



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 27, 2025
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)

none

E. APPROVAL OF MINUTES

1. January 13, 2025 Study Session Minutes (2025-2027 Work Plan)
2. January 13, 2025 Regular Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. **Max Sassouni and Dan Wald** are nominated for **re-appointment** to the Loop Special Business District by Mayor Terry Crow.
2. **Dana Barhard and Tim Schroeder** are nominated for **re-appointment** to the Urban Forestry Commission by Councilmember Dennis Fuller.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. **Peggy Holly** was sworn in to the EDRST Board on January 17, 2025 in the clerk's office
2. **Matt Belz** was sworn in to the Plan Commission on January 17, 2025 in the clerk's office
3. **Maryanne Coley** was sworn in to the Pension Board on January 23, 2025 in the clerk's office.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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

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

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. Liquor License – Chipotle

K. CONSENT AGENDA (1 voice vote required)

1. Liquor License for Chipotle Mexican Grill - 8650 Olive Blvd. 63132
2. Change order for purchase of Alley Trash truck.
3. Heman Park Pool Repair - Off-Season

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

1. City Manager Updates
2. TIF Fiscal Impact Update (RPA1)
3. Site Plan - SPR-25-02 Site Development Plan Approval for 8021 Olive Blvd.: C17 Commissary Kitchen.
4. Site Plan - SPR-25-03 Site Development Plan Approval for 6262 Olive Blvd.

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

none

N. NEW BUSINESS

Resolutions (voice vote required)

none

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

none

O. COUNCIL REPORTS/BUSINESS

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

a) Ward 1 Applicant Interviews (list alphabetically, presentation order will be by lottery)

- Christopher Blumenhorst
- Lisa Brenner
- Lee T. Lawless
- John Stamm
- Albert J. Timko Jr.

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (roll call vote required)

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

S. ADJOURNMENT

The public may also observe via:

Live Stream via YouTube: https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Posted January 24, 2025.

NOTICE OF STUDY SESSION
2025-2027 Work Plan - (Part 1)
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 13, 2025
5:30 p.m.

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held on Monday, January 13, 2025, Mayor Terry Crow, called the meeting to order at 5:30 p.m.

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

Councilmember Stacy Clay
Councilmember John Tieman
Councilmember Steven McMahon (*arrived 5:37 p.m.*)
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

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

2. CHANGES TO REGULAR AGENDA

Mr. Rose requested that Item K (1); For the 3rd Ward Plan, be moved to the City Manager's Report.

3. 2025-2027 WORK PLAN (PART 1)

Mr. Rose stated he appreciates the opportunity to discuss this Proposed Work Plan for 2025-2027, which is based on priorities that have previously been established by Council. Working with the department directors to develop this plan, it was suggested that we include a new column entitled "*Status Update*," which will allow us to provide Council with more frequent updates on projects within a specific fiscal year and create a better tool for tracking projects. Mr. Rose stated the ability to fully understand Council's priorities will enable staff to incorporate projects into the budgeting process and recommend an allocation of funding.

Part 2 of the Work Plan will be discussed during a January 2027 meeting.

Priorities

- Economic Development
- Public Safety
- Encourage High-Quality Growth
- Prudent Fiscal Management
- Improved Infrastructure
- Employees
- Community Quality of Life and Amenities
- Completed Projects

Economic Development

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Creation of Quarterly ED Report	Economic Development	May 2025		
Reestablish Business Retention & Recruitment Program	Economic Development	July 2025		
Loop CIP	DCM Development	July 2025		
Olive Blvd CIP	DCM Development	January 2025		
Develop Minority & Women Entrepreneur Program	Economic Development Manager	July 2025		
Update List of Property Inventory (City and Privately Owned)	Economic Development Manager	May 2025		

- **Economic development** projects will be tied to the objective of hiring an Economic Development Manager.
- There is approximately 5 million dollars that is being set aside, in addition to Economic Development Retail Sales Tax that can be used to create a capital improvement program for **Olive Boulevard**. However, the first step will be to understand exactly what the vision is for Olive.

Councilmember Smotherson asked Mr. Rose if he could explain the difference between The Loop CIP identified under economic development and the CIP associated with The Loop Special Business District? Mr. Rose stated this concept was developed to make better use of the EDRST funds for infrastructure and long-term projects located within The Loop and Olive Blvd. While the Loop Special Business District does have a separate tax, it does not generate enough revenue to cover some of the capital needs that exist. Basically, it is used to satisfy their annual requests for events and minor items like trash bins. Therefore, he felt it would be important to initiate a discussion on preparing a Capital Improvement Program to assess what The Loop is today and what it should look like in the future. Councilmember Smotherson asked if there was a need to distinguish between the two since EDRST funds will be used for both The Loop and Olive? Mr. Rose stated although it is not a requirement, he believes that both entities have their own culture and that having separate capital improvement programs would allow you to highlight those distinct features. But, if Council desires to have one CIP it can certainly be handled that way.

Under the category of "Update list of property inventory," Councilmember Smotherson asked if he could get an explanation of what "privately-owned" property referred to? Mr. Rose stated the goal is to conduct an audit of vacant properties, so staff has a better understanding of what properties are available for development when they receive calls from potential business owners.

Public Safety

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Identify Site for Police & (ISO Rating) Satellite Facility Development	Fire & Police Dept.	January 2025		
Construction of Police & Court Facility	City Manager, Police, Public Works, Planning & Zoning	August 2023		December 2027
Evaluate Community Paramedic Program	Fire Dept.	July 2024	Working with state legislative delegation to pass required bill to allow this program	
Establish Vacant Building Fee	DCM Development City Attorney	July 2025		
Annual Emergency Preparedness Training for City Staff	Human Resources	January 2025		
1/4 Fire Sales Tax For Paramedic Healthcare Services (Prop C)	City Manager/Fire Department	January 2025		
Installation of License Plate Readers on Delmar & Olive	Police	July 2024		
Report on Potential Use Of Robotics in Policing & Fire	Police/Fire	January 2025		

- *The **joint Satellite Facility** will be housed somewhere on the west side. It will be some time before the City is in a financial position to build this facility because of its commitment to the Police Headquarters and the Courts, so, this is merely being identified as a need. However, it will be important to set aside property that can be used in the future to house this facility.*
- *The idea of pursuing the 1/4 cent Fire Sales Tax to supplement the cost and equipment needed for the **Community Paramedic Program** was previously discussed.*
- *When staff looked at other jurisdictions to determine their policies regarding **Vacant Building Fees**, St. Louis seemed to be the most intent about encouraging owners to make use of their buildings. So, this concept is one where staff is asking Council to authorize them to do a deeper dive because the result will be fewer vacant buildings within the City.*
- *Increasingly there are fewer and fewer people interested in policing as a profession, so there is a need to look at other ways to provide services associated with public safety. That can only occur through the use of innovative mechanisms such as **Robotics**. Chief Hampton and his staff have been asked to prepare a report outlining options to be considered for supplementing the efforts of his officers.*

ENCOURAGE HIGH-QUALITY GROWTH

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Improve Landlord/Property Manager Registration List Evaluate Vacant House Fee	Planning & Development	July 2022		
Solid Waste Rate Study Update (<i>Sticker Elimination</i>)	City Manager Finance Director	July 2024	Task Force was created and will recommend rates to Mayor & Council	March 2025
Report on Architecture Board	Planning & Zoning	October 2025	Study Session planned for February 2025	
Establish 3rd Ward Revitalization Program	Deputy City Manager of Development	June 2022	Study Session scheduled for November 2024	
Evaluate developing Dedicated bike lanes and More walkable areas www.livingstreetsalliance.org	Public Works	July 2023/24		
Update Zoning Code	Planning & Zoning	July 2024	An RFP has been distributed to identify a firm to assist with updating the Code	
Evaluation of Sustainability Plan (<i>What are the fiscal Impacts of the ordinance</i>)	Planning & Zoning	June 2025		
Implementation of Online License Payments	Finance	July 2025		
Study of Greenhouse Gas Inventory	DCM Development	July 2025		
Examine Consolidating BCC's	City Manager, City Clerk/City Attorney	July 2025		
Strengthen Property Maintenance Code	Planning	July 2024		
Evaluate U Heights proposed Stormwater ordinance	Public Works	July 2024		

- *Staff will be recommending that Council accept the Final Plan for the **3rd Ward Revitalization Program** at tonight's regular session.*
- *It has been some time since the **Sustainability Plan** drafted by the Green Practices Commission has been reviewed to determine whether it is still achieving the desired results or if modifications are needed.*

Councilmember Tieman suggested that some matters associated with sustainability can be considered under economic development because of the cost savings.

- *Mr. Rose will be working with the City Clerk and City Attorney to review the mission of the City's **Boards, Committees, and Commissions** to see if there are any overlapping objectives.*
- *The **University Height's Proposed Stormwater Ordinance** is currently being reviewed by a subcommittee of the Planning Commission.*

PRUDENT FISCAL MANAGEMENT

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Evaluate Purchasing Cards to Determine Feasibility of using purchasing cards	Purchasing Manager	July 2025		
Develop Fleet Management Program	Fire	June 2024		
Update Accounting Policy and Procedures	Finance Dept.	July 2023		
Report to City Manager on Designated Automated Phone Line to Take Payments	Finance Dept.	July 2025		
Creation of Asset Management Strategy & Execution	Purchasing Manager	July 2025		
Examine the Feasibility of Consolidating Some Services with other Jurisdictions	City Manager	July 2025		

- *Approximately eight months ago, the **Fleet Operations Division** was reassigned to the Fire Department, and they are doing an outstanding job of managing that operation. Other programs and equipment will be needed to develop a comprehensive program, and Chief Hinson is exploring those options.*
- *The **Creation of an Asset Management Strategy** to track all of the City's assets has been on hold for some time. The recent hiring of a Purchasing Manager will enable the City to execute this strategy.*
- *Mr. Rose will be **examining the feasibility of consolidating some of the City's support services with other jurisdictions** to see if a partnership would result in the reduction of costs, while still providing the level of service residents have come to expect; i.e., vehicle repairs and IT.*

IMPROVED INFRASTRUCTURE

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Creation of Communication Policy	DCM Support Services	May 2025		
Creation of City-Wide Performance Measurements	DCM Support Services	May 2025		

Creation of Webpage Connect Residents to Senior Services	DCM Support Services	July 2025
Establish Stormwater Master Plan	Public Works	September 2023
Create Road & Sidewalk Condition Rating Analysis	Public Works	July 2025

- The **City-Wide Performance Measurements** will be drafted to correlate with the City Manager's opinion about what he believes are the three pillars of success for an organization: 1. Ensuring that you have a clear vision; 2. Establishing priorities that enable you to achieve that vision, and 3. Monitoring that performance to determine if you are achieving those goals.

EMPLOYEES

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Update Personnel Policies	Human Resources City Attorney	June 2022		
Conduct Annual Gallup Q12 Employee Survey	Human Resources	July 2024		
Improve Employee Pension Programs	City Manager	July 2022	Non-Uniform Plan at 94%	
Salary Survey Update	Human Resources	July 2025		

- Updates on the status of **Personnel Policies and the Annual Gallup Q12 Employee Survey** will be provided in the future.
- As a part of the **Salary Survey**, the City may need to consider bringing a firm on board to evaluate the police pension system, compare it to other jurisdictions throughout the state, and identify the best mechanism for improvement.

COMMUNITY QUALITY OF LIFE AND AMENITIES

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Creation of Summer Camp Program	DCM Development Parks & Recreation	Oct. 2024	Study Session scheduled for 11/12 to discuss proposed program	
Creation of Free Memberships for school district students with a certain GPA and/or attending Summer school	DCM Development Parks & Recreation	Sept. 2024		
Resident Satisfaction Survey	DCM Support Services	July 2025		

- *Modifications to the **Summer Camp Program** will be presented at the next Study Session. To maximize the use of the City's facilities and develop a greater focus on learning, staff has suggested that future consideration be given to **creating free memberships for district students and/or those attending Summer Camp with a certain GPA.***

COMPLETED PROJECTS

Strategic Project	Responsible Position/Dept	Projected Start Date	Status	Completion Date Projected/Actual
Economic Development Portal Web Page	Economic Development	May 2023	August 2023	August 2023
Building Economic Development Team	City Manager	July 2022	Sept. 2022	February 2023
Police Accreditation Update	Police Dept.	Jan. 2020	Dec. 2022	Dec. 2022
Design Police/Court Facility	City Manager Police, Public Works Planning & Development Fire Department	August 2021	August 2022	August 2022
Dispatch Separation	Fire Department	July 2022	March 2023	March 2023
Report of City Manager On the pros and cons of Adjusting employees to the same Annual evaluation cycle - 1/2 In July and others in January	Human Resources	July 2023	June 2024	June 2024
Promote Employee Intranet Site	City Manager Communications	July 2022	Sept. 2023	January 2024
Develop Employee Engagement Team	Human Resources	June 2022	Dec. 2022	Dec. 2022
Report to City Manager On creating an Internship Program	Human Resources	January 2024	March 2024	March 2024
Accessing Methods for Communication with Employees in Real Time	City Manager Human Resources	February 2022	Dec. 2024	July 2024
Flexible Work Schedule: Evaluate plan to investigate Telework & other flexible Schedules; report Pros & Cons	Human Resources	July 2023	Sept. 2023	October 2023
Create an On-Boarding Program for Boards, Committees, Commissions, Including Sunshine Law Procedure	Assistant City Manager City Clerk/Legal	January 2024	June 2024	April 2024
RFP Seafood City Parcel	Economic Development	July 2024	October 2024	September 2024

Councilmember Clay posed the following questions to Mr. Rose:

Q. How will the City's other Economic Development Plans and the Comprehensive Plan work in concert with the proposed Olive Blvd., and Loop CIPs?

A. In part, that's why I think the restructuring was needed so that you have a deputy at the executive level to oversee these plans and make sure each department is properly executing its assigned duties. But in my opinion, some of these plans fall short of providing specific details about the aesthetics of an area. There is a very dated plan for Olive Blvd. that should probably be reviewed to determine if it still represents the Council's vision.

Q. So, you believe that having one individual in charge to identify the synergies and/or conflicts between each plan would be the way to go?

A. I believe that's part of it, but another important component is the creation of a Work Plan that is updated on an annual basis.

Q. Would monetizing the transfer station be considered a way of working with other jurisdictions?

A. I believe that is already a part of the Solid Rate Waste Study. Another reason why I proposed having a lower-level director oversee Solid Waste is to have the ability to market not only the transfer station but also explore whether it is reasonable to compete with the private sector for the removal of trash in other jurisdictions. The concept is to reduce the City's overall costs to provide a higher level of service to its residents, and one way of doing that is by getting economy from the equipment and personnel that it has.

Q. I agree. While I am supportive of the Women and Minority Entrepreneurship Program, given the current political environment should we be worried about the legal challenges that could be associated with a program like this?

A. Even though DEI is unpopular, I don't believe we should stray from what is simply a reality; diversity, equality, and inclusion programs are needed. And until that is no longer the case, I will continue to recommend that we proceed in this direction.

Q. I agree, but we know the winds have changed.

A. There may not be any federal dollars for what ultimately gets approved, but since this falls within the area of economic development you may not need those federal dollars. The idea is to start small, make sure we know exactly what we are doing, and then grow the program when it is appropriate to do so.

Mr. Mulligan stated he thinks there are certainly opportunities to promote women and minority entrepreneurship within the confines of the law. But he would suggest that it be studied further before making any specific recommendations.

Councilmember Tieman stated as a lifelong resident of U City something he has often thought about is how many times people have mistaken what they believe to be the liberalism of this City for what is actually a kind of egalitarian tolerance. So, I think we can no more set that tolerance aside than we can set aside this building or anything else because it's simply who we are as a community.

Mr. Rose stated it would be hard to imagine a world where equity is a bad thing.

Councilmember Fuller stated while it's probably inherent, he wanted to make sure that the City's plans for economic development included more than just Olive and The Loop? Mr. Rose stated all of the discussions about economic development are from a global perspective of the City.

Councilmember Smotherson suggested that either a category be added to the Work Plan identifying where an idea stemmed from, or Council be provided with a document at the next meeting that explains the origin. He then asked why a satellite station was being proposed for the west end when the Annex is being renovated for the Police Department? Mr. Rose stated in part, it is based on the anticipated build-out and high volume of people that will be frequenting this area. He stated the worst thing that could happen is for the City to find itself in a position where it is unable to ensure the safety of consumers. So, this is a forward-thinking plan to make sure we have the resources needed to keep people safe.

Chief Hampton stated they formulated a plan to have a dedicated patrol in this area because of the expansion and needs of this business district. He stated that currently, they are working with Dierbergs to conduct a security analysis.

Councilmember Smotherson stated he was simply wondering why the same type of plan was not being formulated for Olive. Mr. Rose stated it has more to do with the magnitude; you just don't have the same kinds of businesses at Delmar and I-170.

Chief Henderson stated both the Olive business district and Delmar Loop will have dedicated patrols.

Mayor Crow stated he thinks there is an awful lot of basic governmental blocking and tackling in the Work Plan. So, he appreciates the fact that a lot of issues are getting cleaned up and moved forward.

He stated while there is the excitement of I-170 and Olive, he would like to remind his colleagues that they also have a responsibility to the City's downtown area; The Loop. And while he is not sure what Council's role would be if at some point The Loop tries to reinvent itself, it will still be the City's responsibility to support those efforts.

He stated that he would also ask his colleagues to pay attention to the City's parks in 2025 because there have been some turnovers in leadership. Citizens utilize these parks immensely and the City has a good reputation for attracting businesses, so he would like to make sure they have as many amenities available as possible; including some of the programs Mr. Rose spoke about. And finally, he would ask his colleagues to give specific time and consideration to the idea of consolidating or eliminating some of the City's boards, committees, and commissions.

Mayor Crow stated consideration should also be given to partnering with other jurisdictions because he thinks it is incumbent upon Council to look around and see if there are other ways to generate revenue or reduce costs.

4. ADJOURNMENT

Mayor Crow adjourned the Study Session at 6:19 p.m.

LaRette Reese
City Clerk, MRCC

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CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 13, 2025
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 13, 2025, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay
Councilmember John Tieman
Councilmember Steven McMahon
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

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

C. APPROVAL OF AGENDA

Mayor Crow announced that the City Manager has requested that Item K (1); For the 3rd Ward Plan, be moved to the City Manager's Report.

