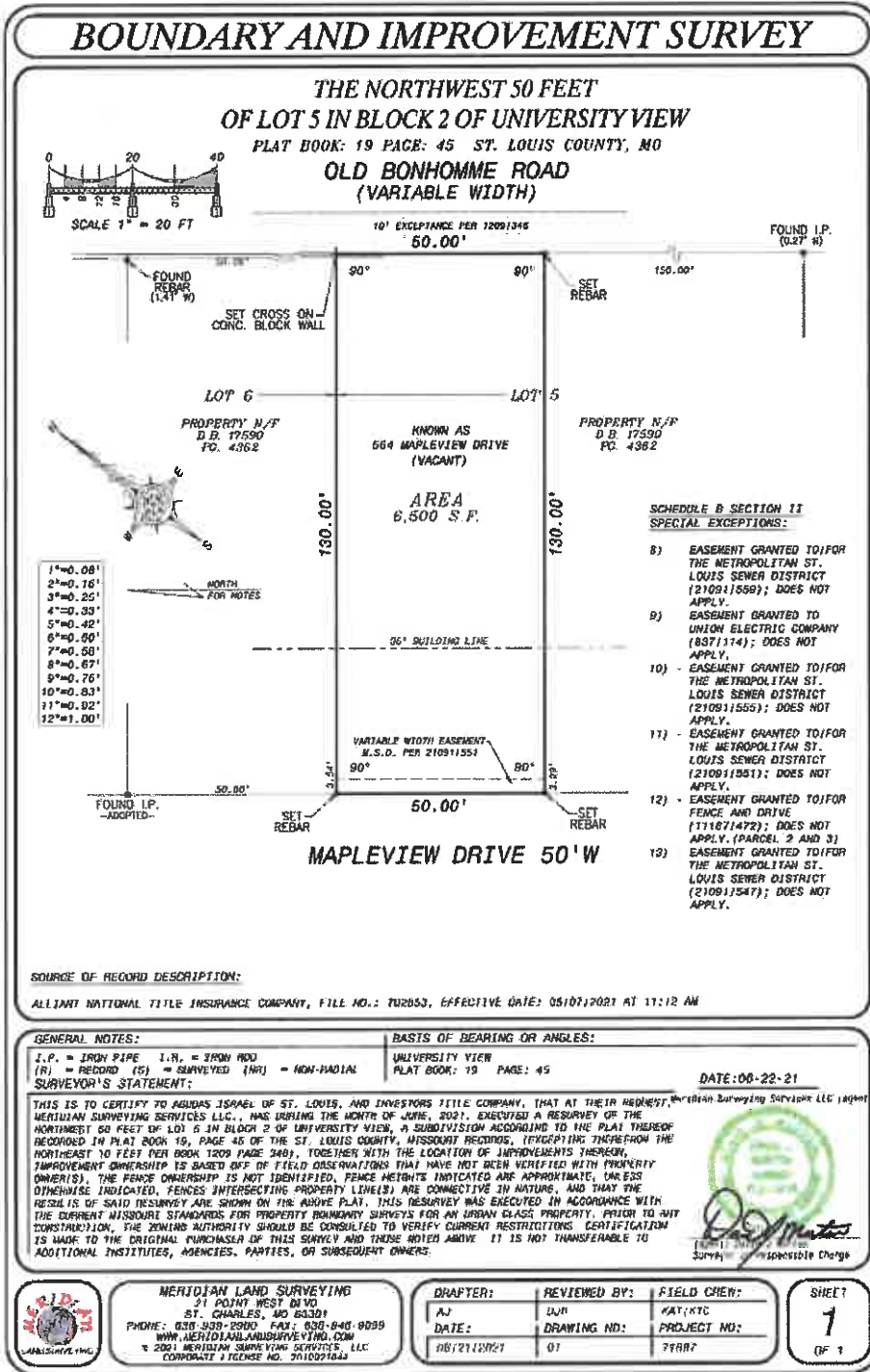
EXCEPTING THEREFROM the Northeast 10 feet of said Lots taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.

- 564 Legal Description

The Northwest 50 feet of Lot 5 in Block 2 of University View, a Subdivision of Lot 35 of Central Suburbs, in U.S. Survey 2033, Township 45 North, Range 6 East in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 19 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that portion taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.





END OF MEMORANDUM

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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>UB20240708-02</b>
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**SUBJECT/TITLE:**  
TXT 24-01: Application for a Zoning Code Text Amendment to delete the 12,000 square-foot gross floor area minimum in the "LC" Limited Commercial District. (Section 400.470(A))

<b>PREPARED BY:</b> John L. Wagner	<b>DEPARTMENT / WARD:</b> Planning and Development
---------------------------------------	---

<b>AGENDA SECTION:</b> Unfinished Business - Bill 9545	<b>CAN ITEM BE RESCHEDULED?:</b> yes
---	---

**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager concurs with the Plan Commission and recommends approval.

**FISCAL IMPACT:**  
N/A

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

**EXPLANATION:**  
The existing "LC" Limited Commercial District regulations limit principal building size to no more than 12,000 square-foot of gross floor area. The proposed text amendment eliminates this requirements by deleting Subsection (A) of Section 400.470.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
The LC zoning district closely corresponds to the "Activity Center" land use category from the comprehensive plan, which strongly promotes mixed-use, infill, compact, and walkable development. This land use category has a recommended height range of 1-5 stories. The current limit of 12,000 square-foot gross floor area in the LC zoning district would likely inhibit development  
  
Staff also believes that the conditional use permit process, triggered at 3,500 square-feet in building gross floor area, provides the city adequate review and discretion to ensure developments are high quality and well situated within their site and the community at large.

<b>CIP No.</b>	
----------------	--

**RELATED ITEMS / ATTACHMENTS:**  
Attached are a Plan Commission Transmittal Letter, Staff Report, amended to reflect the decision of the Plan Commission, and a Draft Ordinance.

**LIST CITY COUNCIL GOALS (S):**  
Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life.

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregorory Rose	<b>MEETING DATE:</b> July 8, 2024
--	--------------------------------------



**Plan Commission**

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

May 22, 2024

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

RE: Zoning Code Text Amendment (TXT-24-01)

Dear Ms. Reese,

At its regular meeting on May 22, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the application of the City of University City for a Zoning Code Text Amendment to amend §400.470(A), removing the requirement in Subsection (A) that principal buildings in the "LC" Limited Commercial District, in which one (1) or more uses may locate, shall not exceed twelve thousand (12,000) square-feet in gross floor area.

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

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission

## STAFF REPORT

### City Council

Meeting Date	June 10, 2024
File Number	TXT-24-01
Council District	n/a
Applicant	City of University City
Request	Approval of Text Amendment to §400.470(A)

#### Comprehensive Plan Conformance:

Yes       No       No reference

#### Staff Recommendation:

Approval       Approval with Conditions       Denial

At the upcoming Plan Commission meeting, commissioners will consider a text amendment to the zoning code pertaining to section 400.470(A), removing the provision that no principal building in an LC district may exceed 12,000 square feet in gross floor area (GFA).

On Monday, April 15, 2024, the Code Review Committee of the Plan Commission met to discuss the proposed Text Amendment and were in favor of the proposal described in this memo. The proposed revision intends to address concerns of redundant or overlapping dimensional restrictions in the LC zoning district. Gross floor area (GFA) is defined as:

*The sum of the area of horizontal surfaces of all floors of a building, measured from the exterior faces of exterior walls and includes all corridors, lobbies, elevators, stairs, and toilet rooms. Areas devoted to off-street parking or loading, or to building mechanical rooms, shall not be included in the computation of gross floor area.*

All principal buildings located within the LC zoning district are subject to many other dimensional requirements and use restrictions, such that a limit on GFA is ineffective in limiting unwanted uses or development types within the district. Sections 400.440, 400.450, and 400.460 describe the permitted uses, conditional uses, and density and dimensional regulations for the district. Furthermore, all buildings greater than 3,500 square feet in the LC district must acquire a conditional use permit regardless of the use. The conditional use permit process gives staff, commissions, and city council adequate means to review the site and building design. Since all buildings over 3,500 square feet are already reviewed and subject to conditional use permits, a hard limit at 12,000 GFA provides no additional safeguards against ill-fitting or poorly designed developments.

It is worth noting that there are already several non-conforming buildings located in LC districts that exceed the 12,000 GFA limit but conform to all other dimensional restrictions and have not been a point of contention. Some examples include 8141 Delmar Blvd. and 7233 Delmar Blvd.

The original intent of the restriction is to maintain the LC district for small to medium scale commercial developments. The proposed text amendment intends to simplify and ease the process of developing

compact, mixed-use development in the LC district, in accordance with the Activity Center designation in the comprehensive plan. It is the opinion staff that the 12,000 GFA limit is unnecessary given other dimensional standards in the LC district. Staff also believes that the conditional use permit process, triggered at 3,500 gross square feet, provides the city adequate review and discretion to ensure developments are high quality and well situated within their site and the community at large.

**Comprehensive Plan**

The LC zoning district closely corresponds to the “Activity Center” land use category from the comprehensive plan, which strongly promotes mixed-use, infill, compact, and walkable development. This land use category has a recommended height range of 1-5 stories. The current limit of 12,000 GFA in the LC zoning district would likely inhibit development of buildings with 3 stories or more, especially if a basement were proposed. In effect, the current limit complicates implementation of the comprehensive plan. The proposed text amendment would make it easier for developments in Activity Center areas to comply with the recommendations of the comprehensive plan.

Furthermore, the proposed text amendment closely aligns with Action A.5.2 in the comprehensive plan:

*Revise dimensional regulations (e.g., height, setbacks) and permitted uses in the zoning code to allow more compact development in mixed-use areas (e.g., Activity Centers, as described in chapter 4, pg. 109).*

**Summary of Amendment**

The proposed text amendment, shown below in blue italic font, removes Subsection (A) of Section 400.470 of the University City Zoning Code. All subsequent portions of 400.470 will be re-numbered following the removal of section A.

*Section 400.470: Other Development Standards.*

*A. A principal building, in which one (1) or more uses may locate, shall not exceed twelve thousand (12,000) square feet in gross floor area.*

**Process – Required City Approvals**

Plan Commission. Section 400.3180 of the zoning code requires that the Plan Commission report to the City Council its recommendation on any application after receipt of the staff review report. The Zoning Administrator shall forward a copy of the Plan Commission's recommendation to the Historic Preservation Commission.

City Council. Section 400.3190 of the zoning code requires that text amendment applications be reviewed by City Council for final decision, subsequent to a recommendation from Plan Commission. The City Council shall hold a public hearing before acting on any application for amendment.

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**Staff Recommendation**

Staff recommends approval of the text amendment.

**Plan Commission**

The Plan Commission unanimously approved the text amendment.



**INTRODUCED BY:**

**DATE:**

**BILL NO.: 9545**

**ORDINANCE NO.:**

**AN ORDINANCE AMENDING ZONING CODE SECTION 400.470 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO OTHER DEVELOPMENT STANDARDS IN THE LIMITED COMMERCIAL ZONING DISTRICT (“LC”), BY DELETING SUBSECTION A THEREOF, WHICH PROVIDES THAT A PRINCIPAL BUILDING SHALL NOT EXCEED 12,000 SQUARE FEET IN GROSS FLOOR AREA.**

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, in a meeting on April 15, 2024, the City Plan Commission Code Review Committee reviewed an application for a Zoning Code text amendment to Section 400.470 by deleting Subsection (A), which provides that a principal building in the Limited Commercial Zoning District (“LC”) shall not exceed 12,000 square feet in gross floor area, and recommended approval of the amendment to the full City Plan Commission; and

WHEREAS, in a meeting held on May 22, 2024, the City Plan Commission examined said Zoning Code text amendment and recommended to the City Council that the amendment be approved; 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 June 24, 2024, was duly published on June 9, 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 said Zoning Code text amendment were duly heard and considered by the City Council.

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

Section 1. Section 400.470 of the University City Municipal Code, relating to other development standards in the Limited Commercial District (“LC”), is hereby amended by deleting Subsection (A), so that Section 400.070, as so amended, shall read as follows:

Section 400.470 Other Development Standards.

- A. Except for authorized temporary outdoor sales (see Article V, Section 400.1360), permitted outdoor dining, and off-street parking and loading, all business, servicing, processing, and storage, which takes place outdoors on private property shall be limited to one hundred (100) square feet in area and shall be limited to items and/or service for which the use is approved under the occupancy permit. Otherwise, all business, servicing, processing, and storage shall be conducted within completely enclosed businesses.

- B. Outdoor display of merchandise shall only be permitted in conjunction with an existing permitted use, where an established use has been granted occupancy and occupies the ground floor of a premise. Any display shall only be permitted on private property, and such display shall be placed between the subject use's principal building and nearest public right-of-way. Total gross display area of merchandise may not exceed twenty-five (25) square feet. This total gross display area may be increased to forty (40) square feet if the building frontage of the portion of the building occupied by the subject use exceeds ninety (90) linear feet, and increased to eighty (80) square feet if the building frontage of the portion of the building exceeds one hundred twenty (120) linear feet. Display items shall be limited to merchandise sold by the established use. All sales transactions shall occur completely within enclosed buildings. Any outdoor display of merchandise shall permit free access to buildings and not be placed in or on street furniture, parking meters, public signage, planter boxes, turf, dirt or landscaped areas, or beyond the edge of the subject use's street frontage. Display items shall not include signage which would otherwise be regulated by Article VIII.
- C. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see Article V, Division 12 for performance standards).
- D. Outdoor dining is permitted upon receipt or renewal of an annual outdoor dining permit, as required under Chapter 605, Article I. [Ord. No. 6971 §1, 11-10-2014]
- E. For all new developments or those uses requiring a new conditional use permit or site plan review, a detailed landscaping plan shall be submitted to the Director of Planning for approval, in conjunction with a review by the City Forester. Landscaping shall be installed and maintained in accordance with the approved plan. Unless other arrangements were made during the permitting process, said landscaping plan shall be approved prior to the building permit being issued and shall be installed prior to the occupancy permit being approved.
- F. All restaurant and convenience store uses shall comply with the following:
1. The operator of the business shall regularly police the site and the area adjacent to the restaurant to remove litter and debris.
  2. Trash containers for patron use shall be available on the premises at all times. Adequate refuse disposal shall be provided by and for the business. The refuse containers and surroundings shall be maintained in a clean condition.
  3. If applicable, an exhaust system shall be installed and/or other means shall be taken to prevent any food preparation odors or cooking odors from being perceptible beyond the lot lines of the property on which the business is located. The exhaust system shall be maintained in a clean condition by regularly scheduled cleaning of the system.
- G. All uses that have exterior speakers shall be operated so that the volume of the service speaker as well as noise from patrons shall not be perceptible beyond the property lines of the business.
- H. Lighting of all exterior areas, including all parking areas, shall comply with Section 400.2110 of the Zoning Code, and shall be designed to be compatible with surrounding areas, shall be shaded to direct light downward and away from abutting uses, adjoining properties and streets.
- I. For all developments requiring new curb cuts along County or State roadways, curb cuts shall be approved by the proper State and/or County agencies.

If there is a substantial change in site design caused by those approvals, the applicant shall resubmit the changes to Department of Planning Development, the Plan Commission and/or the City Council (whichever approvals were originally required).

- J. For all new developments or those uses requiring substantial exterior construction, a detailed construction traffic control and parking plan should be submitted to the Director of Planning for approval. Said plan shall set forth details pertaining to worker and resident parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to the issuance of a building permit.
- K. For all new developments, drainage and grading arrangements shall be approved by MSD and the City Public Works and Parks Department.
- L. In addition to all other requirements and regulations set forth in this Chapter, all new development and substantial redevelopment proposed and planned along the Olive Boulevard corridor between Skinker Boulevard to the east side of the I-170 interchange shall adhere to the guidelines and regulations set forth in the document known as the "Olive Boulevard Design Guidelines". The guidelines are a required part of the building permit process. A copy of the guidelines may be obtained from the Zoning Administrator in the Community Development Department (an electronic copy is also available online at the City's website at [ucitymo.org/government/departments/community development/zoning](http://ucitymo.org/government/departments/community%20development/zoning)). For the purpose of this requirement, "substantial redevelopment" shall mean one (1) or more of the following:
  - 1. Increase of twenty-five percent (25%) or more in the gross floor area of any building;
  - 2. Significant upliftment of the facade aesthetics by paint and/or addition or replacement of facade elements;
  - 3. Restoration of historic structures;
  - 4. Significant changes in site design, for example, landscaping, lighting, ingress/egress, etc.

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 400.470 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 24<sup>th</sup> day of June, 2024.

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Mayor

ATTEST:

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City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

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City Attorney



CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
For City Clerk Use UB20240708-03

SUBJECT/TITLE:  
Compensation Ordinance Adjustment

PREPARED BY: Amy Williams DEPARTMENT / WARD: Human Resources

AGENDA SECTION: New Business Bill 9546 CAN ITEM BE RESCHEDULED? Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:  
The City Manager recommends administering a 1.5% Cost of Living Adjustment increase for all full time and part-time regular employees in the FY25 budget.  
- Police position of Major added to the Compensation Ordinance  
- Remove "Public Works" from the part-time position of Inspector; Add "Services" to Senior Services Coordinator

FISCAL IMPACT:  
The total fiscal impact of a 1.5% increase is \$263,060.  
The total potential fiscal impact for the position of Major is \$135,790.

AMOUNT: Approximately \$263,060 and \$135,760 ACCOUNT No.:

FROM FUND: General Fund - 01 TO FUND: General Fund - 01

EXPLANATION:  
The proposed ordinance adds one position and requests a 1.5% Cost of Living Adjustment (COLA) for all full-time or part-time regular employees. (Seasonal part-time hourly rates will remain the same and not receive the COLA.) The City Manager recommends approval.

STAFF COMMENTS AND BACKGROUND INFORMATION:  
With the annual inflation rate in the United States nearing 3.5% this year and last, the City Manager proposes a 1.5% Cost of Living Adjustment for all full-time and part-time regular (year-round) employees.

CIP No.

RELATED ITEMS / ATTACHMENTS:  
Draft Bill 9546

LIST CITY COUNCIL GOALS (S):  
Employees

RESPECTFULLY SUBMITTED: City Manager, Gregorory Rose MEETING DATE: July 8, 2024



INTRODUCED BY:

DATE: June 24, 2024

BILL NO.

ORDINANCE NO: 9546

**AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER July 1, 2024, AND REPEALING ORDINANCE NO. 7344.**

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

Section 1. From and after July 14, 2024, City employees within the classified service of the City, hereinafter designated, shall receive as compensation for their services such amounts as may be fixed by the City Manager in accordance with Schedule A (Base Pay), included herein, with a salary not less than the lowest amount and not greater than the highest amount set forth in Schedule A, and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations and Civil Service Rules now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

**SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES 2023**

Steps

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J	
1		Annually	\$29,409.7143	\$30,880.2027	\$32,424.2101	\$34,045.4222	\$35,747.6984	\$37,535.0788	\$39,411.8326	\$41,382.4044	\$43,451.5456	\$45,624.1229	
		Monthly	\$2,450.8095	\$2,573.3502	\$2,702.0175	\$2,837.1185	\$2,978.9744	\$3,127.9232	\$3,284.3194	\$3,448.3354	\$3,620.9621	\$3,802.0102	\$3,992.0102
		Bi-Weekly	\$1,191.1429	\$1,187.7001	\$1,247.0850	\$1,309.4393	\$1,374.9113	\$1,443.6369	\$1,515.8337	\$1,591.6317	\$1,671.2133	\$1,754.7740	\$1,842.5166
		Hourly	\$14.1393	\$14.8463	\$15.5886	\$16.3680	\$17.1864	\$18.0457	\$18.9480	\$19.8954	\$20.8902	\$21.9347	\$23.0315
2		Annually	\$30,880.2681	\$32,424.2815	\$34,045.4956	\$35,747.7794	\$37,535.1589	\$39,411.9189	\$41,382.5127	\$43,451.6383	\$45,624.2203	\$47,905.4913	\$50,300.8902
		Monthly	\$2,573.3557	\$2,702.0235	\$2,837.1246	\$2,978.9809	\$3,127.9299	\$3,284.3264	\$3,448.5427	\$3,620.9699	\$3,802.0184	\$3,992.1193	\$4,191.7409
		Bi-Weekly	\$1,187.7026	\$1,247.0878	\$1,309.4421	\$1,374.9142	\$1,443.6600	\$1,515.8430	\$1,591.6351	\$1,671.2169	\$1,754.7777	\$1,842.5166	\$1,934.6436
		Hourly	\$14.8463	\$15.5886	\$16.3680	\$17.1864	\$18.0457	\$18.9480	\$19.8954	\$20.8902	\$21.9347	\$23.0315	\$24.1831
3		Annually	\$32,424.4023	\$34,045.6225	\$35,747.9036	\$37,535.2988	\$39,412.0837	\$41,382.6669	\$43,451.8002	\$45,624.3902	\$47,905.6097	\$50,300.8902	\$52,729.5868
		Monthly	\$2,702.0335	\$2,837.1352	\$2,978.9920	\$3,127.9416	\$3,284.3386	\$3,448.5556	\$3,620.9834	\$3,802.0325	\$3,992.1341	\$4,191.7409	\$4,401.3293
		Bi-Weekly	\$1,247.0924	\$1,309.4470	\$1,374.9194	\$1,443.6653	\$1,515.8486	\$1,591.6410	\$1,671.2231	\$1,754.7842	\$1,842.5240	\$1,934.6502	\$2,031.3828
		Hourly	\$15.5887	\$16.3681	\$17.1865	\$18.0458	\$18.9481	\$19.8955	\$20.8903	\$21.9348	\$23.0316	\$24.1831	\$25.3923
4	Parking Attendant Police/Fire Cadet Clerk Typist	Annually	\$34,045.6334	\$35,747.9151	\$37,535.3109	\$39,412.0764	\$41,382.6802	\$43,451.8142	\$45,624.4050	\$47,905.6252	\$50,300.9065	\$52,815.9518	\$55,456.7494
		Monthly	\$2,837.1361	\$2,978.9929	\$3,127.9426	\$3,284.3397	\$3,448.5567	\$3,620.9845	\$3,802.0337	\$3,992.1354	\$4,191.7422	\$4,401.3293	\$4,621.3958
		Bi-Weekly	\$1,309.4474	\$1,374.9198	\$1,443.6658	\$1,515.8491	\$1,591.6415	\$1,671.2236	\$1,754.7848	\$1,842.5240	\$1,934.6502	\$2,031.3828	\$2,132.9519
		Hourly	\$16.3681	\$17.1865	\$18.0458	\$18.9481	\$19.8955	\$20.8903	\$21.9348	\$23.0316	\$24.1831	\$25.3923	\$26.6619
5	Custodian	Annually	\$35,747.9151	\$37,535.3109	\$39,412.0764	\$41,382.6802	\$43,451.8142	\$45,624.4050	\$47,905.6252	\$50,300.9065	\$52,815.9518	\$55,456.7494	\$58,229.5868
		Monthly	\$2,978.9929	\$3,127.9426	\$3,284.3397	\$3,448.5567	\$3,620.9845	\$3,802.0337	\$3,992.1354	\$4,191.7422	\$4,401.3293	\$4,621.3958	\$4,852.4656
		Bi-Weekly	\$1,374.9198	\$1,443.6658	\$1,515.8491	\$1,591.6415	\$1,671.2236	\$1,754.7848	\$1,842.5240	\$1,934.6502	\$2,031.3828	\$2,132.9519	\$2,239.5995
		Hourly	\$17.1865	\$18.0458	\$18.9481	\$19.8955	\$20.8903	\$21.9348	\$23.0316	\$24.1831	\$25.3923	\$26.6619	\$27.9950
6	Laborer Compliance Officer	Annually	\$37,535.3109	\$39,412.0764	\$41,382.6802	\$43,451.8142	\$45,624.4050	\$47,905.6252	\$50,300.9065	\$52,815.9518	\$55,456.7494	\$58,229.5868	\$61,155.5166
		Monthly	\$3,127.9926	\$3,284.3397	\$3,448.5567	\$3,620.9845	\$3,802.0337	\$3,992.1354	\$4,191.7422	\$4,401.3293	\$4,621.3958	\$4,852.4656	\$5,093.5354
		Bi-Weekly	\$1,443.6658	\$1,515.8491	\$1,591.6415	\$1,671.2236	\$1,754.7848	\$1,842.5240	\$1,934.6502	\$2,031.3828	\$2,132.9519	\$2,239.5995	\$2,351.2671
		Hourly	\$18.0458	\$18.9481	\$19.8955	\$20.8903	\$21.9348	\$23.0316	\$24.1831	\$25.3923	\$26.6619	\$27.9950	\$29.3647



**SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES**

**Steps**

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J	
7	Advanced Clerk Typist Laborer-Light Equipment Operator	Annually	\$39,411.8842	\$41,382.4784	\$43,451.6024	\$45,624.3825	\$47,905.3916	\$50,300.6612	\$52,815.6942	\$55,456.4789	\$58,229.3029	\$61,140.2680	
		Monthly	\$3,284.3237	\$3,448.5399	\$3,620.9169	\$3,802.0152	\$3,992.1160	\$4,191.7218	\$4,401.3079	\$4,621.3732	\$4,852.4419	\$5,095.8640	\$5,351.5680
		Bi-Weekly	\$1,515.8417	\$1,591.6338	\$1,671.2155	\$1,754.7762	\$1,842.5151	\$1,934.6048	\$2,031.3729	\$2,132.9415	\$2,239.5886	\$2,351.5680	\$2,469.2848
		Hourly	\$18.9480	\$19.8954	\$20.8902	\$21.9347	\$23.0314	\$24.1830	\$25.3922	\$26.6618	\$27.9949	\$29.3946	\$30.8611
8	Administrative Secretary Assistant to the Prosecutor Court Clerk II Equipment Operator Account Clerk II	Annually	\$41,776.6280	\$43,865.4594	\$46,058.7324	\$48,361.6890	\$50,779.7525	\$53,318.7401	\$55,984.6771	\$58,783.9109	\$61,723.1865	\$64,809.2618	
		Monthly	\$3,481.3857	\$3,655.4550	\$3,838.2277	\$4,030.1391	\$4,231.6460	\$4,443.2283	\$4,665.3898	\$4,898.6592	\$5,143.5922	\$5,400.7718	
		Bi-Weekly	\$1,606.7934	\$1,687.1331	\$1,771.4897	\$1,860.0642	\$1,953.0674	\$2,050.7208	\$2,153.2568	\$2,260.9197	\$2,373.9656	\$2,492.6639	
		Hourly	\$20.8849	\$21.8892	\$22.9436	\$23.2508	\$24.4133	\$25.6840	\$26.9157	\$28.2615	\$29.6746	\$31.1583	\$32.7111
9	Administrative Assistant Accounts Payable Specialist Dispatcher Executive Secretary to the Director Executive Secretary to the Police Chief General Maintenance Worker Heavy Equipment Operator Inspector I Mechanic I Print Shop Operator Recreation Supervisor I Tree Trimmer	Annually	\$45,999.4709	\$48,299.4445	\$50,714.4167	\$53,250.1375	\$55,912.6444	\$58,708.2766	\$61,643.6905	\$64,725.8750	\$67,962.1887	\$71,363.4657	
		Monthly	\$3,833.2892	\$4,024.9537	\$4,226.2014	\$4,437.5115	\$4,659.3870	\$4,892.3564	\$5,136.9742	\$5,393.8229	\$5,663.5141	\$5,947.7838	
		Bi-Weekly	\$1,769.2104	\$1,857.6709	\$1,950.5545	\$2,048.0822	\$2,150.4863	\$2,258.0166	\$2,370.9112	\$2,489.4567	\$2,613.9296	\$2,744.2848	
		Hourly	\$22.1151	\$23.2209	\$24.3819	\$25.6010	\$26.8811	\$28.2251	\$29.6364	\$31.1182	\$32.6741	\$34.3011	\$36.0011

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J
10	Accountant	Annually	\$51,519,4074	\$4,895,3778	\$56,890,1467	\$59,640,1540	\$72,622,1617	\$85,753,2698	\$69,040,9333	\$72,492,9890	\$76,117,6290	\$81,282,2074
	Administrative Analyst	Monthly	\$4,293,2840	\$4,507,9482	\$4,733,3456	\$4,970,0128	\$5,218,5135	\$5,479,4392	\$5,751,4111	\$6,041,0817	\$6,343,1357	\$6,773,5173
	Budget Analyst-Purchasing Specialist	Bi-Weekly	\$1,981,5157	\$2,088,5915	\$2,184,6210	\$2,283,8521	\$2,408,5447	\$2,538,9719	\$2,655,4205	\$2,788,1915	\$2,927,6011	\$3,126,2387
	Crew Leader	Hourly	\$24,7689	\$26,6074	\$27,3078	\$28,6732	\$30,1068	\$31,6121	\$33,1928	\$34,8524	\$36,5950	\$39,0780
	Crime Analyst											
11	Human Resources Generalist											
	Information Technology Specialist											
	Lead Dispatcher - Supervisor											
	Lead Inspector											
	Mechanic II											
	Planner											
	Public Works Parks Inspector											
	Recreation Supervisor II											
	Court Administrator	Annually	\$57,701,7163	\$60,586,8231	\$63,616,1643	\$66,736,9725	\$70,136,8211	\$73,643,6622	\$77,325,8453	\$81,191,1376	\$85,251,7445	\$91,036,0723
	Facilities Manager	Monthly	\$4,808,4780	\$5,048,9019	\$5,301,3470	\$5,566,4144	\$5,844,7351	\$6,136,9719	\$6,443,8204	\$6,766,6115	\$7,104,3120	\$7,586,3394
	Fleet Manager	Bi-Weekly	\$2,219,2976	\$2,336,2634	\$2,446,7756	\$2,569,1143	\$2,697,5700	\$2,832,4485	\$2,974,0710	\$3,122,7745	\$3,278,3132	\$3,501,3674
Financial Analyst	Hourly	\$17,7412	\$23,1283	\$30,5847	\$32,1139	\$33,7196	\$35,4056	\$37,1759	\$39,0347	\$40,9804	\$43,7673	
Forestry Supervisor												
Golf Manager												
Golf Superintendent												
Multi-Discipline Inspector												
Parts Supervisor												
Project Manager I												
Senior Accountant												
Street Supervisor												

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J
12	Communication Manager	Annually	\$85,202.9621	\$88,463.1102	\$71,886.2657	\$75,880.5789	\$79,254.6879	\$83,247.3383	\$87,378.2052	\$91,747.1155	\$96,334.4712	\$102,876.7656
	Economic Development Specialist	Monthly	\$5,483.5802	\$5,705.2592	\$5,990.5221	\$6,290.0482	\$6,604.5387	\$6,934.7782	\$7,288.5171	\$7,665.5930	\$8,067.8716	\$8,572.8688
	Economic Development Business Retention Specialist	Bi-Weekly	\$2,507.8062	\$2,633.1965	\$2,784.8564	\$2,953.0920	\$3,048.2541	\$3,200.6669	\$3,360.7002	\$3,528.7352	\$3,705.1720	\$3,895.5679
	Human Resources Manager	Hourly	\$31.3476	\$32.9150	\$34.5687	\$36.2887	\$38.1032	\$40.0083	\$42.0088	\$44.1092	\$46.3146	\$48.6571
	Information Technology Manager											
	Public Safety IT Manager											
	Purchasing Manager											
	Planning-Zoning Administrator											
	Project Manager II											
	Sanitation Superintendent											
	Senior Planner											
	Senior Public Works Manager											
	Senior Building Inspector-Plan Reviewer											
13	Deputy Director of Recreation	Annually	\$73,679.3471	\$77,363.3145	\$81,251.4882	\$85,259.0542	\$89,557.7069	\$94,055.5923	\$98,737.3719	\$103,674.2485	\$108,857.9525	\$116,243.9494
	Deputy Director of Parks Maintenance	Monthly	\$6,139.9456	\$6,446.9429	\$6,769.2940	\$7,107.7545	\$7,463.2422	\$7,836.2994	\$8,228.1543	\$8,639.5280	\$9,071.4950	\$9,666.9974
	Deputy Dir. of Planning & Dev./Bldg. Commissioner	Bi-Weekly	\$2,833.8210	\$2,975.5121	\$3,134.2877	\$3,280.5021	\$3,444.5272	\$3,606.7535	\$3,757.5912	\$3,987.4788	\$4,186.8443	\$4,470.9119
	Assistant Director of Public Works	Hourly	\$35.4228	\$37.1939	\$39.0536	\$41.0063	\$43.0566	\$45.2094	\$47.4699	\$49.8434	\$52.3316	\$55.0065
	Assistant Director of Finance	Annually	\$84,731.2492	\$88,967.8116	\$93,416.2022	\$98,087.0823	\$102,998.3630	\$108,140.9811	\$113,547.9777	\$119,225.3765	\$125,186.6454	\$133,668.5583
		Monthly	\$7,060.9374	\$7,413.9843	\$7,784.6835	\$8,173.9177	\$8,582.6136	\$9,011.7443	\$9,462.3315	\$9,935.4480	\$10,439.2204	\$11,140.0465
		Bi-Weekly	\$3,258.8842	\$3,421.8389	\$3,592.9369	\$3,771.5774	\$3,956.2063	\$4,159.2666	\$4,367.2299	\$4,585.5914	\$4,814.8710	\$5,141.5599
		Hourly	\$40.7582	\$42.7790	\$44.9116	\$47.1572	\$49.5151	\$51.9988	\$54.5924	\$57.3199	\$60.1839	\$63.2095

**SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED POLICE EMPLOYEES**

Grade	Position Title	Pay Frequency	Steps					
			A	B	C	D	E	F
P-1	Police Officer Trainee	Annually	\$ 56,111.9300	\$ 58,917.5265	\$ 61,863.4028	\$ 64,956.5730	\$ 68,204.4016	\$ 72,832.0800
		Monthly	\$ 4,675.9942	\$ 4,909.7939	\$ 5,155.2836	\$ 5,413.0477	\$ 5,683.7001	\$ 6,069.3400
		Bi-Weekly	\$ 2,158.1512	\$ 2,266.0587	\$ 2,379.3616	\$ 2,498.3297	\$ 2,623.2462	\$ 2,801.2338
		Hourly	\$ 26.9769	\$ 28.3257	\$ 29.7420	\$ 31.2291	\$ 32.7906	\$ 35.0154
P-2	Police Officer	Annually	\$ 64,812.3200	\$ 68,052.9360	\$ 71,455.5828	\$ 75,028.3619	\$ 78,779.7800	\$ 84,124.7800
		Monthly	\$ 5,401.0267	\$ 5,671.0780	\$ 5,954.6319	\$ 6,252.3635	\$ 6,564.9817	\$ 7,010.3983
		Bi-Weekly	\$ 2,492.7815	\$ 2,617.4206	\$ 2,748.2916	\$ 2,885.7062	\$ 3,029.9915	\$ 3,235.5685
		Hourly	\$ 31.1598	\$ 32.7178	\$ 34.3536	\$ 36.0713	\$ 37.8749	\$ 40.4446
P-3	Police Sergeant	Annually	\$ 79,675.9200	\$ 83,659.7160	\$ 87,842.7018	\$ 92,234.8369	\$ 96,846.5787	\$ 103,417.6200
		Monthly	\$ 6,639.6600	\$ 6,971.6430	\$ 7,320.2252	\$ 7,686.2364	\$ 8,070.5482	\$ 8,618.1350
		Bi-Weekly	\$ 3,064.4585	\$ 3,217.6814	\$ 3,378.5655	\$ 3,547.4937	\$ 3,724.8684	\$ 3,977.6008
		Hourly	\$ 38.3057	\$ 40.2210	\$ 42.2321	\$ 44.3437	\$ 46.5609	\$ 49.7200
P-4	Police Lieutenant	Annually	\$ 91,912.5200	\$ 96,508.1460	\$ 101,333.5533	\$ 106,400.2310	\$ 113,619.4900	
		Monthly	\$ 7,659.3767	\$ 8,042.3455	\$ 8,444.4628	\$ 8,866.6859	\$ 9,468.2908	
		Bi-Weekly	\$ 3,535.0969	\$ 3,711.8518	\$ 3,897.4444	\$ 4,092.3166	\$ 4,369.9804	
		Hourly	\$ 44.1887	\$ 46.3981	\$ 48.7181	\$ 51.1540	\$ 54.6248	
P-5	Police Captain	Annually	\$ 102,335.0100	\$ 107,451.7605	\$ 112,824.3485	\$ 118,465.5660	\$ 126,503.4500	
		Monthly	\$ 8,527.9175	\$ 8,954.3134	\$ 9,402.0290	\$ 9,872.1305	\$ 10,541.9542	
		Bi-Weekly	\$ 3,935.9619	\$ 4,132.7600	\$ 4,339.3980	\$ 4,556.3679	\$ 4,865.5173	
		Hourly	\$ 49.1995	\$ 51.6595	\$ 54.2425	\$ 56.9546	\$ 60.8190	
P-6	Deputy Police Chief Major	Annually	\$ 111,495.4100	\$ 117,070.1805	\$ 122,923.6895	\$ 129,069.8740	\$ 137,827.2700	
		Monthly	\$ 9,291.2842	\$ 9,755.8484	\$ 10,243.6408	\$ 10,755.8228	\$ 11,485.6058	
		Bi-Weekly	\$ 4,288.2850	\$ 4,502.6993	\$ 4,727.8342	\$ 4,964.2259	\$ 5,301.0488	
		Hourly	\$ 53.6036	\$ 56.2837	\$ 59.0979	\$ 62.0528	\$ 66.2631	

**SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED FIRE EMPLOYEES**

Grade	Position	Pay Frequency	Steps					
			A	B	C	D	E	F
F-1	Paramedic Firefighter	Annually	\$68,093.0919	\$71,497.7465	\$75,072.6338	\$78,826.2655	\$82,767.5788	\$88,383.3900
		Monthly	\$5,674.4243	\$5,958.1455	\$6,256.0528	\$6,568.8555	\$6,897.2982	\$7,365.2825
		Bi-weekly	\$2,618.9651	\$2,749.9133	\$2,887.4090	\$3,031.7794	\$3,183.3684	\$3,399.3612
		Hourly	\$23.3836	\$24.5528	\$25.7804	\$27.0695	\$28.4229	\$30.3514
F-2	Paramedic Fire Captain	Annually	\$79,794.9863	\$83,994.3255	\$88,415.0768	\$93,068.5067	\$97,966.8459	\$104,876.0930
		Monthly	\$6,649.5822	\$6,999.5271	\$7,367.9231	\$7,755.7089	\$8,163.9038	\$8,739.6744
		Bi-weekly	\$3,069.0379	\$3,230.5510	\$3,400.5799	\$3,579.5580	\$3,767.9556	\$4,033.6959
		Hourly	\$27.4021	\$28.8442	\$30.3623	\$31.9603	\$33.6425	\$36.0151
F-3	Battalion Chief	Annually	\$93,905.2321	\$98,847.9268	\$104,050.5022	\$109,526.8433	\$117,251.3689	
		Monthly	\$7,825.4360	\$8,237.3272	\$8,670.8752	\$9,127.2369	\$9,770.9474	
		Bi-weekly	\$3,611.7397	\$3,801.8433	\$4,001.9424	\$4,212.5709	\$4,509.6680	
		Hourly	\$32.2477	\$33.9450	\$35.7316	\$37.6122	\$40.2649	
F-5	Deputy Fire Chief	Annually	\$106,113.68250	\$111,698.37490	\$117,577.23460	\$123,765.51710	\$132,494.24300	
		Monthly	\$8,842.80688	\$9,308.19791	\$9,798.10288	\$10,313.79309	\$11,041.18692	
		Bi-weekly	\$4,081.29548	\$4,296.09134	\$4,522.20133	\$4,760.21220	\$5,095.93242	
		Hourly	\$51.0162	\$53.7011	\$56.5275	\$59.5027	\$63.6992	

Section 2. From and after July 14, 2024, seasonal and regular part-time employees of the City may be employed at an hourly rate in accordance with the following Schedules B1 and B2 (hourly pay rates for regular part-time employees and seasonal employees, respectively).

**SCHEDULE B1 - HOURLY PAY RATES FOR REGULAR PART-TIME EMPLOYEES**

**Steps**

Grade	Position Title	A	B	C	D	E	F	G	H	I	J
PR01		\$15.5300	\$15.3065	\$17.1218	\$17.9774	\$18.8762	\$19.8200				
PR02	Cashier Control Desk Associate Facility Attendant Child Care Assistant Camp Counselor Golf Course Attendant Park Attendant Youth Job Corps Worker	\$16.0472	\$16.8495	\$17.6920	\$18.5766	\$19.5055	\$20.4807				
PR03	Lifeguard Recreation Program Leader Traffic Escort	\$16.3111	\$17.1213	\$17.9774	\$18.8762	\$19.8200	\$20.8112				
PR04	Inclusion Counselor Facility Attendant II	\$16.8287	\$17.6649	\$18.5480	\$19.4754	\$20.1470	\$21.4717				
PR05	Pool Technician	\$17.0825	\$17.9866	\$18.8334	\$19.7750	\$20.7689	\$21.8020				
PR06	Head Lifeguard Swim Instructor	\$17.6001	\$18.4801	\$19.4042	\$20.3743	\$21.3931	\$22.4627				
PR07	Assistant Pool Manager Assistant Camp Director Facility Monitor Intern	\$19.1895	20.1478	21.1526	22.2082	23.3145	24.4818				
PR08	Camp Director Pool Manager Golf Shop Supervisor Recreation Program Supervisor	\$20.5030	\$21.5239	\$22.6001	\$23.7301	\$24.9165	\$26.1624				

**SCHEDULE B1 - HOURLY PAY RATES FOR REGULAR PART-TIME EMPLOYEES**

Grade	Position Title	Steps									
		A	B	C	D	E	F	G	H	I	J
PR20		\$15.2859	\$16.0472	\$16.8495	\$17.6920	\$18.5766	\$19.5055	\$20.4807	\$21.5048	\$22.5799	\$23.7090
PR21	PT Clerk Typist PT Court Clerk PT Parking Controller PT Police/Fire Cadet	\$16.0472	\$16.8495	\$17.6920	\$18.5766	\$19.5055	\$20.4807	\$21.5048	\$22.5799	\$23.7090	\$24.8944
PR22	PT Custodian	\$16.8592	\$17.6912	\$18.5756	\$19.5054	\$20.4807	\$21.5047	\$22.5800	\$23.7090	\$24.8944	\$26.1392
PR23	PT Laborer	\$17.6915	\$18.5766	\$19.5054	\$20.4807	\$21.5047	\$22.5800	\$23.7090	\$24.8944	\$26.1391	\$27.4461
PR24	PT Advanced Clerk Typist	\$18.5745	\$19.5054	\$20.4806	\$21.5046	\$22.5799	\$23.7088	\$24.8943	\$26.1390	\$27.4459	\$28.8182
PR25	PT Administrative Secretary	\$19.6910	\$20.6757	\$21.7243	\$22.7949	\$23.9347	\$25.1314	\$26.3880	\$27.7674	\$29.0927	\$30.5473
PR26	PT Dispatcher PT Crime Analyst PT Senior Services Coordinator	\$21.6804	\$22.7655	\$23.9038	\$25.0990	\$26.3540	\$27.6716	\$29.0552	\$30.5080	\$32.0334	\$34.2069
PR27	PT Paramedic Firefighter	\$22.9187	\$24.0713	\$25.2749	\$26.5386	\$27.8656	\$29.7562				
PR28	PT Inspector	\$24.2900	\$25.5000	\$26.7700	\$28.1109	\$29.5162	\$30.9923	\$32.5419	\$34.1690	\$35.8774	\$38.3123

**SCHEDULE B2 - HOURLY PAY RATES FOR SEASONAL EMPLOYEES**

**Steps**

Grade	Position Title	A	B	C	D	E	F	G	H	I	J
PS01		\$ 15.00	\$15.7500	\$16.5375	\$17.3644	\$18.2326	\$19.1442				
PS02	Cashier Control Desk Associate Facility Attendant Child Care Assistant Camp Counselor Golf Course Attendant Park Attendant Youth Job Corps Worker	\$ 15.50	\$16.2750	\$17.0888	\$17.9432	\$18.8403	\$19.7824				
PS03	Lifeguard Recreation Program Leader Traffic Escort	\$ 15.75	\$16.5375	\$17.3644	\$18.2326	\$19.1442	\$20.1014				
PS04	Inclusion Counselor Facility Attendant II	\$ 16.25	\$17.0625	\$17.9156	\$18.8114	\$19.7520	\$20.7396				
PS05	Pool Technician	\$ 16.50	\$17.3250	\$18.1913	\$19.1008	\$20.0559	\$21.0586				
PS06	Head Lifeguard Swim Instructor	\$ 17.00	\$17.8500	\$18.7425	\$19.6796	\$20.6636	\$21.6968				
PS07	Assistant Pool Manager Assistant Camp Director Facility Monitor Intern	\$ 18.19	\$19.10	\$20.05	\$21.06	\$22.11	\$23.22				
PS08	Camp Director Pool Manager Golf Shop Supervisor Recreation Program Supervisor	\$ 19.18	\$20.7900	\$21.8295	\$22.9210	\$24.0670	\$25.2704				



**SCHEDULE B 2 - HOURLY PAY RATES FOR SEASONAL EMPLOYEES**

**Steps**

Grade	Position Title	A	B	C	D	E	F	G	H	I	J
PS20		\$ 14.75	\$15.5000	\$16.2750	\$17.0887	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8100	\$22.9006
PS21	PT Clerk Typist PT Court Clerk PT Parking Controller PT Police/Fire Cadet	\$ 15.50	\$16.2750	\$17.0888	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456
PS22	PT Custodian	\$ 16.25	\$17.0888	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456	\$25.2479
PS23	PT Laborer	\$ 17.09	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456	\$25.2479	\$26.5103
PS24	PT Advanced Clerk Typist	\$ 17.94	\$18.8403	\$19.7823	\$20.7714	\$21.8100	\$22.9004	\$24.0455	\$25.2477	\$26.5101	\$27.8356
PS25	PT Administrative Secretary	\$ 19.02	\$19.9707	\$20.9692	\$22.0177	\$23.1186	\$24.2745	\$25.4882	\$26.7626	\$28.1008	\$29.5058
PS26	PT Dispatcher PT Senior Services Coordinator	\$ 20.94	\$21.9894	\$23.0888	\$24.2433	\$25.4554	\$26.7282	\$28.0646	\$29.4678	\$30.9412	\$33.0406
PS27	PT Paramedic Firefighter	\$ 22.14	\$23.2506	\$24.4132	\$25.6338	\$26.9155	\$28.2417				
PS28	PT Inspector	\$ 23.46	\$24.6281	\$25.8595	\$27.1525	\$28.5101	\$29.9356	\$31.4324	\$33.0040	\$34.6542	\$37.0055

Section 3. From and after on July 14, 2024, City employees in the unclassified service of the City, except as otherwise noted, shall receive as compensation for their services the amounts hereinafter set forth, or where a grade in salary is specified, such amounts as may be fixed by the City Manager within the specified grade in accordance with the following Schedule C (base pay rates for unclassified full-time, part-time, temporary or grant-funded employees) and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

**SCHEDULE C - BASE PAY RATES FOR UNCLASSIFIED FULL-TIME, PART-TIME, TEMPORARY OR GRANT-FUNDED EMPLOYEES**

Grade	Position Title	Pay Frequency	A	B	C	D
SO4	Judge of City Court (Substitute)	Monthly	281,4300			
SO5	Judge of City Court	Monthly	2664.8600	2805.5900	2952.8100	3161.5119
SO6	Prosecuting City Attorney (Substitute)	Per Session	541.2100			
SO7	Prosecuting City Attorney	Monthly	3944.2900	4152.1113	4369.6765	4679.5357

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J
9	Secretary to the City Manager	Annually	\$45,999.2751	\$48,299.6480	\$50,714.4541	\$53,250.0079	\$55,912.0653	\$58,708.2499	\$61,643.6305	\$64,725.8770	\$67,962.0570	\$72,573.8034
		Monthly	\$3,833.2687	\$4,024.9687	\$4,226.2012	\$4,437.5115	\$4,659.3371	\$4,892.3501	\$5,136.9742	\$5,393.0215	\$5,661.5819	\$6,047.7816
		3-Weekly	\$1,769.2016	\$1,857.6733	\$1,950.5594	\$2,048.0022	\$2,150.4064	\$2,259.0091	\$2,373.9312	\$2,494.4615	\$2,621.9215	\$2,761.2847
		Hourly	\$23.1151	\$24.2209	\$25.3811	\$26.5910	\$27.8581	\$29.1871	\$30.5834	\$32.0512	\$33.5957	\$35.2211
13	City Clerk	Annually	\$78,679.2474	\$77,345.3012	\$81,251.4751	\$85,291.0586	\$89,557.7025	\$94,055.5885	\$98,797.3750	\$103,794.2417	\$109,057.9412	\$114,593.9712
		Monthly	\$6,556.6041	\$6,445.4425	\$6,770.9596	\$7,107.5821	\$7,463.1419	\$7,839.2394	\$8,236.1144	\$8,653.5111	\$9,091.4957	\$9,650.9871
		3-Weekly	\$2,853.2016	\$2,815.5119	\$2,985.3215	\$3,161.5213	\$3,344.5270	\$3,534.7534	\$3,732.5113	\$3,937.4718	\$4,149.8442	\$4,370.4211
		Hourly	\$86.4721	\$87.1939	\$90.0511	\$93.0016	\$96.0566	\$99.2104	\$102.4619	\$105.8144	\$109.2694	\$112.8316

**Salary Range**

<b>Grade</b>	<b>Position Title</b>	<b>Pay Frequency</b>	<b>Minimum</b>	<b>Midpoint</b>	<b>Maximum</b>
<b>E-1</b>	<b>Assistant City Manager</b>	Annually	\$86,004.7461	\$105,356.0053	\$126,827.2849
		Monthly	\$7,167.0622	\$8,779.6671	\$10,568.9404
		Bi-weekly	\$3,307.8749	\$4,052.1541	\$4,877.9725
		Hourly	\$41.3484	\$50.6519	\$60.9747
<b>E-2</b>	<b>Director of Human Resources Director of Parks, Recreation, and Public Ar Director of Planning &amp; Development Director of Public Works</b>	Annually	\$103,206.3470	\$126,427.2023	\$152,192.0841
		Monthly	\$8,600.5289	\$10,535.6002	\$12,682.6737
		Bi-weekly	\$3,969.4749	\$4,862.5847	\$5,853.5417
		Hourly	\$49.6184	\$60.7823	\$73.1693
<b>E-3</b>	<b>City Attorney Deputy City Manager/Dir. Of Economic Dev Director of Finance Fire Chief Police Chief</b>	Annually	\$112,709.8732	\$142,211.9342	\$166,207.5594
		Monthly	\$9,392.4894	\$11,850.9945	\$13,850.6300
		Bi-weekly	\$4,334.9951	\$5,469.6898	\$6,392.5984
		Hourly	\$54.1874	\$68.3711	\$79.9075
<b>E-4</b>	<b>City Manager</b>	Annually	\$138,069.5670	\$177,764.6437	\$210,625.1165
		Monthly	\$11,505.7964	\$14,813.7203	\$17,552.0930
		Bi-weekly	\$5,310.3684	\$6,837.1017	\$8,100.9660
		Hourly	\$65.3796	\$85.4638	\$101.2621

Section 4. From and after July 14, 2024, all full-time non-executive, non-administrative or non-professional employees shall be subject to the work week or work cycle and regulations relating to overtime work, except as noted. A listing of executive, administrative, and professionally designated employees or positions shall be issued by the City Manager.

1. Department directors shall not be paid overtime nor receive compensatory time for hours worked in excess of 40 per week.
2. Department directors may grant compensatory time on a straight time basis to their designated executive, administrative, or professional employees for hours worked in excess of 40 hours per week. Such employees are exempt from Fair Labor Standards Act provisions.
3. The normal work week for full-time office, field, maintenance, and non-commissioned police personnel, and for police and fire executive and administrative employees, is set at 40 hours per week.
4. Hours worked in excess of 40 hours per week, when authorized in advance by department directors, may be paid at the rate of time and one-half or in lieu thereof, department directors in their discretion may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
5. Hours worked in excess of 160 hours in a 28-day period by commissioned police personnel who are not exempt from Fair Labor Standards Act maximum hours provisions, when authorized in advance by the Police Chief, may be paid at the rate of time and one-half or in lieu thereof, in the Police Chief's discretion, the Police Chief may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
6. Hours worked in excess of 212 hours in a 28-day period by uniformed fire personnel who are not exempt from Fair Labor Standards Act maximum hours provisions, when authorized in advance by the Fire Chief, may be paid at the rate of time and one-half or in lieu thereof, in the Fire Chief's discretion, the Fire Chief may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
7. The average work week of Battalion Chiefs shall be 56 hours. They shall not be compensated for any hours in excess of 56 hours.

Section 5.

- A. From and after July 14, 2024, the commissioned police personnel, in the pay grades shown, shall receive compensation for five years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from the sixth (6<sup>th</sup>) year through the seventh (7<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-3	Police Sergeant	\$63
P-4	Police Lieutenant	67
P-5	Police Captain	71

- B. From and after July 14, 2024, the commissioned police personnel, in the pay grades shown, shall receive compensation for seven years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eighth (8<sup>th</sup>) year through the tenth (10<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$49
P-3	Police Sergeant	123
P-4	Police Lieutenant	132
P-4	Police Captain	142

- C. From and after on July 14, 2024, the commissioned police personnel, in the pay grade shown, shall receive compensation for ten years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eleventh (11<sup>th</sup>) year through the fourteenth (14<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$80

- D. From and after on July 14, 2024, the commissioned police personnel, in the pay grade shown, shall receive compensation for fourteen years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the fifteenth (15<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$92

- E. From and after July 14, 2024, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for seven (7) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eighth (8<sup>th</sup>) year through the tenth (10<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$77
F-2	Paramedic Fire Captains	86

- F. From and after on July 14, 2024, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for ten (10) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eleventh (11<sup>th</sup>) year through the twentieth (20<sup>th</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$133
F-2	Paramedic Fire Captains	133

G. From and after on July 14, 2024, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for twenty (20) years consecutive City service, excepting military leave of absence, in their present classification in the following amount, from the twenty-first (21<sup>st</sup>) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$168
F-2	Paramedic Fire Captains	168

For the purpose of calculating consecutive service in this section, time served in the classifications of Firefighter and Paramedic Firefighter is combined for the same person.

Section 6. From and after July 14, 2024, all full-time employees shall have their hourly rate computed as follows:

1. The hourly rate for all full-time employees, who, according to Section 4, have a set or average work week of 40 hours, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,080.
2. The hourly rate for full-time Paramedic Firefighters, Paramedic Fire Captains and Battalion Chiefs of the Fire Department, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,912.

Section 7. Ordinance No. 7344 and all ordinances in conflict herewith are repealed. Ordinance No. 7040 shall remain in effect in full force and unchanged.

Section 8. This ordinance shall take effect and be in force from its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_ day of July, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20240708-01</b>
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<b>SUBJECT/TITLE:</b> REZ 24-02 Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for Lot 4 of the Market at Olive Development, Plat 6.			
<b>PREPARED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b> New Business - Bill 9548		<b>CAN ITEM BE RESCHEDULED?</b> yes	
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Plan Commission and recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> This is the rezoning application for "7-Brew Coffee," located on a lot on the south side of Olive Boulevard, adjacent to the Centennial Greenway, on what was once known as the Dierberg's site.			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff Recommends approval of the Map Amendment with the the conditions listed in the attached staff Report. (There are too many to list on this Cover Page.)			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the June 26, 2024 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary Development Plan, and a Draft Ordinance. A resolution for the Preliminary Development Plan will be prepared for the August 12, 2024 City Council meeting.			
<b>LIST CITY COUNCIL GOALS (5):</b> Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life.			
<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose		<b>MEETING DATE:</b> July 8, 2024	



**Plan Commission**

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

June 26, 2024

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

RE: Map Amendment – Lot 4, Market at Olive, Plat 6

Dear Ms. Reese,

At its regular meeting on June 26, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the above-referenced application by U-City, LLC for a Zoning Map Amendment for Lot 4, Market at Olive Plat 6, and to further consider approval of a Preliminary Development Plan.

By a vote of 6 for and 0 against, the Plan Commission recommended approval of said application subject to the following conditions:

1. Approval of REZ-24-02 is contingent upon City Council approval of TXT-24-02.
2. The proposed preliminary development plan shall be reviewed by the Traffic Commission prior to the City Council's final consideration of the map amendment and preliminary development plan. In addition, a third-party engineer shall be engaged to conduct a traffic impact analysis, at the cost of the applicant.
3. Prior to issuance of any building permits, a landscaping plan shall be submitted to and approved by the Department of Planning & Development demonstrating that additional landscaping is provided along the north, east, and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.
4. To comply with the maximum site coverage standard per §400.780(D), one of the following options must be provided. To demonstrate that this condition has been satisfied, a revised site plan must be submitted and approved by the Department of Planning & Development prior to the City Council's final consideration of the map amendment and preliminary development plan.
  - a. Provide a safe, designated zone for pedestrians to place orders, wait for their orders, and receive their orders. This zone shall be located near the building on the concrete pad that is located under the canopy. This zone shall not be located in areas dedicated to vehicular circulation or parking areas. In addition, outdoor furniture with a place to sit and a table to set drinks/food shall be provided.



- b. The area in the middle of the site which is currently shown as striped asphalt shall be converted to landscaping including native plantings consistent with the landscaping elsewhere on the site.

The Plan Commission also approved vote of 6 for and 0 against the Preliminary Development Plan for the site.

Sincerely,

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

**Margaret Holly, Chairperson  
University City Plan Commission**



**STAFF REPORT**

<b>Meeting Date</b>	June 26, 2024
<b>File Number</b>	REZ-24-02
<b>Council District</b>	3
<b>Location</b>	Market at Olive Plat 6, Lot 4 Near 8680 Byers Industrial Ct.
<b>Applicant</b>	U. City, LLC
<b>Property Owner</b>	U. City, LLC
<b>Request</b>	Map Amendment from Planned Development – Commercial (PD-C) to Planned Development – Commercial (PD-C) and to further consider approval of a Preliminary Development Plan

**Comprehensive Plan Conformance:**  
 Yes     No     No reference

**Staff Recommendation:**  
 Approval     Approval with Conditions     Denial     No Recommendation

- Attachments:**
- A. Application
  - B. Letter from Application
  - C. Narrative
  - D. Site Plans and Landscaping Plan
  - E. Building Elevations
  - F. Photometric Plan
  - G. Preliminary Overall Site Plan for Market at Olive, Plat 6

**Applicant Request**  
The applicant, U. City, LLC, is requesting approval of a map amendment (rezoning) and preliminary development plan for a drive-through coffee shop located at Lot 4 of the Market at Olive Plat 6.

The 0.49-acre site is located at the southeast corner of Olive Boulevard and Interstate 170. The applicant is proposing a 510 square foot restaurant space and a 280 square foot detached cooler served by two drive through lanes and two service windows.

**Existing Property**  
The subject property is part of the Market at Olive development. In 2023, the Plan Commission recommended and City Council approved a map amendment, preliminary development plan, and final development plan for Lot 5 of Market at Olive Plat 3, which was known as the “Dierbergs” site. This plan included a grocery store (Dierbergs) at the southern end of the property, and two

outbuildings with frontage on Olive. All four buildings were proposed on the same parcel. Since then, the anticipated tenants have changed, and the developer would like to pursue a different site plan and arrangement of buildings.

In May 2024, the Plan Commission recommended, and City Council approved a Final Plat for the subdivision of the above-described property into four separate lots, now called “Market at Olive Plat 6.” The developer has requested to apply for rezoning and development plans for each lot individually. The subject property and requested rezoning for “Lot 4 of Market at Olive, Plat 6” is the first of these applications.

The previously existing buildings on the site were demolished last year in preparation for the previously approved plans. The site has also been graded for development. Directly west of the subject property is the Centennial Greenway, a shared-use trail developed by Great Rivers Greenway and owned by Bi-State Development. No part of the subject property is within a floodplain.

The existing zoning is Planned Development – Commercial (PD-C), and while the requested zoning is the same, a new PD-C ordinance is required because the development plans have changed significantly.

**Aerial View of Subject Property and Surroundings**



Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Planned Development – Commercial (PD-C)	North:	PD-C; Grocery store (Costco)
Existing Land Use:	Vacant	East:	PD-C; Retail, bank, restaurant
Proposed Zoning:	Planned Development – Commercial (PD-C)	South:	PD-C; Vacant
Proposed Land Use:	Drive-through coffee shop	West:	None, Centennial Greenway and I-170

### **Surrounding Zoning**



#### **Analysis**

##### **Land Use and Zoning**

The proposed development involves a 510 square foot fast-food restaurant (coffee shop), a detached 280 square foot cooler building, and two drive-through lanes. The buildings will only be accessible by staff, and customers will place and receive their orders through the drive-through. Staff will walk up to customers at their car windows, rather than cars driving up to a specified “order window,” like the Chick-fil-A style drive-through. This allows for more flexibility and more efficient service.

While there’s no walk-up window proposed, the applicant has stated that pedestrians can order by walking up to the concrete pad where the buildings are and placing their order with staff.

Permitted uses in Planned Development – Commercial districts “may only include those uses designated as permitted, accessory, or conditional uses in the LC, GC and CC commercial districts,” (per 400.760(B)). Fast-food restaurants are a permitted use in the GC district, and drive-throughs are considered a conditional use in the GC district, which is the predominant commercial zoning along Olive Boulevard.

##### **Minimum Planned Development Size**

The lot area for this proposed development is 0.49 acres. The minimum site size for any planned development is 1 acre, however, according to 400.770, “this minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the use proposed is desirable or necessary in relationship to the surrounding neighborhood; or if the City Council should determine such waiver to be in the general public interest.” Because this site is part of a larger planned development, staff is comfortable with the reduced minimum site size.

### Dimensional Regulations

Planned Development – Commercial districts do not have setback, height, and density restrictions like the traditional zoning districts do. There are restrictions, however, on maximum site coverage (up to 70% is allowed, and there are provisions for increased site coverage above 70% if certain design/performance criteria can be satisfied). The definition of site coverage is “The area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas.”