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

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. December 9, 2024, Regular Minutes were moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. **Trish Winchell** is nominated for appointment as a fill-in, to the Library Board by Mayor Terry Crow, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. **Jay Trudeau** is nominated for appointment to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember Fuller, and the motion carried unanimously.
3. **Peggy Holly** is nominated for appointment to the Economic Development Retail Tax Board by Mayor Terry Crow, it was seconded by Councilmember Tieman, and the motion carried unanimously.

4. **Matt Belz** is nominated for appointment to the Plan Commission by Mayor Terry Crow, it was seconded by Councilmember McMahon, and the motion carried unanimously.
5. **Renau Bozarth** is nominated for **reappointment** to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember Clay, and the motion carried unanimously.
6. **Maryanne Coley** is nominated for appointment to the Pension Board by Councilmember Stacy Clay, it was seconded by Councilmember Fuller, and the motion carried unanimously.
7. **Chris Trahan and Peter Holmus** are nominated for **reappointment** to the Historic Preservation Commission by Councilmember Stacy Clay, it was seconded by Councilmember McMahon, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. **Christopher Blumenhorst, Cirri Moran, Susan Plassmeyer, Alice Boon, and Phillip Eastin** was sworn in the Solid Waste and Recycling Rate Study Task Force via Zoom on December 17, 2025.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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Written comments must be received **no later than 12:00 p.m. on the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to 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

Brandon Wilkes, 3915 Dunn Road, Hazelwood, MO 63042

Mr. Wilkes thanked the Mayor for inviting him to the meeting and stated that he represents the St. Louis Reconciliation Network, whose mission is to heal broken race relations by harnessing the collective powers of the diverse faith community throughout the city. One of their unity events includes an annual Race for Reconciliation 5K Run/Walk, and last year they had the opportunity to work with U City to utilize Delmar as the designated starting point for the course. There were over 400 participants, 100 volunteers, and they were able to collaborate with the Juneteenth Celebration. Mr. Wilkes stated that because of the history associated with Delmar, they would love to host this year's event here again. He noted that they had made some minor changes to the route so as not to impact the roundabout or the Memorial Day Run, and provided Council with a copy of the route being proposed.

Patricia McQueen, 1132 George Street, U City, MO

Ms. McQueen stated her concern is about the condition of the roads during the last snowstorm. She stated that she was not able to get off of her street until Thursday when the plows finally came through to salt and shovel the snow. However, it appeared as though the materials they were using to melt the ice had little to no impact on the road conditions. So she wanted to make the City was aware of the need to be more prepared for the next storm, as well as the importance of promoting neighborly images by working together. One of the City's employees assigned to plow the streets sat and watched someone who was stuck in the ice, and then drove off without offering any assistance.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. For the 3rd Ward Plan; (*moved to City Manager's Report*)
2. Office 365 Renewal
3. Ameren Electric Service Easement: Annex + Trinity
4. Annual Tree Trimming Project - PRF25-04

Councilmember Fuller moved to approve Items 2 through 4 of the Consent Agenda, it was seconded by Councilmember McMahon, and the motion carried unanimously.

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

1. For the 3rd Ward Plan

Mr. Rose stated Council appointed a Housing and 3rd Ward Revitalization Task Force to prepare a plan for revitalizing the 3rd Ward. This work has been completed, and staff is recommending that the plan be accepted by Council and further, that any programs proposed as a result of this plan be placed on a regular Council Agenda for consideration.

Councilmember Smotherson asked Mr. Rose if he could get a legal opinion regarding the difference between Council's acceptance and approval of an item? Mr. Rose stated the distinction being made is that when a document is approved, it means Council is amenable to everything contained within, and typically, its contents will not be returned to them for additional input or direction. Acceptance of a plan allows Council with an opportunity to provide additional consideration, and/or direction to the content contained within that plan. In this case, Council asked the Task Force to prepare a plan and now that it has been completed, he is recommending its acceptance. Councilmember Smotherson asked to be clear; does this mean that as the Task Force seeks to implement some of the programs contained within the plan, they will have to be brought before Council for approval? Mr. Rose stated that is correct. This will be similar to how they have handled the City's Summer Camp Program where a Study Session was conducted to discuss and tweak the proposals, which are then placed on the agenda for approval.

Mr. Mulligan stated legally, that the plan is a guide for planning purposes; similar to the Comprehensive Plan, which requires certain budget appropriations and the passage of Ordinances to administer the plan.

Councilmember Clay extended his gratitude to the 3rd Ward Task Force for their dedication to this project. He stated that he thinks Mr. Mulligan's use of the word "*guide*" is appropriate, since he also sees this as a blueprint, much like when an architect designs something and may have to make adjustments based on a variety of factors. Councilmember Clay stated he thinks the overarching principles of setting up programs that will benefit existing residents is something everyone can get on board with conceptually, and the attention given to the northeast quadrant is critical. So, he is looking forward to seeing the development of these programs take place.

Mayor Crow thanked members of the Task Force for their commitment to developing this incredible plan.

Citizen Comments

Rosalind Williams, 7408 Chamberlain Avenue, U City, MO

Ms. Williams stated that throughout her 50 years in City Planning, she has had the privilege of working in Kirkwood, Ferguson, and Berkeley, where she managed three TIF projects, and worked with the residents in the City of Kirkwood to establish an RFP. One outcome was the development of Kirkwood Commons and the redevelopment of Meacham Park, where she played a key role in preparing and implementing a strategic plan for Meacham Park.

More recently, she served as the Interim Community Development Director for U City during its consideration of the TIF plan. At the time she was approached by Mr. Rose regarding this temporary position, she was retired, but saw this as an opportunity to help the City replicate the successful Meacham Park model which directed millions of TIF dollars generated from commercial developments towards the revitalization of adjacent residential areas. Before this appointment, she co-founded a not-for-profit to develop and promote inclusionary neighborhoods and the disruption of concentrated poverty, which focused on the 3rd Ward to reverse decades of disinvestment caused by discriminatory redlining practices.

When the City began preparing its RFP for what eventually became the NOVUS Redevelopment TIF, she worked in collaborated with Councilmembers Carr and Smotherson to ensure that the RFP included broader purposes and goals beyond the commercial redevelopment. They advocated for the TIF boundaries to include a larger area that specifically incorporated the northeast neighborhood; one of the City's most economically distressed areas. Including this neighborhood within the TIF allowed funding from the commercial development to serve as seed money for the revitalization of this sluggish housing market. Efforts to broaden the scope of redevelopment adjacent to the original commercial development became a cornerstone for the TIF's success in gaining public acceptance.

Ms. Williams stated she is proud of the work they accomplished and the potential impact it will have on promoting equitable neighborhood revitalization and sustaining urban development; which is what led her to critique the Final Plan for the 3rd Ward. In summary, the implementation of this plan completely misses the mark in fulfilling the TIF's promise to close the housing value gap between the wards; particularly for 3rd Ward residents. It fails to identify the specific challenges and issues facing the 3rd Ward, and without a clear understanding of the problems there can be no evaluation of what needs to be addressed. The planning clearly shows the administration's focus on routine infrastructure improvements using tax revenue to replace the 10 million dollars allocated for the 3rd Ward, but this shift undermines the original housing-focused funding intent. Apart from the 3 million dollars the developer advanced, it remains unclear where the other 7 million dollars is allocated. The residents north of Olive deserve a fair and deliberate transformation plan, which is why these very important issues need to be cleared up before any early closure of the TIF is undertaken.

Patricia McQueen, 1132 George Street, U City, MO

Ms. McQueen stated although she served on the Housing and 3rd Ward Revitalization Task Force, her comments are from the perspective of a private citizen.

After reviewing the 3rd Ward Final Plan written by Yard & Company, and the 2022 Task Force minutes, what she noticed is that under stakeholder meetings/interviews, stakeholder meetings/public sector, and interviews, there was no mention of members of Council for the 3rd Ward being in attendance. Yet, in previous Neighborhood Plans, they were involved. This is troubling, especially because on December 5, 2022, the Task Force approved the motion to have a Council liaison appointed.

Ms. McQueen stated she hopes the plan will not be rubber-stamped and believes now is the time for a more in-depth conversation about the plan; which was not possible due to the time allotted during the Study Session. For example:

- What is the vision or set of goals to guide the 3rd Ward redevelopment efforts?
- What are the strategies that would form the framework for progress?

- What is the sequencing or prioritization of activities for effective redevelopment; what should be addressed first, and why?
- What should be done regarding the prevalence of investor-owned properties and the substandard conditions of those properties?
- Why is a community development corporation with expertise in redevelopment to work with the proposed new staff position to lead the implementation of strategies, coordinate stakeholders, and ensure long-term accountability?

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

2. City Manager Updates

Brooke Sharp

Mr. Rose stated that he would like to recognize Brooke Sharp, who worked extensively with the Housing and 3rd Ward Revitalization Task Force, and that work is appreciated.

Leaf Collection and Snow Removal Programs

Mr. Rose stated several members of Council have asked for an update on the Leaf Collection Program and the Snow Removal Program; which unfortunately, they are still implementing.

Mr. Girdler reported that staff collected 14,082 cubic yards of leaves this year during its three-week collection cycle, which is down from the 18,000 collected last year. The City has a three-year contract for this service and next year the plan is to stick with the districts, and the timing set aside for those districts, to hopefully eliminate some of the confusion about pickup dates and times.

The City has 162 lane miles of road and staff used a total of 306 tons of salt which covered 6,247 miles. This application of salt equates to 90.78 pounds per salt lane mile average on hand that was purchased from the cooperative, and today, another 120 tons of salt was purchased from a supplier. The costs between the supplier and the cooperative were comparable, with an average cost of approximately \$83.00 a ton. Mr. Girdler stated although the salt was treated with calcium chloride liquid which reacts better with ice; the thickness of the ice during this snowstorm was difficult to penetrate. Staff worked 12-hour shifts for a total of 700 man hours, and the goal is to be finished plowing by the end of the week.

The department will be moving back to the Zone System which is closer to policy. This system consists of a Zone Map with ten zones illustrating First Priority, Second Priority, County Streets, State Streets, and Private Streets, which will be made available on the City's website.

Last year Council approved the purchase of two trucks, and the lesson learned is that going forward, any replacements should be requested in March rather than July. One of the department's 2-ton Freightliners was out of commission for a while but is now getting outfitted with snow removal equipment that will allow them to pre-treat streets with liquid. It is scheduled to be delivered on Friday. They are also working to get Truck No. 85; another 2-ton Freightliner, outfitted with snow removal equipment.

Councilmember Smotherson stated his understanding of the snow removal policy is that residents are required to move their cars off the street so the City can plow from curb to curb. That didn't occur this time, so he would like to know whether employees were made aware of this policy or if they simply disregarded it? Mr. Girdler acknowledged that more work needs to be done to make sure that employees understand their responsibilities under this policy, and agreed that whenever possible, everything should be completed before leaving an area. He stated the goal during this storm was to make sure each street was cleared; which could entail one or two passes down that street, and then proceed to remove snow from the curbs. Nevertheless, before the next major event, he intends to conduct several training sessions.

Councilmember Smotherson stated while he certainly admires the folks who have to work during these extreme conditions, his street was completely clear of cars, yet only one pass was made down the middle of the street, which had little to no impact.

Councilmember Fuller stated he is amazed at the number of people in his Ward who have suddenly become experts on street cleaning, but he would like to compliment staff for addressing all of the complaints he forwarded to them in such a timely manner.

Councilmember Clay stated he also would like to acknowledge the folks out there doing the plowing, who made every effort to address areas of concern when it was brought to their attention.

Councilmember Smotherson pointed out some of the challenges associated with snow removal and he thinks that communication could also play a role in this process. Most folks understand that ice complicates things, but if there was a way to communicate what's happening through social media, the website, or even something for Council to direct them to, it might ameliorate some of the concerns.

Councilmember McMahon stated with respect to the Leaf Collection Program, he is glad to hear that Mr. Girdler and his staff have decided to go back to the schedule established for each district. He stated that he also appreciates staff's efforts during this recent storm snow because it was not an easy job. Depending on the age of the Zone Map, Councilmember McMahon suggested that staff conduct another review of the streets because some changes may have been made to the bus routes.

Mayor Crow stated he appreciated Mr. Girdler's candor in discussing the need for additional training, and agrees that communication and coordination with the City's partners should be an important part of this process.

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

- 1. BILL 9563 – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER JANUARY 13, 2025, AND REPEALING ORDINANCE NO. 7360.** Bill Number 9563 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Fuller, Councilmember Smotherson, Councilmember Clay, Councilmember Tieman, and Mayor Crow.

Nays: None

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

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

None

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Smotherson said he has been participating in courses offered by the Missouri Municipal League and one thing they taught was the importance of staying in your lane. As members of Council that means focusing on your assigned task to make policy; which, to a certain degree, is something he believes this Council has stopped doing. Instead of making policies, policies are being handed to us and rubberstamped. He stated the 3rd Ward Final Plan is one example where Council had no input and the final document was placed on the Consent Agenda. Another example is the Solid Waste Increase. Councilmember Smotherson stated this is a new year and he hopes that Council will begin to adhere to the responsibilities they were elected to perform.

Mayor Crow stated something he learned from one of his many experiences is that there are different ways to get to the same place. Every member of Council made an appointment to the 3rd Ward Task Force and had the right to attend any of their meetings if they had questions or a desire to speak. So, while there may have been some differences in how these goals were accomplished, he does not believe any person sitting on this dais abdicated their role or responsibilities as it relates to the 3rd Ward Task Force or the Solid Waste Study. Mayor Crow stated U City is a community that engages its residents by asking for their input; which is why there are so many boards and commissions. Nevertheless, despite any disagreement they may have about what Council's role should be, he has the utmost respect for his colleague.

Mayor Crow stated Council did not get an opportunity to say goodbye or thank you to Councilmember Hales, who moved to Jefferson City to take on his new responsibilities as State Representative. So, on behalf of his colleagues, he would like to wish him the best of luck.

As he drove up to City Hall this evening he observed that the flags were at half-staff in honor of the 39th President of the United States who lived to be 100 years old. Mayor Crow stated Jimmy Carter was one of the few Presidents who did more for the world after he left office. He was a great man and humanitarian, who truly lived his beliefs by working tirelessly for the poor and disenfranchised.

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

R. ADJOURNMENT

Mayor Crow adjourned the Regular Session at 7:23 p.m.

LaRette Reese
City Clerk, MRCC

January 13, 2025 - University City Council meeting

My name is Rosalind Williams, I've lived at 7408 Chamberlain Avenue, University City for the past 44 years.

Throughout my 50-year career in city planning, I have had the privilege of working in several municipalities, including Ithaca, NY, Berkeley, MO, Kirkwood, MO (for 22 years), and Ferguson, MO. Over the years, I've managed three Tax Increment Financing (TIF) projects, annexed unincorporated Meacham Park, and worked with residents and the city on a Request for Proposals (RFP). One of the outcomes of this work was the Kirkwood Commons development and the adjacent residential revitalization of Meacham Park, which had recently been annexed. I also played a key role in preparing and implementing the strategic plan for the Meacham Park neighborhood.

More recently, I served as the interim community development director for University City during the consideration of the Olive/170 TIF. I was retired when Mr. Rose approached me about this temporary position, but I saw it as an opportunity to help the city replicate the successful Meacham Park TIF model. This model directed millions of TIF dollars generated from commercial development at Kirkwood Commons toward adjacent residential revitalization.

I co-founded WITH (later renamed With Action) with Barb Heise as a nonprofit advocacy organization focused on promoting inclusionary neighborhoods and disrupting concentrated poverty. Before my work with University City, we spent several years working to reverse decades of disinvestment in third-ward neighborhoods caused by discriminatory redlining practices. As an example, we worked to block additional Low-Income Housing Tax Credit projects, particularly in the Northeast neighborhood of the third ward to stop the concentration of poverty there.

When the City began preparing an RFP for what eventually became the NOVUS commercial redevelopment TIF, WITH collaborated with Councilpersons Carr and Smotherson to ensure the RFP included broader purposes and goals beyond commercial redevelopment. We also advocated for the TIF boundaries to include a larger area, specifically to incorporate the Northeast neighborhood, one of the city's most economically depressed areas. Including this neighborhood within the TIF area allowed funding from commercial development to serve as seed money for revitalizing the

sluggish housing market there. Since the Northeast neighborhood wasn't adjacent to the original proposed redevelopment area, we had to include the neighborhoods in between to comply with Missouri TIF law.

These efforts to broaden the scope of the redevelopment became a cornerstone of the TIF's success and helped it gain public acceptance. I am proud of the work we accomplished and the potential impact it should have on promoting equitable neighborhood revitalization and sustainable urban development.

However, I am here to critique the Final Plan for the third ward redevelopment that is under the City Manager's report.

As I reviewed the draft report, I noted several critical issues and gaps that undermine its potential effectiveness in addressing the redevelopment needs of the Third Ward. Here are some observations:

1. Lack of Issues and Evaluations

The report fails to identify specific challenges or issues facing the Third Ward. Without a clear understanding of the problems, there is no evaluation of what needs to be addressed. This omission results in a lack of actionable insights or priorities.

2. Absence of Vision, Goals, and Strategies

The report does not articulate a vision or set of goals to guide redevelopment efforts. Strategies to achieve meaningful change are also missing, leaving no framework for progress.

3. No Designated Implementation Entity

There is no mention of an entity responsible for implementing the recommendations, as cited in the City's Comp Plan. A redevelopment effort of this magnitude requires a competent and dedicated organization—such as a Community Development Corporation (CDC)—to design programs, develop strategies, and coordinate efforts across various stakeholders over a long period. The CDC should specialize in redevelopment techniques and best practices and operate independently with the City's full cooperation and collaboration.

4. Inadequate Infrastructure Focus

The report overlooks essential infrastructure needs specific to the ward, such as stormwater management and affordable internet access.

Addressing these issues is critical to improving quality of life and enabling equitable redevelopment.

5. Misguided Income-Based Restrictions

Restricting assistance based on income levels is unnecessary in a redevelopment area utilizing TIF (Tax Increment Financing) funds. This approach contradicts the primary goal of TIF funding, which is to boost overall home values and attract diverse income levels to the ward.