The proposed site coverage is 68% according to the site plans provided, but when staff calculated the landscaped areas and pedestrian circulation (the only pedestrian facility is a crosswalk through the drive-through lanes), the site coverage equaled about 71.8%. To comply with the site coverage requirement, staff recommends one of the following two options:

1. Provide a safe, designated zone for pedestrians to place orders, wait for their orders, and receive their orders. This zone shall be located near the building on the concrete pad that is located under the canopy. This zone shall not be located in areas dedicated to vehicular circulation or parking areas. In addition, outdoor furniture with a place to sit and a table to set drinks/food shall be provided.
2. The area in the middle of the site which is currently shown as striped asphalt shall be converted to landscaping including native plantings consistent with the landscaping elsewhere on the site.

In addition, planned developments must adhere to the performance standards in 400.780(A). In staff’s opinion, the proposed development complies with these standards, except that there are a couple conflicts with the Standards for Motor Vehicle Oriented Businesses (MVOBs). A drive-through restaurant is considered an MVOB. The proposed development complies with most of the MVOB standards, except the following:

- 400.2730(B) – Requires that MVOBs are separated by a minimum of 100 feet, as measured between the two nearest property lines. The tenant directly east of the subject property has not been confirmed, but preliminary plans for the overall Market at Olive Plat 6 site show a drive-through-only restaurant, which would not be allowed due to this provision (see Figure 1).
- 400.2730(C)(1)(b) – Minimum lot frontage of 150 feet. The subject property has 109 feet of lot frontage, 41 feet less than what is required.

To reconcile this issue with the MVOB standards, the applicant is also proposing a text amendment (TXT-24-02) to exempt the Market at Olive development overall (defined as RPA1 in Ordinance 7104) from the MVOB standards. This exemption would have limited impact as it would apply only to Market at Olive, which is a defined area (see Figure 2 on the next page) and a unique

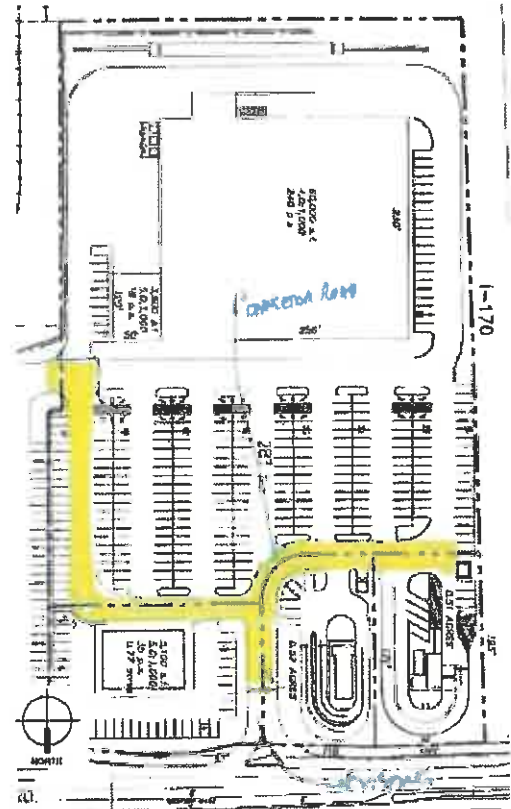


Figure 1. Preliminary Site Plan for the overall layout of Market at Olive Plat 6. The highlighted internal drive will provide access to the subject property. \*\*Note that north is facing down.



**Figure 2. RPA1, as defined in Ordinance 7104.**

development pattern that doesn't exist elsewhere in University City. In addition, none of the businesses in Market at Olive, Plat 6 development will have direct access to Olive Boulevard, so traffic and circulation can be managed internally. On the other hand, staff is concerned about turning conflicts and traffic back-ups with two high-intensity drive-throughs located immediately adjacent to each other. If it were to be allowed, staff would recommend that the Traffic Commission review the proposed layout and that a traffic impact analysis be conducted by a third-party engineer. Ideally, these two high-intensity drive-throughs are not located next to each other.

***Landscaping, Screening, and Buffer Requirements***

Landscaping along the street frontage and parking lot landscaping are required, per Section 400.2040 of the zoning code. The landscaping requirements have been met. However, to beautify the site, provide visual buffering for the Centennial Greenway, and be consistent with other sites in the Market at Olive development, staff is recommending that additional landscaping be provided along the north, east, and west property lines. Additional native canopy trees that are listed in the City's tree manual, and native shrubs and grasses that help mitigate stormwater and support biodiversity, should be incorporated on the west side of the property to provide some visual buffering from Centennial Greenway. Flowering trees and native grasses/shrubs shall be provided along the east side of the property, and additional native shrubs/grasses shall be provided along the north side of the property facing Olive Boulevard.

Additional native canopy trees that are listed in the City's tree manual, and native shrubs and grasses that help mitigate stormwater and support biodiversity, should be incorporated on the west side of the property to provide some visual buffering from Centennial Greenway. Flowering trees and native grasses/shrubs shall be provided along the east side of the property, and additional native shrubs/grasses shall be provided along the north side of the property facing Olive Boulevard.

No buffer is required for the proposed development. Planned Development – Commercial (PD-C) districts only require buffers when they abut a residential zoning district.

Screening is required for any ground- or roof-mounted mechanical equipment, per §400.1200.

***Lighting Requirements***

A photometric plan has been provided which demonstrates compliance with §400.2110, which describes the illumination requirements for off-street parking and loading areas.

***Off-Street Parking & Loading Requirements***

The code requires 8 stacking spaces and 2 parking spaces per service window. With two service windows proposed, 16 stacking spaces and 4 parking spaces are required. The applicants have exceeded the requirements by providing 21 stacking spaces, and 10 parking spaces (9 standard; 1 ADA accessible). Loading spaces are not required (per §400.2150(C)) nor provided for the proposed development.

***Bicycle Parking***

Non-residential developments with 10 or fewer parking spaces are not required to provide bicycle parking. However, the proposed development has provided 2 bicycle parking racks (4 bicycle parking spaces).

***Comprehensive Plan***

The future character and land use map of the comprehensive plan identifies the subject property as "Regional Retail District". The intent of the Regional Retail District is to "accommodate a wide range

of commercial/retail uses to serve the community and region, concentrate future commercial development near major intersections, and reduce access points into developments and encourage shared access to improve pedestrian and vehicular safety.” The proposed use seems consistent with the intent of concentrating commercial development near the I-170 interchange; and the proposed use of drive-through coffee shop is an appropriate use for the Regional Retail designation.

#### **Process – Required City Approvals**

**Plan Commission.** Section 400.3180 of the Zoning Code requires that Map Amendment applications be reviewed by Plan Commission after receipt of staff review report. The Plan Commission shall report a recommendation to the City Council for their consideration.

**City Council.** Sections 400.3190 and 400.3200 of the Zoning Code require that a public hearing be held by the City Council before making a final decision, subsequent to receiving a recommendation from Plan Commission.

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#### **Staff Recommendation**

If the Plan Commission decides to recommend the proposed map amendment and preliminary development plan to City Council, staff would recommend the following conditions:

1. Approval of REZ-24-02 is contingent upon City Council approval of TXT-24-02.
2. The proposed preliminary development plan shall be reviewed by the Traffic Commission prior to the City Council’s final consideration of the map amendment and preliminary development plan. In addition, a third-party engineer shall be engaged to conduct a traffic impact analysis, at the cost of the applicant.
3. Prior to issuance of any building permits, a landscaping plan shall be submitted to and approved by the Department of Planning & Development demonstrating that additional landscaping is provided along the north, east, and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.
4. To comply with the maximum site coverage standard per §400.780(D), one of the following options must be provided. To demonstrate that this condition has been satisfied, a revised site plan must be submitted and approved by the Department of Planning & Development prior to the City Council’s final consideration of the map amendment and preliminary development plan.
  1. Provide a safe, designated zone for pedestrians to place orders, wait for their orders, and receive their orders. This zone shall be located near the building on the concrete pad that is located under the canopy. This zone shall not be located in areas dedicated to vehicular circulation or parking areas. In addition, outdoor furniture with a place to sit and a table to set drinks/food shall be provided.
  2. The area in the middle of the site which is currently shown as striped asphalt shall be converted to landscaping including native plantings consistent with the landscaping elsewhere on the site.

#### **Plan Commission**

The Plan Commission recommended approval of both the Map Amendment and Preliminary Plan, on separate votes, as proposed by a vote of six (6) in favor and zero (0) opposed.



# Department of Community Development

6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

## APPLICATION FOR ZONING MAP AMENDMENT:

Address / Location / Site of Building

1. Current Zoning District (Check one):

CC  GC  HR  HRO  IC  LC  LR  MR  PA  PD  SR

2. Proposed Zoning District (Check one):

CC  GC  HR  HRO  IC  LC  LR  MR  PA  PD  SR

3. State proposed use:

Redevelopment into Commercial Mixed Use are part of the overall Redevelopment Plan for Market at Olive, out parcel for drive through coffee shop

4. Describe existing premises:

un-improved graded land

5. Describe proposed construction (please attach additional narrative):

see enclosed plans

6. State applicant's name, address and daytime telephone number:

U. City, L.L.C. Attn: Caroline Saunders (314-323-0581) 1401 South Brentwood Blvd, Suite 625, St. Louis, MO 63114 caroline@schotthamilton.com

7. Applicant's interest in the property (check one):

Owner  Tenant  Under contract to purchase  Under contract to lease  
Other (specify):

8. State name and address and daytime telephone number of owner, if other than applicant:

Other (specify):

The undersigned hereby makes application for a Site Plan Review and requests the authorization of the City Council to proceed with the activities described in this application.

5/17/2024  
Date

*[Signature]* authorized agent  
Applicant's Signature and Title

### FOR OFFICE USE ONLY

Date: \_\_\_\_\_ Application first received of \_\_\_\_\_

Application fee in the amount of \$ 250.00 Receipt # \_\_\_\_\_



# SCHOTT & HAMILTON, LLC

1400 Del. Pines Road, Suite 100  
St. Louis, MO 63133

May 16, 2024

John Wagner  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

**Re: Lot 4 of Market at Olive Plat 6; Site Development Plan**

John:

On behalf of U. City, L.L.C., enclosed is a rezoning and final site development plan submittals for Lot 4 of Market at Olive Plat 6 (which plat is pending before the Board of Aldermen).

After speaking with John Mulligan, U. City, L.L.C. respectfully requests that the City:

- (1) Repeal Ordinance No. 7222 approving the prior requested rezoning specific to Dierbergs (changing the classification from IC to PD-C);
- (2) Repeal the related resolution (No. 2023-05) approving the preliminary development plan; and
- (3) Repeal ordinance (No. 7225) approving the final development plan for the site that had been planned for Dierbergs.

Further, with respect to the pending re-plat (introduced on Monday (5/13/2024) as Bill (No.9541)), does the City need to repeal Ordinance No. 7220 approving the prior Dierbergs plat? Or will finalization of Bill 9541 refer to the prior ordinance and take care of any confusion?

With respect to the above, assuming the requested repeal of prior ordinances described above occurs, my understanding is the zoning for Lot 4 of Market at Olive Plat 6 will revert to "IC" and thus per Zoning Code Section 400.890, a new request for rezoning to "PD-C" is required. In addition, the minimum lot size in a PD-C of one acre is required unless waived pursuant to Zoning Code Section 400.770.

Enclosed is our request for Rezoning per the above. The enclosed includes a request for waiver of the one acre minimum lot requirement.

If you can confirm the filing fee of \$250, I will overnight a check to you. If you have any questions or need further information, please contact me.

Very truly yours,



Caroline P. Saunders  
(314) 323-0581

**Lot 4 of Plat 6 Proposed Use:**

**Seven Brew Drive Through Coffee:**

## *A revolution is brewing.*

**7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.**

**Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.**

**7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink - through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.**











7 BREW COFFEE  
 UNIVERSITY CITY, MO (OLIVE BLVD)  
 8680 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

**7 BREW COFFEE**  
**UNIVERSITY CITY, MO (OLIVE BLVD)**  
**8680 BYERS INDUSTRIAL CT.**  
**ST. LOUIS, MO 63132**

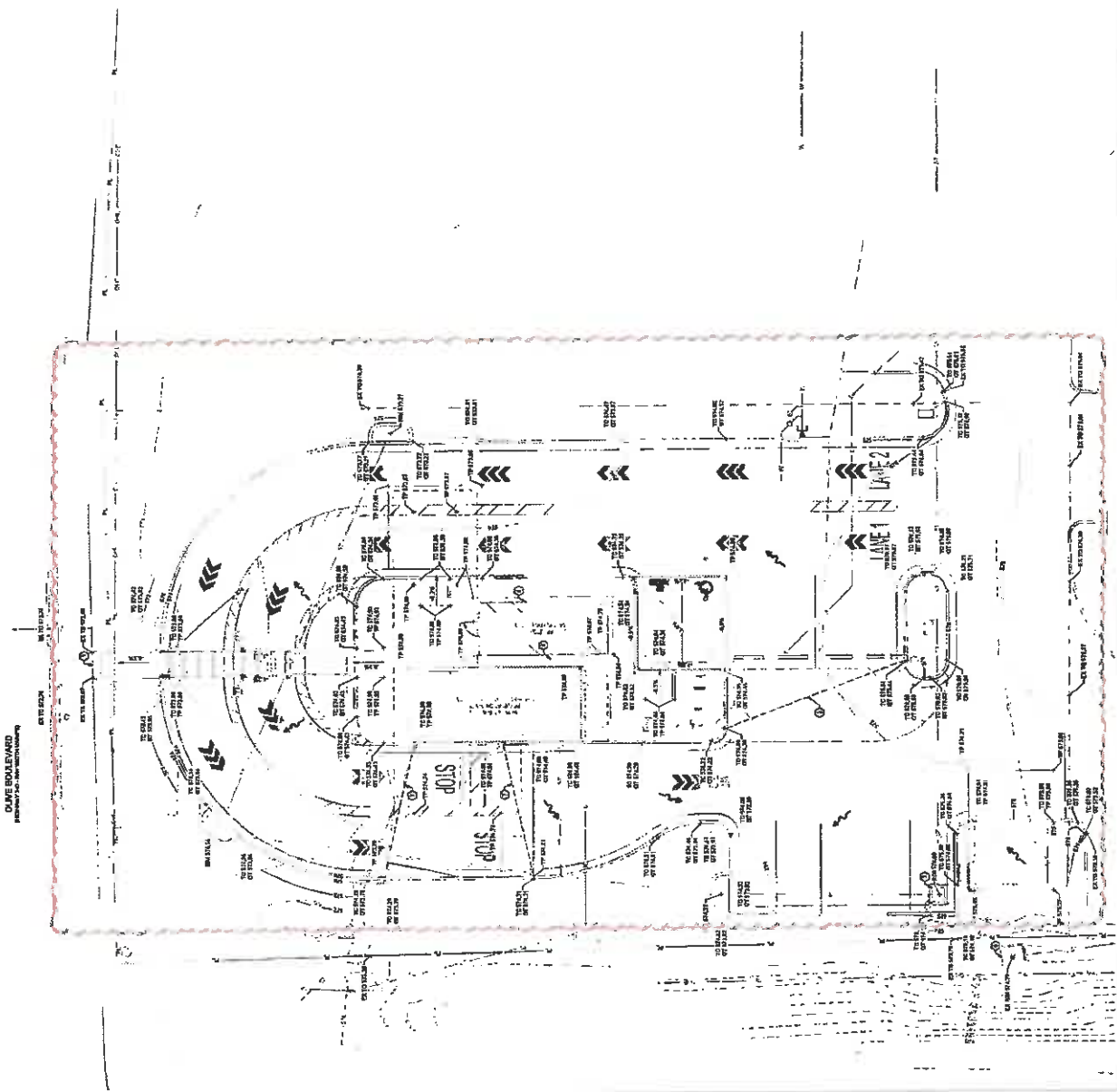
**C3.1**  
GROUNDING PLAN



- NOTES:**
1. VERIFY CONCRETE LOCATION.
  2. PROVIDE AS FOLLOWS.
  3. CONTRACTOR TO VERIFY TO BEHIND EXISTING CURB.
  4. PROVIDE INTERFERENCES.
  5. PROVIDE PERMIT SUBMITTALS IN ACCORDANCE WITH CITY AND STATE CODES.
  6. CONTRACTOR TO VERIFY ALL UTILITIES.
- LEGEND OF SYMBOLS AND NOTATION:**

**ABBREVIATIONS**

- 1. BACKFILL
- 2. EXISTING CONCRETE
- 3. EXISTING CURB
- 4. EXISTING SIDEWALK
- 5. EXISTING DRIVE
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UNIVERSITY CITY, MO (OLIVE BLVD)  
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 ST. LOUIS, MO 63132

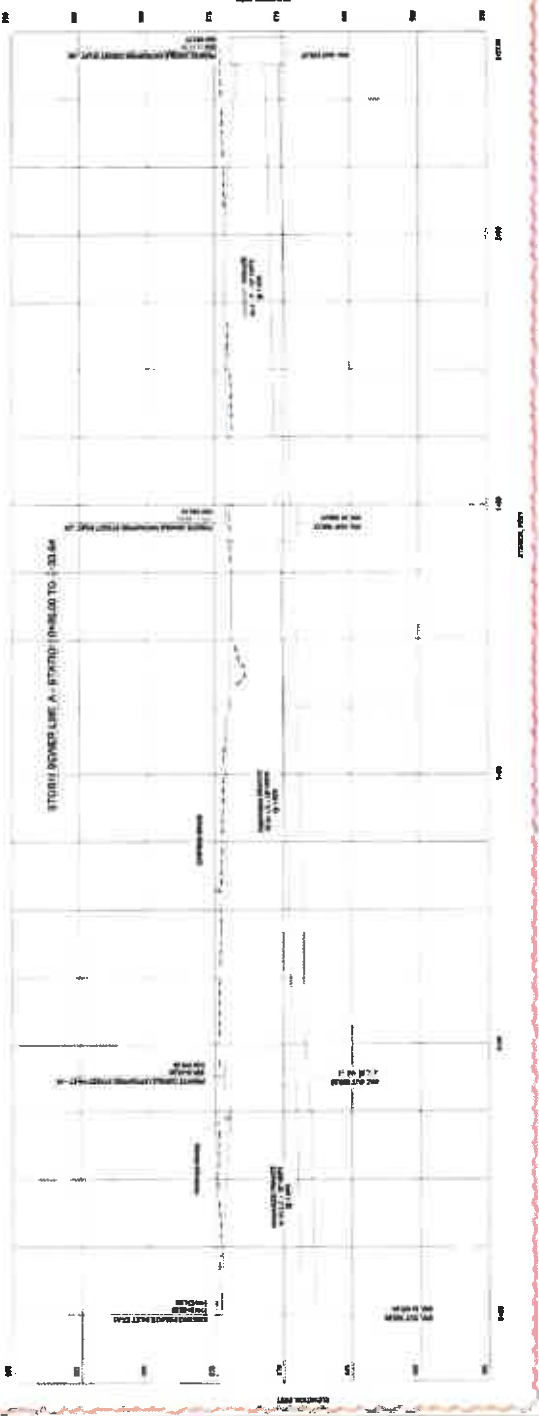
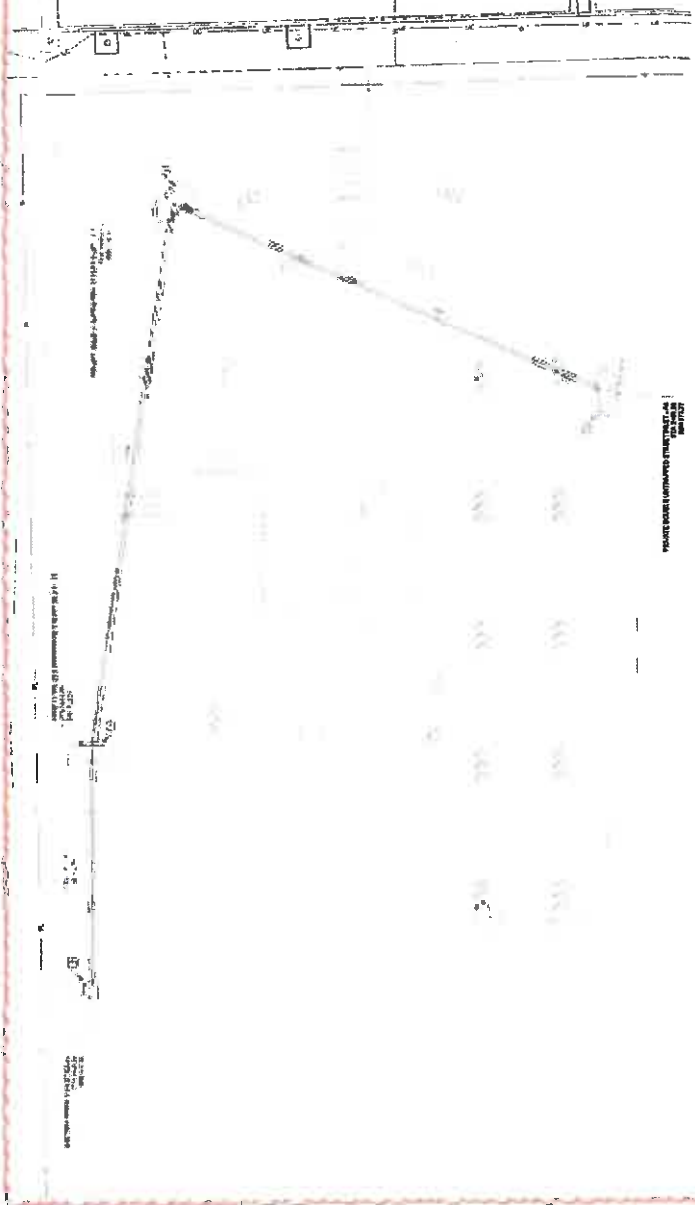
**C4.2**  
 STORM PLAN  
 AND PROFILE



MISSOURI  
 BOARD OF REGISTRATION  
 FOR THE PROFESSIONS OF  
 ENGINEERING

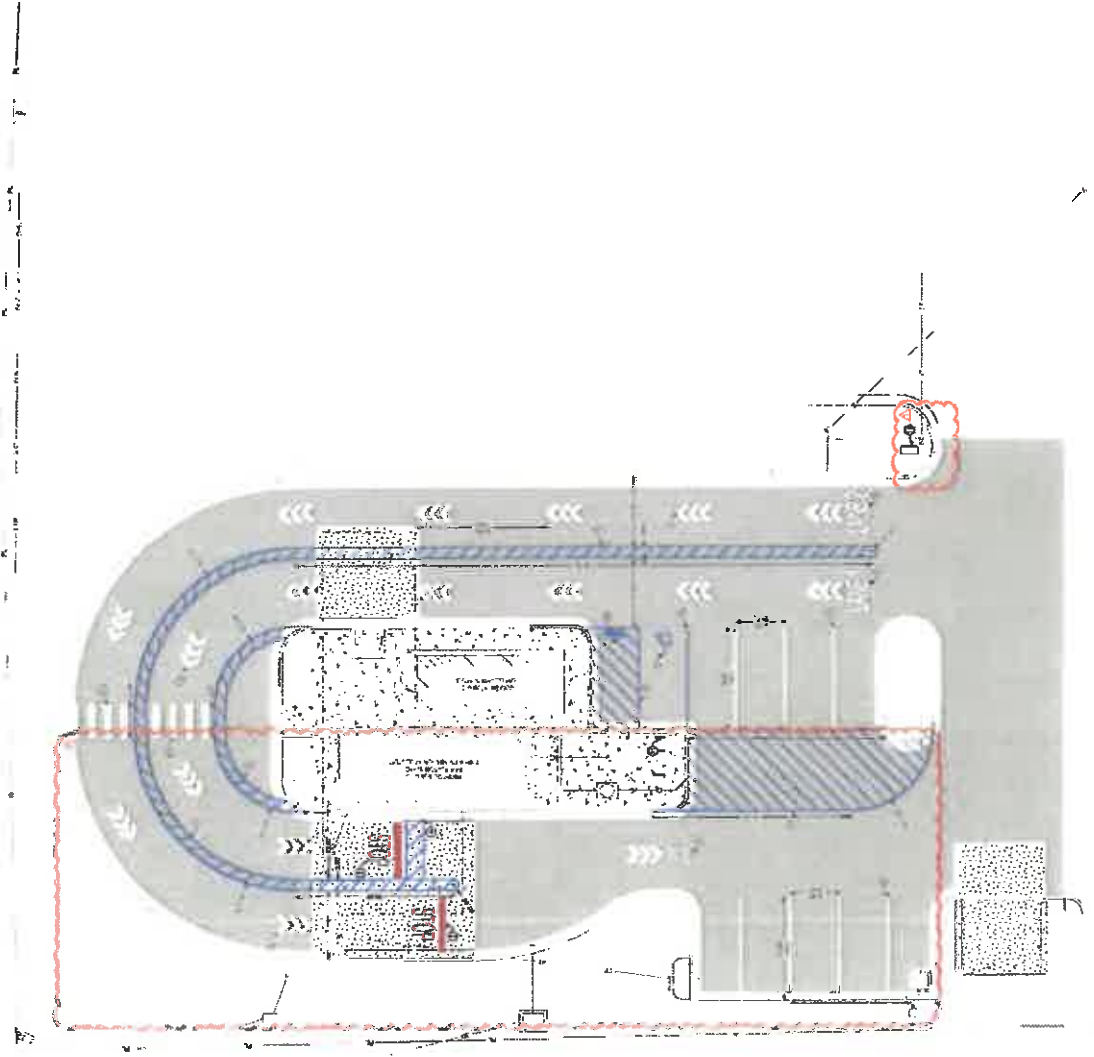
- 1. PROJECT LOCATION: UNIVERSITY CITY, MO (OLIVE BLVD)
- 2. PROJECT NUMBER: C4.2
- 3. DATE: 08/15/2024
- 4. DRAWN BY: [Name]
- 5. CHECKED BY: [Name]
- 6. APPROVED BY: [Name]

OLIVE BLVD ROAD



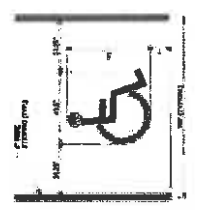


CLUE BOLLERMAN  
 PROJECT NO. 1000000000

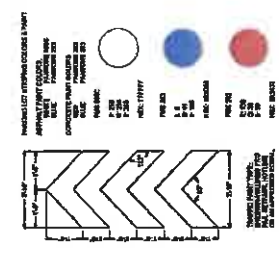


- NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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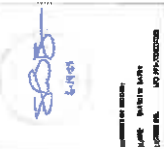
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**ADA ACCESSIBLE PARKING SYMBOL**



**PARKING LOT STRIPING COLORS & PAINT**



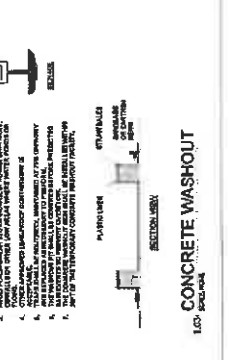
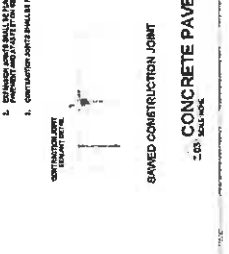
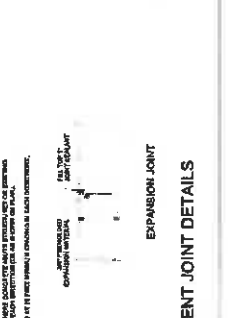
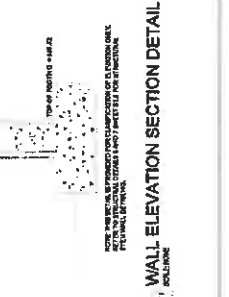
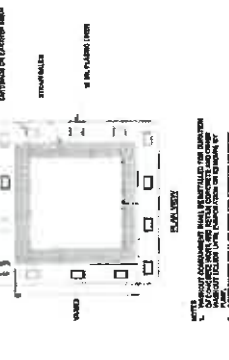
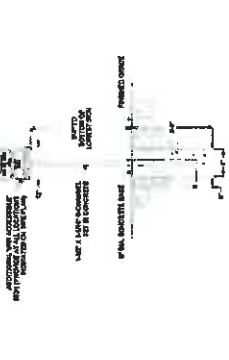
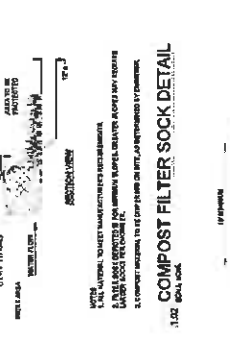
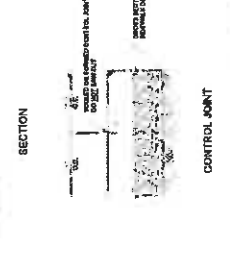
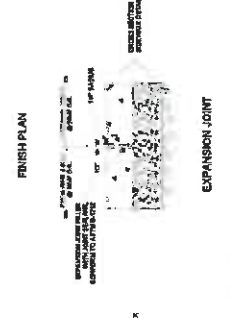
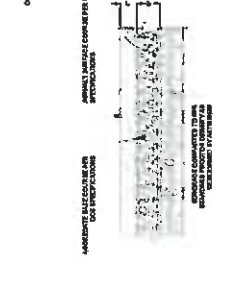
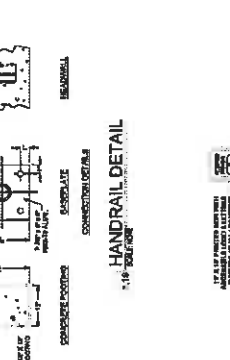
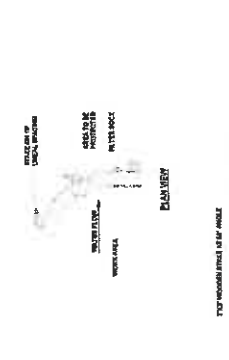
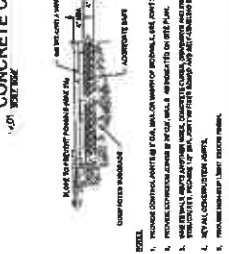
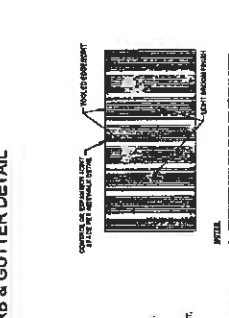
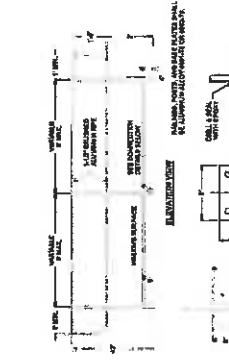
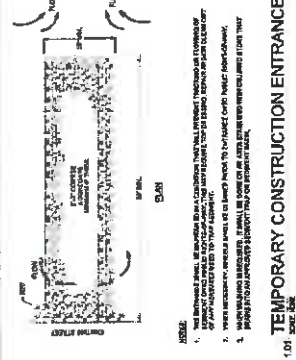
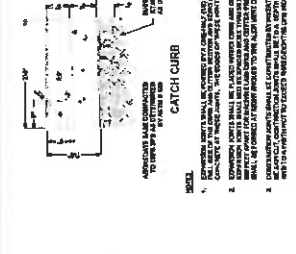
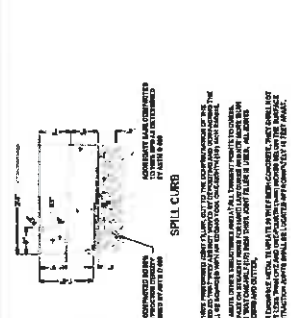
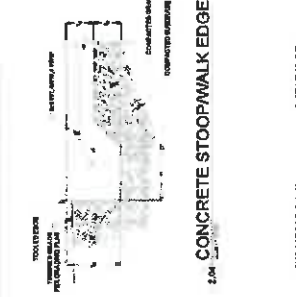
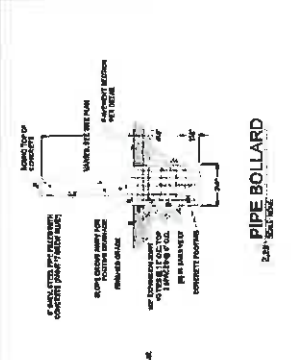
UNIVERSITY CITY, MO (OLIVE BLVD)  
 7 BREW COFFEE  
 8680 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