6. Lack of Sequencing and Prioritization

The report does not outline the sequence of activities necessary for effective redevelopment. For example:

- What should be addressed first, and why? For instance, rehabbing the homes of older homeowners.
- Key priorities might include incentivizing rehab mortgages, converting corporate-owned rental properties to homeownership, addressing biased mortgage appraisals, and land banking properties to prevent speculative investment, intensifying targeted code enforcement.

7. Insufficient Home Improvement Programs

The proposed home improvement programs are inadequate to address the extensive disinvestment in much of the ward. A more comprehensive approach is needed, focusing on bringing all properties in the redevelopment area up to code in a strategic manner, rather than limiting repairs based on income eligibility.

8. Overlooked Real Estate Challenges

The report neglects to address critical real estate issues, such as:

- The prevalence of investor-owned properties and their substandard conditions.
- Strategies to curb the replacement of homeownership opportunities with rental properties owned by corporate landlords.
- Clearing clouded property titles to facilitate renovation financing.
- Most importantly, dealing with continued redlining devaluing properties and limiting investment.

9. **Exclusionary Focus on Low-Income Buyers**

Limiting homeownership incentives to low-income buyers may hinder efforts to attract a diverse range of residents, including those with higher incomes. Inclusivity across income levels is essential for a sustainable and equitable redevelopment strategy. The potential for gentrification could be addressed through tax abatement or other measures.

10. **Underdeveloped Development Methodologies**

Overall, the report reflects a lack of expertise and sophistication in applying equitable redevelopment practices. This is particularly concerning given the predominantly Black population in the Third Ward, which demands a nuanced and equity-focused approach to redevelopment.

In summary, the implementation of This Plan completely misses the mark of fulfilling the TIF's promise to close the housing value gap between City wards, particularly for third ward residents, thereby enhancing their quality of life.

The Plan clearly shows the city administration's focus on routine infrastructure improvements, using City tax revenue to replace the \$10 million allocated in TIF funds for third ward redevelopment. This shift undermines the original housing-focused funding intent. Apart from the \$3 million developer advance, it remains unclear where the remaining \$7 million in the TIF budget is allocated. This issue must be addressed before considering the early closure of the \$85,000 TIF. It is crucial for the City, rather than the developer, to responsibly account for and utilize these TIF funds.

As a semi-retired City Planner with over five decades of experience in various municipalities, including significant contributions to TIF implementations and strategic planning in communities like Meacham Park, I believe I bring a fair and critical perspective to tonight's discussion on the planned third ward redevelopment.

The neighborhoods north of Olive deserve a fair and more deliberate plan, now!

“University City is at a tipping point in its redevelopment. There is an opportunity to leverage the community vision and utilize the upcoming comprehensive planning process to redistribute resources and create a more equitable and inclusive community environment.” (from the recently approved 2024 University City Comp Plan)

January 13, 2025

Dear Honorable Mayor Crow, University City Councilmen Smotherson, Clay, Hales, McMahon, Tieman, and Fuller, and City Manager Rose,

My name is Patricia McQueen, and I have served on the Housing and Third Ward Revitalization Task Force. I am not speaking as a member of the task force but as a private citizen.

Again, I have reviewed the proposed final 3rd Ward Plan written by the hired consultants, Yard & Company, and the task force minutes from the year 2022.

I noticed in the 3rd Ward Plan, under Stakeholders Meetings and Interviews, that the 3rd Ward Councilmen were not listed. Under the Stakeholder Meetings: Public Sector, I see the Mayor, City Manager, and various Senior Administrative Staff, but no mention of the 3rd Ward City Councilmen. Under Interviews, I see mentioned the University City School Superintendent, Police and Fire Chiefs, Director of Public Works, and the Planning Director, and again, no mention of the 3rd Ward City Councilmen. In previous years' Neighborhood Plans, I believe the 3rd Ward Councilpersons were involved. I find this most troubling.

In the October 17, 2022, task force minutes, City Councilman Bwayne Smotherson reported that he had asked the mayor if he was interested in serving as the Council liaison to the task force. In December 5, 2022, task force minutes were made, and a motion was passed stating that a Council liaison should be appointed to the task force. The roll call vote was 8 yes and 1 absent.

Considering that the City Council has time to review the 3rd Ward Plan presented by the Consultants, I believe now is the time for a more in-depth conversation about the plan, which was not possible during the time allotted during the Study Session. I hope the Plan is not rubber-stamped without deeper discussion and review. Have the councilmen asked, for example:

What is the vision or set of goals to guide the 3rd Ward redevelopment efforts? What are the strategies that would form the framework for progress? What are the sequencing and prioritization of activities for effective redevelopment, such as what should be addressed first and why? What should be done regarding the prevalence of investor-owned properties and the substandard conditions of those properties? Why is a Community Development Corporation (CC) with expertise in redevelopment to work with the proposed new staff position to lead the implementation of strategies, coordinate stakeholders, and ensure long-term accountability?

Respectfully,

Patricia McQueen
1132 George Street
University City, MO 63130





St. Louis
Reconciliation
Network



Race for Reconciliation



Scan QR Code or go to:
www.STLRN.org/5k-run-walk

The Race For Reconciliation 5K. June 15, 2024 at 8:30 am

The Race for Reconciliation is a 5K run/walk with the goal of promoting racial unity in St. Louis. Our 7th annual race will be held on Delmar Blvd to bring the message of racial unity to the historic Delmar Divide in collaboration with the Delmar Loop Juneteenth Celebration. This will be a fun activity for participants of all paces with a 1 mile course option as well. Join us in building unity one step at a time.



The race would start at Lucier Park and travel west to Leland Ave, and loop back before the light as to not stop North/South traffic on Leland. It would travel East to Clara Ave and loop around Delmar Divine. Then head West on Delmar and end at Lucier Park. The time of the race will be from 8:30am - 10:00am. The streets West of Skinker will be able to be opened after about 45mins.

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



NUMBER: <i>For City Clerk Use</i>	PH20250127-01
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SUBJECT/TITLE: Liquor License for Chipotle Mexican Grill - 8650 Olive Blvd. 63132			
PREPARED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	Public Hearing	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: N/A			
FISCAL IMPACT: N/A			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION: Chipotle Mexican Grill has applied for All Kinds of Intoxicating Liquor, By the Drink, Retail liquor license, including Sunday Liquor License.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The Applicant / Managing Officer is Lorene Williams. A background check / investigation by the Police Department revealed no disqualifying information. Department Approval has been granted from all necessary departments. The applicant has opted out of retrieving the five recommendations from University City citizens, and from business owners within a radius of 200 feet. The applicant is relying on five-sevenths (5/7) vote approval from City Council. A current Certificate of No Sales Tax Due issued by the Missouri Department of Revenue was received relative to the business. 2024 personal property tax record for the applicant indicates payment of taxes. Current voter registration documentation for the applicant was provided.

CIP No.	
RELATED ITEMS / ATTACHMENTS: N/A	

LIST CITY COUNCIL GOALS (S): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	January 27, 2025

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



NUMBER: <i>For City Clerk Use</i>	CA20250127-01
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SUBJECT/TITLE: Liquor License for Chipotle Mexican Grill - 8650 Olive Blvd. 63132			
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 the approval of the liquor license.			
FISCAL IMPACT: Liquor License fee - \$750			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION: Chipotle Mexican Grill has applied for All Kinds of Intoxicating Liquor, By the Drink, Retail liquor license, including Sunday Liquor License.			

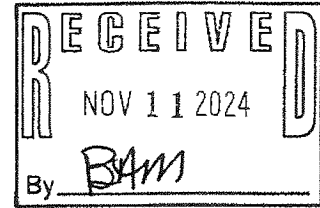
STAFF COMMENTS AND BACKGROUND INFORMATION: The Applicant / Managing Officer is Lorene Williams. A background check / investigation by the Police Department revealed no disqualifying information. Department Approval has been granted from all necessary departments. The applicant has opted out of retrieving the five recommendations from University City citizens, and from business owners within a radius of 200 feet. The applicant is relying on five-sevenths (5/7) vote approval from City Council. A current Certificate of No Sales Tax Due issued by the Missouri Department of Revenue was received relative to the business. 2024 personal property tax record for the applicant indicates payment of taxes. Current voter registration documentation for the applicant was provided.

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

LIST CITY COUNCIL GOALS (S): Prudent Fiscal Management	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	January 27, 2025



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

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

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

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

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

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

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

I. BUSINESS APPLYING FOR LICENSE:

A. BUSINESS NAME AND TYPE Chipotle Mexican Grill #4512		<input type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company
B. DESCRIPTION OF PREMISES AND ADDRESS: DESCRIPTION: One story restaurant with patio ADDRESS: 8650 Olive Blvd., St. Louis, MO 63132 HOURS OF OPERATION: 10:45am - 10pm		C. PHONE: (314) 850-3089

II. MANAGING OFFICER:

A. NAME: (LAST) Williams, Lorene, E.	(FIRST)	(MIDDLE INITIAL)
B. ADDRESS, CITY & ZIP CODE: 5920 Falcon Crest Ln., Jefferson City, MO 65102		C. PHONE: 573-635-7166
D. DATE OF BIRTH:	F. BUSINESS PHONE: (IF DIFFERENT FROM ABOVE)	
G. PREVIOUS ADDRESS: (IF NOT AT PRESENT ADDRESS FOR 5 YEARS OR MORE)		
H. IF FOREIGN BORN, PLEASE STATE COUNTRY, PLACE AND STATE OF NATURALIZATION:		

I. MISSOURI RESIDENT SINCE: (MONTH & YR) 01/15/77	K. TOWNSHIP: Jefferson City	L. COUNTY: Cole
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M. CURRENT BUSINESS OR OCCUPATION OF APPLICANT:
Paralegal

N. NAME OF CORPORATION, PARTNERSHIP OR CLUB: (IF APPLICABLE)
Chipotle Mexican Grill of Colorado LLC

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

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

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

Chipotle Mexican Grill Inc (publicly traded) - 100% owner

OTHER PERSONS	NUMBER OF MEMBERS:
----------------------	---------------------------

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

NA

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

NA

III. OTHER INFORMATION		
A. IS APPLICANT A QUALIFIED VOTER IN THE STATE OF MISSOURI? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	B. IS APPLICANT AN ASSESSED, TAX PAYING CITIZEN IN THE STATE OF MISSOURI? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
C. HAS APPLICANT PREVIOUSLY HELD A LIQUOR LICENSE OF ANY TYPE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM D)	D. EXPLAIN (WHEN, WHERE?)	
E. HAS APPLICANT, OR ANY EMPLOYEE, OR PROPOSED EMPLOYEES, EVER BEEN DENIED A LIQUOR LICENSE, OR HAD A LICENSE TO SELL LIQUOR REVOKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM F)	F. EXPLAIN (WHEN, WHERE?)	
G. HAS APPLICANT EVER BEEN EMPLOYED IN ANY CAPACITY BY A BUSINESS WITH A BEER, WINE OR LIQUOR LICENSE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, EXPLAIN, SEE ITEM H)	H. EXPLAIN (WHEN, WHERE?) as Managing Officer	
I. HAS THE APPLICANT, EMPLOYEE, OR PROPOSED EMPLOYEE EVER BEEN CONVICTED OF A VIOLATION OF ANY LAW REGULATING, CONTROLLING, OR PROHIBITING THE SALES OR MANUFACTURING OF INTOXICATING LIQUOR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN. USE PAGE 7 IF NECESSARY)		
J. HAS ANY DISTILLER, WHOLESALER, WINE MAKER, BREWER OR ANY EMPLOYEE, OR AGENT THEREOF, HAVE OR PROPOSE TO HAVE, ANY FINANCIAL INTEREST IN THE BUSINESS TO WHICH THIS APPLICATION APPLIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, EXPLAIN. USE PAGE 7 IF NECESSARY)		
K. INDICATE THE TYPE OF BUSINESS, IF ANY, APPLICANT PROPOSES TO CONDUCT ON PREMISES IN ADDITION TO SALE OF INTOXICATING LIQUOR: <input checked="" type="checkbox"/> RESTAURANT _____ <input type="checkbox"/> ROOM _____ <input type="checkbox"/> OTHER (PLEASE EXPLAIN) _____		
L. STATE ESTIMATE OF ANNUAL SALES VALUE: FOOD \$ <u>2,861,836</u> OTHER (INCLUDING LIQUOR) \$ <u>126,620</u>		
M. IS THERE A SCHOOL, CHURCH, SYNAGOGUE, PUBLIC PARK OR PLAYGROUND WITHIN ONE HUNDRED FIFTY (150) FEET OF THE PROPOSED BUSINESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, STATE THE NAME AND APPROXIMATE DISTANCES):		
N. IS THE APPLICANT INDEBTED TO ANY PERSON FOR MONEY OR PROPERTY, TO BE USED IN THE LICENSED BUSINESS? (IF YES, STATE AMOUNT OF INDEBTEDNESS AND TO WHOM IT IS OWED.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	AMOUNT OWED: \$	NAME:
	ADDRESS, CITY, STATE, & ZIP:	
	PHONE:	OCCUPATION:

STATE OF MISSOURI)
COUNTY OF ~~ST. LOUIS~~ Cole) ss.

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

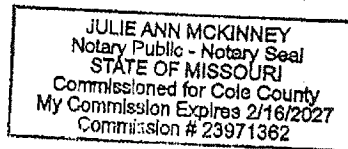
Lorene Williams
SIGNATURE OF APPLICANT/MANAGING OFFICER

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY 7 OF Nov 2024

NOTARY PUBLIC *Julie Ann McKinney*

MY COMMISSION EXPIRES:

2/16/27



THIS SECTION FOR CITY USE ONLY

APPROVALS:

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

IV. SUNDAY LIQUOR LICENSE

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

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

A. APPLICANT NAME: (LAST) (FIRST) (MIDDLE INITIAL)
Williams, Lorene, E.

B. BUSINESS NAME: PHONE NUMBER:
Chipotle Mexican Grill #4512 (314) 850-3089

Type of Liquor License held or applied for: 1-2

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

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

Signature of Applicant

Lorene Williams

Title of Applicant

Managing officer

Date

11/7/24

LAW OFFICES
BRYDON, SWEARENGEN & ENGLAND

PROFESSIONAL CORPORATION

DAVID V.G. BRYDON (1937-2012)
JAMES C. SWEARENGEN (Retired)
WILLIAM R. ENGLAND, III
JOHNNY K. RICHARDSON (1954-2024)
CHARLES E. SMARR
DEAN L. COOPER
GREGORY C. MITCHELL

312 EAST CAPITOL AVENUE
P.O. BOX 456
JEFFERSON CITY, MISSOURI 65102-0456
TELEPHONE (573) 635-7166
FACSIMILE (573) 635-0427
LORENE@BRYDONLAW.COM

BRIAN T. MCCARTNEY
SCOTT A. HAMBLIN
JAMIE J. COX
ERIN L. WISEMAN
STEPHEN A. REHAGEN
MIKINZI (KINZI) C. HARVIS

November 11, 2024

City of University City

Re: Chipotle Mexican Grill

Dear City:

An Application for retail by drink and Sunday by drink was made by myself, Lorene Williams, as Managing Officer for Chipotle Mexican Grill of Colorado, LLC. Section V was left blank because I serve as their Managing Officer for each location throughout the State of Missouri, however, I do not live in the City of University City and therefore do not have 5 personal references within City limits. Please accept this as a request to omit the requirement in Section V of the Application.

Thank you and should you have any questions or concerns, please contact me.

BRYDON SWEARENGEN & ENGLAND P.C.

By:



Lorene Williams,
Senior Licensing Paralegal

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

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

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

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

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

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

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

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

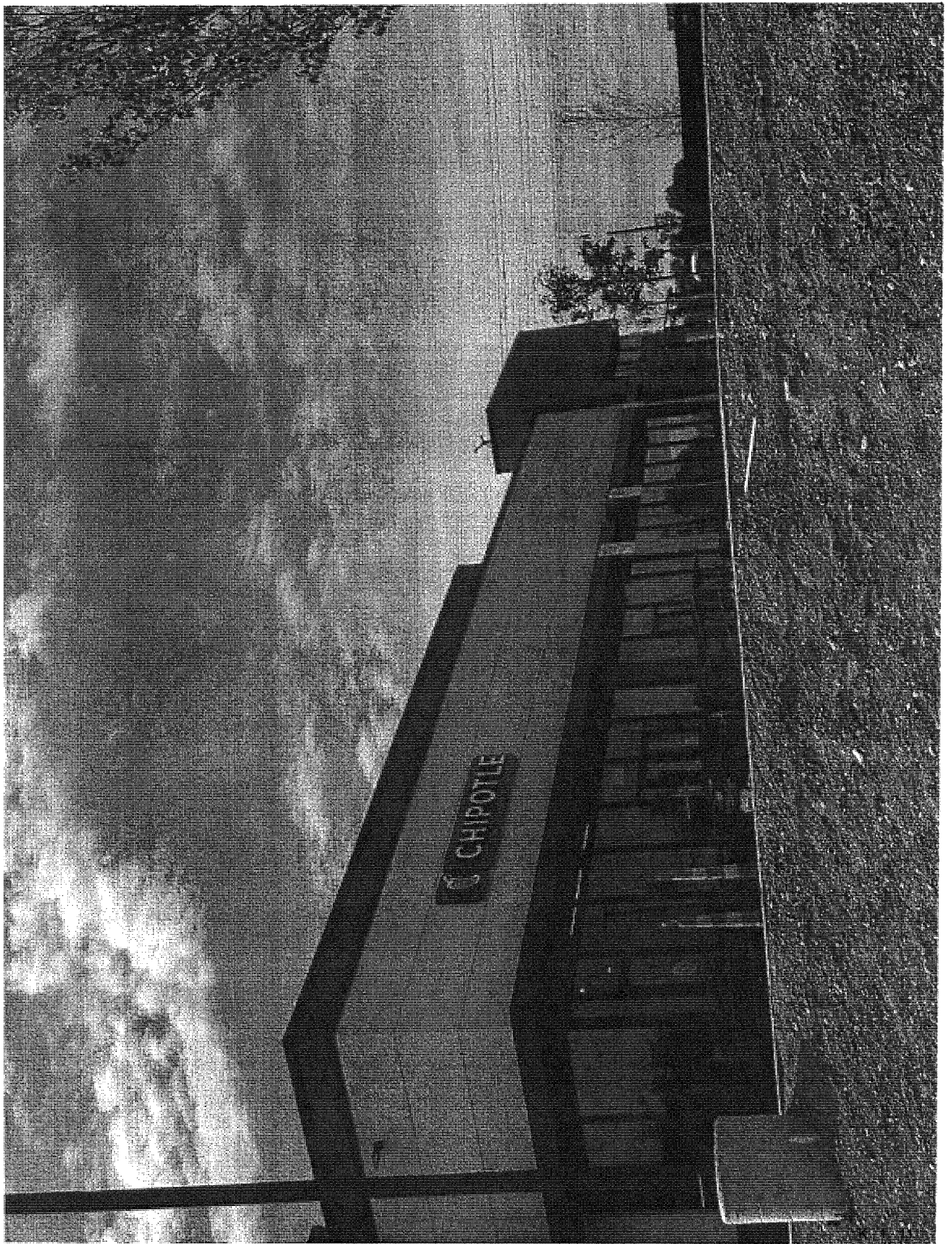
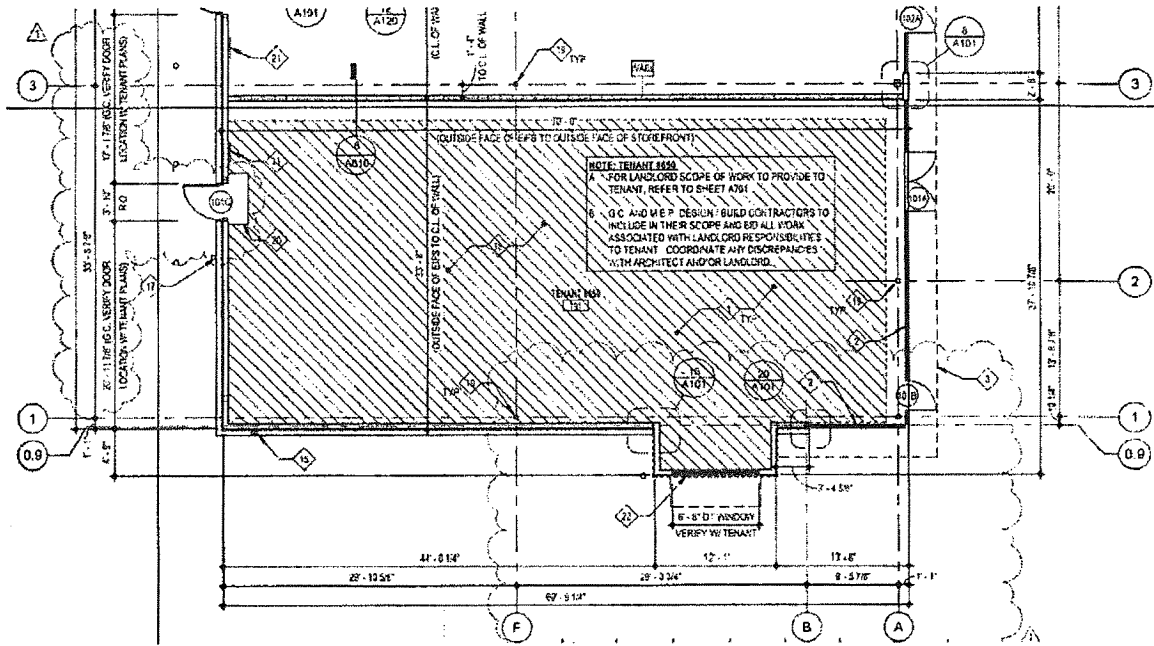


EXHIBIT B DIMENSIONS OF PREMISES



(06889019 / 1)

TAXATION DIVISION
PO BOX 3666
JEFFERSON CITY, MO 65105-3666



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-9268
Fax: 573-522-1265
E-mail: taxclearance@dor.mo.gov

CHIPOTLE MEXICAN GRILL OF COLORADO LLC
PO BOX 182566
COLUMBUS, OH 43218-2566

DATE: 11/06/2024
VALID THROUGH: 02/04/2025

CERTIFICATE OF NO TAX DUE

MISSOURI ID: 17240476
Notice Number 2050551359

To Supervisor of Liquor Control: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales, use, or withholding tax due, including penalties and interest, and does not owe any sales, use, and withholding tax, as of November 5, 2024. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

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

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

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

TAXATION DIVISION

University City Police Department



Inter-offree Memo



Date: 12/17/2024

TO: Colonel Hampton, Chief of Police DSN 391
FROM: Lieutenant Shawn Whitley DSN 372
SUBJECT: 8650 Olive BLVD (Liquor License Application)
CC:

Business

Chipotle Mexican Grill of Colorado LLC.
Chipotle Mexican Grill Store #4512
8650 Olive BLVD.
University City MO. 63132

Managing Officer

Applicant: Lorene Williams
Home Address: 5920 Falcon Crest Ln.
Jefferson City MO. 65102

D.O.B:
SSN: NIA
Phone: 573-635-7166

Sir,

I have reviewed the findings of the investigation completed by Detective Nodari concerning the liquor license application submitted by, Cbipotle Mexican Grill at 8650 Olive Blvd, University City, MO 63132. Det. Nodari's investigation was thorough and revealed no cause for a denial for a City of University Liquor License as applied for by Lorene Williams of Chipotle Grill.

Respectfully Submitted,

Lieutenant Shawn Whitley DSN 372

Chief Larry Hampton DSN 391

Chief L. Hampton Jr.

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



NUMBER: <i>For City Clerk Use</i>	CA20250127-02
---	----------------------

SUBJECT/TITLE:
Change order for purchase of Alley Trash truck.

PREPARED BY: W Hinson	DEPARTMENT / WARD Fleet
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AGENDA SECTION: consent	CAN ITEM BE RESCHEDULED?
-----------------------------------	---------------------------------

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager recommends change order for PO 24-227 to change the vendor from Kranz Body company to Southwestern Equipment company.

FISCAL IMPACT:
This is an approved purchase that with the change order will save approximately \$75,000 from the original council approved purchase price.

AMOUNT:	\$107,900	ACCOUNT No.:	08-40-90-8200
----------------	-----------	---------------------	---------------

FROM FUND:	solid waste fund	TO FUND:	solid waste fund
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EXPLANATION:
The council approved the purchase of a new alley truck in July. After approval, the vendor was unable to build due to supply shortages. The truck and body was rebid and Southwestern has the materials to build the truck from the new specs.

STAFF COMMENTS AND BACKGROUND INFORMATION:
We are requesting to change the vendor on the current Purchase order to the vendor that is able to supply the product. This will allow us to order and get a truck that fits the City's needs in a timely manner.

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

RELATED ITEMS / ATTACHMENTS:
Kann body quote.
Southwestern body quote.
Copy of the original PO to be changed.

LIST CITY COUNCIL GOALS (S):
Prudent Fiscal Management

RESPECTFULLY SUBMITTED:	City Manager, Gegory Rose	MEETING DATE:	1/27/2025
--------------------------------	---------------------------	----------------------	-----------

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			
CUSTOMER REQUESTS THE INSTALLATION OF KANN SLEC 29YD REFUSE BODY						183,835.00
Labor Service - General Labor						
New	SLEC29YD	KANN 29YD REFUSE BODY INCLUDING HOPPER AND FULL EJECT PACKER BLADE	1.00			
Sublet	FREIGHT	FREIGHT	1.00			

Authorization

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.

Terms: Payment is due when vehicle is picked up/delivered. Vehicles left after repair is completed may be subject to storage fees.

Signature _____

QUOTE

Quote Summary:

Parts 182,740.00
 Sublet 1,095.00

Sub Total 183,835.00
 Sales Tax (NT)

Total 183,835.00



SOUTHWESTERN EQUIPMENT COMPANY

PO Drawer 219
11000 FM 156 N
Justin, TX 76247-0219

www.southwesterntrucks.com

Local (940) 242-2700
National (800) 886-7932
Fax (940) 242-2700

City of University City
6801 Delman Blvd
University City, MO 63130
Attn: Tom Bushwood E-Mail: tbrushwood@ucitymo.org
[314-565-5133](tel:314-565-5133)

December 2, 2024

Price Quote for SEC Challenger 20 YD
(quote only good for 30 days because of new Tariffs on Steel and Parts)

Challenger 20yd Right Hand	\$ 101,900.00
Packer Lock-Out	150.00
Front Mount Pump	1,800.00
Emco Lift Bar	
48" Reach Cylinder	
3 Work Lights (LED)	250.00
1 Strobe Rear	
Led Lights	500.00
2 Camera System (Hopper and Rear)	1,300.00
6 Mos Warranty	
Painted White	
200-240 Working Days after receiving Chassis	
<u>Delivered University City (with you getting driver to Airport)</u>	<u>2,000.00</u>
Total	\$107,900.00

Due to the continued escalation in steel pricing this bid/quote maybe subject to steel surcharge at time of build. We will be reviewing on a regular basis. Surcharge will be based on cost of steel

Thank you for the opportunity to quote.

Ricky Sessions
Southwestern Equipment Co.
800-886-7932 office
940-206-1795 cell

Ship To

6801 Delmar
UNIVERSITY CITY, MO 63130

Bill To

6801 Delmar
UNIVERSITY CITY, MO 63130

Purchase Order
No. 2024-00000227

DATE 07/10/2024



Reprint Purchase Order

VENDOR NO. 9238

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, BILL OF LADING AND CORRESPONDENCE

Vendor

KRANZ BODY CO.
300 RUSSELL BLVD.
SAINT LOUIS, MO 63104

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE 1 of 1
ORIGINATOR: Timika Lewis

REFERENCE #

QUANTITY	UNIT	DESCRIPTION	STATUS	UNIT COST	TOTAL COST	
1	1.0000	Each	Automated Trash Truck - Kann 29YD Refuse Body w/ hopper & eject packer blade	Open	185,435.0000	\$185,435.00
TOTAL DUE					\$185,435.00	

Keith Cole
Approved By

For any Purchasing questions please contact Holly Meyer at 314-505-8538

Special Instructions

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



NUMBER: <i>For City Clerk Use</i>	CA20250127-03
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SUBJECT/TITLE: Heman Park Pool Repair - Off-Season			
PREPARED BY: Darin Girdler, Director of Parks & Recreation		DEPARTMENT / WARD Pool - All	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager recommends approval of the attached proposal for repairs not to exceed \$20,000.00.			
FISCAL IMPACT: Amount not to exceed \$20,000.00.			
AMOUNT:	\$20,000.00	ACCOUNT No.:	01-50-51_6380
FROM FUND:	01 - General Fund	TO FUND:	
EXPLANATION: Repairs as required by the County inspector.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The St. Louis COunty inspector has made us aware of necessary repairs prior to the next pool season.

CIP No.	
RELATED ITEMS / ATTACHMENTS: Proposal. Email Details. Memorandum.	

LIST CITY COUNCIL GOALS (5): Improved Infrastructure	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	01/27/25



314-897-6068

jcarlisle@midwestpool.com

Proposal Submitted to:
University City

Date: 11/22/24

Based on our inspection at your Facility, we are submitting the following bids for items identified during this specific inspection. Pricing listed below is only valid for 30days.

- _____ 1. Repair precoat line in main pool pump room. **\$3,944.73**
- _____ 2. Replumb kiddie pool filter piping to replace multiport valves with a four-valve system **\$10,236.75**
- _____ 3. Weld two spots on the pool gutter that spray water **\$265.00/hr.**

Thank You,

Jay Carlisle
Director of Service and
Maintenance Operations

Mike Warmbold

From: Kory Maceranka <kmaceranka@midwestpool.com>
Sent: Wednesday, December 18, 2024 1:51 PM
To: Mike Warmbold
Subject: kiddie pool

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

we will cut existing pipe past the motor and replace all multi ports with a new backwash system using new lever valves

and will replace all of the face piping on the front of each filter and fix the current fill line with new ball valve for fill line

new return valve also

by doing this the filter system will no longer leaks out of multiple fittings and you won't have to replace new multiport's or multiport gaskets which you have replaced 9 gaskets over the last 3 yrs

by doing this the pool will not drain out the backwash line over night

Get [Outlook for iOS](#)



MEMORANDUM

TO: Mr. Gregory Rose, City Manager
FROM: Darin W. Girdler, Director of Parks, Recreation and PAM
DATE: January 10, 2025
SUBJECT: Heman Park Pool Repairs – Off-Season

Attached is a proposal to take care of a few items needing to be addressed at the pool.

While there is not a total cost proposed, staff and I are confident it will not exceed \$20,000.00.

Without these repairs, the pool drains out the backwash system overnight.

I recommend the approval of this proposal.

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

Thank you.

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



NUMBER: <i>For City Clerk Use</i>	CM20250127-01
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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 (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	1/27/2025

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



NUMBER: <i>For City Clerk Use</i>	CM20250127-02
---	----------------------

SUBJECT/TITLE: RPA 1 TIF Fiscal Impact Update			
PREPARED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: N/A			
FISCAL IMPACT: Approximately \$1,740,500			
AMOUNT:	N/A	ACCOUNT No.:	N/A
FROM FUND:	N/A	TO FUND:	N/A
EXPLANATION:			

STAFF COMMENTS AND BACKGROUND INFORMATION: See memorandum.
--

CIP No.	
RELATED ITEMS / ATTACHMENTS: 1. Memorandum 2. Spreadsheet	

LIST CITY COUNCIL GOALS (5): Prudent Fiscal Management	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	January 27, 2025



Finance Department

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-0921

MEMORANDUM

TO: Gregory Rose, City Manager

FROM: Keith Cole, Director of Finance

DATE: January 27, 2025

SUBJECT: RPA 1 TIF Fiscal Impact – City Portion

This is in response to your request for information on the revenue the City has derived from the Market at Olive development (the "Development") in Redevelopment Project Area 1 (RPA 1).

Costco was the first store in RPA 1, on October 25, 2022. Several stores have opened since then, and Target and Dierberg's are scheduled to open in 2026, at which time RPA 1 should be fully developed.

Prior to the Development, there were various retail stores that generated sales tax and real property tax revenue in the area now known as RPA 1. The St. Louis County Collector of Revenue determined the annual sales tax base for that area in 2018, the year immediately preceding approval of the Development by the City Council on June 10, 2019.

There are three City sales taxes relevant to this analysis: Economic Development (.25% rate, \$35,585.63 2018 tax base), Fire Department (.25% rate, \$35,585.63 2018 tax base), and Parks and Storm Water Control (.50% rate, \$71,171.25 2018 tax base).

The City receives 100% of the Economic Development sales tax revenue, so the revenue derived from the Development may be calculated by subtracting the \$35,585.63 tax base in 2018 from the amount received each year thereafter. The difference is known as the "increment."

With respect to the Fire Department and Parks and Storm Water Control sales taxes, the City receives 100% of the sales tax revenue until the annual tax bases of \$35,585.63 and \$71,171.25, respectively, are reached. Thereafter, the City receives 50% of the sales tax revenue and the other 50% goes to a special allocation fund to pay the Tax Increment Financing (TIF) obligations incurred by the Developer to acquire land and construct the improvements in RPA 1.

The real property tax base for the area prior to the Development is not relevant to this analysis because 100% of the real property tax revenue above the real property tax base in 2018 goes to the special allocation fund. The City receives no incremental real property tax revenue. The City will receive 100% of the incremental revenue beginning at the expiration of the 23-year life of the TIF, in 2042, or when the TIF obligations are paid in full, whichever is sooner. Similarly, the City will begin receiving 100% of the sales tax revenue from the three City sales taxes at that time.

Revenue from the three City sales taxes is shown below for calendar years 2023 and 2024, the first full years in which only stores in the Development generated sales tax revenue. The 2018 annual tax base amounts have been subtracted to show the incremental revenue from the Development. The total incremental sales tax revenue for 2023 was \$742,572.31 and for 2024 it was \$997,923.30. The incremental sales tax revenue should be significantly higher after Dierberg's and Target open in 2026.

MO Dept of Revenue

Summary	Economic Development Sales Tax	Fire Sales Tax	Parks Stormwater Sales Tax	Total
Calendar Year 2023	297,028.95	148,514.45	297,028.91	742,572.31
Calendar Year 2024	399,169.29	199,584.65	399,169.36	997,923.30
Grand Total	696,198.24	348,099.10	696,198.27	1,740,495.61

Questions, let me know.

Keith

City of University City
RPA 1 (T2) TIF Olive I-170 Development
City Portion
Calendar Year

	MO Dept of Revenue			Total
	Economic	Fire	Parks	
	Development		Stormwater	
	Sales Tax	Sales Tax	Sales Tax	
January 2023	27,450.79	27,450.79	54,901.57	109,803.15
February 2023	29,281.80	18,708.32	37,416.64	85,406.76
March 2023	24,304.32	12,152.16	24,304.33	60,760.81
April 2023	23,618.29	11,809.14	23,618.30	59,045.73
May 2023	25,474.42	12,737.21	25,474.40	63,686.03
June 2023	26,872.47	13,436.23	26,872.47	67,181.17
July 2023	27,918.57	13,959.28	27,918.56	69,796.41
August 2023	28,113.01	14,056.51	28,113.00	70,282.52
September 2023	27,507.09	13,753.54	27,507.07	68,767.70
October 2023	30,531.26	15,265.63	30,531.26	76,328.15
November 2023	29,819.03	14,909.51	29,819.02	74,547.56
December 2023	31,723.53	15,861.76	31,723.54	79,308.83
less: TIF Base Amount	(35,585.63)	(35,585.63)	(71,171.25)	(142,342.51)
Calendar Year 2023	297,028.95	148,514.45	297,028.91	742,572.31

	MO Dept of Revenue			Total
	Economic	Fire	Parks	
	Development		Stormwater	
	Sales Tax	Sales Tax	Sales Tax	
January 2024	32,563.61	32,561.37	65,122.73	130,247.71
February 2024	37,131.77	20,079.14	40,158.26	97,369.17
March 2024	31,604.86	15,802.43	31,604.85	79,012.14
April 2024	32,374.09	16,187.04	32,374.09	80,935.22
May 2024	36,187.14	18,093.57	36,187.14	90,467.85
June 2024	36,327.68	18,163.84	36,327.68	90,819.20
July 2024	37,442.50	18,721.25	37,442.51	93,606.26
August 2024	38,120.79	19,060.40	38,120.80	95,301.99
September 2024	34,636.14	17,318.07	34,636.15	86,590.36
October 2024	41,526.15	20,763.07	41,526.19	103,815.41
November 2024	37,561.96	18,780.98	37,561.95	93,904.89
December 2024	39,278.23	19,639.12	39,278.26	98,195.61
less: TIF Base Amount	(35,585.63)	(35,585.63)	(71,171.25)	(142,342.51)
Calendar Year 2024	399,169.29	199,584.65	399,169.36	997,923.30
Grand Total	696,198.24	348,099.10	696,198.27	1,740,495.61



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	CM20250127-03
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SUBJECT/TITLE:
 SPR-25-02 Site Development Plan Approval for 8021 Olive Boulevard: C17 Commissary Kitchen.

PREPARED BY: John L. Wagner	DEPARTMENT / WARD Planning and Development / Ward 3
---------------------------------------	---

AGENDA SECTION: City Managers Report	CAN ITEM BE RESCHEDULED? yes
--	--

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
 City Manager recommends approval.

FISCAL IMPACT:
 N/A

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

FROM FUND:		TO FUND:	
-------------------	--	-----------------	--

EXPLANATION:
 Site Plan Review approval for the construction of a food warehouse and commissary kitchen with proposed retail and restaurant spaces.

STAFF COMMENTS AND BACKGROUND INFORMATION:
 The applicant is seeking Site Plan Review approval to construct a new 16,775-square-foot commercial building at 8021 Olive Boulevard. The majority of the building (13,275 square feet) would be used as "light assembly manufacturing" (commissary kitchen and associated indoor food storage). Two separate tenant spaces in the front of the building are also proposed, which will be used for restaurant and retail (3,500 square feet). All these uses are permitted uses in the "GC" General Commercial zoning district, and therefore only Site Plan Review is required.

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

RELATED ITEMS / ATTACHMENTS:
 Attached is the Staff Report, which includes the SPR Application as well as the associated plans for the project.

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

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: January 27, 2025
--	--



Department of Planning and Development

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

STAFF REPORT

Meeting Date	January 27, 2025
File Number	SPR-25-02
Council District	3
Location	8021 Olive Boulevard
Applicant	WY Hospitality Group LLC
Property Owner	Citizens Bank of University City c/o Mitchell P. Baden Royal Banks of Missouri
Request	Site Plan Review approval for the construction of a food warehouse and commissary kitchen with proposed retail and restaurant spaces.

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

1. Application form
2. Memo to City Council
3. Site plans and building elevations
4. Department review comments

Applicant Request

The applicant is seeking Site Plan Review approval to construct a new 16,775-square-foot commercial building at 8021 Olive Boulevard. The majority of the building (13,275 square feet) would be used as "light assembly manufacturing" (commissary kitchen and associated indoor food storage). Two separate tenant spaces in the front of the building are also proposed, which will be used for restaurant and retail (3,500 square feet). All these uses are permitted uses in the "GC" General Commercial zoning district, and therefore only Site Plan Review is required.

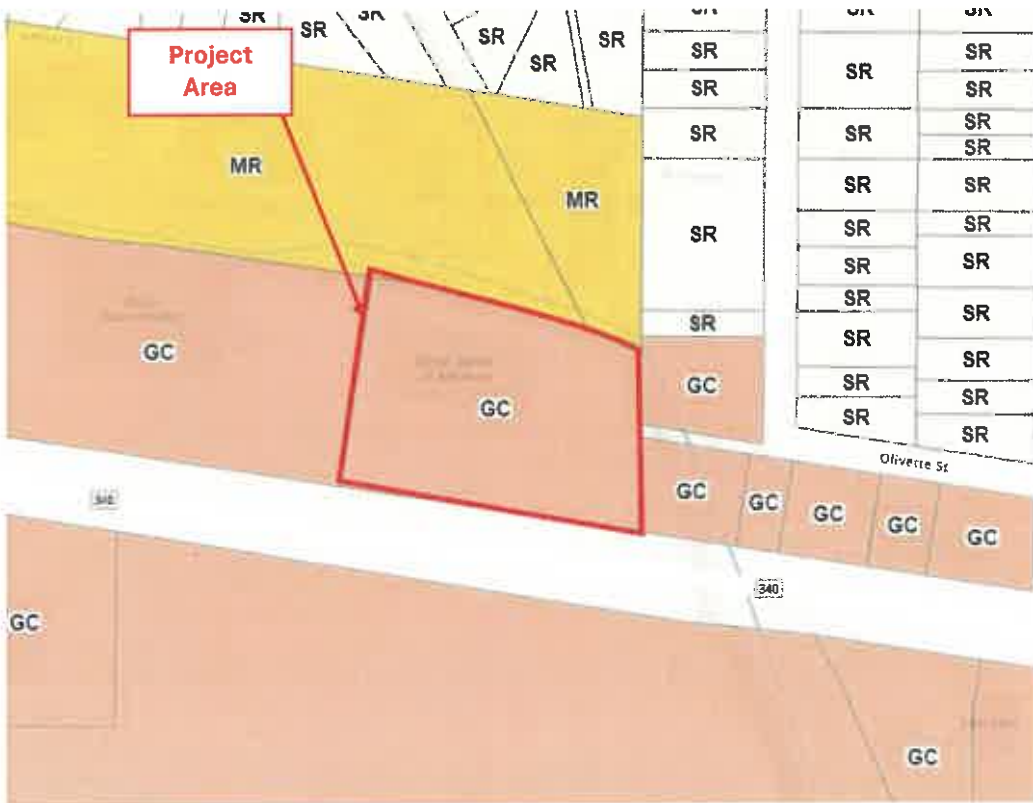
Existing Property

The site is currently occupied by a vacant Royal Banks building, which will be demolished, and a temporary bank building, which will be removed, during construction of the new building and sitework.

Figure 1. Aerial view of subject property



Figure 2. Zoning map of project area and surroundings.



Analysis

Land Use and Zoning

The subject property is currently zoned General Commercial (“GC”) and does not require a map amendment nor conditional use permit. Because the proposed uses are permitted in the GC district, only site plan review is required. The proposed uses include light assembly manufacturing (commissary kitchen and related indoor food storage), restaurant, and retail store.

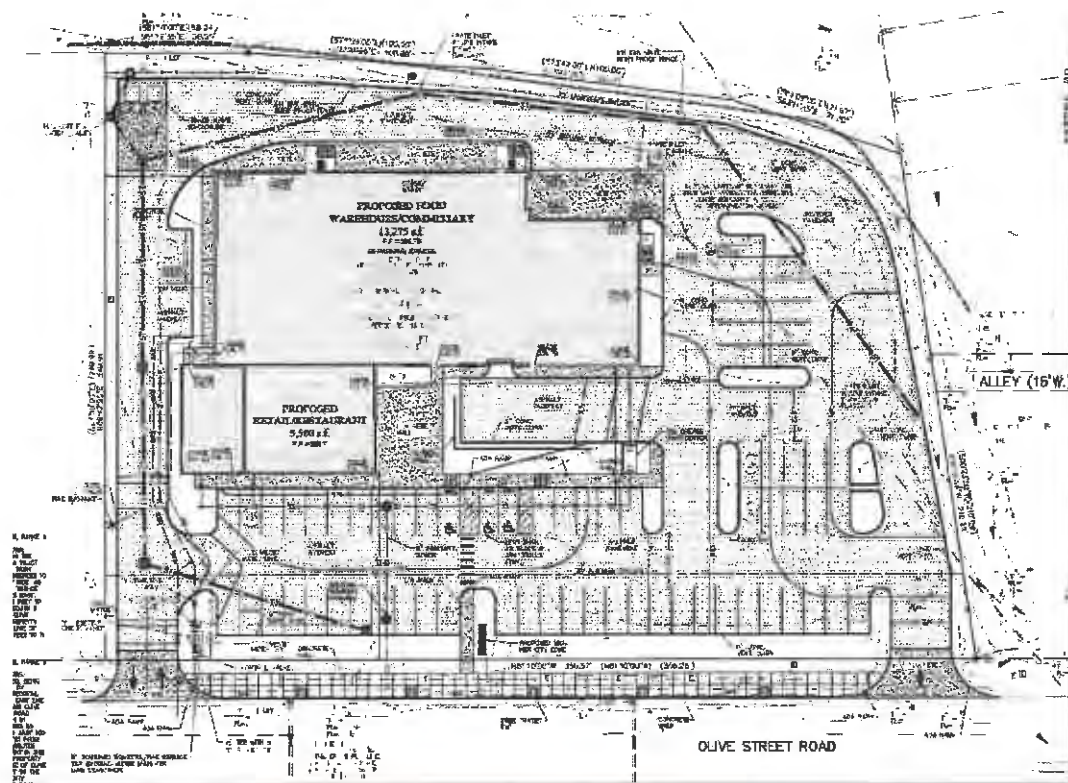
Table 1. Surrounding Zoning & Land Use

North	Medium-density Residential (MR)	Apartments
East	General Commercial (GC)	Vacant lot (River Des Peres)
South	General Commercial (GC)	Vacant retail and banquet hall (Seafood City/Mandarin House)
West	General Commercial (GC)	Grocery store (Olive Supermarket)

Landscaping and screening

The submitted landscaping plan satisfies the landscaping requirements for this site. While some existing shrubs and trees will be removed, many will also be added to the site including in the 10’ landscape buffer to the North, along the perimeter and interior of the parking lot, and along the streetscape as required in the Olive Boulevard Design Guidelines.

Figure 3. Proposed site plan



Off-Street Parking and Loading Requirements

The off-street parking and loading requirements for this site have been satisfied.

Total spaces provided: 67 spaces

Total spaces required: 52 spaces (see calculation below)

Restaurant: 1 per 75 g.s.f. (gross square feet) = $2,355/75 = 32$ spaces

Retail: 1 per 200 g.s.f. = $1,145 / 200 = 6$ spaces

Warehouse: 1 per 1,000 g.s.f. = $13,275 / 1,000 = 14$ spaces

Site Coverage

Site coverage is 77.2%, which is greater than the 70% maximum in the GC district. However, the Olive Boulevard Design Guidelines take precedence and allow up to 80% site coverage for a "large commercial establishment" such as this.

Dimensional Regulations

All required zoning setbacks and buffers are satisfied.

Circulation and Access

Access to the site will be through two curb cuts on Olive Blvd. The Western curb cut will be for two-way access, while the Eastern curb cut will be limited to exiting traffic only. The existing curb cut in the center of the site will be removed. The removal of the center curb cut is supported by the Olive Boulevard Design Guidelines.

Comprehensive Plan

The future character and land use map designates this site as an Activity Center. This development satisfies the intent of the Activity Center land use by creating a high-quality, mixed-use site, consolidating curb cuts, and integrating with nearby uses in Olive's International District.

Other Departments' Comments

The proposed plans were shared with the Fire Department, Department of Public Works, and Police Department. Received responses are attached to this staff report.

Review Criteria (§400.2630(B))

In determining whether the evidence supports the conclusions required by Section [400.2630](#) of this Chapter, the Council shall consider the review criteria established as follows:

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 [400.2720](#) 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; and
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 are not necessarily

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 of 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 (§400.2630(A))

In conducting its review, the Council shall consider the staff report on the site plan and document findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed site plan review:

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; and
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

City Council. Section 400.2640 of the zoning code requires that Site Plan Review applications be reviewed by the City Council. The Council has the authority to approve, disapprove, or conditionally approve the site plan, imposing conditions and restrictions.

Staff Recommendation

Staff recommends approval of the Site Plan Review for the C17 Commissary located at 8021 Olive Boulevard.



Department of Planning & Development

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

APPLICATION FOR SITE PLAN REVIEW FOR: 8021 OLIVE BOULEVARD
Address / Location / Site of Building

1. Zoning District (Check one):
 CC GC HR HRO IC LC LR MR PA PD SR

2. State proposed use: FOOD COMMISSARY, RETAIL, RESTAURANT

3. Describe existing premises: FINANCIAL INSTITUTION
NEW 16,775 S.F. MULTI USE BUILDING INCLUDING

4. Describe proposed construction (please attach additional narrative): 77 PARKING SPACES

5. Applicant's name, address, phone number, email: _____

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


7. Owner's name, address, phone number, email (if other than applicant): mitch.baden@royalbanksnet.com
Citizens Bank of University City c/o Mitchell P. Baden Royal Banks of Missouri 8021 Olive Blvd St. Louis, MO,
63130

8. Check type of authorization(s) required:

- New Development:** This does not include single or two-family dwellings. *(City Council approval required.)*
- Substantial Addition:** Additions to buildings, or new accessory buildings, when 1) the addition or new accessory building is greater than 25% of the existing principal building; 2) the addition or new accessory building exceeds 1,000 square feet in gross floor area; 3) new curb cuts are required; or 4) when such new construction reduces existing parking or significantly modifies existing on-site circulation (this does not include single or two-family dwellings). *(City Council approval required.)*
- Canopies:** Canopies constructed over existing walkways, loading docks, or pump islands, where such new construction reduces existing parking or significantly modifies existing on-site circulation. *(City Council approval required.)*
- Tax Exemption:** Person, association, corporation, religious institution, charity or foundation that has been designated by any governmental entity as exempt from payment of any tax levied by the city seeking to purchase or occupy real property in University City per Municipal Code 400.2595. *(City Council approval required.)*
- Amendment:** Amendment to any of the above *(City Council approval required.)*
- Olive Boulevard Design Guideline Review** *(Administrative review required.)*
- Administrative review for Zoning compliance** (for other construction activity that does not meet the above-referenced criteria):

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

Date



Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: _____ Application first received of _____

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

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

January 9, 2025

City Council
City of University City
6801 Delmar Boulevard
University City, MO 63130

Re: Site Plan Review Application/Memo
C17 Commissary
8021 Olive Boulevard
University City, MO

Dear Members of the Council:

We request your review and approval of a new development at 8021 Olive Boulevard. Below, you will find the required site plan application memo information as required for this application.

1. Name, address, and telephone number of the legal owners of the property(s) proposed for the project and, if different, the person or firm submitting the plan.

Current Owner

Citizens Bank of University City
c/o Mitchell P. Baden
Royal Banks of Missouri
8021 Olive Blvd
St. Louis, MO, 63130
mitch.baden@royalbanksnet.com

Owner under Contract / Applicant

WY Hospitality Group LLC
314-727-2402
Corner 17

Authorized Agent

Civil Engineering Design Consultants, Inc.
Brandon A. Harp, P.E.
10820 Sunset Office Drive, Suite 200
St. Louis, MO 63127
bharp@cedc.net

2. Legal description of the property(s) proposed for the development, when the proposed use involves a substantial addition or new construction.

A tract of land located in the Northeast Quarter of Section 4, Township 45 North, Range 6 East, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point being a found cross at the northwest corner of Lot 4 in block 7 of Eastover Subdivision, a subdivision recorded in Plat book 17, Page 42 of the St. Louis County records; thence continuing along the west line of Lot 4 and Eastover Subdivision, south 00 degrees, 19 minutes, 54 seconds west a distance of 51.40 feet to the point of beginning of the following described tract of land;

Thence continuing along the east line of Eastover Subdivision south 00 degrees, 19 minutes, 54 seconds west a distance of 210.29 feet to a point on the north line of Olive Street Road; thence continuing along the north line of Olive Street Road north 81 degrees, 10 minutes, 00 seconds west a distance of 356.57 feet to a found iron pipe, said point being the southeast corner of Volume Subdivision; a subdivision recorded in Plat Book 264, Page 94 of the St. Louis County records; thence continuing along the east line of Volume Subdivision north 08 degrees, 47 minutes, 25 seconds east a distance of 249.91 feet to a found iron rod with cap; thence south 81 degrees, 12 minutes, 35 seconds east a distance of 58.55 feet to a point; thence south 77 degrees, 11 minutes, 35 seconds east a distance of 100.00 feet to a point; thence south 73 degrees, 44 minutes, 35 seconds east a distance of 100.00 feet to a point; thence south 63 degrees, 11 minutes, 35 seconds east a distance of 71.70 feet to the point of beginning and containing 80,830 square feet or 1.856 acres more or less and subject to easements, deeds, and restrictions of record.

3. Common street address of the property(s) proposed for the development.

8021 Olive Boulevard
University City, MO

4. Description of the proposed development, 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 City Council in their decisions.

The applicant, Corner 17, has been a committed University City Business since 2013.

- This started with the opening of their feature restaurant, Corner 17, in the Delmar Loop.
- C17 is a leader in Asian Culinary scene, introducing new culinary offerings and experiences to the St. Louis Region. C17 also opened the first Karaoke Lounge experience in the Delmar Loop that attracts a lot of traffic to the Delmar Loop.
- Eleven years later the opening of a single restaurant, the company has expanded with new businesses in University City including the Corner 17 Café on WashU campus.
- One of these businesses includes prepared and packaged foods that C17 is trying to sell through supermarket. And with this new business comes the need for more space for operations.

C17 chooses to remain in University City, selecting the former Royal Bank site.

- The site is a great fit, being in the International District on Olive Blvd.
- This site will primarily serve as a Commissary, with some speculative space allocated for Retail/Restaurant. Retail may include packaged products produced at this facility, which would be very unique. "University City Made."
- This site would implement the Olive Blvd Guidelines.

The Commissary is intended to operate between the normal business hours, 8 am to 6 pm. However, would like the flexibility to 24 hours per day/7 days per week or as allowed by City ordinances. The anticipated number of employees is 20 in number.

5. Estimated impact of the development 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.

The Site Plan design is deliberately focused towards Olive Blvd.