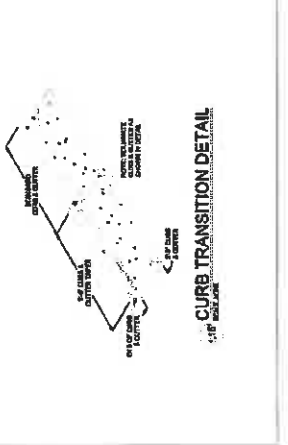
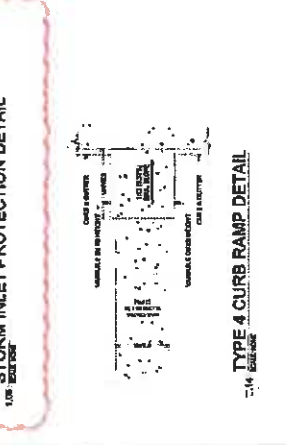
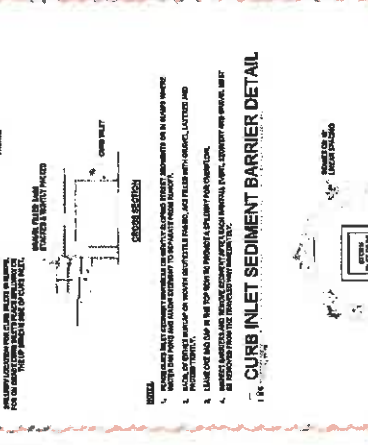
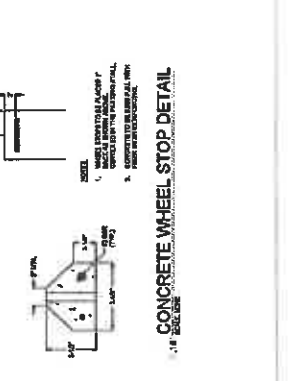
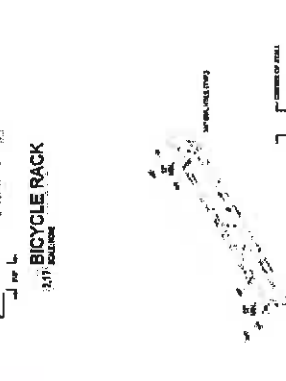
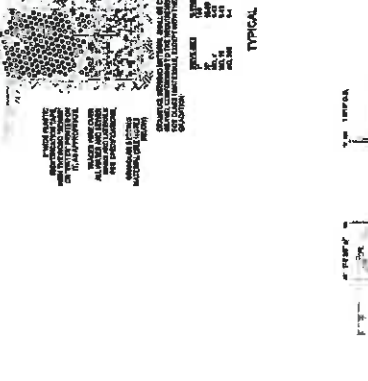
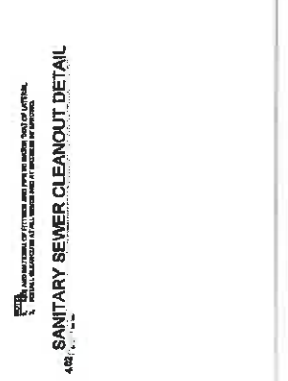
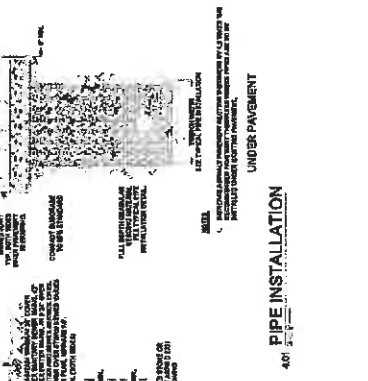
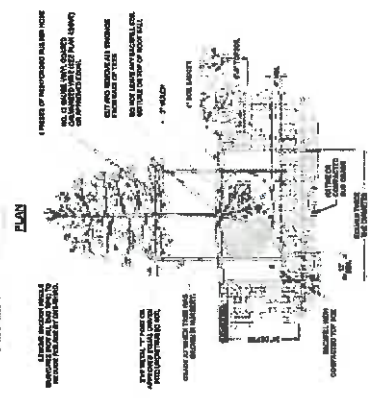
UNIVERSITY CITY, MO (OLIVE BLVD)  
 7 BREW COFFEE  
 8680 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

**C6.1**  
 STRIPING PLAN



MISSOURI ONE CALL SYSTEM  
 1-800-392-6847





SEWER 7  
DRIVE THRU  
COPPER 2000

UNIVERSITY CITY, MO (OUIVE BLVD)  
8480 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

SEWER 7  
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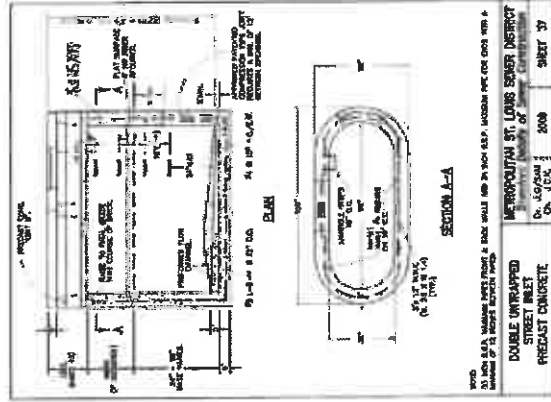
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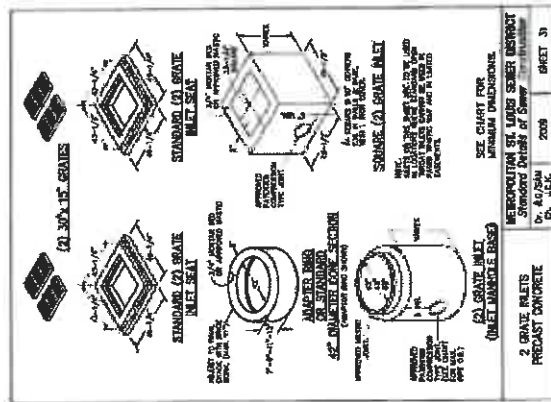
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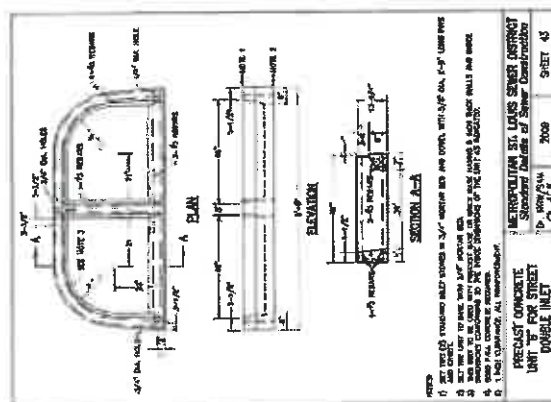
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 DETAILS



MSD CURB INLET DETAIL



MSD GRATE INLET DETAIL



MSD CURB INLET DETAIL







1614 WOODSON RD., ST. LOUIS, MO 63114

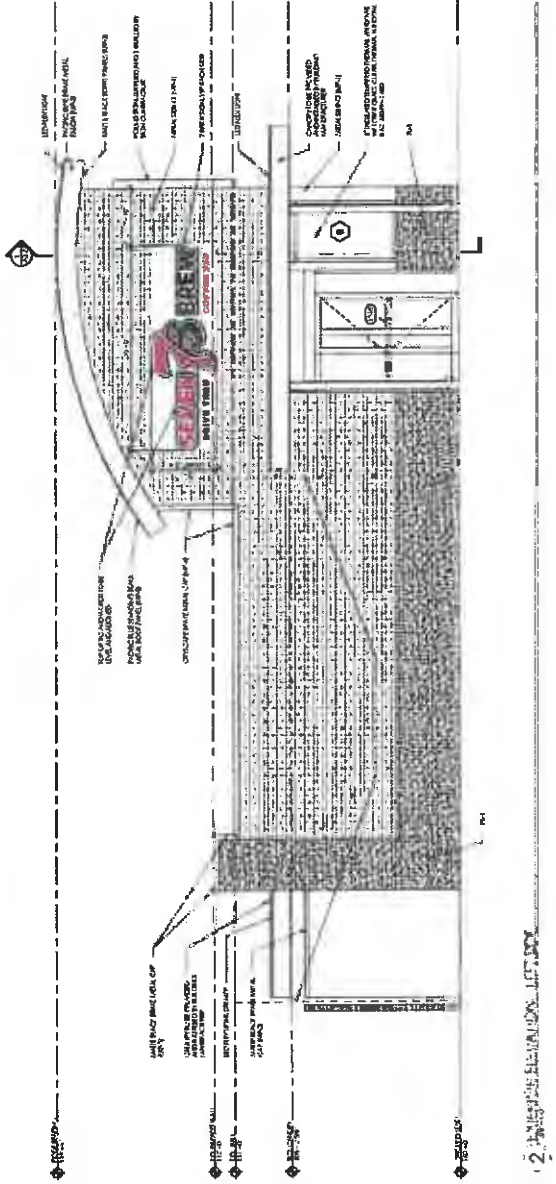
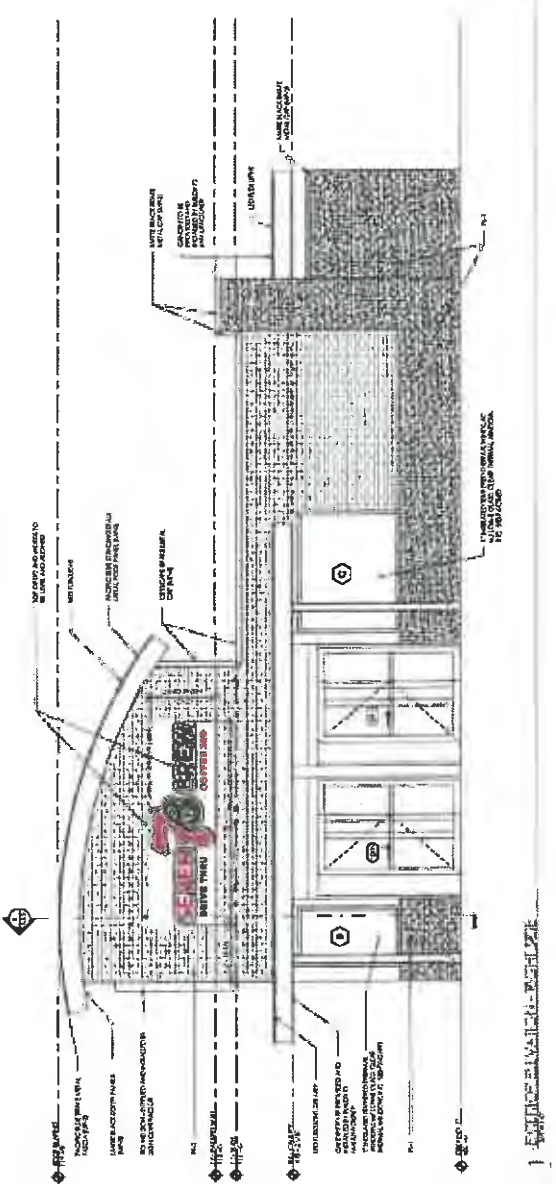


PROJECT: 7 BREW COFFEE  
 ARCHITECT: JAMES H. HARRIS  
 PROJECT NO.: 1614 WOODSON RD.

7 BREW COFFEE  
 1614 WOODSON RD.  
 ST. LOUIS, MO 63114

**A2.2**  
 EXTERIOR ELEVATION

DATE: 04/11/2018

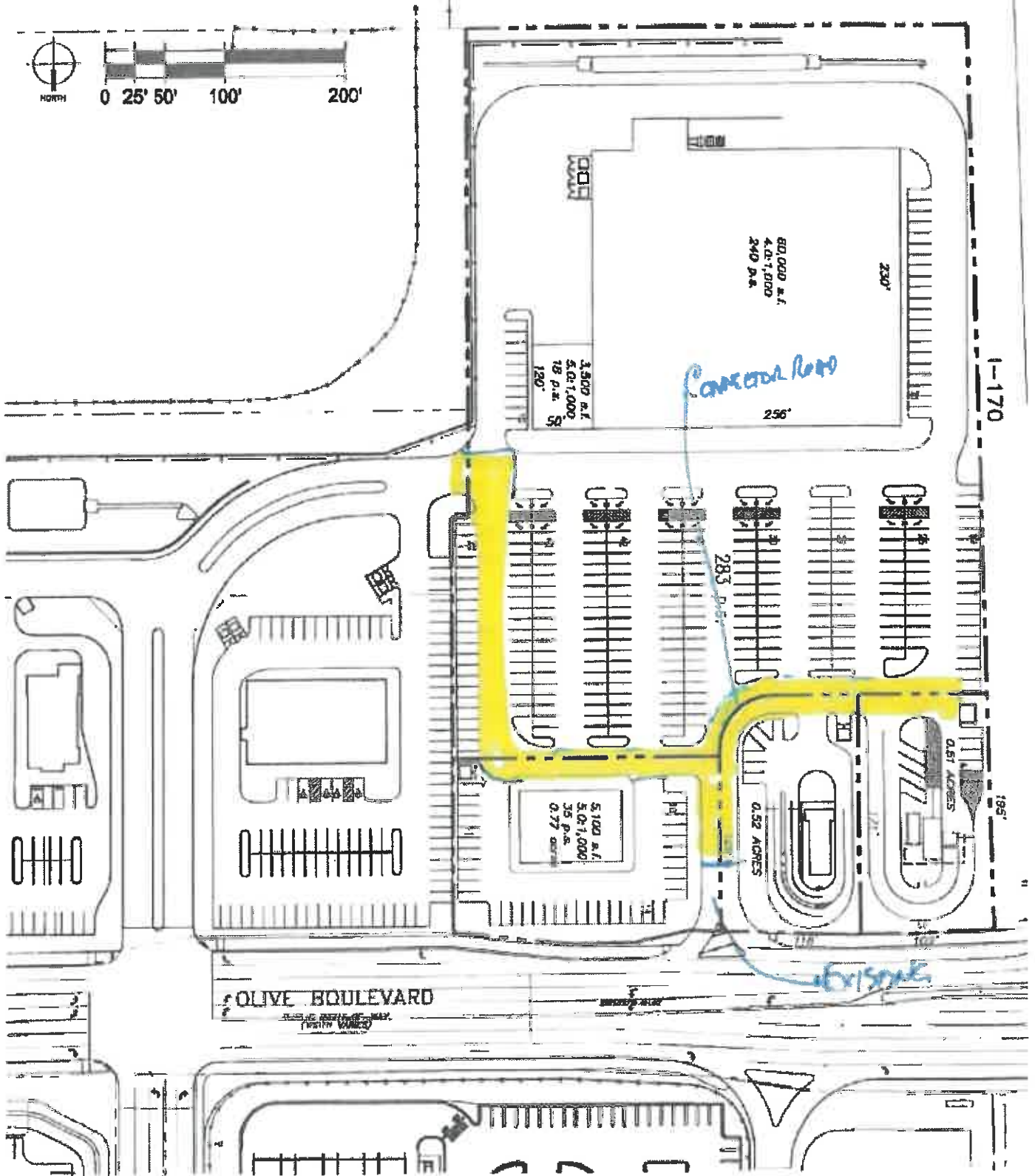




# PRELIMINARY SITE PLAN



0 25' 50' 100' 200'



INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. 9548

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY KNOWN AS LOT 4 OF MARKET AT OLIVE PLAT 6, FROM PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C") TO PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C"), AND REPEALING ORDINANCE NO. 7222.**

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

WHEREAS, on March 6, 2023, the City Council adopted Ordinance No. 7222, thereby amending the Official Zoning Map established pursuant to Zoning Code Section 400.070 so as to change the classification of property now known as Lot 4 of Market at Olive Plat 6, from Industrial Commercial District ("IC") to Planned Development Commercial District ("PD-C"); and

WHEREAS, on March 27, 2023, the City Council adopted Ordinance No. 7225, thereby approving a Final Development Plan for property now known as Lot 4 of Market at Olive Plat 6; and

WHEREAS, in a meeting held on June 26, 2024, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property known as Lot 4 of Market at Olive Plat 6, from Planned Development Commercial District ("PD-C") to Planned Development Commercial District ("PD-C"), and recommended to the City Council that the amendment be approved; 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 August 12, 2024, was duly published on July 28, 2024 in the St. Louis Countian, a newspaper of general circulation within the City; and

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

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, for property known as Lot 4 of Market at Olive Plat 6, so as to change the classification of said property from Planned Development Commercial District ("PD-C") to Planned Development Commercial District ("PD-C").

The following land uses and developments may be permitted in said "PD-C" District, subject to approval of a final development plan: a restaurant building with drive thru facilities.

Section 2. Said property described as Lot 4 od Market at Olive Plat 6 is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. \_\_\_\_\_, the City Council approved a preliminary development plan known as "Lot 4 of Market at Olive Plat 6," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A landscape plan shall be submitted for review and approval with the Final Development Plan.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 6. Ordinance No. 7222 is hereby repealed.

Section 7. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – LOT 4 OF MARKET AT OLIVE PLAT 4**

Lot 4 of Market at Olive Plat 6 according to the Plat thereof recorded at Book 372, Pages 315-317 of the St. Louis County Recorder of Deeds.



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

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20240708-02</b>
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**SUBJECT/TITLE:**  
TXT 24-02: application for a Zoning Code Text Amendment to amend section 400.2730 pertaining to Motor Vehicle Oriented Businesses (MVOBs), creating an exemption clause for the Market at Olive development.

<b>PREPARED BY:</b> John L. Wagner	<b>DEPARTMENT / WARD</b> Planning and Development
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<b>AGENDA SECTION:</b> New Business - Bill 9549	<b>CAN ITEM BE RESCHEDULED?</b> yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager concurs with the Plan Commission and recommends approval.

**FISCAL IMPACT:**  
N/A

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

**EXPLANATION:**  
The Text Amendment exempts developments at the Market at Olive from standards pertaining to Motor Vehicle Oriented Businesses (MVOBs). It also fixes an incorrect section reference to section 400.780(A)(4).

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
This text amendment exempts all developments at the Market at Olive (in RPA1) from standards pertaining to Motor Vehicle Oriented Businesses (MVOBs), or any use that has as one of its functions the provision of goods, merchandise or services to motorists or occupants of motor vehicles in a short period of time span for each, or the provision of goods, merchandise or services while patrons remain in their vehicle. The list of businesses which constitute MVOBs include convenience stores (over 1,000 sqft in area), gasoline stations, drive-in banks, drive-in or drive-through restaurants, drive-in beverage sales, and car washes.  
  
This amendment is meant to better accommodate drive through uses within the Market at Olive development. This amendment was initiated by the "7 Brew" coffee establishment proposed for a lot on the south side of Olive Boulevard, adjacent to I-170. It allows for a more narrow lot and closer proximity to other MVOBs. The 7-Brew development was presented at the same Plan Commission meeting.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**  
Attached are a Plan Commission Transmittal Letter, Staff Report, amended to reflect the decision of the Plan Commission, and a Draft Ordinance.

**LIST CITY COUNCIL GOALS (S):**  
Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life.

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> July 8, 2024
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**Plan Commission**

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

June 26, 2024

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

RE: Zoning Code Text Amendment (TXT-24-02)

Dear Ms. Reese,

At its regular meeting on June 26, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the application of U. City, LLC for a Zoning Code Text Amendment to section 400.2730 of the Code pertaining to Motor Vehicle Oriented Businesses (MVOBs). The amendment adds an exemption clause for the Market at Olive development and fixes an incorrect section reference to section 400.780(A)(4).

By a vote of 5 to 1, the Plan Commission recommended approval of said Text Amendment.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission





MEMO  
City Council

Meeting Date	July 8, 2024
File Number	TXT-24-02
Council District	n/a
Applicant	U. City, LLC
Request	Approval of Text Amendment to §400.2730(A) and §400.780(A)

Comprehensive Plan Conformance:  
 Yes                     No                     No reference

Staff Recommendation:  
 Approval     Approval with Conditions     Denial             No Recommendation

At the upcoming Plan Commission meeting, commissioners will consider a text amendment to the zoning code pertaining to section 400.2730(A), which describes the applicability of the “Standards for Motor Vehicle Oriented Businesses,” to exclude the Market at Olive development, as well as an amendment to code section 400.780(A)(4) that incorrectly references code section 400.2720 instead of 400.2730 when referring to the Standards for Motor Vehicle Oriented Businesses.

On Tuesday June 18, 2024, the Code Review Committee of the Plan Commission met to discuss the proposed Text Amendment and took no recommending action, preferring to discuss with the entire Plan Commission.

Summary of Amendment

The proposed text amendments are shown below. The amendment to section 400.2730 would add an exemption clause for the Market at Olive development, and the amendment to section 400.780(A)(4) fixes an incorrect section reference.

Section 400.2730 Standards for Motor Vehicle Oriented Businesses

- ~~A. Applicability. The provisions of this Subsection shall apply only to developments having frontage on or access to Olive Boulevard.~~
- A. Applicability. The provisions of this Subsection shall apply only to developments having frontage on or access to Olive Boulevard except for development within RPA1 of the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan as approved by Ordinance 7104.

Section 400.780 Density and Dimensional Regulations and Performance Standards

- A. 4. A failure to comply with the performance standards contained in Article V, Division 12 of this Chapter and the standards established for motor vehicle-oriented businesses contained in Article XI, Section ~~400.2720~~ 400.2730 of this Chapter; or



### Comprehensive Plan

The proposed text amendment would impact only the Market at Olive development, more formally defined as “RPA1 of the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan as approved by Ordinance 7104.”

RPA1 is designated as “Regional Retail District” on the future character and land use (FCLU) map of the comprehensive plan. The Regional Retail District (Figure 1) has similar boundaries as RPA1 (Figure 2), except that RPA1 covers less area.

The Regional Retail District intends to “accommodate a wide range of commercial/retail uses to serve the community and region, concentrate future commercial development near major intersections, and reduce access points into developments and encourage shared access to improve pedestrian and vehicular safety.”

It is staff’s opinion that the proposed text amendment does not conflict with the FCLU map and land use description. While the impact of the proposed amendment would be limited to RPA1, and RPA1 has a vehicle-oriented character, the comprehensive plan encourages development that prioritizes pedestrian access and safety. It should be noted that this amendment only applies to dimensional and lot standards for Motor Vehicle Oriented Businesses in RPA1 and makes no changes to otherwise applicable pedestrian access and safety regulations.



Figure 1. Future Character and Land Use Map. Regional Retail District is identified as “RD” and with red shading.



Figure 2. RPA1, as defined in Ordinance 7104, is identified with the yellow/orange outline and shading.



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

#### Process – Required City Approvals

Plan Commission. Section 400.3180 of the zoning code requires that the Plan Commission report to the City Council its recommendation on any application after receipt of the staff review report. The Zoning Administrator shall forward a copy of the Plan Commission's recommendation to the Historic Preservation Commission.

City Council. Section 400.3190 of the zoning code requires that text amendment applications be reviewed by City Council for final decision, subsequent to a recommendation from Plan Commission. The City Council shall hold a public hearing before acting on any application for amendment.

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#### Staff Recommendation

Staff makes no recommendation for action on the proposed text amendment.

#### Plan Commission

The Plan Commission recommended approval of the text amendment as proposed by a vote of five (5) in favor and one (1) opposed.

**INTRODUCED BY:**

**DATE:**

**BILL NO.: 9549**

**ORDINANCE NO.:**

**AN ORDINANCE AMENDING ZONING CODE SECTION 400.2730 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO STANDARDS FOR MOTOR VEHICLE ORIENTED BUSINESSES, BY MAKING THE STANDARDS INAPPLICABLE TO DEVELOPMENTS ALONG OLIVE BOULEVARD BETWEEN INTERSTATE 170 AND MCKNIGHT ROAD OR WOODSON ROAD; AND AMENDING SECTION 400.780 OF SAID CODE, RELATING TO DENSITY AND DIMENSIONAL REGULATIONS AND PERFORMANCE STANDARDS IN PLANNED DEVELOPMENT DISTRICTS (“PD”), BY CORRECTING THE REFERENCES IN SUBSECTIONS A.4 AND A.5 TO SECTIONS 400.2730 AND 400.2710 OF SAID CODE, RESPECTIVELY.**

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the 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 June 26, 2024, the City Plan Commission examined a Zoning Code text amendment to Section 400.2730 to make the standards for motor vehicle oriented businesses inapplicable to developments along Olive Boulevard between Interstate 170 and McKnight Road or Woodson Road, and a Zoning Code text amendment to Section 400.780.A to correct the reference to Section 400.2730, and recommended to the City Council approval of the text amendments; and

WHEREAS, the reference in Section 400.780.A to Section 400.2710 also needs to be corrected; 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 August 12, 2024, was duly published on July 28, 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 400.2730 of the University City Municipal Code, relating to standards for motor vehicle oriented businesses, is hereby amended by making the standards inapplicable to developments along Olive Boulevard between Interstate 170 and McKnight Road or Woodson Road, so that said Section, as so amended, shall read as follows:

Section 400.2730. Standards For Motor Vehicle Oriented Businesses.

- A. Applicability. This Section shall apply only to developments having frontage on or access to Olive Boulevard except such developments between Interstate 170 and McKnight Road or Woodson Road.

- B. Locational Requirements. All motor vehicle oriented businesses shall be a minimum of one hundred (100) feet from any other motor vehicle oriented business located on the same side of Olive Boulevard, which distance shall be computed as follows:
1. Such distance shall be measured between the two (2) nearest property lines.
  2. Where a motor vehicle oriented business is a part of a larger development, the one hundred (100) feet shall be measured from the limits of the out parcel, if so designated. If an out parcel is not designated, the distance shall be measured from the boundary of an area which would normally be required for the operation of such motor vehicle oriented business, as approved by the Zoning Administrator.
  3. Where a business is located in a tenant space which is part of a multi-tenant development, and would otherwise be considered a motor vehicle oriented business, the provisions of this Section shall not apply so long as the business shall not provide drive-through services to persons while in their vehicles.
- C. Site Development Standards. The following site development standards are in addition to other standards contained in this Chapter, such as parking and loading, signs, and screening requirements.
1. Lot area and dimensional standards. The following lot area and dimensional standards shall be met for all motor vehicle oriented businesses:
    - a. Minimum lot area. Twenty thousand (20,000) square feet.
    - b. Minimum lot frontage. One hundred fifty (150) feet.  
On corner lots, this frontage requirement shall apply to Olive Boulevard frontage.
  2. Minimum lot area for gasoline stations. Gasoline stations, constituting motor vehicle oriented businesses, shall comply with the following lot area standards:
    - a. Gasoline stations shall be limited to two (2) service islands and three (3) fuel dispensing pumps per island for the first (1st) twenty thousand (20,000) square feet of lot area.
    - b. One (1) service island and three (3) fuel dispensing pumps, plus one (1) vehicle service bay (or vehicle repair bay, where permitted) may be added for each one thousand five hundred (1,500) square feet exceeding the minimum twenty thousand (20,000) square feet of lot area. However, in no case shall more than six (6) service islands be allowed at any gasoline station nor more than three (3) fuel dispensing pumps permitted on each service island, and no more than three (3) vehicle service bays (or vehicle repair bays, where permitted) shall be allowed for each such station.
  3. Ingress and egress.
    - a. The minimum width of driveways at the street right-of-way line shall be twenty-four (24) feet, and the maximum shall be thirty-six (36) feet.
    - b. The minimum distance of any driveway to any side lot line shall be twenty-four (24) feet. This distance shall be measured from the side lot line to the intersection of the street right-of-way line and the edge of the driveway.
    - c. Driveway openings shall be limited to one (1) drive per one hundred (100) feet of lot frontage. For parcels with frontage on more than one (1) street, the number of driveway openings shall be based on the frontage length on each street individually.
    - d. The minimum distance between a driveway entrance and a street intersection shall be thirty (30) feet measured from the intersection of the street right-of-way to the nearest end of the curb radius of the proposed driveway.

Section 2. Zoning Code Section 400.780 of the University City Municipal Code, relating to Density and Dimensional Regulations and Performance Standards in Planned Development Districts ("PD"), is hereby amended by correcting the references in Subsections A.4 and A.5 to Sections 400.2730 and 400.2710 of said Code, respectively, so that said Section, as so amended, shall read as follows:

Section 400.780 Density and Dimensional Regulations and Performance Standards

- A. General Standards. The approval of the development plan may provide for such exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No planned development shall be allowed which would result in:
1. Inadequate or unsafe vehicular access to the development;
  2. Traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers;
  3. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development;
  4. A failure to comply with the performance standards contained in Article V, Division 12 of this Chapter and the standards established for motor vehicle oriented businesses contained in Article XI, Section 400.2730 of this Chapter; or
  5. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.
- In addition to the requirements in this Section, all planned developments shall be subject to the review criteria established in Article XI, Section 400.2710 of this Chapter. It shall be the responsibility of the applicant to clearly establish that the requirements are met.
- B. Other Codes. All requirements of other codes and ordinances of the City (e.g., Building Code) shall be applicable.
- C. Planned Development — Residential ("PD-R").
1. Density. While the district regulations specify upper limits to residential density, density of a planned development may be limited to that which is established in the original residential district or which is consistent and compatible with nearby existing developed areas.
  2. Calculation of density.
    - a. The computation of density shall be based on dwelling units per net acre for the entire site.
    - b. To compute the number of dwelling units per net acre, fifteen percent (15%) of the gross acreage of the parcel shall be deducted and the net acreage divided by the lowest minimum lot size of the underlying residential district.
  - c. Development phasing. If the sequence of construction of various portions of the development is to occur in stages, then the open space and/or recreational facilities shall be developed, or legally provided for on a final plat, in reasonable proportion to the number of dwelling units intended to be developed during any given stage of construction as approved on a final plat by the City Council. Furthermore, at no time during the construction of the project shall the number of constructed dwelling units per acre of developed land exceed the overall density per net acre established by the approved "PD-R" district.

4. Non-residential uses in "PD-R" developments. non-residential uses are limited to those specifically listed in the residential zoning districts. Such non-residential uses shall be subject to all requirements for lot area, width, height, yards and setbacks prescribed in the district in which the proposed "PD-R" development is located.
5. Common open space requirements. Common open space for "PD-R" developments shall be provided in accordance with the provisions of Article V "Supplementary Regulations", Section 400.1150 of the Zoning Code.
6. Perimeter buffer requirements.
  - a. Where a "PD-R" development proposes residential development along the perimeter of the site, which is higher in density than that of an adjacent residentially zoned property, there shall be a minimum thirty (30) foot wide buffer area. The buffer area shall be kept free of buildings or structures and shall be landscaped or protected by natural features so that all higher-density residential buildings are effectively screened from the abutting lower-density residential property.
  - b. Where a "PD-R" development abuts a commercial or industrial use or district, there shall be a minimum thirty (30) foot wide buffer area. This buffer area shall be permanent and landscaped and/or otherwise provided with screening (i.e., sight-proof fencing) so as to effectively screen the commercial or industrial use from the "PD-R" development.

**D. Planned Development — Commercial or Industrial Commercial ("PD-C" or "PD-I").**

1. Site coverage. Total site coverage by uses permitted in the "PD-C" or "PD-I" districts shall be seventy percent (70%), except as permitted to be exceeded in accordance with Subsection (D)(2) of this Section.
2. Site coverage bonus. The Plan Commission may recommend and the City Council may approve an increase in maximum site coverage from seventy percent (70%) up to ninety percent (90%). In order to qualify for this bonus, the development plan must demonstrate compliance with four (4) or more of the following performance criteria:
  - a. Incorporate storm drainage detention/retention facilities as a site amenity;
  - b. Install storm drainage detention facilities underground;
  - c. Resolution or mitigation of existing off-site storm drainage problems (e.g., drainage channel erosion);
  - d. Increasing parking lot landscaping by fifty percent (50%) more than otherwise required;
  - e. Submitting for approval developments on tracts that are five (5) or more acres in size;
  - f. Design of principal access to the development tract at an approved location that allows for shared access by an adjacent property;
  - g. Construction of separate-grade pedestrian and bicycle paths;
  - h. Providing for screened loading and unloading areas;
  - i. Providing for mixed-use developments that include community facilities that further the goals, objectives and policies of the Comprehensive Plan;
  - j. Demonstration of a development using innovative architectural, site planning and land use design and of such quality as to set an excellent example for subsequent development or redevelopment projects;
  - k. Any other performance criteria that further the goals, objectives and policies of the Comprehensive Plan and that, in the opinion of the Plan Commission and City Council, warrant the approval of development bonuses.

3. Signage. Signage shall be in compliance with Article VIII "Sign Regulations" of this Chapter unless the applicant for a "PD-C" or "PD-I" district designation elects to submit a comprehensive sign plan in addition to the submission of other required development plan documents. The Plan Commission may recommend, and the City Council may approve, a comprehensive sign plan and such plan shall be made part of the ordinance approving the "PD" district. Such ordinance may contain conditions, requirements or standards regarding signs that may be stipulated by the City Council. Comprehensive sign plans approved under this Section shall be evaluated based upon the following criteria:
  - a. Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
  - b. Quantity. The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development subareas and business identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of sign functions.
  - c. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than twice that of any maximum area standard contained in Article VIII "Sign Regulations" of this Chapter unless otherwise waived by the City Council.
  - d. Materials. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style or the use of consistent lettering style and typography.

A request for approval for a comprehensive sign plan shall accompany the request for "PD-C" or "PD-I" zoning classification and shall include, but is not limited to, the following:

- (1) A site plan depicting the proposed plan of development and illustration of proposed sign locations;
  - (2) Descriptions and drawings indicating size, qualities, materials and illumination; and
  - (3) A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the comprehensive sign plan relates to each of the criteria set forth in this Section.
4. Perimeter buffer requirements. Where a "PD-C" or a "PD-I" development abuts a residential district, there shall be a minimum fifty (50) foot buffer area between any non-residential use and the adjacent residential district. This buffer area shall be landscaped in accordance with Article V "Supplementary Regulations", Division 6 of this Chapter.



E. Planned Development — Mixed Use ("PD-M"). "PD-M" developments shall incorporate the regulations set forth in both Subsections dealing specifically with "PD-R" and "PD-C" developments, except that the minimum perimeter buffer area may be reduced or not required if the "PD-M" development is on Delmar Boulevard between Kingsland Avenue and the eastern municipal limits, the broadly described boundaries of the University City Loop special business district established in Section 120.900. If an unresolved conflict between those regulations occurs such (as between common open space versus site coverage), the applicant shall set forth the reasons for such discrepancy and the proposed resolution. Any discrepancies between the two (2) sets of regulations and the resolution thereof shall be set forth in the map amendment ordinance and/or the resolution approving the development. The resolution thereof shall be pursuant to staff recommendation or as set forth by the Plan Commission in the map amendment ordinance.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.470 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. 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 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 12<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
City Attorney





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

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20240708-03</b>
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**SUBJECT/TITLE:**  
Final Development Plan Approval: Adoption of an ordinance to approve the Final Development Plan for Lot 4, Market at Olive North, Plat 6.

<b>PREPARED BY:</b> John L. Wagner	<b>DEPARTMENT / WARD</b> Planning and Development / Ward 3
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<b>AGENDA SECTION:</b> New Business - Bill 9550	<b>CAN ITEM BE RESCHEDULED?</b> yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager concurs with the Plan Commission and recommends approval.

**FISCAL IMPACT:**  
N/A

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

**EXPLANATION:**  
This is the Final Development Plan application for "7-Brew Coffee," located on a lot on the south side of Olive Boulevard, adjacent to the Centennial Greenway, on what was once known as the Dierberg's site.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
Staff recommends approval of the ordinance for the Final Development Plan for Lot 4, Market at Olive North, Plat 6 with the the conditions listed in the attached staff Report. (There are too many to list on this Cover Page.)

**CIP No.**

**RELATED ITEMS / ATTACHMENTS:**  
Attached are a Plan Commission Transmittal Letter, Staff Report, amended to reflect the decision of the Plan Commission, the Final Development Plan, and a Draft Ordinance.

**LIST CITY COUNCIL GOALS (S):**  
Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life.

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregory Rose	<b>MEETING DATE:</b> July 8, 2024
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**Plan Commission**

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

June 26, 2024

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

RE: Final Development Plan (FDP) – Lot 4, Market at Olive, Plat 6

Dear Ms. Reese,

At its regular meeting on June 26, 2024, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the above-referenced application for Final Development Plan approval by U-City, LLC for Lot 4, Market at Olive Plat 6.

By a vote of 6 for and 0 against, the Plan Commission recommended approval of said application subject to the following conditions:

1. Approval of FDP-24-02 is contingent upon City Council approval of TXT-24-02.
2. The proposed preliminary development plan shall be reviewed by the Traffic Commission prior to the City Council's final consideration of the map amendment and preliminary development plan. In addition, a third-party engineer shall be engaged to conduct a traffic impact analysis, at the cost of the applicant.
3. Prior to issuance of any building permits, a landscaping plan shall be submitted to and approved by the Department of Planning & Development demonstrating that additional landscaping is provided along the north, east, and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.
4. To comply with the maximum site coverage standard per §400.780(D), one of the following options must be provided. To demonstrate that this condition has been satisfied, a revised site plan must be submitted and approved by the Department of Planning & Development prior to the City Council's final consideration of the map amendment and preliminary development plan.

- a. Provide a safe, designated zone for pedestrians to place orders, wait for their orders, and receive their orders. This zone shall be located near the building on the concrete pad that is located under the canopy. This zone shall not be located in areas dedicated to vehicular circulation or parking areas. In addition, outdoor furniture with a place to sit and a table to set drinks/food shall be provided.
- b. The area in the middle of the site which is currently shown as striped asphalt shall be converted to landscaping including native plantings consistent with the landscaping elsewhere on the site.

Sincerely,

A handwritten signature in blue ink that reads "Margaret Holly". The signature is cursive and includes a large, sweeping flourish at the end.

**Margaret Holly, Chairperson  
University City Plan Commission**



**STAFF REPORT**  
**City Council**

Meeting Date	July 8, 2024
File Number	FDP-24-02
Council District	3
Location	Market at Olive Plat 6, lot 4 Near 8680 Byers Industrial Ct.
Applicant	U. City, LLC
Property Owner	U. City, LLC
Request	Approval of a Final Development Plan

**Comprehensive Plan Conformance:**  
 Yes       No       No reference

**Staff Recommendation:**  
 Approval     Approval with Conditions     Denial     No Recommendation

**Attachments:**  
Please see attachments to the staff report for REZ-24-02.

**Applicant Request**

The applicant, U. City, LLC, is requesting approval of a final development plan related to REZ-24-02, an application for map amendment and preliminary development plan, which is being requested simultaneously. The proposed use and development plan is for a drive-through coffee shop located at Lot 4 of the Market at Olive Plat 6.

The 0.49-acre site is located at the southeast corner of Olive Boulevard and Interstate 170. The applicant is proposing a 510 square foot restaurant space and a 280 square foot detached cooler served by two drive through lanes and two service windows.

**Existing Property**

A description of the existing conditions can be found in the staff report for REZ-24-02.

**Analysis**

**Land Use and Zoning**

A full analysis of the land use and zoning requirements for the proposed development can be found in the staff report for REZ-24-02.

**Process – Required City Approvals**

Compliance with Approved Preliminary Development Plan. Section 400.870(B) of the zoning code

requires that final development plans be in substantial compliance with the approved preliminary development plan. In this case, the proposed final development plan is identical to the preliminary development plan and is therefore in substantial compliance.

Plan Commission. Sections 400.870(C) and 405.390(C) state that the Plan Commission shall review the final plat at the meeting scheduled for review of the final development plan. The Plan Commission shall make a determination whether the plan is in substantial compliance with the approved preliminary plan. The Commission shall recommend to the City Council approval or disapproval of the final development plan. A vote of disapproval shall be accompanied by reasons for such action in the meeting minutes.

City Council. Sections 400.870(C) and 405.390(E) state that as soon as practical after the Plan Commission makes its recommendation and after the applicant complies with 405.390(D)(1) through 405.390(D)(9), the final development plan shall be forwarded to the City Council for its consideration. Upon determination that the plan is in full compliance with the requirements hereof, the Council shall adopt an ordinance approving such final development plan.

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#### Staff Recommendation

If the Plan Commission decides to recommend the proposed final development plan to City Council, staff would recommend the following conditions:

1. Approval of FDP-24-02 is contingent upon City Council approval of TXT-24-02.
2. The proposed final development plan shall be reviewed by the Traffic Commission prior to the City Council's final consideration of the final development plan. In addition, a third-party engineer shall be engaged to conduct a traffic impact analysis, at the cost of the applicant.
3. Prior to issuance of any building permits, a landscaping plan shall be submitted to and approved by the Department of Planning & Development demonstrating that additional landscaping is provided along the north, east, and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.
4. To comply with the maximum site coverage standard per §400.780(D), one of the following options must be provided. To demonstrate that this condition has been satisfied, a revised site plan must be submitted and approved by the Department of Planning & Development prior to the City Council's final consideration of the final development plan.
  1. Provide a safe, designated zone for pedestrians to place orders, wait for their orders, and receive their orders. This zone shall be located near the building on the concrete pad that is located under the canopy. This zone shall not be located in areas dedicated to vehicular circulation or parking areas. In addition, outdoor furniture with a place to sit and a table to set drinks/food shall be provided.
  2. The area in the middle of the site which is currently shown as striped asphalt shall be converted to landscaping including native plantings consistent with the landscaping elsewhere on the site.

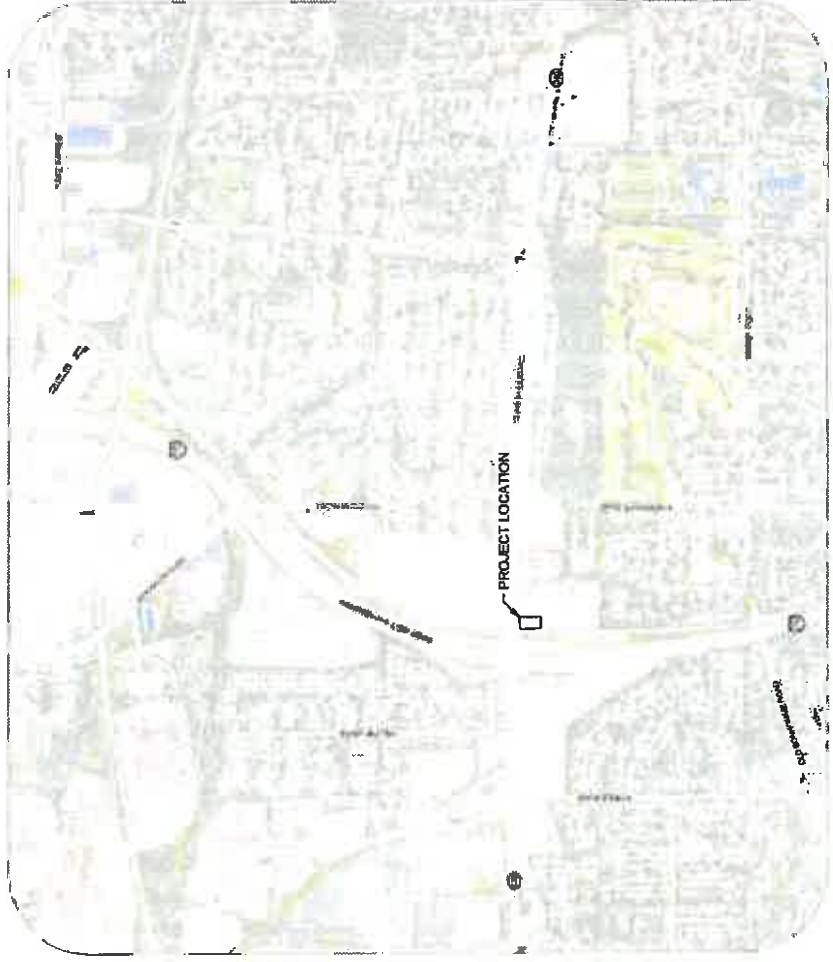
#### Plan Commission

The Plan Commission recommended approval of both the Final Development Plan as proposed by a vote of six (6) in favor and zero (0) opposed.

**SITE DEVELOPMENT PLANS FOR**



**UNIVERSITY CITY, MO (OLIVE BLVD)**  
 8680 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132



**SHEET INDEX**

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	08/11/2020
2	EXISTING UTILITIES	08/11/2020
3	PROPOSED UTILITIES	08/11/2020
4	PROPOSED PAVEMENT	08/11/2020
5	PROPOSED SITEWORK	08/11/2020
6	PROPOSED CONCRETE	08/11/2020
7	PROPOSED SIGNAGE	08/11/2020
8	PROPOSED LIGHTING	08/11/2020
9	PROPOSED LANDSCAPE	08/11/2020
10	PROPOSED FENCE	08/11/2020
11	PROPOSED DRIVEWAY	08/11/2020
12	PROPOSED SIDEWALK	08/11/2020
13	PROPOSED BIKEWAY	08/11/2020
14	PROPOSED TRAILER PAD	08/11/2020
15	PROPOSED STORAGE PAD	08/11/2020
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17	PROPOSED SIGN PAD	08/11/2020
18	PROPOSED LIGHT PAD	08/11/2020
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21	PROPOSED DRIVEWAY PAD	08/11/2020
22	PROPOSED SIDEWALK PAD	08/11/2020
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44	PROPOSED TRAILER PAD	08/11/2020
45	PROPOSED STORAGE PAD	08/11/2020
46	PROPOSED UTILITY PAD	08/11/2020
47	PROPOSED SIGN PAD	08/11/2020
48	PROPOSED LIGHT PAD	08/11/2020
49	PROPOSED LANDSCAPE PAD	08/11/2020
50	PROPOSED FENCE PAD	08/11/2020

**KNOWN EXISTING UTILITIES**

UTILITY	DEPTH	LOCATION
SEWER	48"	UNDER OLIVE BLVD
WATER	36"	UNDER OLIVE BLVD
STORM	36"	UNDER OLIVE BLVD
ELECTRIC	24"	UNDER OLIVE BLVD
TELEPHONE	18"	UNDER OLIVE BLVD
CABLE	18"	UNDER OLIVE BLVD
TRASH	18"	UNDER OLIVE BLVD
IRRIGATION	18"	UNDER OLIVE BLVD
SLURRY WALL	48"	UNDER OLIVE BLVD
CONCRETE	18"	UNDER OLIVE BLVD
ASBESTOS	18"	UNDER OLIVE BLVD
LEAD	18"	UNDER OLIVE BLVD
PCB	18"	UNDER OLIVE BLVD
HAZARDOUS WASTE	18"	UNDER OLIVE BLVD
UNSATURATED ZONE	18"	UNDER OLIVE BLVD
WATER TABLE	18"	UNDER OLIVE BLVD
GROUNDWATER	18"	UNDER OLIVE BLVD
SOIL	18"	UNDER OLIVE BLVD
ROCK	18"	UNDER OLIVE BLVD
CLAY	18"	UNDER OLIVE BLVD
SAND	18"	UNDER OLIVE BLVD
SILT	18"	UNDER OLIVE BLVD
GRAVEL	18"	UNDER OLIVE BLVD
COBBLES	18"	UNDER OLIVE BLVD
CONCRETE	18"	UNDER OLIVE BLVD
ASBESTOS	18"	UNDER OLIVE BLVD
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COBBLES	18"	UNDER OLIVE BLVD

UNIVERSITY CITY, MO (OLIVE BLVD)  
 7 BREW COFFEE  
 8680 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

PROFESSIONAL ENGINEER  
 STATE OF MISSOURI  
 LICENSE NO. 10174  
 EXPIRES 12/31/2021

PROFESSIONAL ENGINEER  
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PROFESSIONAL ENGINEER  
 STATE OF MISSOURI  
 LICENSE NO. 10174  
 EXPIRES 12/31/2021



**SCALE: 1" = 500'**





UNIVERSITY CITY, MO (OLIVE BLVD)  
 7 BREW COFFEE  
 8480 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

**GENERAL NOTES**

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF UNIVERSITY CITY, MISSOURI.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING.
7. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL SURVEY DATA THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING.

**C0.1**  
 GENERAL NOTES



**PROJECT CONTROL**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/15/2023	ISSUED FOR PERMIT
2	08/22/2023	REVISED PER CITY COMMENTS
3	09/05/2023	REVISED PER CITY COMMENTS
4	09/12/2023	REVISED PER CITY COMMENTS
5	09/19/2023	REVISED PER CITY COMMENTS
6	09/26/2023	REVISED PER CITY COMMENTS
7	10/03/2023	REVISED PER CITY COMMENTS
8	10/10/2023	REVISED PER CITY COMMENTS
9	10/17/2023	REVISED PER CITY COMMENTS
10	10/24/2023	REVISED PER CITY COMMENTS
11	11/01/2023	REVISED PER CITY COMMENTS
12	11/08/2023	REVISED PER CITY COMMENTS
13	11/15/2023	REVISED PER CITY COMMENTS
14	11/22/2023	REVISED PER CITY COMMENTS
15	11/29/2023	REVISED PER CITY COMMENTS
16	12/06/2023	REVISED PER CITY COMMENTS
17	12/13/2023	REVISED PER CITY COMMENTS
18	12/20/2023	REVISED PER CITY COMMENTS
19	12/27/2023	REVISED PER CITY COMMENTS
20	01/03/2024	REVISED PER CITY COMMENTS
21	01/10/2024	REVISED PER CITY COMMENTS
22	01/17/2024	REVISED PER CITY COMMENTS
23	01/24/2024	REVISED PER CITY COMMENTS
24	01/31/2024	REVISED PER CITY COMMENTS
25	02/07/2024	REVISED PER CITY COMMENTS
26	02/14/2024	REVISED PER CITY COMMENTS
27	02/21/2024	REVISED PER CITY COMMENTS
28	02/28/2024	REVISED PER CITY COMMENTS
29	03/06/2024	REVISED PER CITY COMMENTS
30	03/13/2024	REVISED PER CITY COMMENTS
31	03/20/2024	REVISED PER CITY COMMENTS
32	03/27/2024	REVISED PER CITY COMMENTS
33	04/03/2024	REVISED PER CITY COMMENTS
34	04/10/2024	REVISED PER CITY COMMENTS
35	04/17/2024	REVISED PER CITY COMMENTS
36	04/24/2024	REVISED PER CITY COMMENTS
37	05/01/2024	REVISED PER CITY COMMENTS
38	05/08/2024	REVISED PER CITY COMMENTS
39	05/15/2024	REVISED PER CITY COMMENTS
40	05/22/2024	REVISED PER CITY COMMENTS
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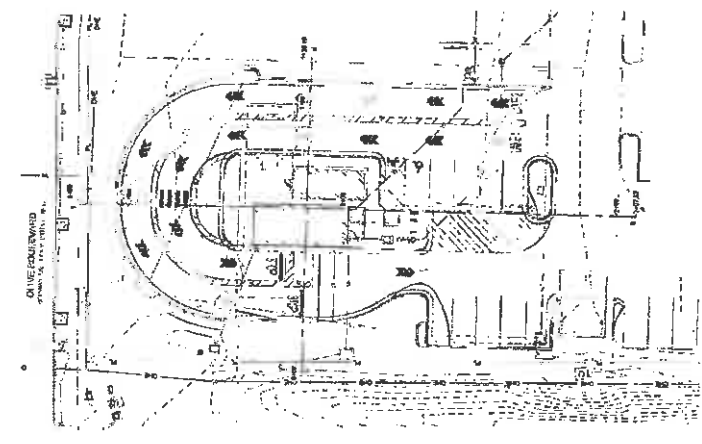
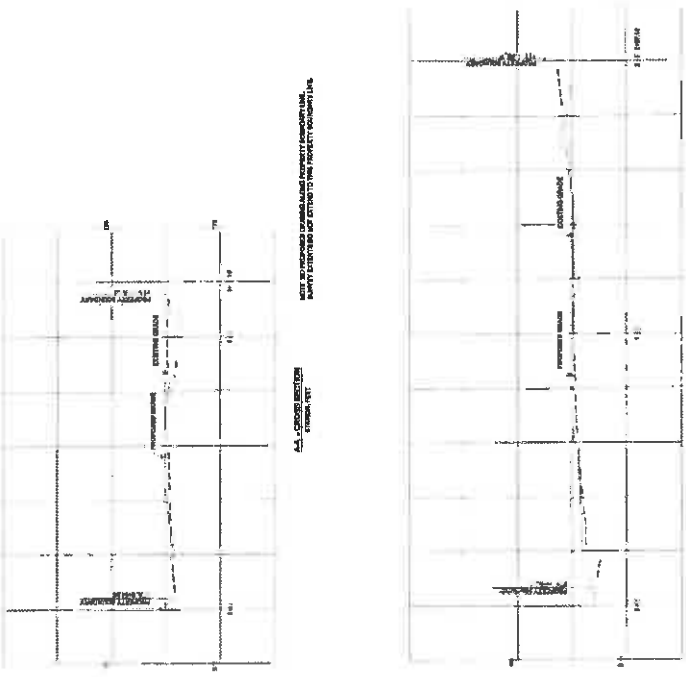
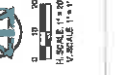




OWNER: SEVEN 2 BREW  
 DATE: 08/14/2014  
 SHEET NO: 001 OF 001  
 PROJECT: SEVEN 2 BREW  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

7 BREW COFFEE  
 UNIVERSITY CITY, MO (OLIVE BLVD)  
 8690 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

**C3.2**  
 PROPERTY  
 BOUNDARY  
 CROSS-SECTIONS



ALL CONCRETE DRIVE SHALL BE REPAIRED TO MATCH EXISTING DRIVE





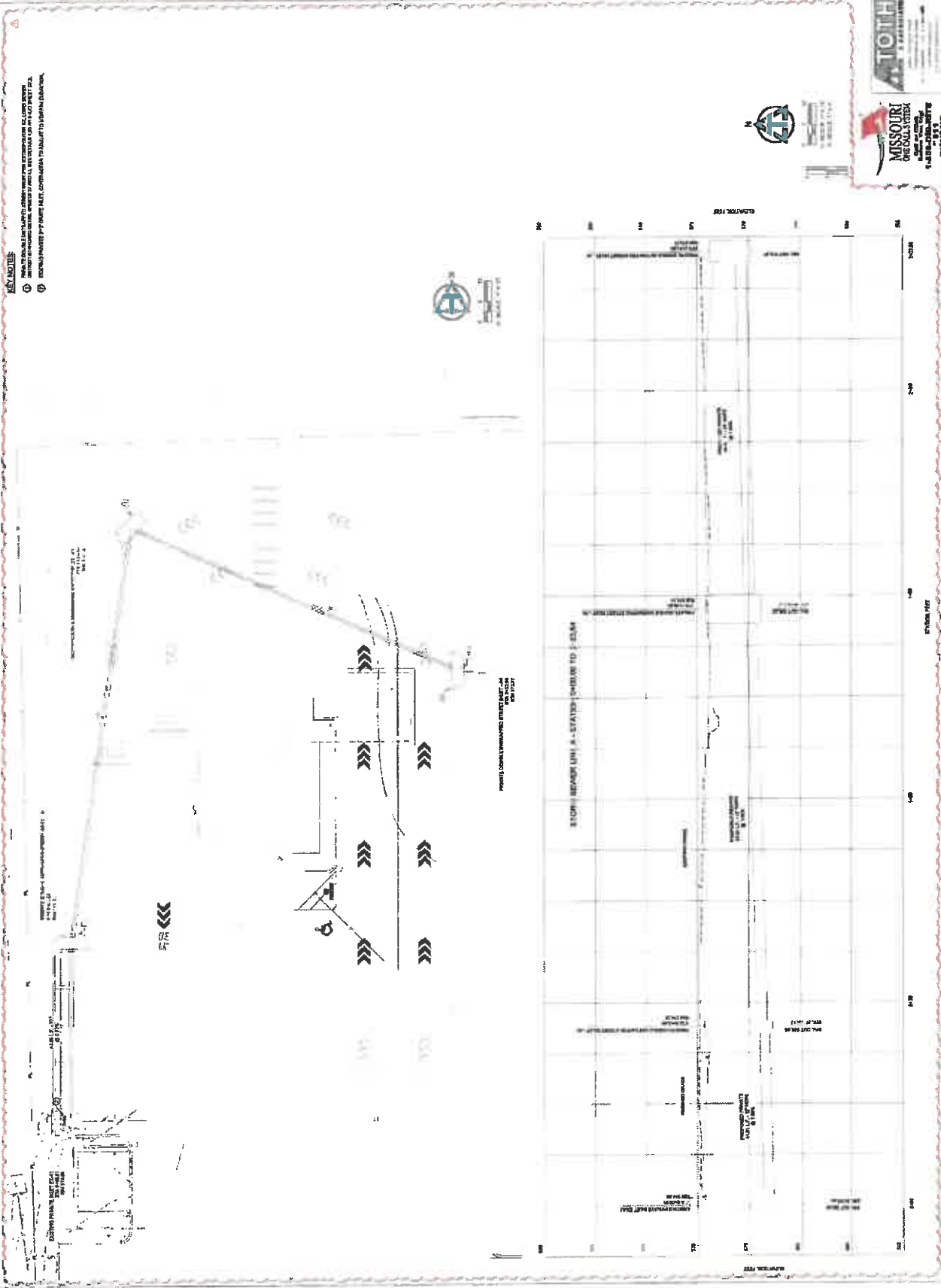
DESIGNED BY: M. H. HARRIS  
 DRAWN BY: M. H. HARRIS  
 CHECKED BY: M. H. HARRIS  
 DATE: 08/11/2014

PROJECT: 7 BREW COFFEE  
 LOCATION: UNIVERSITY CITY, MO (OLIVE BLVD)  
 SHEET: C4.2

7 BREW COFFEE  
 UNIVERSITY CITY, MO (OLIVE BLVD)  
 8480 BYERS INDUSTRIAL CT.  
 ST. LOUIS, MO 63132

**C4.2**  
 STORM PLAN  
 AND PROFILE

- KEY NOTES:**
- 1. ALL NOTES ON THIS SHEET ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND AS-BUILT DRAWINGS.