- For the proposed Uses, public traffic would be confined to normal business hours as typically found along Olive Blvd.
- The employee entrance is on the south (Olive) side of the building.
- A loading dock is provided, with its opening facing to the east, which is the River Des Peres and hidden from Olive Boulevard
- There are no public or service openings facing to the north.
- There is no expected impact to traffic since Olive is a 5 lane state highway

OWNER; OWNER UNDER CONTRACT/PETITIONER; AUTHORIZED AGENT SIGNATURES

OWNER

Royal Banks of Missouri



Mitchell P. Baden
CEO

OWNER UNDER CONTRACT/PETITIONER

C17 Commissary

Xin Wei



Yi Yao



AUTHORIZED AGENT

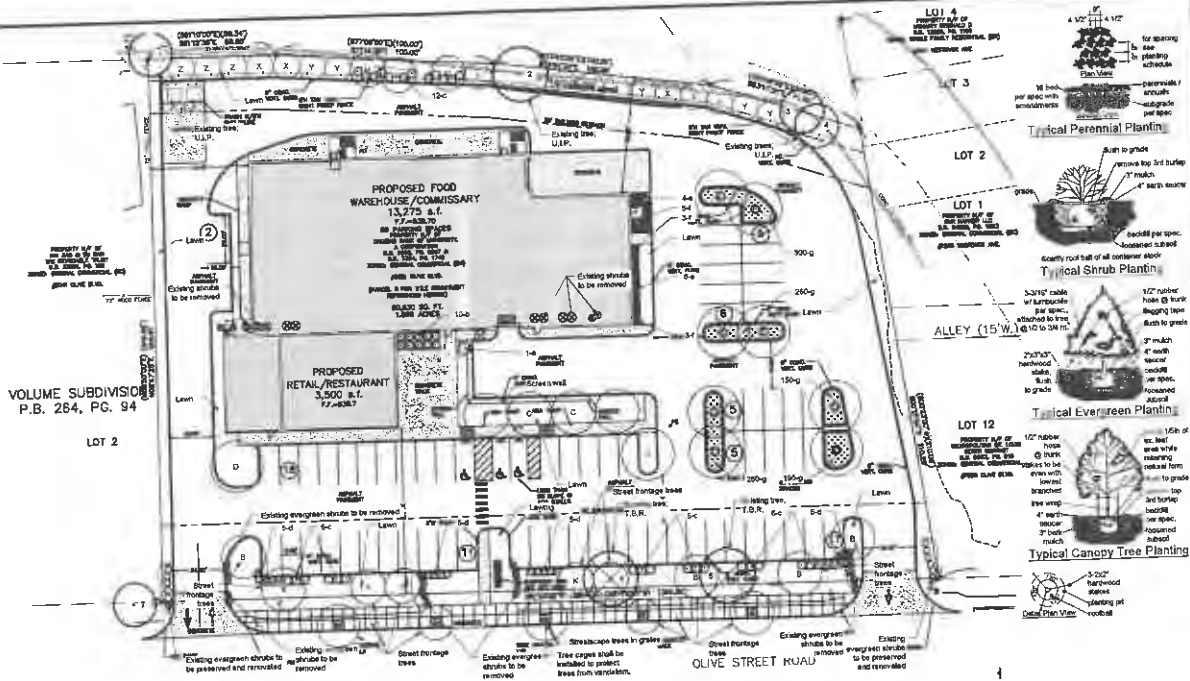
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
President

VOLUME SUBDIVISION
P.B. 284, PG. 94

LOT 2



Landscaping Plan
SCALE: 1"=20'

ID	TREE SPECIES	DIM	CANOPY DIAMETER	CONDITION RATING	COMMENTS	TO BE PRESERVED	TO BE REMOVED
1	Existing tree	10	20			X	
2	Existing tree	18	25			X	
3	Existing tree	12	20			X	
4	Existing tree	12	20			X	
5	Plant	18	25		Invasive		X
6	Plant	18	25		Invasive		X
7	Plant	18	20		Off-site, invasive		X

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	3	Prunus yedoensis	Yoshino Cherry	2" caliper	B & B
B	6	Acer rubrum 'Semi-dwarf'	Armstrong Red Maple	2" caliper	B & B
C	4	Quercus rubra 'Bosque Long'	Royal Prince Oak	2" caliper	B & B
D	6	Zelkova serrata 'Green Leaf'	Green Vein Zelkova	2" caliper	B & B
E	4	Cornus alba 'Autumn Gold'	Autumn Gold Dogwood	2" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
J	2	Prunus 'Kakuhai'	American Cherry	2" caliper	B & B
K	4	Syringa vulgaris	Japanese Tree Lilac	2" caliper	B & B
L	3	Prunus virginiana	Chokeberry	2" caliper	B & B
EVERGREEN TREE					
X	6	Podocarpus neriifolia	Norway Spruce	8" tall	B & B
Y	5	Podocarpus neriifolia	Black Hill Spruce	8" tall	B & B
Z	6	Thuja Green Giant	Green Giant Arborvitae	8" tall	B & B

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	1	Rhus typhosa 'Starlight'	Tiger Eyes Flame Tree	26"	Container
b	10	Anemone pulsatilla	Dark Green Ranunculus	24"	48" c.c.
c	36	Syringa vulgaris 'Palmer'	Korean Lilac	18"	36" c.c.
d	20	Syringa vulgaris 'Pink Panache'	Panache Syringa	18"	36" c.c.
e	10	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	36" c.c.
f	11	Panicum virgatum	Switch Grass	1 gallon	36" c.c.
g	1,155	Sporobolus heterolepis	Pharus Droopseed	2" tall plug	12" c.c.

Landscaping Notes

- 1) Lawn areas shall be last-type Tall Fescue Grass or approved equivalent.
- 2) Topsoil in all disturbed areas shall be 8" depth.
- 3) Soil mix in all shrub beds at 4" depth.
- 4) All mulch to be double ground bark mulch.
- 5) Seed depth to be 1/2 inch.
- 6) For University City: Any required landscaped area greater than three hundred (300) square feet in area, shall be provided with an irrigation system, as provided with a potable water supply within one hundred fifty (150) feet of said landscaped area.



UNIVERSITY CITY, MISSOURI
8021 OLIVE BOULEVARD
UNIVERSITY CITY, MISSOURI 63130

Professional Seal
Landscape Architect
Loomis Associates
Missouri License # LA-007

Consultants

C17 Commissary
8021 Olive Boulevard
University City, Missouri 63130

Revised	Date	Description	No.

Drawn: [Blank]
Checked: [Blank]

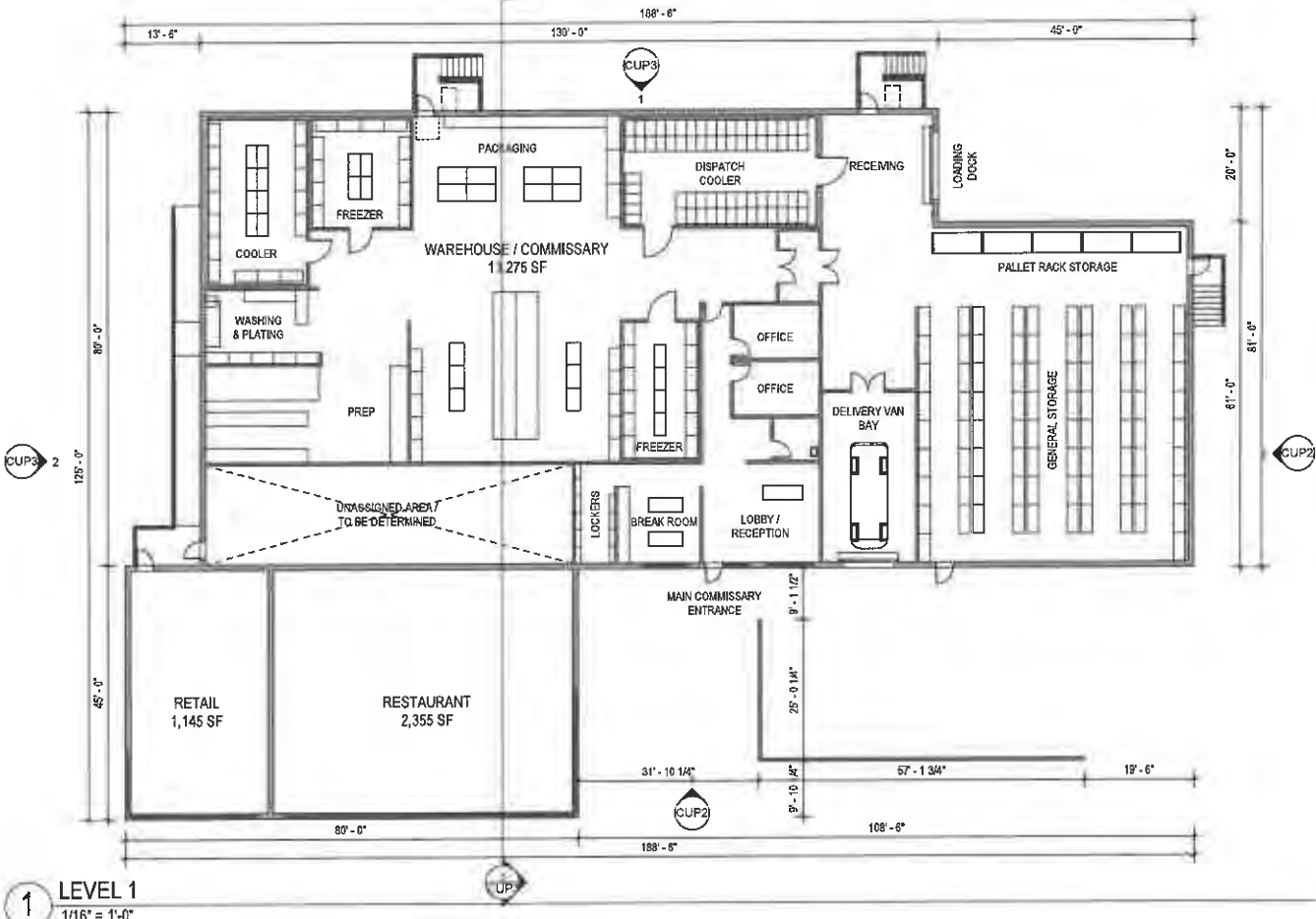
LOOMIS ASSOCIATES
Landscape Architecture
8021 Olive Boulevard
University City, Missouri 63130
Phone: 636-241-1100
Fax: 636-241-1101
www.loomisassociates.com

Sheet: [Blank]
Title: Landscape Plan

Sheet No: **L1.01**
Date: 12/24/24
Job #: 584-075



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C17 Commissary

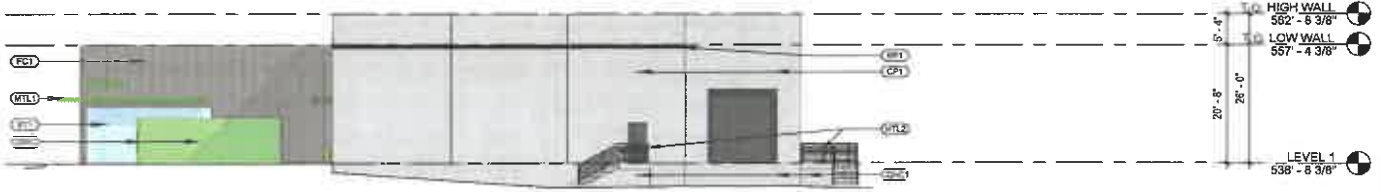
8021 Olive Boulevard
University City, Missouri 63130

CUP1
2024.12.23

EXTERIOR MATERIAL LEGEND			
CONC1	CAST-IN-PLACE CONCRETE MFR: N/A COLOR: NATURAL	FC1	FIBER CEMENT SIDING MFR: NICHUSA OR SIMILAR PRODUCT: TBD
CONC2	CAST-IN-PLACE CONCRETE MFR: N/A COLOR: GREEN (EXACT COLOR TBD)	MTL3	PRE-FABRICATED METAL AWNING MFR: LAWRENCE FABRIC OR EQ. PRODUCT:
CP1	CONCRETE TILT-UP PANELS MFR: N/A COLOR: NATURAL / LIGHT GREY	MTL2	METAL HANDRAILS AND GUARDRAILS MFR: PRODUCT: CUSTOM
BR1	BRICK INLAY MFR: TBD COLOR: CHARCOAL / DARK GREY	ST1	STOREFRONT MFR: EFOD OR EQ. PRODUCT: TBD



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2 EAST ELEVATION
1/16" = 1'-0"



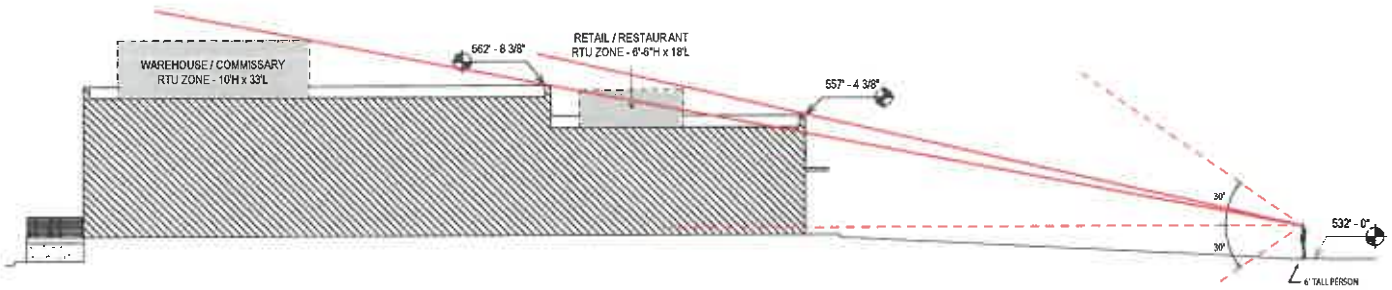
1 SOUTH ELEVATION
1/16" = 1'-0"

C17 Commissary
8021 Olive Boulevard
University City, Missouri 63130

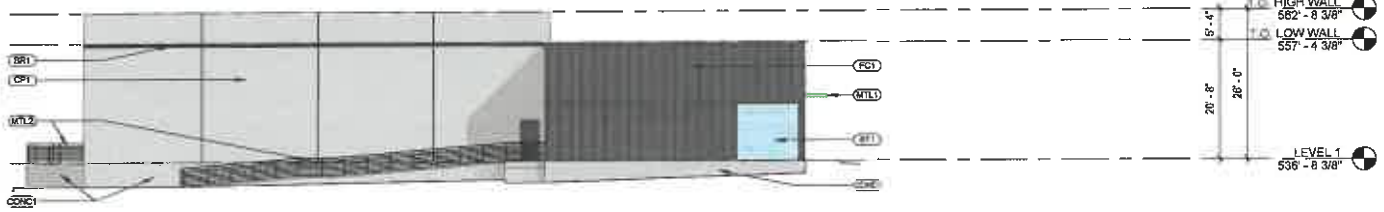
CUP2
2024.12.23



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3 MASSING SECTION - RTU ZONES
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

C17 Commissary
8021 Olive Boulevard
University City, Missouri 63130

CUP3
2024.12.23

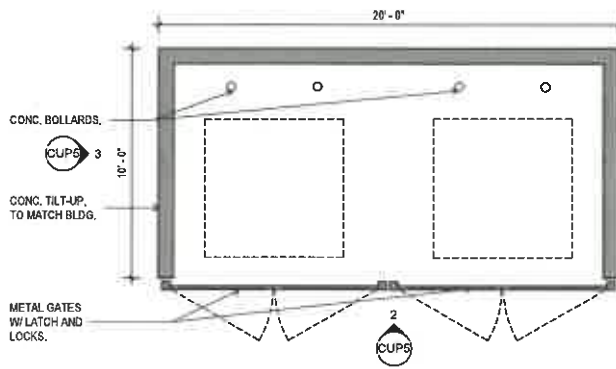


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C17 Commissary
8021 Olive Boulevard
University City, Missouri 63130

CUP5
12/29/2024

NOTE: METAL GATE DETAIL SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN SUBJECT TO MODIFICATIONS BY GATE SUBCONTRACTOR.



1 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



Department of Planning and Development

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

INTERDEPARTMENTAL REVIEW AND COMMENT FORM

TO: Department Directors
 FROM: Mary Kennedy, Senior Planner
 DATE: January 6, 2025
 CASE NUMBER: SPR-25-02
 PROJECT ADDRESS: 8021 Olive Boulevard
 PROJECT DESCRIPTION: New 17,000 square foot commercial building – 13,275 square feet of commissary kitchen/food storage, 3,500 square feet of restaurant/retail space
 APPLICATION TYPE: Site Plan Review (SPR)

The attached application was received by the Department of Planning & Development and will be scheduled soon (hopefully late January or early February) for City Council’s consideration.

Please review the submittal, complete the form below, and return to me by **Tuesday, January 21, 2025**. Thank you!

Drawings can be found here: <U:\Plan Review\SPR-25-02 8021 Olive>

Name: Deputy Chief Fred Kramer Fire Marshal _____
 Department: Fire Department _____

- I have no comments on the above referenced matter.
- The following are my comments on the above referenced matter.

All Submittals to the Fire Marshal’s office shall be electronic/PDF stamped by Missouri registered design professional
 Site plan shall include Fire Hydrant Locations (existing and New) max distance from FDC to nearest hydrant is 100 feet.
 Digital plans, to scale, showing site development, landscaping, building (s) and Fire Dept. apparatus movements on the plot. Contact Fire Marshal’s office for Apparatus dimensions.
 Site plan shall show underground mains.
 Lot elevations



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

NUMBER: <i>For City Clerk Use</i>	CM20250127-04
--------------------------------------	----------------------

SUBJECT/TITLE: SPR-25-03 Site Development Plan Approval for 6262 Olive Boulevard.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development / Ward 2	
AGENDA SECTION:	City Manager Report	CAN ITEM BE RESCHEDULED?	yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: Site Plan Review approval for an exempt institution and the rebuilding and expansion of an existing parking lot. The property is owned by Washington University.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The applicant is seeking Site Plan Review approval for two reasons: 1. The owner, Washington University, is considered an exempt institution and according to §400.2595, exempt institutions are required to obtain site plan approval prior to occupying any real property in University City. 2. The existing parking lot is proposed to be expanded and the existing parking lot rebuilt, which meets the definition of "development," according to Article II of the zoning code and is therefore required to obtain site plan approval according to §400.2590.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached is the Staff Report, which includes the SPR Application as well as the associated plans for the project.			
LIST CITY COUNCIL GOALS (S): Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life and Amenities.			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	January 27, 2025

STAFF REPORT

Meeting Date	January 27, 2025
File Number	SPR-25-03
Council District	2
Location	6262 Olive Boulevard
Applicant	Jeff McGee of St. Louis Design Alliance
Property Owner	Washington University
Request	Site Plan Review approval for an exempt institution and the rebuilding and expansion of an existing parking lot

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

1. Application form
2. Site plans
3. Recorded agreement

Applicant Request

The applicant is seeking Site Plan Review approval for two reasons:

1. The owner, Washington University, is considered an exempt institution and according to §400.2595, exempt institutions are required to obtain site plan approval prior to occupying any real property in University City.
2. The existing parking lot is proposed to be expanded and the existing parking lot rebuilt, which meets the definition of "development," according to Article II of the zoning code and is therefore required to obtain site plan approval according to §400.2590.

Existing Property

The site is currently occupied by one building and one small parking lot. The building will remain and be renovated, and the parking lot will be expanded to wrap around the back of the building.

Background

When the subject property was platted in 1986, a 25-foot landscape buffer was included on the plat, reflecting a requirement of the University Court Urban Renewal Plan. That urban renewal plan has since expired, so the 25-foot landscape buffer is no longer required. The City's current code only requires a 10-foot buffer at the property's south property line where it abuts residentially zoned

property. To address the issue of the original 25-foot buffer requirement being stated on the plat, the current property owner approached the other property owners in the subdivision (Olive-Skinker Business Park Plat 1) to get approval to reduce the buffer to the current code requirement. The other property owners consented and the agreement was recorded and is attached to this staff report.

Figure 1. Aerial view of existing property.



Figure 2. Zoning map of project area and surroundings.



Analysis

Land Use and Zoning

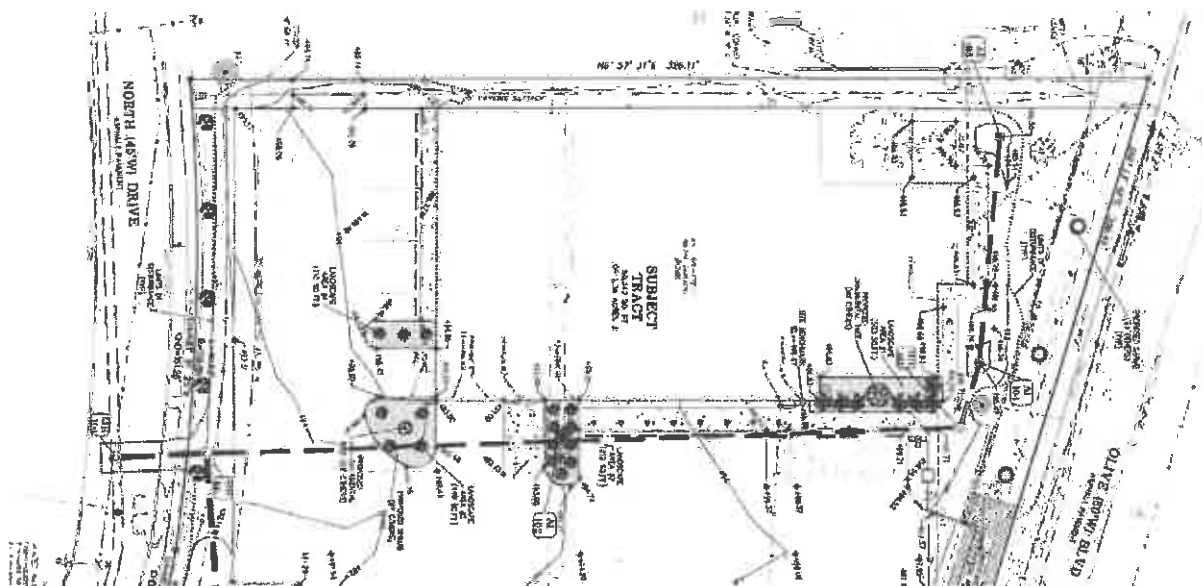
The subject property is currently zoned Industrial Commercial (IC). The proposed use is office and warehouse.

Table 1. Surrounding Zoning & Land Use

North	Industrial Commercial (IC)	Window manufacturer, office, and storage
East	Industrial Commercial (IC)	Dry ice manufacturer
South	High Density Residential (HR)	Four-family dwellings
West	Industrial Commercial (IC)	Office and storage

Landscaping and Screening

The submitted landscaping plan satisfies all requirements. A 10-foot landscape buffer is required at the south property line because the subject property, which is non-residential, abuts residentially zoned property. This buffer is provided in the proposed plans, and several trees will be planted in the rear landscape buffer. Shrubs and trees will be planted in and around the parking lot, meeting the parking lot landscaping requirements.



Off-Street Parking and Loading Requirements

The existing parking lot will be repaved, restriped, and expanded around the south side of the building to increase the number of parking spaces. The existing lot contains 30 parking spaces and will be expanded to add 30 more spaces, so there will be 60 spaces total. This exceeds the minimum off-street parking and loading requirements.

Site Coverage

Impervious site coverage is being increased from 53.9% to 67.5% due to the expansion of the parking

lot. This is below the maximum allowed 70%.

Dimensional Regulations

No changes to the building dimensions are proposed. The expanded parking lot will wrap around the building, but the 10-foot landscape buffer will remain. The proposed rebuilt parking lot will retain the required setbacks from side property lines.

Circulation and Access

Access to the site is limited to one curb cut on Olive Boulevard. No changes to the site access or circulation are proposed.

Comprehensive Plan

The Future Land Use and Character map defines this parcel as an Innovation District. Warehousing and office are primary uses of the Innovation District land use.

Review Criteria (§400.2630(B))

In determining whether the evidence supports the conclusions required by Section [400.2630](#) of this Chapter, the Council shall consider the review criteria established as follows:

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 [400.2720](#) 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; and
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 are not necessarily 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 of 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 (§400.2630(A))

In conducting its review, the Council shall consider the staff report on the site plan and document findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed site plan review:

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; and
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

City Council. Section 400.2640 of the zoning code requires that Site Plan Review applications be reviewed by the City Council. The Council has the authority to approve, disapprove, or conditionally approve the site plan, imposing conditions and restrictions.

Staff Recommendation

Staff recommends approval of the site plan for 6262 Olive Boulevard.



Department of Planning & Development

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

APPLICATION FOR SITE PLAN REVIEW FOR: 6262 OLIVE BLVD, UNIVERSITY CITY, MO 63130
Address / Location / Site of Building

1. Zoning District (Check one):

CC GC HR HRO IC LC LR MR PA PD SR

2. State proposed use: F-1, S-1, AND B (NON SEPARATED MIXED USE)

3. Describe existing premises: A 15,555sf metal building on a 1.36 acre site with a parking lot with access off of Olive Blvd only.

4. Describe proposed construction (please attach additional narrative): Interior renovation of existing building, rebuilding/expansion of existing parking lot

5. Applicant's name, address, phone number, email: Jeff McGee (Architect) jeffreymcgee@stlda.com 314-863-1313 x309
5897 Delmar Blvd., St. Louis, MO 63112

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

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

7. Owner's name, address, phone number, email (if other than applicant): John Frey john_frey@wustl.edu 314-935-9515
621 N Skinker Pkwy, St. Louis, MO 63130

8. Check type of authorization(s) required:

- New Development:** This does not include single or two-family dwellings. *(City Council approval required.)*
- Substantial Addition:** Additions to buildings, or new accessory buildings, when 1) the addition or new accessory building is greater than 25% of the existing principal building; 2) the addition or new accessory building exceeds 1,000 square feet in gross floor area; 3) new curb cuts are required; or 4) when such new construction reduces existing parking or significantly modifies existing on-site circulation (this does not include single or two-family dwellings). *(City Council approval required.)*
- Canopies:** Canopies constructed over existing walkways, loading docks, or pump islands, where such new construction reduces existing parking or significantly modifies existing on-site circulation. *(City Council approval required.)*
- Tax Exemption:** Person, association, corporation, religious institution, charity or foundation that has been designated by any governmental entity as exempt from payment of any tax levied by the city seeking to purchase or occupy real property in University City per Municipal Code 400.2595. *(City Council approval required.)*
- Amendment:** Amendment to any of the above *(City Council approval required.)*
- Olive Boulevard Design Guideline Review** *(Administrative review required.)*
- Administrative review for Zoning compliance** (for other construction activity that does not meet the above-referenced criteria):

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

12/23/2024
Date


Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: _____ Application first received of _____
Application fee in the amount of \$ _____ Receipt # _____

A CONSTRUCTION PLANS FOR 6262 OLIVE BOULEVARD A TRACT OF LAND BEING LOT 5 AND THE EAST 10 FEET OF LOT 6 OF OLIVE-SKINKER BUSINESS PARK PLAT 1, P.B.252, PG. 4, U.S. SURVEY 378, TOWNSHIP 44 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI



DEVELOPMENT LIMITS

1. Side Setback: 20' from 6262 Olive to parking strip on west side of site.
2. Corner Setback: 25' from 6262 Olive to parking strip on north side of site.
3. Front Setback: 20' from 6262 Olive to parking strip on north side of site.
4. Front Setback: 20' from 6262 Olive to parking strip on north side of site.

5. Utility Provider: Municipal Utility Commission
6. According to the 1995 Flood Insurance Rate Map, Flood Zone AE, this development is located in Zone A, which is a moderate to high risk of flooding.

7. The proposed development shall not include any structures of greater than 10' in height, except as otherwise specifically indicated.
8. The proposed development shall not include any structures of greater than 10' in height, except as otherwise specifically indicated.
9. For the Olive-Sinker Business Park, the 10' height limit shall apply to all structures on the site, except for the following: a) the proposed development shall not include any structures of greater than 10' in height, except as otherwise specifically indicated.

SITE INFORMATION

The project was prepared with the use of Global Positioning System (GPS) equipment and the use of a Certified Surveying Instrument (CSI) as part of the National Oceanic and Atmospheric Administration (NOAA) datum. The site was surveyed with the use of a GPS receiver and a total station. The site is located on the east side of the intersection of Olive Boulevard and Skinker Boulevard. The site is bounded by 6262 Olive Boulevard to the north, 6264 Olive Boulevard to the south, and Skinker Boulevard to the west. The site is bounded by 6262 Olive Boulevard to the north, 6264 Olive Boulevard to the south, and Skinker Boulevard to the west.

EXISTING UTILITIES

The site contains several existing utilities, including water, sewer, gas, and electric. The water main is located approximately 10 feet east of the site. The sewer main is located approximately 10 feet west of the site. The gas main is located approximately 10 feet east of the site. The electric main is located approximately 10 feet west of the site. The site is also served by a 20-foot wide utility easement on the west side of the site.

PROJECT DESCRIPTION

The project consists of the construction of a four-story office building, approximately 100,000 square feet in area. The building will be constructed on the east side of the intersection of Olive Boulevard and Skinker Boulevard. The building will be a four-story office building, approximately 100,000 square feet in area. The building will be a four-story office building, approximately 100,000 square feet in area.

Item	Description	Area	Volume
1	ASBUL	10,000	10,000
2	ASBUL	10,000	10,000
3	ASBUL	10,000	10,000
4	ASBUL	10,000	10,000
5	ASBUL	10,000	10,000
6	ASBUL	10,000	10,000
7	ASBUL	10,000	10,000
8	ASBUL	10,000	10,000
9	ASBUL	10,000	10,000
10	ASBUL	10,000	10,000

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6	ASBUL	10,000	10,000
7	ASBUL	10,000	10,000
8	ASBUL	10,000	10,000
9	ASBUL	10,000	10,000
10	ASBUL	10,000	10,000



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AS	ASBESTOS	AS	ASBESTOS	AS	ASBESTOS
B	BUILDING	B	BUILDING	B	BUILDING
C	CONCRETE	C	CONCRETE	C	CONCRETE
D	DRAINAGE	D	DRAINAGE	D	DRAINAGE
E	ELECTRICAL	E	ELECTRICAL	E	ELECTRICAL
F	FLOOR	F	FLOOR	F	FLOOR
G	GAS	G	GAS	G	GAS
H	HIGHWAY	H	HIGHWAY	H	HIGHWAY
I	IRRIGATION	I	IRRIGATION	I	IRRIGATION
J	JACK	J	JACK	J	JACK
K	KITCHEN	K	KITCHEN	K	KITCHEN
L	LANDSCAPE	L	LANDSCAPE	L	LANDSCAPE
M	MATERIAL	M	MATERIAL	M	MATERIAL
N	NATURAL	N	NATURAL	N	NATURAL
O	OIL	O	OIL	O	OIL
P	PARKING	P	PARKING	P	PARKING
Q	QUAD	Q	QUAD	Q	QUAD
R	RANGE	R	RANGE	R	RANGE
S	SURVEY	S	SURVEY	S	SURVEY
T	TERRACE	T	TERRACE	T	TERRACE
U	UTILITY	U	UTILITY	U	UTILITY
V	VISIBILITY	V	VISIBILITY	V	VISIBILITY
W	WATER	W	WATER	W	WATER
X	WIND	X	WIND	X	WIND
Y	YARD	Y	YARD	Y	YARD
Z	ZONING	Z	ZONING	Z	ZONING

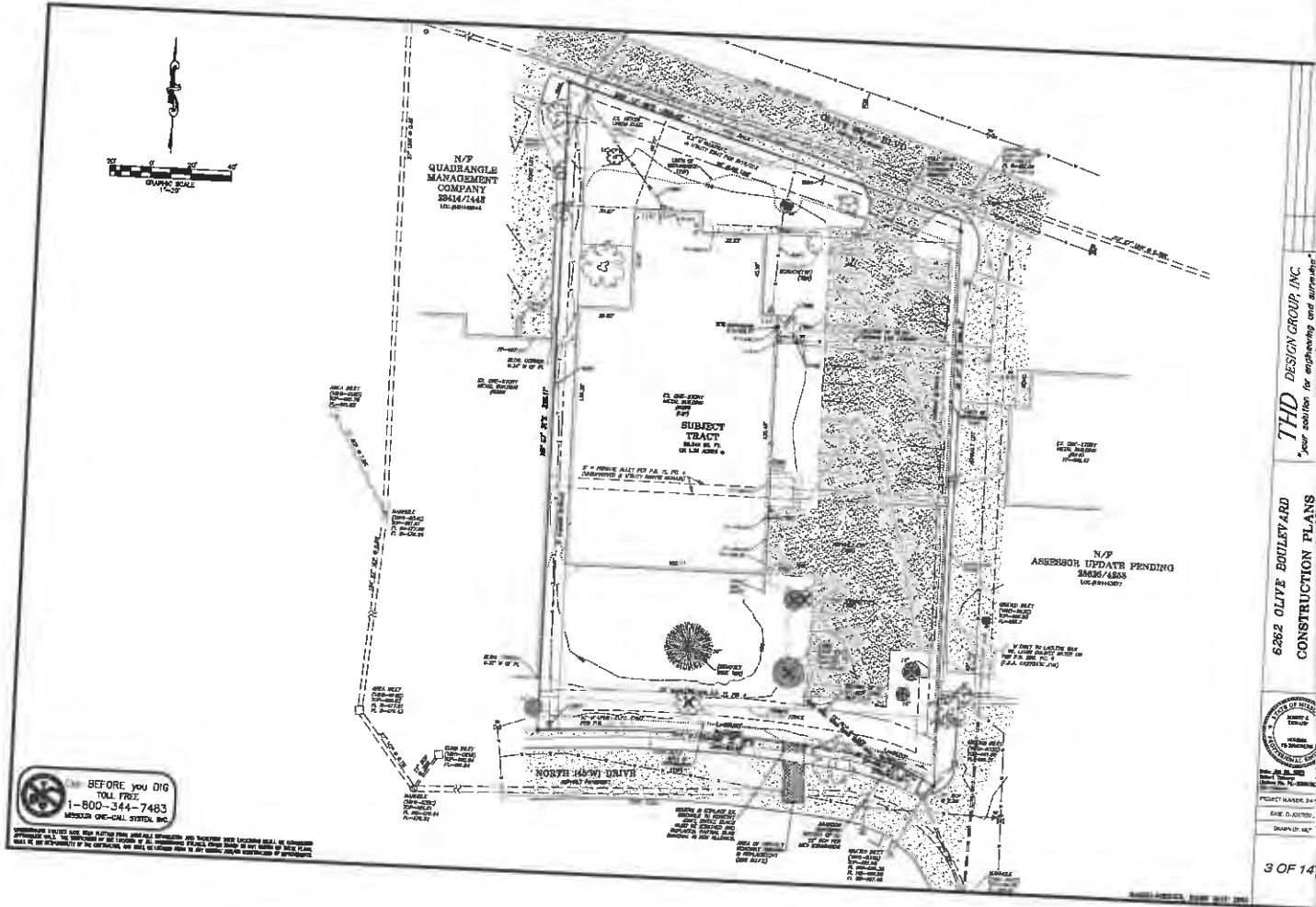
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BUILDING	BUILDING	BUILDING	BUILDING
CONCRETE	CONCRETE	CONCRETE	CONCRETE
DRAINAGE	DRAINAGE	DRAINAGE	DRAINAGE
ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
FLOOR	FLOOR	FLOOR	FLOOR
GAS	GAS	GAS	GAS
HIGHWAY	HIGHWAY	HIGHWAY	HIGHWAY
IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
JACK	JACK	JACK	JACK
KITCHEN	KITCHEN	KITCHEN	KITCHEN
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
MATERIAL	MATERIAL	MATERIAL	MATERIAL
NATURAL	NATURAL	NATURAL	NATURAL
OIL	OIL	OIL	OIL
PARKING	PARKING	PARKING	PARKING
QUAD	QUAD	QUAD	QUAD
RANGE	RANGE	RANGE	RANGE
SURVEY	SURVEY	SURVEY	SURVEY
TERRACE	TERRACE	TERRACE	TERRACE
UTILITY	UTILITY	UTILITY	UTILITY
VISIBILITY	VISIBILITY	VISIBILITY	VISIBILITY
WATER	WATER	WATER	WATER
WIND	WIND	WIND	WIND
YARD	YARD	YARD	YARD
ZONING	ZONING	ZONING	ZONING

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DATE: 8-1-2017
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1 OF 14



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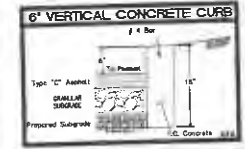
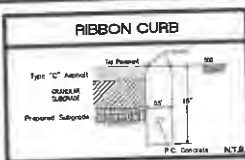
6282 OLIVE BOULEVARD
CONSTRUCTION PLANS