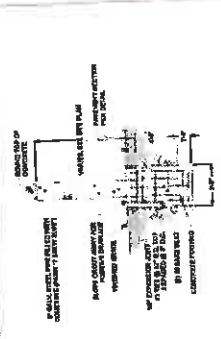




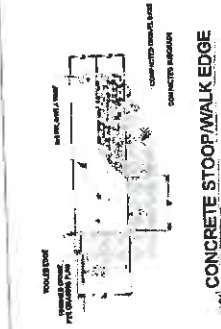
UNIVERSITY OF MISSOURI  
COLUMBIA, MISSOURI  
ST. LOUIS, MO 63132

7 BREW COFFEE  
UNIVERSITY CITY, MO (OLIVE BLVD)  
8680 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

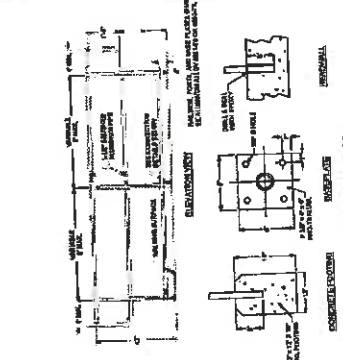
C7.1  
DETAILS



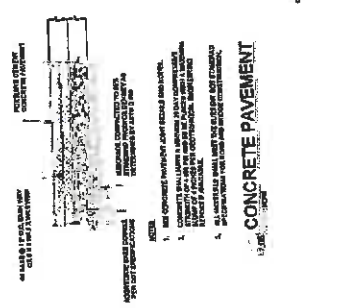
PIPE BOLLARD  
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CONCRETE STOOP/WALK EDGE  
1/4\"/>



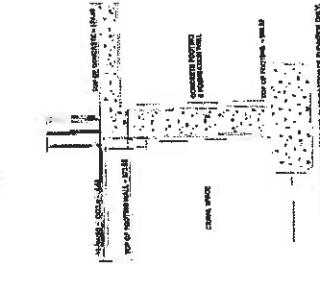
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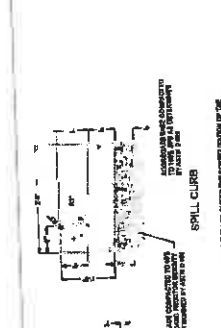
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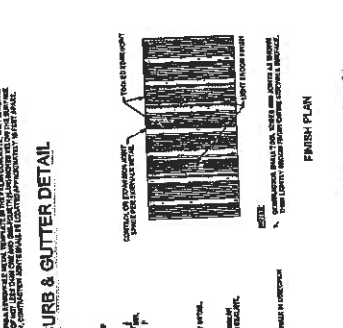
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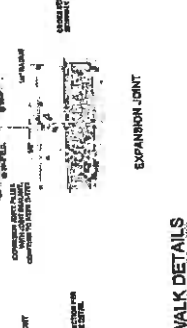
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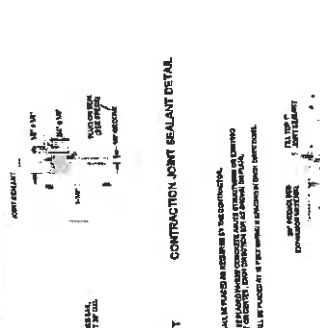
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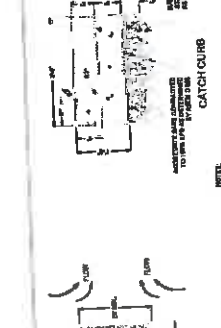
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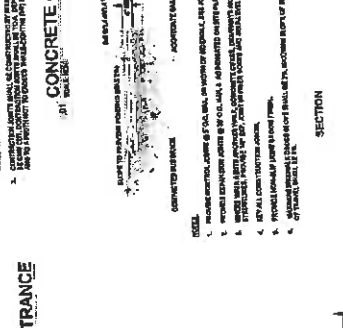
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EXPANSION JOINT  
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CATCH CURB  
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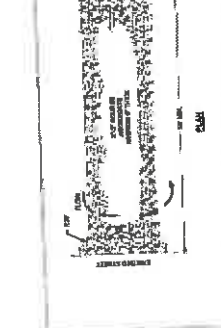
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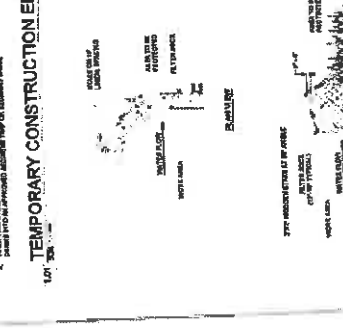
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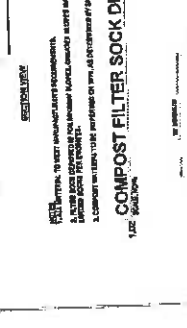
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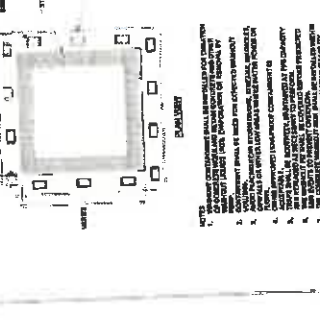
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COMPOST FILTER SOCK DETAIL  
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CONCRETE WASHOUT  
1/4\"/>



CONCRETE WASHOUT  
1/4\"/>



7 BREW COFFEE  
UNIVERSITY CITY, MO (OLIVE BLVD)  
8680 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

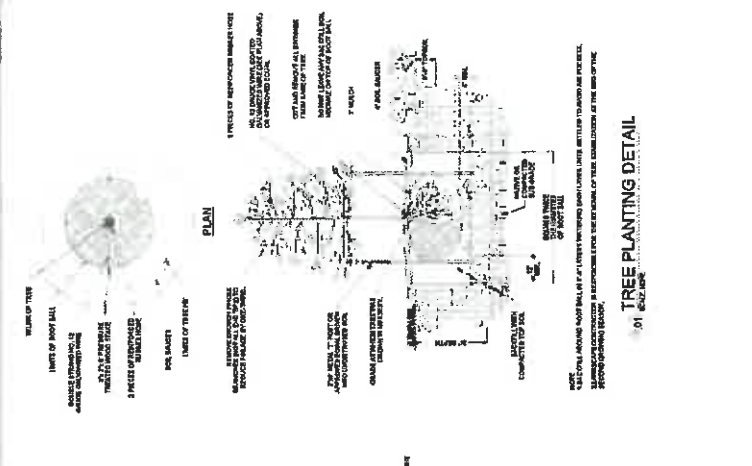
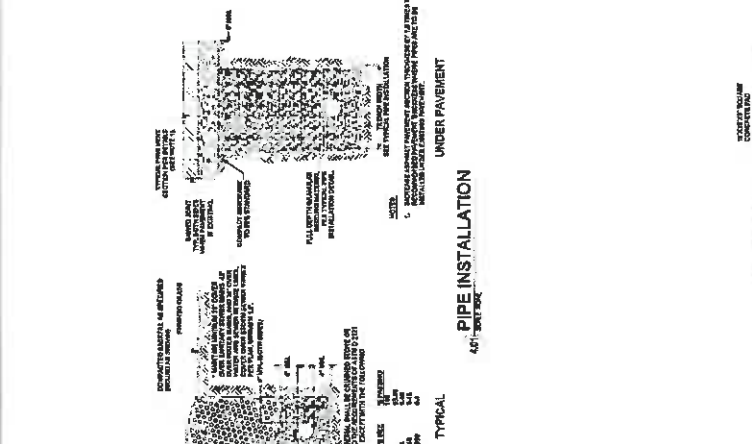
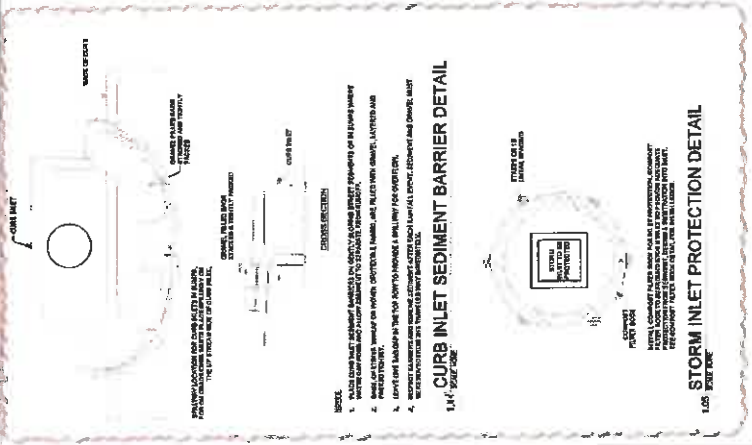
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CONCRETE CURB & GUTTER DETAIL  
1/4\"/>

CONCRETE CURB & GUTTER DETAIL  
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CONCRETE WASHOUT  
1/4\"/>

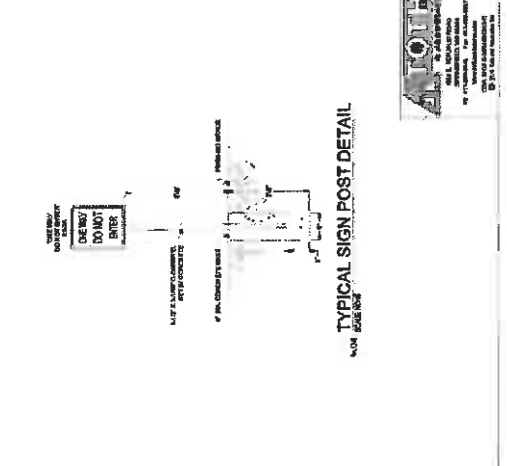
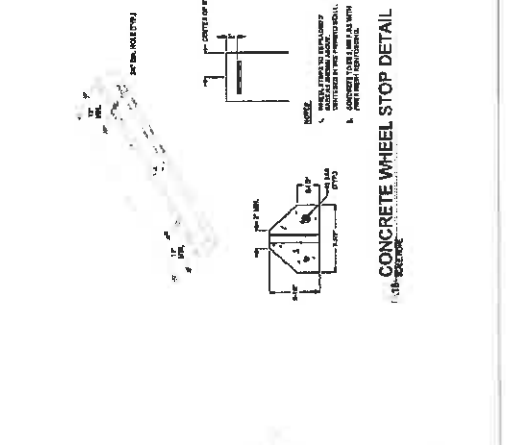
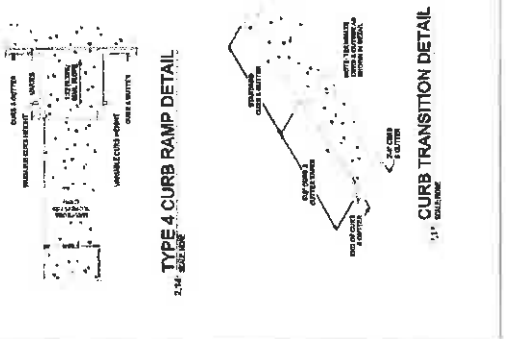
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**7 BREW COFFEE**  
UNIVERSITY CITY, MO (OLIVE BLVD)  
8680 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

**SEWER 3 BREW**

PROJECT NO: 19-00000000  
SHEET NO: 19-00000000  
DATE: 10/1/2019  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
APPROVED BY: J. SMITH



**7 BREW COFFEE**  
UNIVERSITY CITY, MO (OLIVE BLVD)  
8680 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

**SEWER 3 BREW**

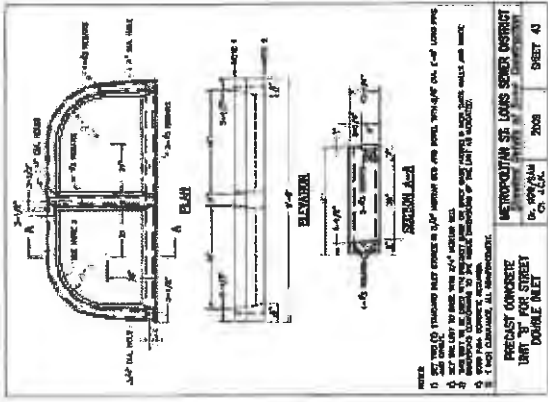
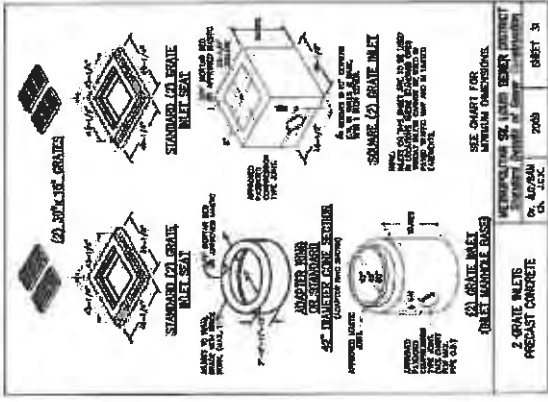
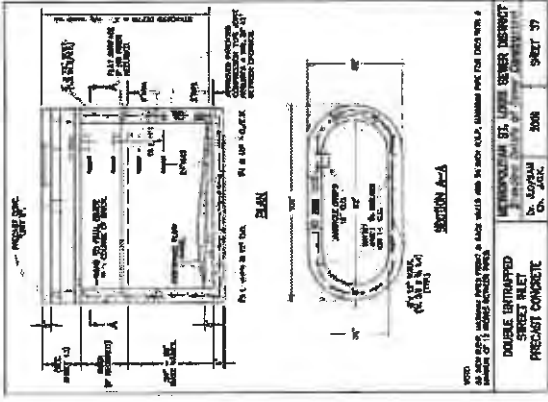
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SHEET NO: 19-00000000  
DATE: 10/1/2019  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
APPROVED BY: J. SMITH



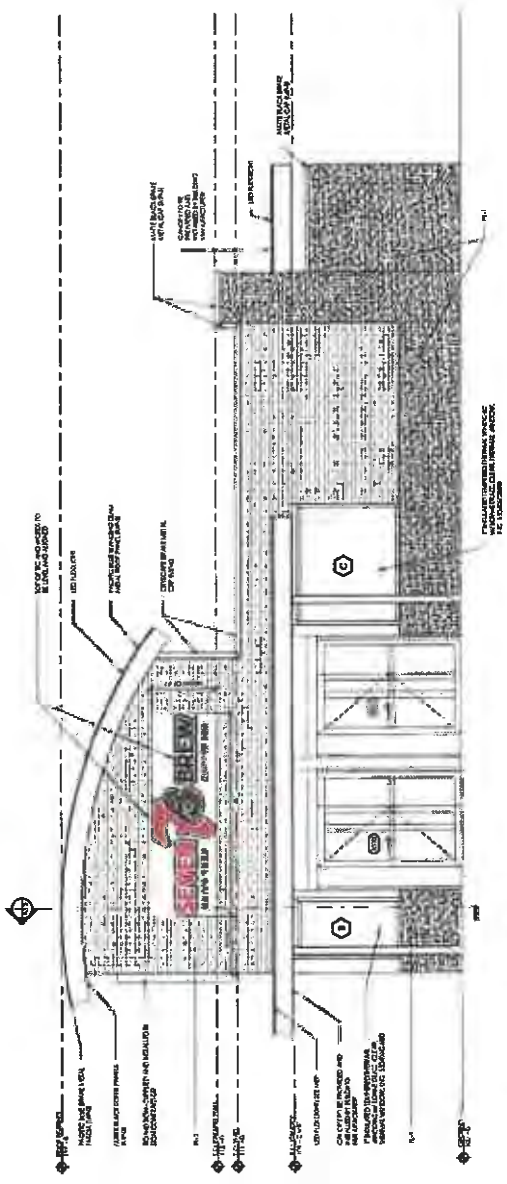
UNIVERSITY CITY, MO (OLIVE BLVD)  
8690 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

7 BREW COFFEE  
UNIVERSITY CITY, MO (OLIVE BLVD)  
8690 BYERS INDUSTRIAL CT.  
ST. LOUIS, MO 63132

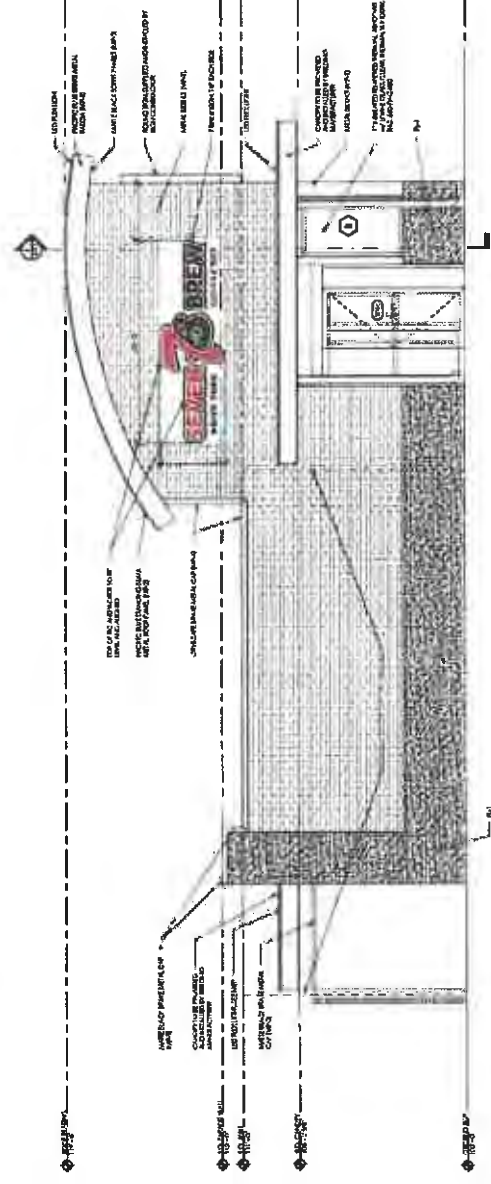
C7.3  
DETAILS







1. EXTERIOR ELEVATION - WEST SIDE



2. EXTERIOR ELEVATION - EAST SIDE







INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**BILL NO. 9550**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT  
4 OF THE MARKET AT OLIVE DEVELOPMENT PLAT 6, AND  
REPEALING ORDINANCE NO. 7225.**

**WHEREAS**, on March 6, 2023, the City Council adopted Ordinance No. 7222, thereby amending the Official Zoning Map established pursuant to Zoning Code Section 400.070 so as to change the classification of property now known as Lot 4 of Market at Olive Plat 6, from Industrial Commercial District (“IC”) to Planned Development Commercial District (“PD-C”); and

**WHEREAS**, on March 27, 2023, the City Council adopted Ordinance No. 7225, thereby approving a Final Development Plan for property now known as Lot 4 of Market at Olive Plat 6; and

**WHEREAS**, a Preliminary Development Plan was approved by the City Council of University City on August 12, 2024 by Resolution No \_\_\_\_\_ for the development project known as “Lot 4 of Market at Olive Plat 6” in a Planned Development – Commercial (“PD-C”) District (“PD-C”) in the City of University City, and the City Council authorized the submittal of a Final Development Plan; and

**WHEREAS**, a Final Development Plan dated May 9, 2024, has been submitted for review and approval; and

**WHEREAS**, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 “Final Development Plan Procedure” and Section 405.380 “Final Plat Submittal Requirements” of the University City Municipal Code with the adoption of an ordinance by City Council; and

**WHEREAS**, at its meeting on June 26, 2024, the University City Plan Commission considered and recommended to the City Council of University City approval of said Final Development Plan; and

**WHEREAS**, said Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan submitted for the “Lot 4 of Market at Olive Plat 6” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. Prior to issuance of any building permits, a landscaping plan shall be submitted to and approved by the Department of Planning and Development demonstrating that additional landscaping is provided along the north, east, and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.

Section 4. The City Clerk is hereby directed to endorse upon the Final Development Plan the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 5. Ordinance No. 7225 is hereby repealed.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

Exhibit A

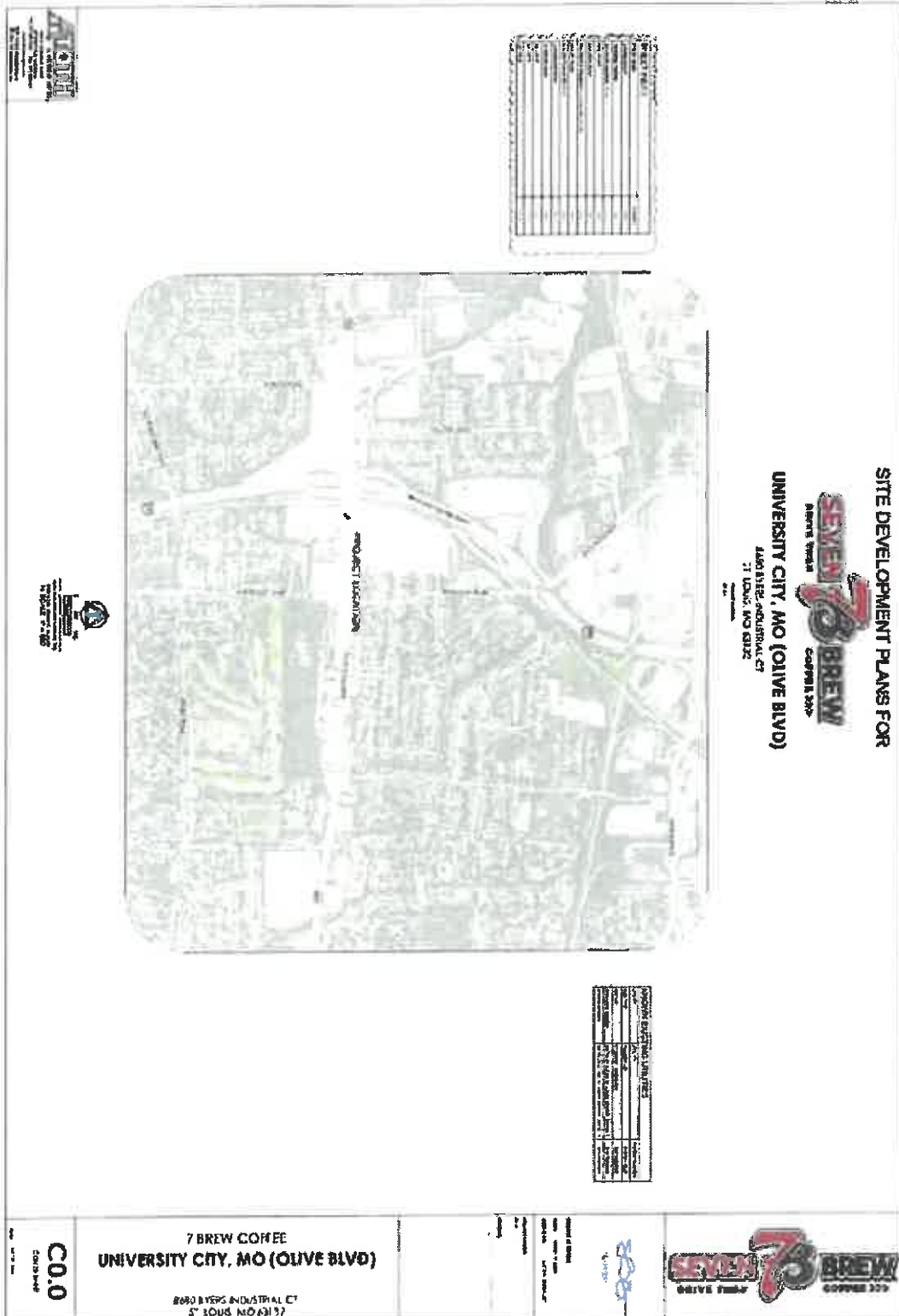


Exhibit A







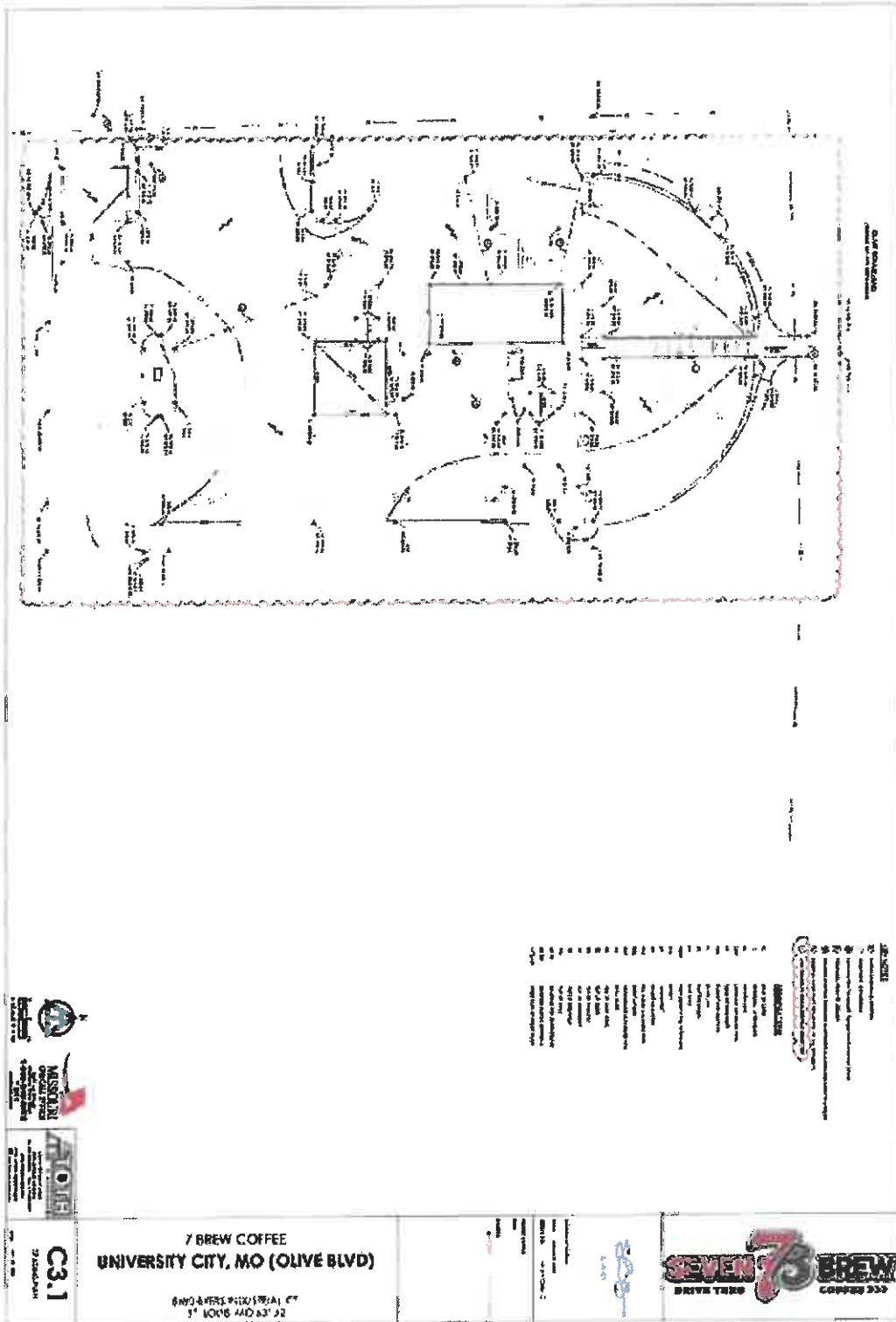


Exhibit A

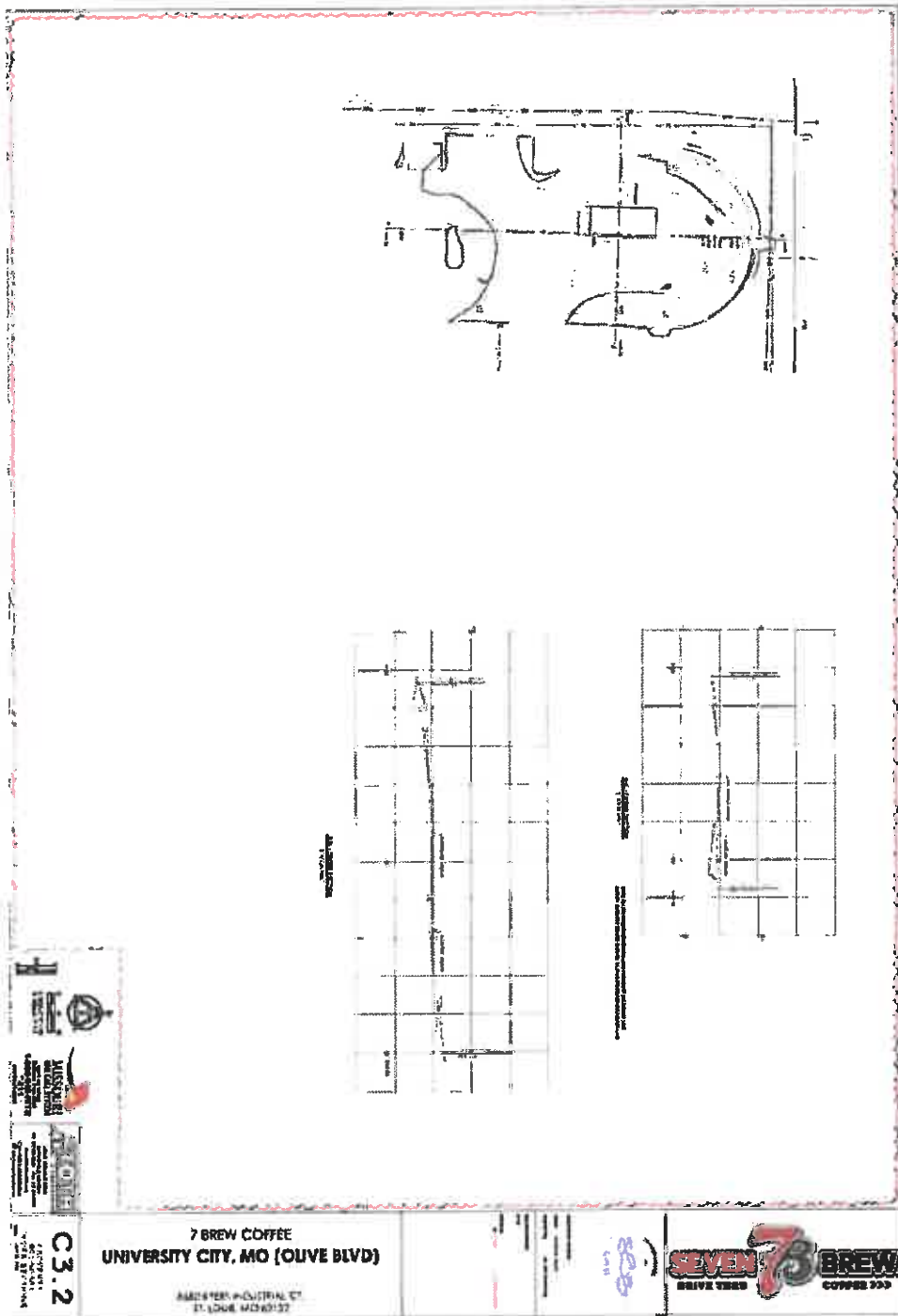


Exhibit A



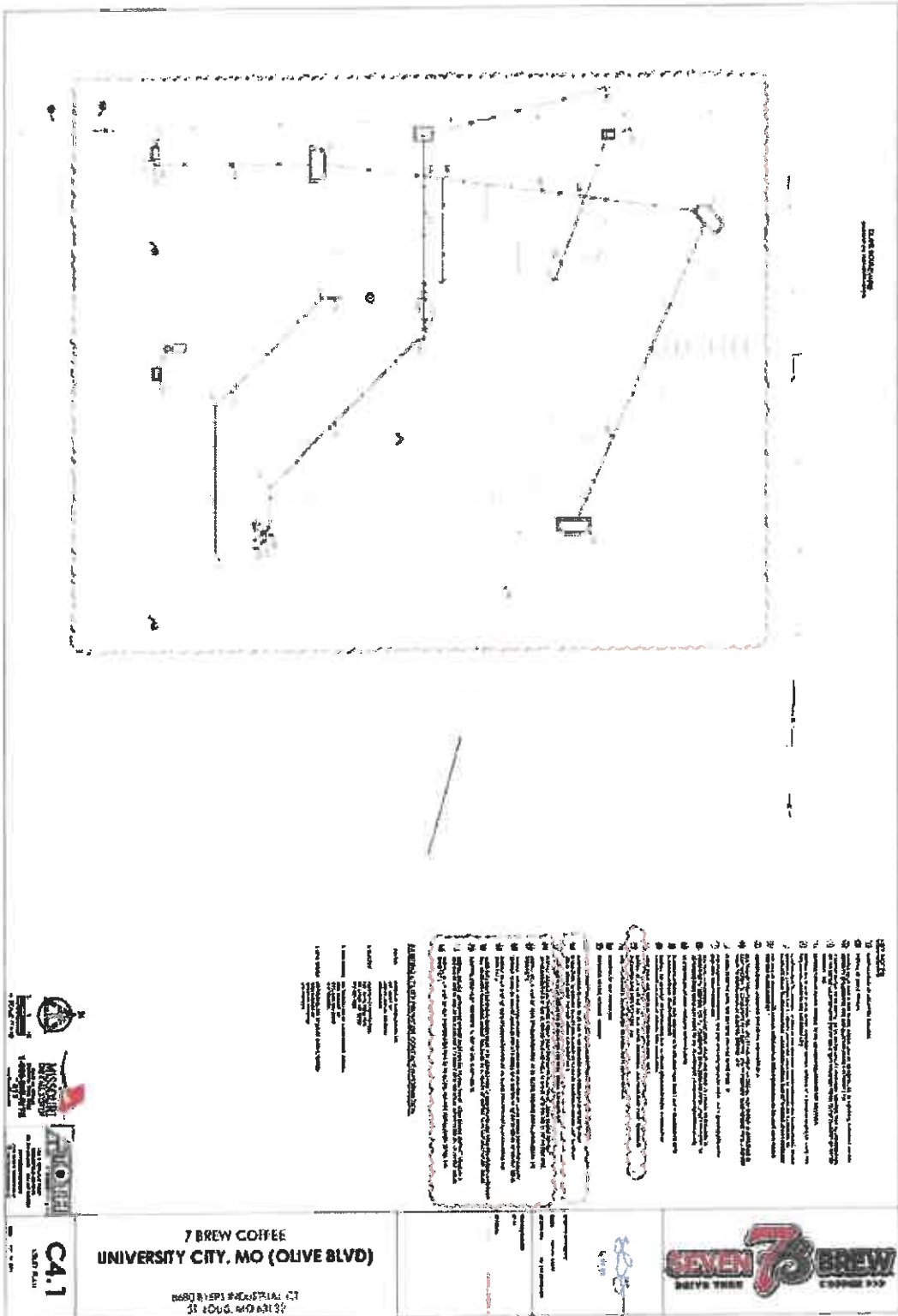


Exhibit A

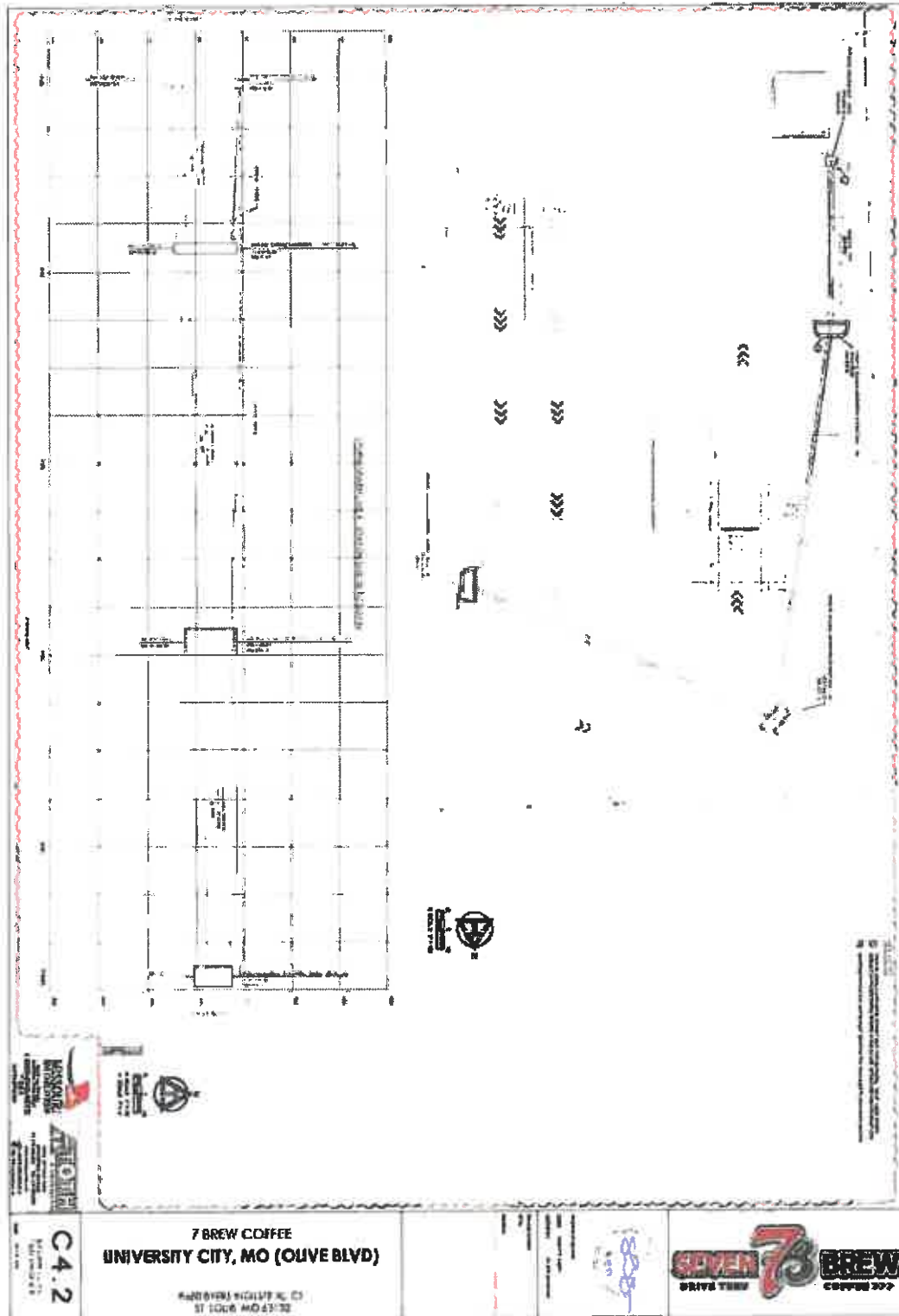
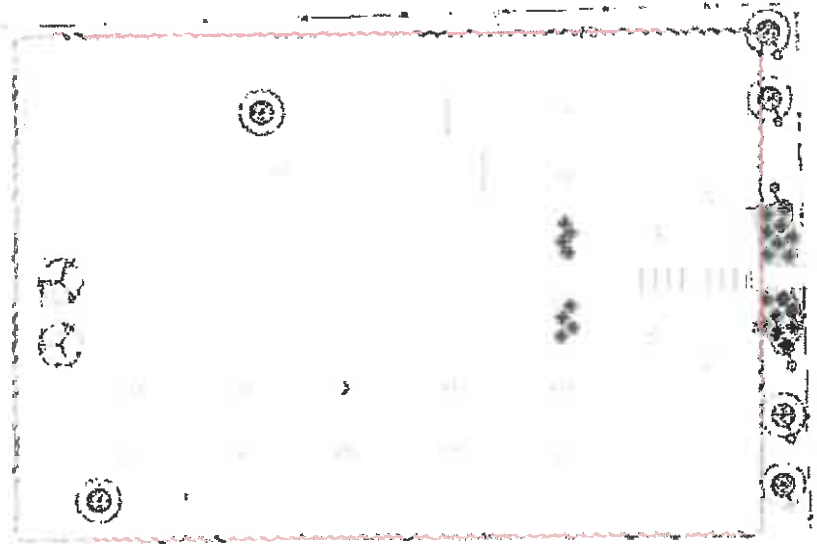


Exhibit A



**DATE: 04/24/2018**

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSOURI BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL MATERIALS AND EQUIPMENT SHALL BE STORED OFF-SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**CONTRACTOR:** [Name]

**DATE:** [Date]

**PROJECT:** [Project Name]

**LOCATION:** [Location]


**SCALE:** [Scale]

**DESIGNER:** [Designer Name]

**DATE:** [Date]

**7 BREW COFFEE**  
**UNIVERSITY CITY, MO (OLIVE BLVD)**

22 GLEN SMOUL  
ST LOUIS MO 63122



**CS.1**

Exhibit A



**1. TEMPORARY CONSTRUCTION ENTRANCE**

**2. CONCRETE CURB & GUTTER DETAIL**

**3. CONCRETE STOOPWALK EDGE**

**4. PIPE ROLLARD**

**5. CONCRETE FILTER SOCK DETAIL**

**6. SIDEWALK DETAILS**

**7. CONCRETE PAVEMENT JOINT DETAILS**

**8. ASPHALT PAVEMENT**

**9. WALL ELEVATION SECTION DETAIL**

**10. CONCRETE PAVEMENT**

**11. CYLINDRICAL DETAIL**

**12. ADA ACCESSIBLE SIGN DETAIL**

**13. CONCRETE WASHBASIN**

**14. TEMPORARY CONSTRUCTION ENTRANCE**

**15. CONCRETE CURB & GUTTER DETAIL**

**16. CONCRETE STOOPWALK EDGE**

**7 BREW COFFEE**  
**UNIVERSITY CITY, MO (OLIVE BLVD)**

8500 KYRS INDUSTRIAL CT.  
 31. OLIVE, MO 63122

**C7.1**

**7 BREW COFFEE**  
 DRIVE THRU COFFEE

Exhibit A

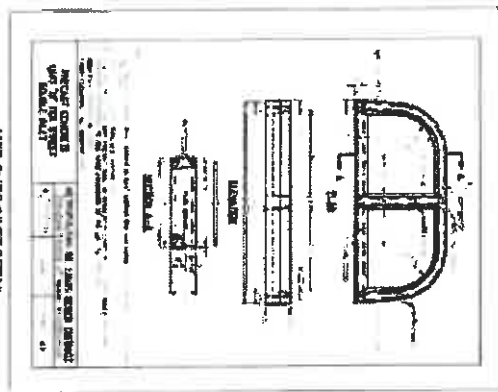
<p><b>CLUB TRANSITION DETAIL</b></p>	<p><b>TYPE 4 CURB WALK DETAIL</b></p>	<p><b>STORM INLET PROTECTION DETAIL</b></p>	<p><b>CLUB INLET - PAVEMENT BARRIER DETAIL</b></p>
<p><b>CONCRETE WHEEL STOP DETAIL</b></p>	<p><b>BICYCLE RACK</b></p>	<p><b>PIPE INSTALLATION</b></p>	<p><b>TREE PLANTING DETAIL</b></p>
<p><b>SANITARY SEWER CLEANOUT DETAIL</b></p>	<p><b>TYPICAL SIGN POST DETAIL</b></p>	<p><b>PIPE INSTALLATION</b></p>	<p><b>TYPICAL SIGN POST DETAIL</b></p>

**AVOIR**  
 1001 N. GARDNER ST.  
 ST. LOUIS, MO 63107  
 (314) 433-1111

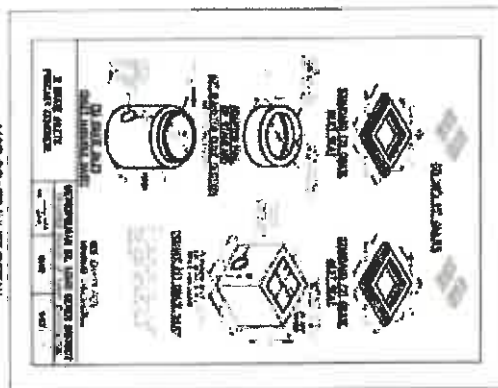
**7 BREW COFFEE**  
**UNIVERSITY CITY, MO (OUVE BLVD)**  
 4855 BYER INDUSTRIAL CT.  
 ST. LOUIS, MO 63132



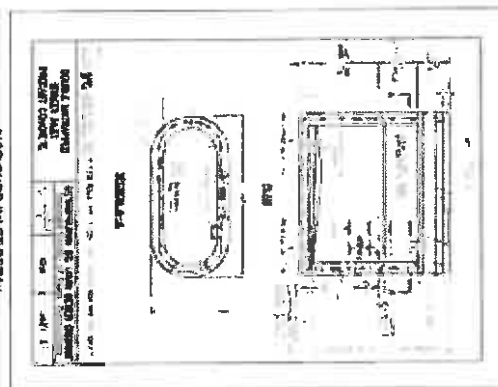
**Exhibit A**



MSD CURB INLET DETAIL



MSD GRATE INLET DETAIL



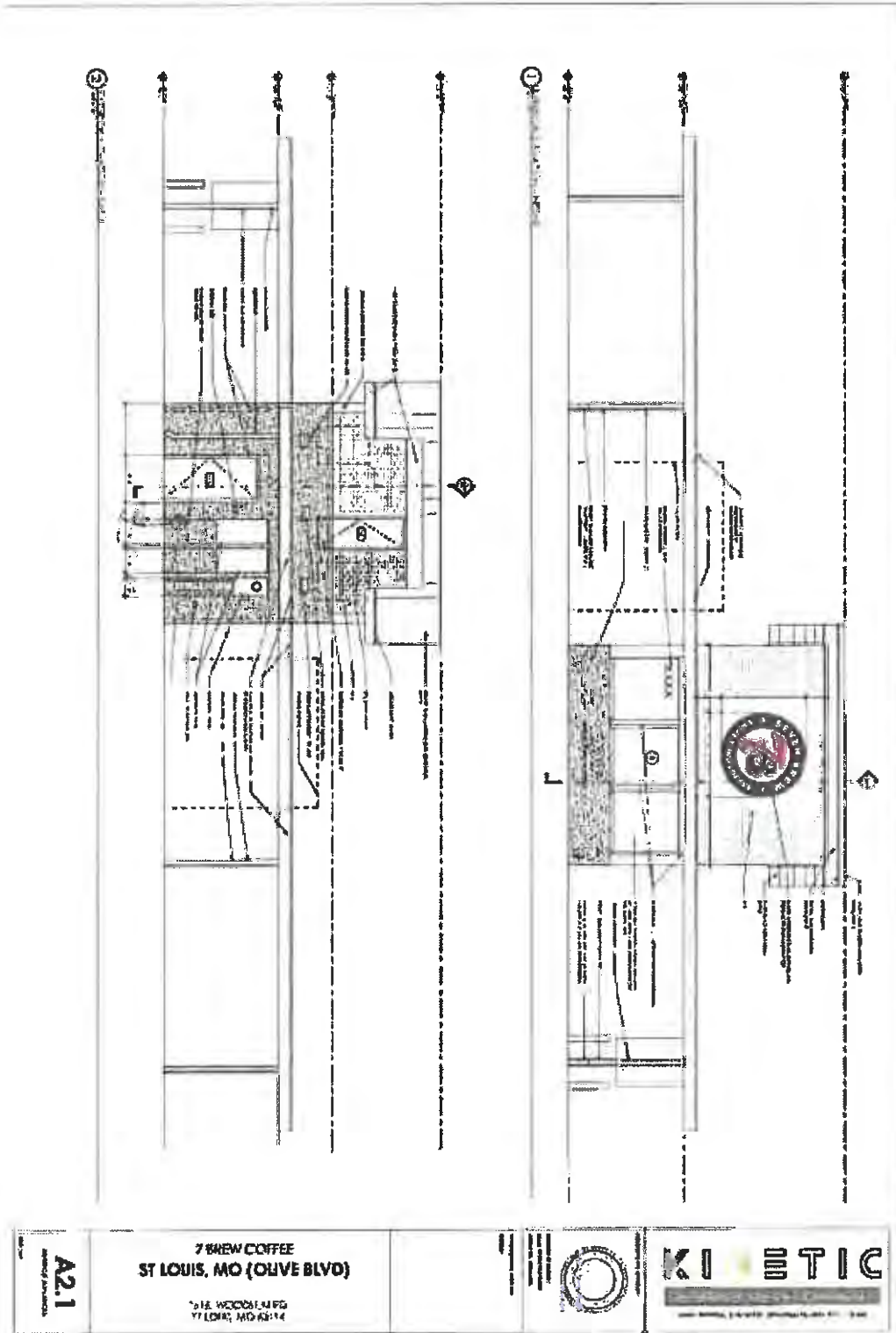
MSD CURB INLET DETAIL

**ARCH**  
 C7.3  
 2011

7 BREW COTYER  
 UNIVERSITY CITY, MO (OLIVE BLVD)  
 5655-EP5 INDUSTRIAL CT  
 ST LOUIS, MO 63113



Exhibit A



A2.1

7 BREW COFFEE  
ST LOUIS, MO (OLIVE BLVD)

1218 WOODS BLVD  
ST LOUIS, MO 63114



KINETIC

ARCHITECTURE & DESIGN

Exhibit A



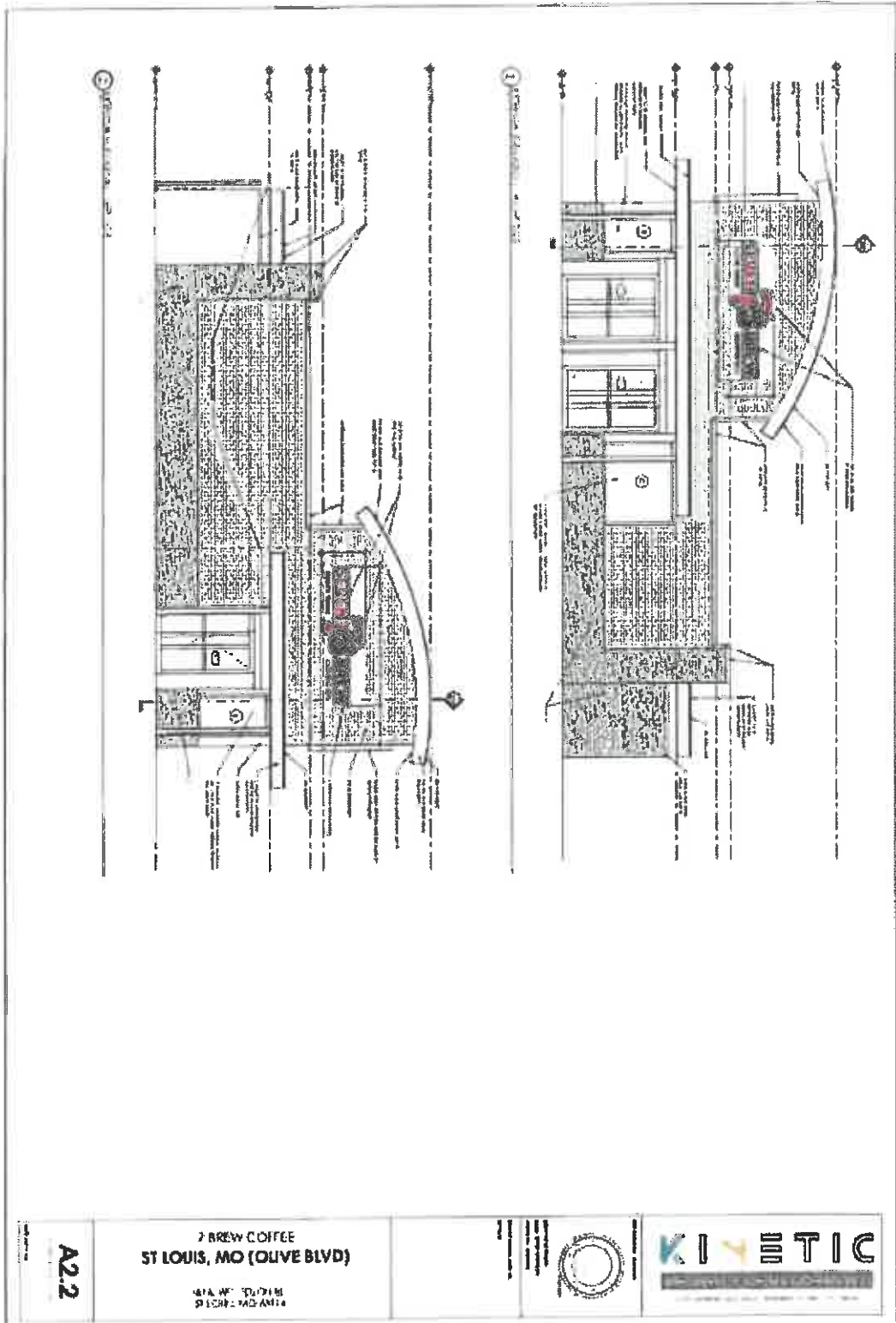
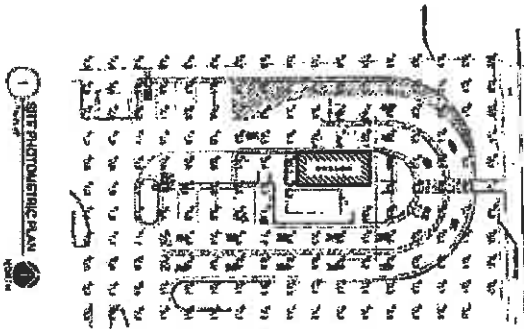
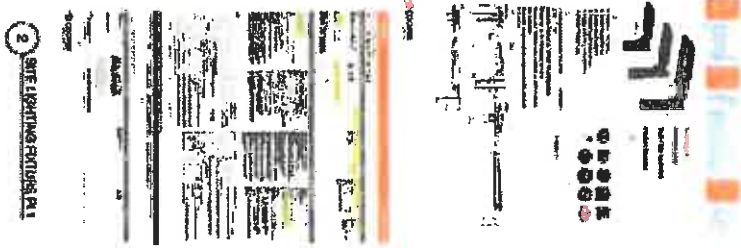
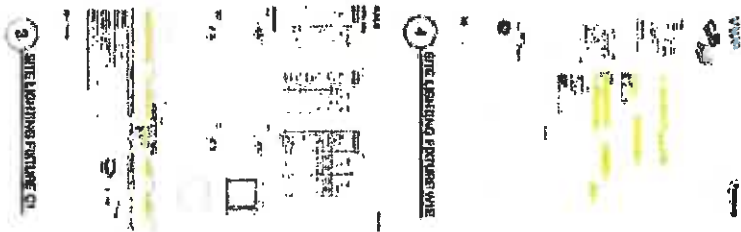


Exhibit A



<p>CID          CONSULTING          1000 N. GARDEN ST.          ST. LOUIS, MO 63102          TEL: 314.433.1100          WWW.CIDCONSULTING.COM</p>	<p><b>SU1-2</b>          SITE LIGHTING PLAN          1/14/11</p>	<p><b>7 BREW COFFEE</b>          ST LOUIS, MO (OLIVE BLVD)</p> <p>1000 WOODBRIDGE ST          ST LOUIS, MO 63102</p>	<p>DATE: 1/14/11          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT NO: [Number]</p>	<p><b>7 BREW</b>          COFFEE</p>
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Exhibit A





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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20240708-04</b>
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**SUBJECT/TITLE:**  
St. Louis County Vector Control Services - Contract Renewal

<b>PREPARED BY:</b> Darin Girdler, Director of Public Works	<b>DEPARTMENT / WARD:</b> All
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<b>AGENDA SECTION:</b> New Business Bill 9551	<b>CAN ITEM BE RESCHEDULED?</b> Yes
--	--

**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager recommends City Council approval of this ordinance to contract services with St. Louis County for Vector Control Services.

**FISCAL IMPACT:**  
Fees for the 2024 Season are as follows: 1. Larvaciding - \$72/HR; 2. Adulticiding - \$102/HR; 3. Rodent Abatement - \$48.00/HR.

<b>AMOUNT:</b> Approximately \$20,000.00	<b>ACCOUNT No.:</b>
---	---------------------

<b>FROM FUND:</b>	<b>TO FUND:</b>
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**EXPLANATION:**  
The City's current contract with St. Louis County regarding vector control services has ended and we need to enter into a new contract for services. The County proposes a five (5) year renewal.

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
St. Louis County's best practices program requires that the County provide all or none of the the services to any municipality

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

**LIST CITY COUNCIL GOALS (S):**  
Community Quality of Life

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> 7/8/24
--	--------------------------------



**SAINT LOUIS COUNTY**  
Public Health

Thank you for choosing St. Louis County for Vector Abatement Services. Below are instructions for completing your contract.

**STEP 1:**

Complete the following information.

Municipality Name: City of University City

Name of contact for this contract: Darin Girdler

Contact's email address: dgirdler@ucitymo.org

Contact's phone number: 314-505-8537

Contact's address: 6801 Delmar Blvd.  
University City, MO 63130

Name of person authorized to sign the contract: Gregory Rose

Signing Authority's direct email address: grose@ucitymo.org

Ordinance or Resolution Number that Authorizes the contract: \_\_\_\_\_

**STEP 2:**

Email this form AND a copy of the signed ordinance/resolution to Andrea Zeilman at [azeilman@stlouiscountymo.gov](mailto:azeilman@stlouiscountymo.gov).

**OPPORTUNITY  
CENTRAL**

**STEP 3:**

Once the proper documentation is received, the signing authority will receive the contract to sign electronically via DocuSign. Click the link in the email to sign the contract. A fully executed copy of the contract will be sent to the contact person listed above.

**QUESTIONS:**

For questions regarding the contract process, please contact Andrea Zeilman at [azeilman@stlouiscountymo.gov](mailto:azeilman@stlouiscountymo.gov) or 314-615-6408

For questions regarding vector abatement services, please contact James Sayers at [jsayers@stlouiscountymo.gov](mailto:jsayers@stlouiscountymo.gov) or 314-615-0654





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



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20240708-05</b>
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**SUBJECT/TITLE:**  
AN ORDINANCE APPROVING VARIOUS DOCUMENTS AND ACTIONS IN CONNECTION WITH THE FURTHER DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR REDEVELOPMENT AREA AND THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.

<b>PREPARED BY:</b> <b>Gregory Rose, City Manager</b>	<b>DEPARTMENT / WARD</b> <b>All</b>
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<b>AGENDA SECTION:</b> New Business Bill 9552	<b>CAN ITEM BE RESCHEDULED?</b> Yes
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**CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:**  
City Manager recommends approval

**FISCAL IMPACT:**

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

<b>FROM FUND:</b>		<b>TO FUND:</b>	
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**EXPLANATION:**  
RE: In April 2023, The Industrial Development Authority of University City, Missouri (the "IDA") issued \$45,760,000 principal amount of Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A (the "Series 2023A Bonds") and \$43,344,456.19 principal amount of Subordinate Taxable Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023B (the "Series 2023B Bonds"). The Series 2023A Bonds and the Series 2023B Bonds are collectively the "Bonds."

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
See attached staff report.

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**  
Bill No.9552 including Exhibits A (First Supplemental Trust Indenture), B (Third Amendment to Redevelopment Agreement), C (First Amendment to Amended and Restated District Project Agreement) and D (Parcel Development Agreement).

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

<b>RESPECTFULLY SUBMITTED:</b> City Manager, Gregroy Rose	<b>MEETING DATE:</b> 7/8/24
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## **AGENDA ITEM – STAFF REPORT**

**MEETING DATE:** July 8, 2024  
**DEPARTMENT:** City Manager’s Office  
**AGENDA ITEM TITLE:** New Business – Bill 9552

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AGENDA ITEM TITLE:

AN ORDINANCE APPROVING VARIOUS DOCUMENTS AND ACTIONS IN CONNECTION WITH THE FURTHER DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR REDEVELOPMENT AREA AND THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.

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### **ADDITIONAL BACKGROUND INFORMATION:**

In April 2023, The Industrial Development Authority of University City, Missouri (the “IDA”) issued \$45,760,000 principal amount of Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A (the “Series 2023A Bonds”) and \$43,344,456.19 principal amount of Subordinate Taxable Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023B (the “Series 2023B Bonds”). The Series 2023A Bonds and the Series 2023B Bonds are collectively the “Bonds.”

The Bonds are payable from Tax Increment Financing (“TIF”) Revenues and the 1% Community Improvement District (“CID”) sales tax (half of which is collected by TIF under the TIF Act). However, if Dierbergs located at the project, the Bond documents and related documents (such as the Redevelopment Agreement) allowed the CID revenues *not* captured by TIF (i.e., 50% of the total CID revenues) generated from the Dierbergs parcel to be applied to costs of redeveloping the Dierbergs parcel instead of being applied to pay the Bonds. As it turns out, Dierbergs decided not to locate to the project.

In an effort to attract a “Large Retailer” (defined as one or more retail users expected to collectively generate at least \$15 million of annual retail sales subject to the CID sales tax by their third year of operation) to an undeveloped project parcel, the Developer has requested that the Bond documents and related documents be amended to provide what had been offered to Dierbergs – namely, the portion of the CID revenues not captured by TIF and generated from a Large Retailer could be applied to costs of redeveloping the undeveloped parcels instead of being applied to pay the Bonds.

The proposed amendments must be approved by the IDA, the CID, the City and at least 50% of the Bondholders. Stifel (the underwriter of the Bonds) has advised the City that Bondholders may be willing to approve the amendments if the Bondholders believe the overall revenues available for repayment of the Bonds will be greater due to the addition of a Large Retailer. Stifel plans to start contacting Bondholders about the proposed amendment after this Bill is introduced.

This Bill approves various documents and related actions necessary to attract a Large Retailer as requested by the Developer.

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. 9552

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING VARIOUS DOCUMENTS AND ACTIONS IN CONNECTION WITH THE FURTHER DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR REDEVELOPMENT AREA AND THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT.**

**WHEREAS**, the City of University City, Missouri (the “City”) has entered into various documents in connection with redevelopment of property located within Redevelopment Project Area 1 of the Olive Boulevard Commercial Corridor Redevelopment Area (“RPA 1”) and The Markets at Olive Community Improvement District (the “District”), including, without limitation:

(a) the Redevelopment Agreement dated June 13, 2019 among the City, U. City, L.L.C. and U. City TIF Corporation (collectively, the “Developer”), as amended by the First Amendment to Redevelopment dated June 29, 2020 and the Second Amendment to Redevelopment Agreement dated March 15, 2023 (collectively, the “Prior Redevelopment Agreement”); and

(b) the Amended and Restated District Project Agreement dated March 15, 2023 among the City, the District and the Developer (the “Prior District Project Agreement”); and

**WHEREAS**, to provide financing for portions of the RPA 1 Redevelopment Project (as defined in the Prior Redevelopment Agreement) and the District Project (as defined in the Prior District Project Agreement), The Industrial Development Authority of University City, Missouri (the “Authority”) issued its (a) \$45,760,000 original principal amount Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A (the “Series 2023A Bonds”) and (b) \$43,344,456.19 original principal amount Subordinate Taxable Tax Increment and Special District Revenue Notes (Market at Olive Project), Series 2023B (the “Subordinate Notes” and, together with the Series 2023A Bonds, the “Bonds”), pursuant to a Trust Indenture dated as of April 1, 2023 (the “Indenture”) between the Authority and BOKF, N.A., as trustee (the “Trustee”); and

**WHEREAS**, the Developer has proposed further development activities in RPA 1 and the District, which, if undertaken, will require amendments to the Indenture, the Prior Redevelopment Agreement, the Prior District Project Agreement, as well as the approval of a parcel development agreement among the City, the District, the Developer and the Authority; and

**WHEREAS**, the City Council finds and determines that it is in the best interests of the City to approve the documents and actions necessary to facilitate the Developer’s proposed development;

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

**Section 1.** The City Council hereby approves the execution and delivery of the First Supplemental Trust Indenture between the Authority and the Trustee in substantially the form attached hereto as **Exhibit A**, subject to the bondholder consent provisions of the Indenture.

**Section 2.** The City Council hereby approves the following documents (collectively, the “City Documents”), in substantially the forms presented to, reviewed by the City Council and attached to this Ordinance (copies of which documents shall be filed in the records of the City), with such changes therein as shall be approved by the officer or officers of the City executing such documents, such officer’s or officers’ signatures thereon being conclusive evidence of his, her or their approval thereof:

(a) Third Amendment to Redevelopment Agreement between the City and the Developer in substantially the form attached hereto as **Exhibit B**;

(b) First Amendment to Amended and Restated District Project Agreement among the City, the District and the Developer in substantially the form attached hereto as **Exhibit C**; and

(c) Parcel Development Agreement among the City, the District, the Developer and the Authority in substantially the form attached hereto as **Exhibit D**.

**Section 3.** The City Manager is hereby authorized and directed to execute and deliver, on behalf of the City, the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance. The City Clerk is hereby authorized and directed to attest to City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

**Section 4.** The City shall, and the officers, agents and employees of the City are hereby authorized and directed to, take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the City Documents.

**Section 5.** The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones, and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 6.** This Ordinance shall be in full force and effect from and after the date of its passage and approval.

[Remainder of Page Intentionally Left Blank]

**PASSED and ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
MAYOR

(Seal)

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



**EXHIBIT A**  
**FIRST SUPPLEMENTAL TRUST INDENTURE**





## FIRST SUPPLEMENTAL TRUST INDENTURE

THIS FIRST SUPPLEMENTAL TRUST INDENTURE (this “*First Supplemental Indenture*”) is made and entered into as of [\*Date\*], 2024, by and between **THE INDUSTRIAL DEVELOPMENT AUTHORITY OF UNIVERSITY CITY, MISSOURI**, a public corporation duly organized and validly existing under the Constitution and laws of the State of Missouri (the “*Authority*”), and **BOKF, N.A.**, St. Louis, Missouri, a national banking association duly organized and existing and authorized to accept and execute trusts of the character herein set out under the laws of the United States of America and having a corporate trust office located in St. Louis, Missouri, as trustee (the “*Trustee*”), to amend and supplement the Trust Indenture dated as of April 1, 2023, by and between the Authority and the Trustee (the “*Original Indenture*”). Unless otherwise defined herein, capitalized words and terms used herein shall have the meanings ascribed to such terms in the Original Indenture.

### RECITALS:

**A.** Pursuant to the Original Indenture, the Authority issued and delivered its (1) \$45,760,000 original principal amount Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A (the “*Series 2023A Bonds*”) and (2) \$43,344,456.19 original principal amount Subordinate Taxable Tax Increment and Special District Revenue Notes (Markets at Olive Project), Series 2023B (the “*Subordinate Notes*”) for the purposes of (i) refunding the City TIF Notes, (ii) funding a debt service reserve fund to secure the Series 2023A Bonds, (iii) funding capitalized interest on the Series 2023A Bonds, (iv) financing additional costs of the RPA 1 Redevelopment Project and the RPA 2 Redevelopment Project, and (v) paying the costs of issuance of the Series 2023A Bonds and the Subordinate Notes.

**B.** The Series 2023A Bonds and the Subordinate Notes are payable from certain TIF Revenues and District Sales Tax Revenues, including, without limitation, the CID Portion of the District Sales Tax Revenues described in the Original Indenture.

**C.** The entirety of the RPA 1 Redevelopment Project and the District Project have not yet been completed. Within the boundaries of RPA 1 and The Markets at Olive Community Improvement District (the “*District*”) there remain areas, both north and south of Olive Boulevard, as shown on the map attached as **Exhibit A** hereto, that could accommodate large retailers (as shown on **Exhibit A** attached hereto, the “*Undeveloped Parcels*”).

**D.** The Original Indenture contemplates that the District Sales Tax Revenues that are not otherwise classified as TIF Revenues and that are generated from an approximately 65,000 square foot grocery store and other commercial uses to be located on approximately seven acres of RPA 1 located south of Olive Boulevard could, pursuant to a South Anchor Parcel Development Agreement, be excluded from the CID Portion of the District Sales Tax Revenues available to repay the Series 2023A Bonds and the Subordinate Notes and, instead, be used to finance additional components of the District Project associated with the proposed grocery store and other commercial uses.

**E.** As of the date of this First Supplemental Indenture, no South Anchor Parcel Development Agreement has been executed and there are no agreements to locate a grocery store on the aforementioned seven acres of RPA 1.

**F.** The Developer has informed the Authority that additional components of the District Project will need to be financed and constructed to incentivize the redevelopment of the Undeveloped Parcels.

**G.** The Authority desires to amend the Original Indenture to allow for District Sales Tax Revenues generated from any Large Retailer (as defined herein) on any Undeveloped Parcel to be excluded from the CID Portion of the District Sales Tax Revenues available to repay the Series 2023A Bonds and the Subordinate Notes and, instead, be used to finance additional components of the District Project pursuant to a Parcel Development Agreement (as defined herein).

**H.** On July 2, 2024, the Authority's Board of Directors passed Resolution No. \_\_\_\_\_ authorizing the execution of this First Supplemental Indenture.

**NOW, THEREFORE,** in consideration of the premises and the mutual covenants contained herein, the Authority and the Trustee hereby agree as follows:

**ARTICLE I.  
DEFINITIONS AND RULES OF CONSTRUCTION**

**Section 101. Definitions of Words and Terms.**

(a) The following definitions in **Section 101** of the Original Indenture are hereby amended to read as follows:

**"CID Portion of District Sales Tax Revenues"** means the District Sales Tax Revenues, less (1) the TIF Portion of District Sales Tax Revenues, which shall be deposited into the District Revenues Account of the Revenue Fund pursuant to **Section 402(b)**, (2) any District Sales Tax Revenues described in a Parcel Development Agreement that will be used to reimburse the applicable Sub-Developer for costs associated with a portion of the District Project and (3) District Expenses. For avoidance of doubt, after June 9, 2042 (i.e., the expiration of tax increment financing in RPA 1), there will be no further TIF Portion of District Sales Tax Revenues.

**"Parcel Development Agreement"** means a parcel development agreement among the City, the Developer and, if applicable, the Sub-Developer, the District and the Authority relating to the redevelopment of an Undeveloped Parcel, pursuant to which (a) Developer or the Sub-Developer will complete or cause to be completed a component of the RPA 1 Redevelopment Project and the District Project to accommodate a Large Retailer and (b) District Sales Tax Revenues generated within the applicable Undeveloped Parcel, both from the Large Retailer and any additional retail uses on the Undeveloped Parcel, may be made available to finance or refinance the components of the District Project completed by the Developer or Sub-Developer. For avoidance of doubt, a Parcel Development Agreement may not affect the application of the TIF Portion of the District Sales Tax Revenues, which will continue to be included in Net Revenues available for the repayment of the Bonds.

(b) The following definitions are hereby added to **Section 101** of the Original Indenture:

**"Large Retailer"** means one or more retail users identified on a Large Retailer Certification that are proposed to be located on an Undeveloped Parcel or collectively on adjacent Undeveloped Parcels.

**"Large Retailer Certification"** means a written certification signed by the Authorized District Representative identifying the retail user or users constituting the applicable Large Retailer and including an analysis, prepared by a planning consultant reasonably acceptable to the Authority and the Purchaser of any Bonds Outstanding, stating that the identified retail user or users

constituting the applicable Large Retailer are expected to generate at least \$15,000,000 of annual retail sales subject to the District Sales Tax by the third full calendar year of operation.

**“Undeveloped Parcel”** means any area, as more fully defined in a Parcel Development Agreement, that includes all or a portion of the areas designated as an “Undeveloped Parcel” on the map attached as **Exhibit A** to this First Supplemental Indenture and has not yet been developed as of the date of the applicable Parcel Development Agreement.

**ARTICLE II.  
APPROVAL OF FIRST SUPPLEMENTAL INDENTURE**

**Section 201. Approval of First Supplemental Indenture.** The Trustee represents that, pursuant to **Section 1002** of the Original Indenture, notice of this First Supplemental Indenture was properly provided to all Owners of the Outstanding Bonds and that a majority in aggregate principal of the Priority Bonds Outstanding consented to and approved the execution of this First Supplemental Indenture by the Authority and the Trustee.

**ARTICLE III.  
MISCELLANEOUS PROVISIONS**

**Section 301. Ratification of Indenture.** Except as modified or amended by the terms of this First Supplemental Indenture, all other provisions of the Indenture are hereby ratified and confirmed.

**Section 302. Execution in Counterparts.** This First Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

*[The remainder of this page is intentionally left blank.]*

**IN WITNESS WHEREOF**, The Industrial Development Authority of University City, Missouri has caused this First Supplemental Indenture to be signed in its name and behalf and its corporate seal to be hereunto affixed and attested by its duly authorized officers, and to evidence its approval of, BOKF, N.A., has caused this First Supplemental Indenture to be signed in its name and behalf by its duly authorized officer, all as of the day and year first above written.

**THE INDUSTRIAL DEVELOPMENT  
AUTHORITY OF UNIVERSITY CITY,  
MISSOURI**

[SEAL]

By \_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

**IN WITNESS WHEREOF**, BOKF, N.A., has caused this First Supplemental Trust Indenture to be signed in its name and behalf by one of its duly authorized officers as of the day first above written.

**BOKF, N.A.**, as Trustee

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**EXHIBIT B**

**THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT**





### THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

This **THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT** (this “*Third Amendment*”) is made as of \_\_\_\_\_, 2024 (the “Effective Date”), by and among the **CITY OF UNIVERSITY CITY, MISSOURI** (the “*City*”), an incorporated political subdivision of the State of Missouri, and **U. CITY, L.L.C.**, a Missouri limited liability company, and **U. CITY TIF CORPORATION**, a Missouri corporation (collectively, the “*Developer*”). *All capitalized terms not otherwise defined herein shall have meanings ascribed to such terms in the below-defined Agreement.*

#### RECITALS:

**A.** The City and the Developer are parties to that certain Redevelopment Agreement dated as of June 13, 2019, as amended by the First Amendment to Redevelopment Agreement dated June 29, 2020 and the Second Amendment to Redevelopment Agreement dated March 15, 2023 (collectively, the “*Prior Redevelopment Agreement*” and as further amended by this Third Amendment, the “*Agreement*”) relating to the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan and the “*RPA 1 Redevelopment Project*” described therein.

**B.** The City and the Developer desire to amend certain provisions of the Prior Redevelopment Agreement, as provided herein, which amendments are necessary or desirable to facilitate further implementation of the RPA 1 Redevelopment Project.

#### AGREEMENT

**NOW, THEREFORE**, in consideration of the above premises and of the mutual promises and covenants set forth herein, the City and the Developer hereby agree as follows:

**1. Amendments to Definitions.**

**A.** **Section 1.1** of the Prior Redevelopment Agreement is hereby amended by adding the following definitions:

“*Large Retailer*” means one or more retail users expected to collectively generate at least \$15,000,000 of annual retail sales subject to the District Sales Tax by their third full calendar year of operation that are proposed to be located on an Undeveloped Parcel or collectively with adjacent Undeveloped Parcels, as certified pursuant to the requirements of the trust indenture associated with any outstanding TIF Bonds.

“*Undeveloped Parcel*” means any area, as more fully defined in a Parcel Development Agreement, that includes all or a portion of the areas designated as an “Undeveloped Parcel” on the map attached as **Exhibit A** hereto and has not yet been developed as of the date of the applicable Parcel Development Agreement.

**B.** **Section 1.1** of the Prior Redevelopment Agreement is hereby amended by deleting the definitions of Parcel Development Agreement, RPA 2/3 Annual Retainage Amount and TIF Bonds, and inserting the following definitions in lieu thereof:

“*Parcel Development Agreement*” means a parcel development agreement among the City, the Developer, and, if applicable, the Sub-Developer, the District and the IDA, pursuant to which

the Developer or the Sub-Developer will agree to undertake a portion of the RPA 1 Redevelopment Project and, if applicable, the District Project.

*“RPA 2/3 Annual Retainage Amount”* means: (1) the amount of \$92,000 per calendar year, beginning with calendar year 2023, of TIF Revenues generated within RPA 1 or (2) the amount of \$200,000 per calendar year, beginning with the calendar year in which a Large Retailer opens for business, and ending June 9, 2042. The RPA 2/3 Annual Retainage Amount per (2) shall be prorated (on a daily basis using 365 days) in the initial year based on the number of days that the Large Retailer is open for business. The RPA 2/3 Annual Retainage Amount will be paid from TIF Revenues on deposit in the Special Allocation Fund and not funded from any District Revenues.

*“TIF Obligations”* means, collectively, the TIF Notes and the TIF Bonds, including, without limitation, the IDA’s (a) \$45,760,000 original principal amount Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A, (b) \$43,344,456.19 original principal amount Subordinate Taxable Tax Increment and Special District Revenue Notes (Markets at Olive Project), Series 2023B, and (c) and any notes, bonds or other obligations issued to refund or refinance the aforementioned bonds and notes.

**2. Construction Schedule.** Section 3.3(a) of the Prior Redevelopment Agreement is hereby deleted in its entirety and replaced with the following:

(a) The City acknowledges that a Certificate of Substantial Completion has been approved for the North Phase. The Developer shall complete the Initial Work (as evidenced by the City’s acceptance or deemed acceptance of a Certificate of Substantial Completion for the Initial Work) for the South Phase no later than December 31, 2027.

**3. Community Improvement District.** Section 3.12(g) of the Prior Redevelopment Agreement is hereby deleted in its entirety and replaced with the following:

(g) The City and the Developer may enter into one or more Parcel Development Agreements with Sub-Developers, the District and/or the IDA to complete portions of the RPA 1 Redevelopment Project and the District Project. Notwithstanding anything to the contrary in this Agreement, a Parcel Development Agreement for a Large Retailer may provide for the use of District Revenues generated from a portion of RPA 1 described in the applicable Parcel Development Agreement to reimburse the Developer or Sub-Developer, as applicable, for eligible costs of the District Project, to the extent those District Revenues are *not* (1) generated from the North Phase Anchor Site, (2) captured by tax increment financing by operation of the TIF Act and (3) otherwise pledged to the payment of bonds or other obligations. The terms of any such reimbursement will be described in the applicable Parcel Development Agreement. The City’s execution of a Parcel Development Agreement shall constitute the City’s consent to the issuance by or on behalf of the District of any bonds or notes described therein.

**4. Termination of South Phase.** Section 7.2(c)(v) of the Prior Redevelopment Agreement is hereby deleted in its entirety and replaced with the following:

(v) the City may terminate this Agreement with respect to the South Phase if the Developer (and/or a Sub-Developer operating pursuant to a Parcel Development Agreement) does not complete the Initial Work (as evidenced by the City’s acceptance or deemed acceptance of a Certificate of Substantial Completion for the Initial Work) for the South Phase by December 31, 2027.

**5. Reimbursement to City.** Simultaneous with the execution of this Third Amendment, the Developer will pay or reimburse the City and its attorneys for costs associated with the negotiation and execution of this Third Amendment and associated activities.

**6. Effect of Amendment.** Except as expressly modified hereby, the provisions of the Prior Redevelopment Agreement shall remain unaltered and in full force and effect.

**7. Counterparts.** This Third Amendment may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

**IN WITNESS WHEREOF**, the City and the Developer have caused this Third Amendment to be executed in their respective names and the City has caused its seal to be affixed thereto and attested as to the date 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**, an incorporated political subdivision of the State of Missouri, 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 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.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public - State of Missouri  
Commissioned in St. Louis County

(SEAL)

My Commission Expires:

[Third Amendment to Redevelopment Agreement]

**U. CITY, L.L.C.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of **U. CITY, L.L.C.**, a Missouri limited liability company, and that he is authorized to sign the foregoing instrument on behalf of said limited liability company, and acknowledged to me that he executed the within instrument as said limited liability company's free act and deed.

**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.

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

(SEAL)

My Commission Expires:

\_\_\_\_\_

[Third Amendment to Redevelopment Agreement]

**U. CITY TIF CORPORATION**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: President

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

On this \_\_\_ day of \_\_\_\_\_, 2024, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the President of **U. CITY TIF CORPORATION**, a Missouri corporation, and that he is authorized to sign the foregoing instrument on behalf of said corporation, and acknowledged to me that he executed the within instrument as said corporation's free act and deed.

**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.

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

(SEAL)

My Commission Expires:

\_\_\_\_\_

[Third Amendment to Redevelopment Agreement]

Pursuant to Section 4.5(c) of the Financing Agreement dated as of April 1, 2023 among the Authority, the City and the District, BOKF, N.A., as Trustee, hereby consents to the foregoing Third Amendment.

**BOKF, N.A., as Trustee**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

On this \_\_\_ day of \_\_\_\_\_, 2024, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of **BOKF, N.A.**, a national banking association, and that he is authorized to sign the foregoing instrument on behalf of said association, and acknowledged to me that he executed the within instrument as said association's free act and deed.

**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.

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

(SEAL)

My Commission Expires:

\_\_\_\_\_

[Third Amendment to Redevelopment Agreement]





**EXHIBIT C**

**FIRST AMENDMENT TO  
AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT**



**FIRST AMENDMENT TO  
AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT**

**THIS FIRST AMENDMENT TO AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT** (this "*First Amendment*") is made and entered into as of \_\_\_\_\_, 2024, by and among the **CITY OF UNIVERSITY CITY, MISSOURI**, an incorporated political subdivision of the State of Missouri (the "*City*"), **THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT**, a community improvement district and political subdivision of the State of Missouri (the "*District*"), and **U. CITY, L.L.C.**, a Missouri limited liability company, and **U. CITY TIF CORPORATION**, a Missouri corporation (collectively, the "*Developer*" and together with the City and the District, the "*Parties*"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the below-defined District Project Agreement and the Redevelopment Agreement dated as of June 13, 2019, as amended by the First Amendment to Redevelopment Agreement dated June 29, 2020, the Second Amendment to Redevelopment Agreement dated March 15, 2023, and the Third Amendment to Redevelopment Agreement dated July \_\_, 2024 (collectively, the "*Redevelopment Agreement*").

**RECITALS:**

**A.** The City, the District and the Developer are parties to that certain Amended and Restated District Project Agreement (the "*Original District Project Agreement*" and as further amended by this First Amendment, the "*District Project Agreement*") relating to the "*District Project*" described therein.

**B.** The Parties desire to amend certain provisions of the Original District Project Agreement, as provided herein, which amendments are necessary or desirable to facilitate completion of additional components of the District Project.

**AGREEMENT:**

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and agreements set forth herein, the Parties agree as follows:

**1. Funding of the District Project.** Section 8 of the Original District Project Agreement is hereby deleted in its entirety and replaced with the following:

**Section 8. Funding of the District Project.**

(a) The Industrial Development Authority of University City, Missouri (the "*IDA*"), at the request of the City and the District, has issued its (1) \$45,760,000 original principal amount Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A, and (2) \$43,344,456.19 original principal amount Subordinate Taxable Tax Increment and Special District Revenue Notes (Markets at Olive Project), Series 2023B (together with any notes, bonds or other obligations issued to refund or refinance such bonds and notes, the "*TIF Obligations*") to finance and refinance certain costs of the District Project. The District shall, subject to annual appropriation and further subject to subsection (c) below with respect to revenues pledged (subject to annual appropriation) to the repayment of the below-defined PDA Reimbursement Obligations, if any, transfer all CID Portion of District Sales Tax Revenues collected by the District to the trustee for the TIF Obligations (the "*Bond Trustee*") on the first calendar day of each month (or if the first calendar day is not a Business Day (as defined in the indenture authorizing the TIF Obligations), the next Business Day), for application to the payment of the TIF Obligations.

(b) Notwithstanding anything in subsection (a) to the contrary, the City, the District, the Developer, a Sub-Developer and/or the IDA may, from time to time, enter into Parcel Development Agreements regarding completion of portions of the District Project, which Parcel Development Agreements may provide for District Sales Tax Revenues generated from a certain property or properties that would otherwise be included in the CID Portion of District Sales Tax Revenues to be used to reimburse the Developer or a Sub-Developer for District Project costs (or pay debt service on obligations issued by or on behalf of the District to reimburse the Developer or the Sub-Developer for District Project costs) (“*PDA Reimbursement Obligations*”). However, so long as the TIF Obligations are outstanding, no Parcel Development Agreement may provide for the use of District Sales Tax Revenues to pay PDA Reimbursement Obligations unless such use is (1) permitted by the trust indenture associated with the TIF Obligations or (2) subordinate to the TIF Obligations. For purposes of clarification, the Parties agree that the Parcel Development Agreement dated as of \_\_\_\_\_, 2024 among the Parties relating to the “Lot C Project” (as defined therein) is permitted by the trust indenture associated with the TIF Obligations.

(c) The City agrees that all ordinances or indentures entered into in connection with the TIF Obligations or any other bonds, notes or other obligations associated with the RPA 1 Redevelopment Project and the District Project (collectively, the “*Project Obligations*”) will provide for the distribution of District Expenses prior to payment of debt service on the Project Obligations. If the applicable ordinance or indenture does not provide for the distribution of District Expenses to the District, the District may withhold District Expenses from the transfer of the CID Portion of District Sales Tax Revenues to the Bond Trustee. “District Expenses” means, beginning with calendar year 2019, the actual costs and expenses incurred by the District to administer the District and necessary to comply with the CID Act, the Redevelopment Agreement, and this Agreement, which, for calendar year 2019 shall equal \$12,000 and, for each subsequent year, shall equal the preceding year’s District Expenses increased by 3% (unless a lesser amount is requested by the District).

(d) The District shall not issue any notes, bonds or other obligations of its own without the prior written permission of the City (provided, however, the City’s execution of a Parcel Development Agreement authorizing the issuance of notes, bonds or other obligations shall constitute the City’s consent to such issuance). Following payment of or expiration of the Project Obligations (including any PDA Reimbursement Obligations), District Sales Tax Revenues may be used for any purpose under the CID Act; provided, however, that the District shall take such steps as necessary under the CID Act and other applicable law to terminate the imposition of the District Sales Tax.

(e) The District will not impose any special assessment or other tax on property within the District without the written consent of the fee owner(s) of such parcel.

(f) For purposes of this Section:

(1) “*CID Portion of District Sales Tax Revenues*” means the District Sales Tax Revenues, less (A) the TIF Portion of District Sales Tax Revenues, (B) any District Sales Tax Revenues described in a Parcel Development Agreement, which shall be used to reimburse the Developer or a Sub-Developer for costs associated with a portion of the District Project and (C) District Expenses. For avoidance of doubt, after June 9, 2042 (i.e., the expiration of tax increment financing in RPA 1), there will be no further TIF Portion of District Sales Tax Revenues.

(2) *“District Sales Tax Revenues”* means the revenues from the District Sales Tax actually received by the District from the Missouri Department of Revenue.

(3) *“TIF Portion of District Sales Tax Revenues”* means 50% of the District Sales Tax Revenues, to the extent tax increment financing remains in effect within the District.

**2. Effect of Amendment.** Except as expressly modified hereby, the provisions of the Original District Project Agreement shall remain unaltered and in full force and effect.

**3. Counterparts.** This First Amendment may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

*[Remainder of Page Intentionally Left Blank]*

**IN WITNESS WHEREOF**, the Parties hereto have caused this First Amendment to be executed in their respective names and attested as to the date first above written.

**CITY OF UNIVERSITY CITY, MISSOURI**

(SEAL)

Attest:

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

\_\_\_\_\_  
City Clerk

**THE MARKETS AT OLIVE COMMUNITY  
IMPROVEMENT DISTRICT**

(SEAL)

Attest:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairman

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary

**U. CITY, L.L.C.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**U. CITY TIF CORPORATION**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



Pursuant to Section 4.5(c) of the Financing Agreement dated as of April 1, 2023 among the Authority, the City and the District, BOKF, N.A., as Trustee, hereby consents to the foregoing First Amendment.

**BOKF, N.A., as Trustee**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[First Amendment to Amended and Restated District Project Agreement]



**EXHIBIT D**  
**PARCEL DEVELOPMENT AGREEMENT**



## PARCEL DEVELOPMENT AGREEMENT

This PARCEL DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of the \_\_ date of \_\_\_\_, 2024, by and among the undersigned THE MARKETS AT OLIVE COMMUNITY IMPROVEMENT DISTRICT, a political subdivision of the State of Missouri ("District"), the CITY OF UNIVERSITY CITY, MISSOURI, a political subdivision of the State of Missouri ("City"), THE INDUSTRIAL DEVELOPMENT AUTHORITY OF UNIVERSITY CITY, MISSOURI, a corporation organized pursuant to Chapter 349 of the Revised Statutes of Missouri (the "IDA"), U. CITY, L.L.C., a Missouri limited liability company, ("UCLLC"), and U.CITY TIF CORPORATION, a Missouri corporation ("TIF Corp" and, together with UCLLC, the "Developer").

### RECITALS

A. The District was established pursuant to Ordinance No. 7131 passed on July 13, 2020 (the "Formation Ordinance") and the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act").

B. Pursuant to the Formation Ordinance and the CID Act, the District was created for the purpose of assisting in funding certain public improvements and certain activities and improvements related to the remediation of blight within the District (the "District Project"), as described in the Formation Ordinance and a Redevelopment Agreement dated as of June 13, 2019 (as amended, the "Redevelopment Agreement") by and between the City and the Developer.

C. Pursuant to Ordinance Nos. 7153 and 7208, approved by the City Council on June 14, 2021 and November 28, 2022, respectively, the City approved expansions to the District's boundaries, which expansions included the property legally described on Exhibit A attached hereto and incorporated by this reference (the "Lot C").

D. Pursuant to Ordinance No. 7224, approved by the City Council on February 13, 2023, the City entered into that certain Amended and Restated District Project Agreement (the "ARDPA") with the District and the Developer for the funding of the District Project.

E. Section 8(c) of the ARDPA contemplates the development of all or a portion of Lot C (as hereinafter described, the "Lot C Project") by Developer, and provides for the funding of such development with a portion of the proceeds from the community improvement district sales and use tax imposed by the District in the amount of one percent (1.0%) pursuant to Resolution No. 2020-4 of the District (the "District Sales Tax").

G. Pursuant to Resolution No. 2024-02 approved by the IDA on July 2, 2024, the IDA approved execution of this Agreement, and pursuant to Ordinance No. \_\_\_\_, approved by the City Council on July \_\_\_\_, 2024, the City authorized the execution of this Agreement.

**AGREEMENT:**

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and agreements contained in this Agreement, the parties hereto agree as follows:

**Section 1. Authority of the City.** The City has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary City proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

**Section 2. Authority of the District.** The District has the full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary District proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

**Section 3. Authority of the Developer.** Developer has full corporate and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary corporate proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Developer, enforceable in accordance with its terms.

**Section 4. Authority of the IDA.** The IDA has full corporate and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary corporate proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the IDA, enforceable in accordance with its terms.

**Section 5. Covenants Regarding the Lot C Project.** The “Lot C Project” shall consist of (but shall not be limited to), the following: (i) site improvement work and preparation of Lot C and construction thereon of surface parking and/or a parking deck; which parking is

suitable for a commercial retail building (to be constructed by a third party) for occupation of a general merchandise retailer of at least 80,000 sq. ft., (ii) access drives and improvements, (iii) public utilities, (iv) right-of-way, and (v) any other work necessary for completion of site work and other improvements to serve the District. In consideration for the financing and support contemplated under this Agreement, Developer agrees to complete or cause the substantial completion of the Lot C Project by December 31, 2027, subject to extension due to events of force majeure; *provided, however*, that the sole remedy of the District, the IDA, or the City for Developer's failure to complete the Lot C Project within such timeframe shall (after the provision of written notice and one hundred eighty (180) days' opportunity to cure) be the termination of this Agreement, upon which termination any obligation to cause the issuance of the Lot C CID Notes shall cease.

#### **Section 6. Lot C Project – District Financing.**

(a) Subject to Developer's compliance with the other terms of this Agreement, and subject to approval of the governing board of the IDA, the IDA, the District, the City and the Developer shall cooperate to cause the IDA to issue one or more revenue notes (collectively, the "Lot C CID Note") to or at the direction of Developer, to evidence Developer's right to reimbursement for costs incurred by or on behalf of Developer with respect to the Lot C Project, to the extent that such costs are eligible for reimbursement under the CID Act. The Lot C CID Note shall be in the principal amount of not to exceed \$5,000,000.00 plus costs of issuance, shall have a final maturity of not later than June 9, 2052, shall bear interest at the rate of 10.00% per annum, and be subject to the other terms and conditions set forth in the trust indenture approved by the IDA in connection with the issuance of the Lot C CID Note.

(b) So long as the TIF Obligations are outstanding, the Lot C CID Note shall be payable solely from revenue from District Sales Tax generated within Lot C which revenue is not pledged by the District, pursuant to Sections 8(a) and (b) of the ARDPA (as it exists on the date of this Agreement), for application to the payment of the TIF Obligations (as defined in the ARDPA), less the allocable share (based upon the acreage of the Lot C as a percentage of the total acreage within the District) of expenses of the District (such revenues less allocable expenses being the "Lot C Revenues"). Notwithstanding any provision of this Agreement to the contrary, so long as the Lot C CID Note is outstanding, the District shall, subject to annual appropriation, transfer all Lot C Revenues to the trustee for the Lot C CID Note on the 15th day of each month (or if the 15th is not a Business Day (as defined in the indenture authorizing the Lot C CID Note), the next Business Day), for application to the payment of the Lot C CID Note. In the event that, prior to the maturity or earlier termination of the Lot C CID Note, the District fails to appropriate Lot C Revenues to the payment of the Lot C CID Note as contemplated by this Agreement, then the District and the IDA shall each cause to be filed with the Municipal Securities Rulemaking Board

at [www.emma.msrb.org](http://www.emma.msrb.org) (or any successor repository) a notice of non-appropriation describing such failure to appropriate in accordance with this Agreement.

(c) After repayment in full of the TIF Obligations and after the boundaries of the District have been amended to exclude the North Phase Anchor Site (as defined in the Redevelopment Agreement), the Lot C CID Note shall be payable, subject to appropriation, from all District Sales Tax revenues, less any revenues set aside for payment of District expenses. The District shall, subject to annual appropriation, transfer all District Sales Tax revenues to the trustee for the Lot C CID Note on the 15th day of each month (or if the 15th is not a Business Day (as defined in the indenture authorizing the Lot C CID Note), the next Business Day), for application to the payment of the Lot C CID Note. In the event that, prior to the maturity or earlier termination of the Lot C CID Note, the District fails to appropriate District Sales Tax revenues to the payment of the Lot C CID Note as contemplated by this Agreement, then the District and the IDA shall each cause to be filed with the Municipal Securities Rulemaking Board at [www.emma.msrb.org](http://www.emma.msrb.org) (or any successor repository) a notice of non-appropriation describing such failure to appropriate in accordance with this Agreement.

(d) The District Sales Tax rate shall not be reduced and the District Sales Tax shall not be terminated so long as any Lot C CID Note remains outstanding.

(e) None of the District, the IDA, or the City shall cause to be issued any other notes secured by Lot C Revenues until such time as the Lot C CID Note has matured or terminated earlier pursuant to this Agreement.

(f) The District will not impose any special assessment or other tax on the Lot C without the written consent of the fee owner(s) of such parcel.

(g) To the extent requested by Developer in its sole discretion, the District shall enter into any easements or other documentation necessary to accept ownership of public improvements comprising a portion of the Lot C Project.

(h) The parties consent to Developer, in its sole discretion, recording a memorandum of this Agreement in the land records of St. Louis County with the St. Louis County Recorder of Deeds.

(i) The District agrees not to make any other pledge or appropriation of Lot C Revenues until such time as the Lot C CID Note has been issued and repaid in full. The District agrees to send a copy of any District meeting agenda to Developer at least twenty-four (24) hours prior to any District meeting, and to provide copies of any resolutions or other District documents to Developer promptly upon request.



**Section 7. Federal Work Authorization Program.** Simultaneously with the execution of this Agreement, Developer shall provide the District and the City with an affidavit and documentation meeting the requirements of Section 285.530 of the Revised Statutes of Missouri.

**Section 8. Insurance.** The District will maintain reasonable levels of insurance throughout its existence, including but not limited to the procurement of a directors and officers liability or similar policy which includes coverage for all suits, claims, costs of defense, damages, injuries, liabilities, costs and/or expenses, including court costs and attorneys' fees and expenses, resulting from, arising out of, or in any way connected with the proceedings of the Board of Directors pursuant to the CID Act and Chapter 610 of the Revised Statutes of Missouri.

**Section 9. Successors and Assigns.** This Agreement, and any and all rights or obligations hereunder (or any portion thereof), may be assigned by the Developer upon at least five (5) days' advance written notice to the other parties to this Agreement. Any assignment to an unrelated party may not occur without the prior written consent of the City.

**Section 10. Severability.** If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

**Section 11. Waiver.** The City's failure at any time hereafter to require strict performance by the District or the Developer of any provision of this Agreement shall not waive, affect or diminish any right of the City thereafter to demand strict compliance and performance therewith.

**Section 12. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement.

**Section 13. Anti-Israel Discrimination.** Pursuant to Section 34.600 of the Revised Statutes of Missouri, the Developer certifies it is not currently engaged in and shall not, for the duration of this Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

[Remainder of page intentionally left blank. Signature page to follow.]



**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed in their respective names and attested as to the date first above written.

**CITY OF UNIVERSITY CITY,  
MISSOURI**

(SEAL)

Attest:

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

\_\_\_\_\_  
City Clerk

**THE MARKETS AT OLIVE  
COMMUNITY IMPROVEMENT  
DISTRICT**

(SEAL)

Attest:

By: \_\_\_\_\_  
Name: Lawrence R. Chapman, Jr.  
Title: Chairman

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary

**THE INDUSTRIAL DEVELOPMENT  
AUTHORITY OF THE CITY OF  
UNIVERSITY CITY, MISSOURI**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**U. CITY, L.L.C.**

By: CRG Services Management, LLC, its  
Manager

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

Name: Lawrence R. Chapman, Jr.

Title: Vice-President

**U. CITY TIF CORPORATION**

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

Name: Lawrence R. Chapman, Jr.

Title: President

EXHIBIT A

LEGAL DESCRIPTION

Lot C of Market at Olive Plat 4, according to the plat thereof, recorded at Plat Book 370, pages 516-517, of the St. Louis County Records, which contains approximately 7.492 acres