PROJECT NUMBER: 247
 DATE: 01/20/01
 DRAWN BY: HLT

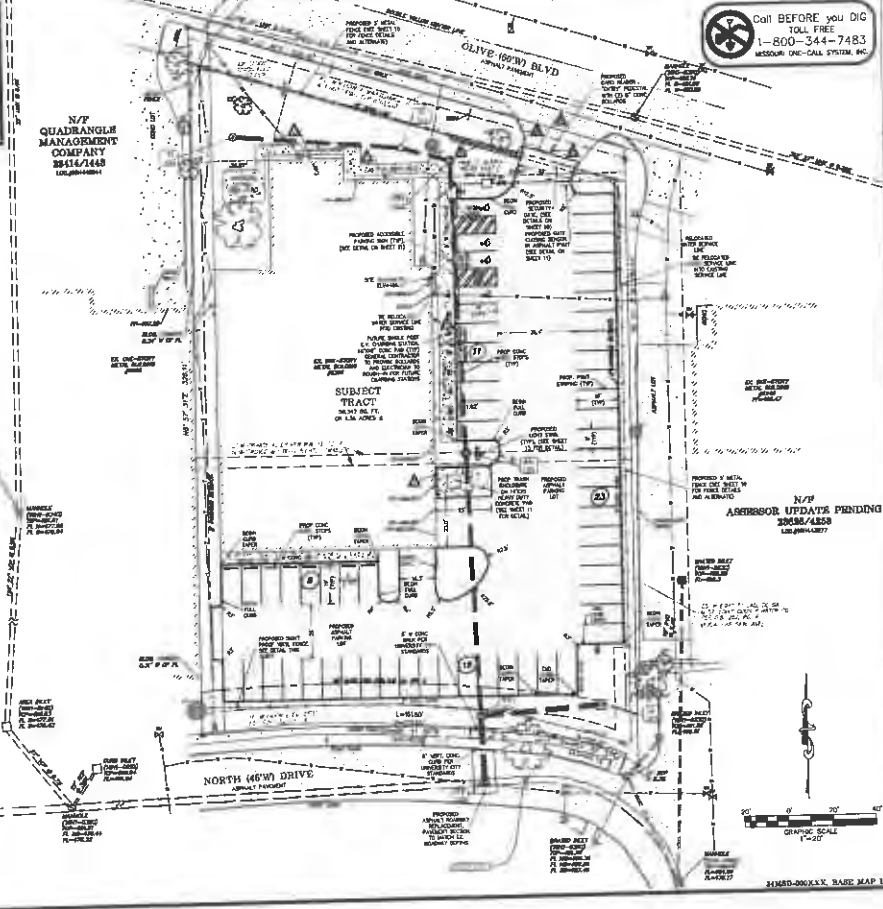
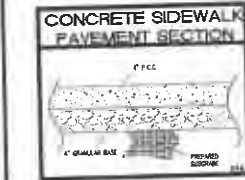
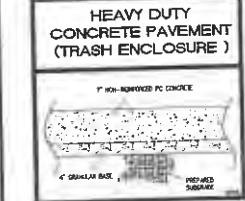
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KEYED NOTES

- ▲ CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPACING OF ALL STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS.
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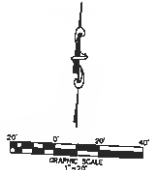


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6862 OLIVE BOULEVARD
CONSTRUCTION PLANS
SITE DEVELOPMENT PLAN



PROJECT NO. 24-000-001
DATE: 01/2018
SCALE: AS SHOWN

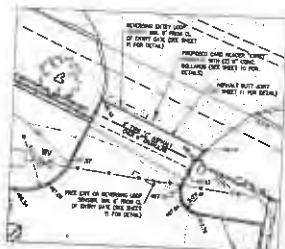


EARTHWORK QUANTITIES

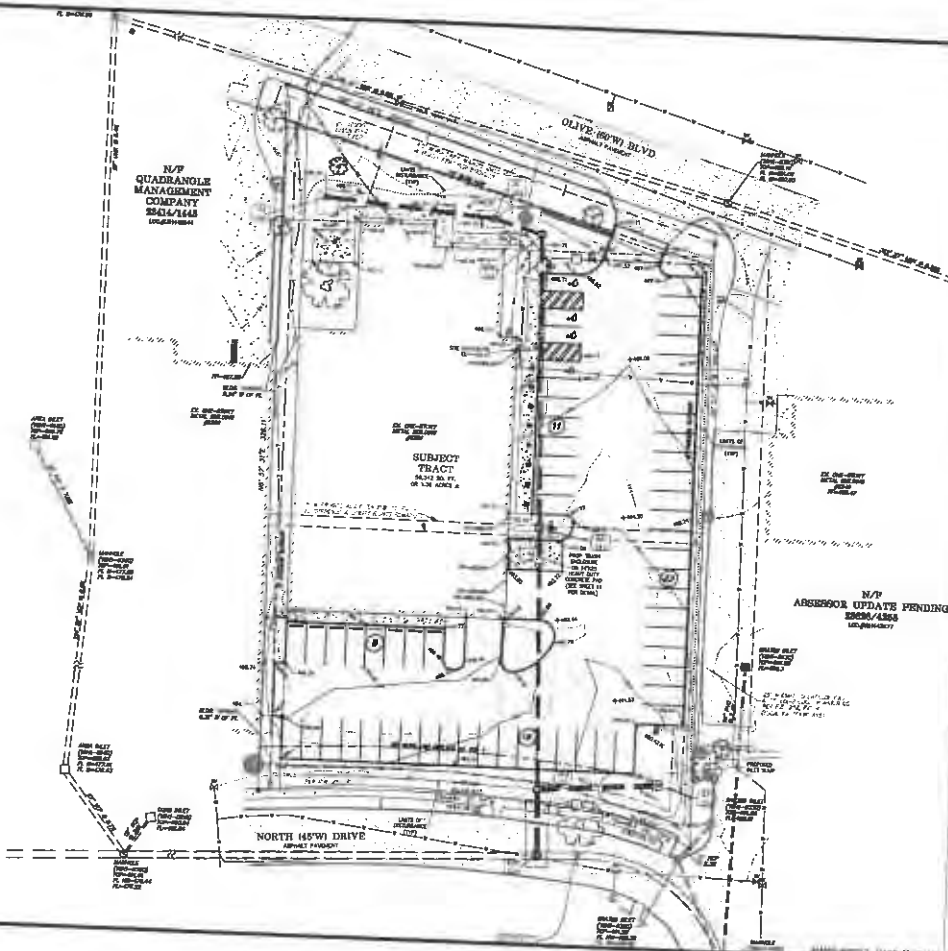
CUT: 100
 FILL: 100
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General notes

1. All proposed and existing elevations shown are to top of proposed structure unless otherwise noted.
2. No grades shall be shown on the drawings unless they represent the best available information, including the best available ground.



ENTRANCE WARPING DETAIL




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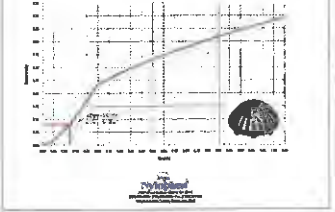
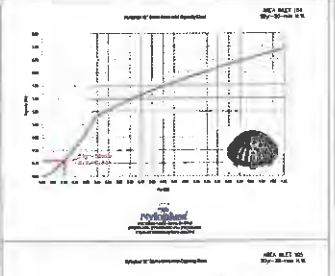
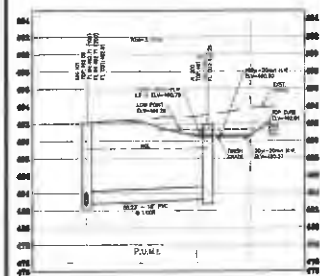
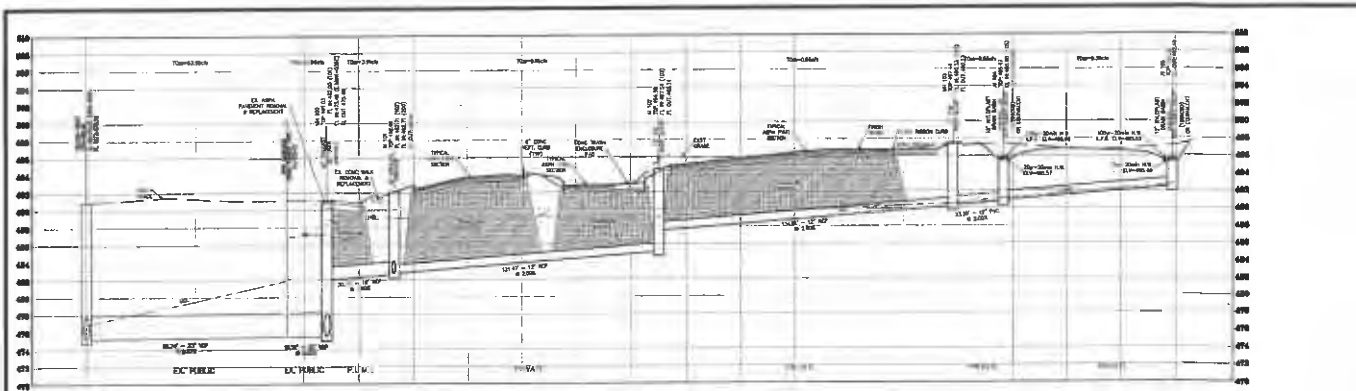
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6262 OLIVE BOULEVARD
CONSTRUCTION PLANS
 GRADING PLAN



PROJECT NO. 04-02-1
 DATE OF ISSUE: 04/02/04
 DRAWN BY: JEP



Station	Pipe Size (in)	Material	Length (ft)	Inlet Elev (ft)	Outlet Elev (ft)	Slope (%)	Flow (cfs)	Velocity (ft/s)	Time (min)
1	36	HDPE	100	495.00	494.00	1.00	1.50	1.50	1.00
2	36	HDPE	100	494.00	493.00	1.00	1.50	1.50	1.00
3	36	HDPE	100	493.00	492.00	1.00	1.50	1.50	1.00
4	36	HDPE	100	492.00	491.00	1.00	1.50	1.50	1.00
5	36	HDPE	100	491.00	490.00	1.00	1.50	1.50	1.00
6	36	HDPE	100	490.00	489.00	1.00	1.50	1.50	1.00
7	36	HDPE	100	489.00	488.00	1.00	1.50	1.50	1.00
8	36	HDPE	100	488.00	487.00	1.00	1.50	1.50	1.00
9	36	HDPE	100	487.00	486.00	1.00	1.50	1.50	1.00
10	36	HDPE	100	486.00	485.00	1.00	1.50	1.50	1.00

Manhole - Low Flow Method Criteria

H₁ = 2.0 ft
 H₂ = 2.0 ft
 L = 3.0 ft
 D = 0.27 (200-yr, 25-mile/hr)

Manhole - Low Flow Method Criteria

H₁ = 2.0 ft
 H₂ = 2.0 ft
 L = 3.0 ft
 D = 0.27 (200-yr, 25-mile/hr)

Manhole - Low Flow Method Criteria

H₁ = 2.0 ft
 H₂ = 2.0 ft
 L = 3.0 ft
 D = 0.27 (200-yr, 25-mile/hr)

SCALE:
 VERT. 1" = 4'
 HORIZ. 1" = 40'

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6262 OLIVE BOULEVARD
CONSTRUCTION PLANS
 STORM SEWER PROFILE

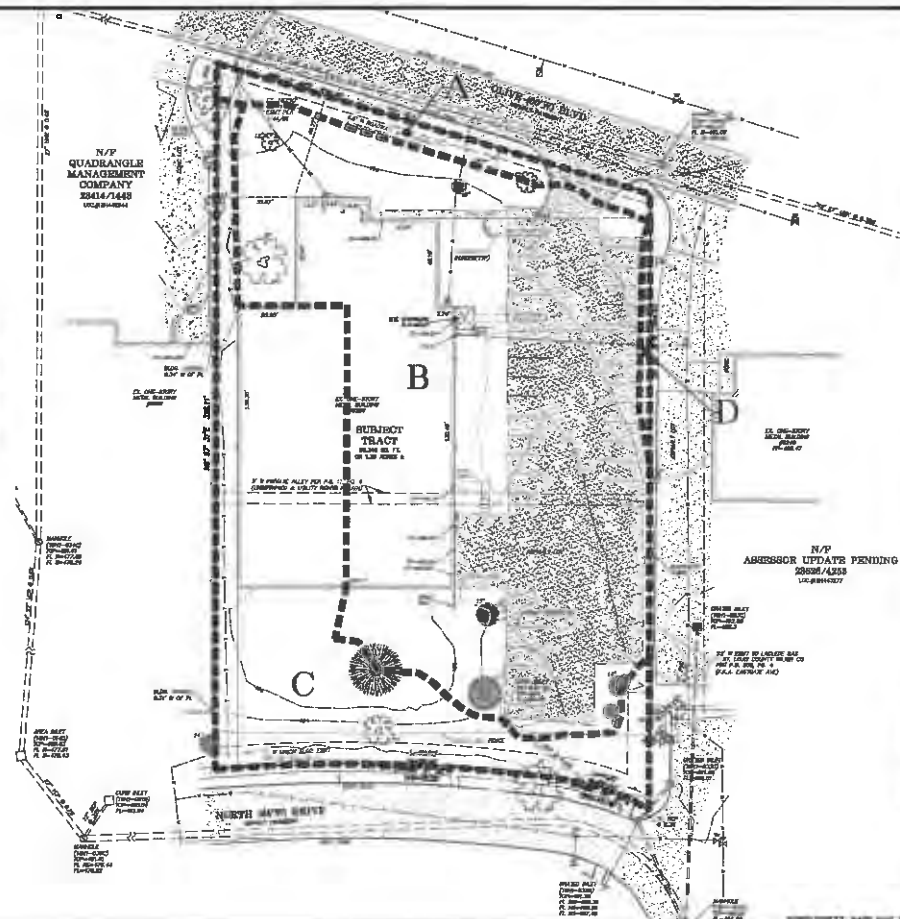


84480-000XXX, BASE MAP 10E



Discharge Location	Area (sq. ft.)	Runoff Coefficient	Runoff Volume (cu. ft.)
Office Bldg	130	0.35	4.55
Private Annexes	4,100	0.35	1,435
South Property Line	1,300	0.35	457.5
East Property Line	1,300	0.35	457.5
Total	3,830	0.35	1,350

*Runoff volume shown above is calculated using the rational method, time of concentration is 20 min., with rainfall intensity for the 20 year return event.



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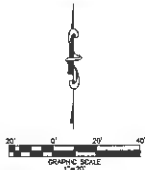
**6262 OLIVE BOULEVARD
 CONSTRUCTION PLANS
 EXISTING DRAINAGE AREA MAP**



PROJECT NUMBER: 24-02-03
 DATE: 04/27/07
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 MESSAGE ONE-CALL SYSTEM, INC.

CONSTRUCTION PLANS HAVE BEEN PREPARED FROM SURVEY DATA AND MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



DA	Flow	P.A.	BLVD	Discharge Location
				0.100 Olive Blvd
				3.370 Forest Ave/Blvd
				3.980 South Property Line
				0.040 East Property Line

*Inflow volume shown above is calculated using the rational method, time of concentration is 20min, with runoff coefficient for the 30 year rain event.

Area (Square Feet)	Total	Discharge Location
1,330	0.055	0.130 Olive Blvd & East Property Line
3,394	0.140	AJ 300
1,130	0.047	South Property Line
114	0.005	AJ 300
114	0.005	AJ 300

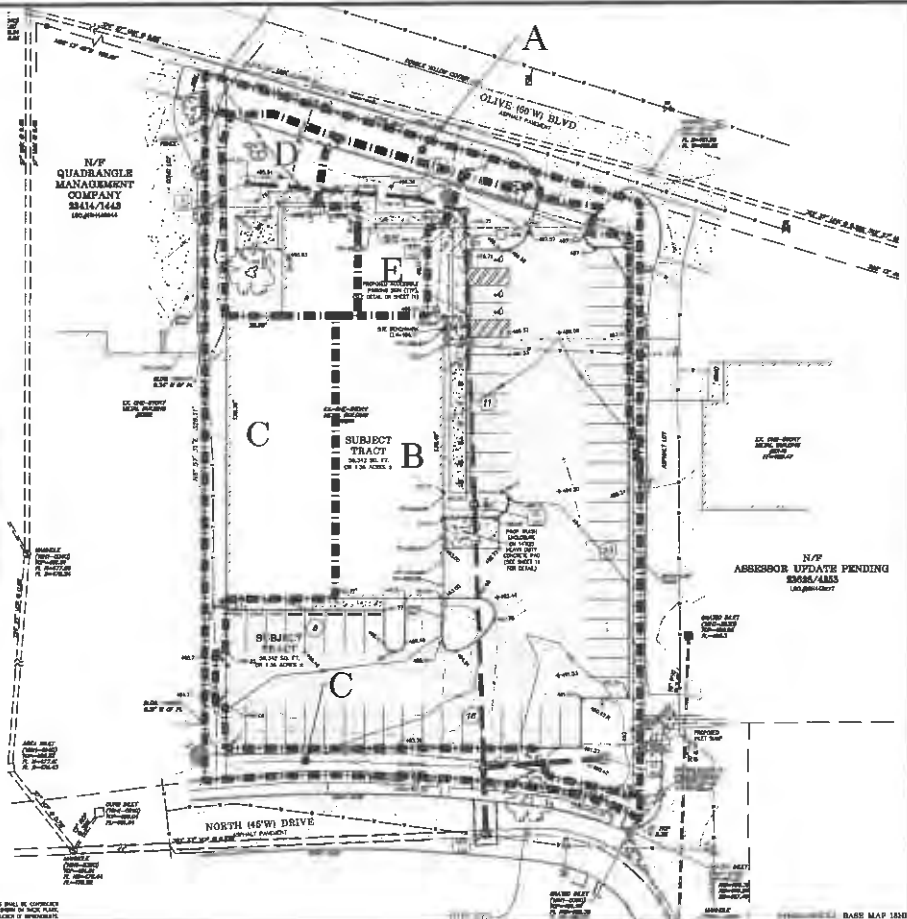
*Inflow volume shown above is calculated using the rational method, time of concentration is 20min, with runoff coefficient for the 30 year rain event.

DISCHARGE AREA (SQUARE FEET)	INFLUENCE POINT (MINUTES)	TIME (MIN)
1,330	0.130	0.130
3,394	0.140	0.140
1,130	0.047	0.047
114	0.005	0.005
114	0.005	0.005

DISCHARGE AREA (ACRES)	INFLUENCE POINT (MINUTES)	TIME (MIN)
0.038	0.130	0.130
0.078	0.140	0.140
0.026	0.047	0.047
0.003	0.005	0.005
0.003	0.005	0.005

DISCHARGE AREA (ACRES)	INFLUENCE POINT (MINUTES)	TIME (MIN)
0.038	0.130	0.130
0.078	0.140	0.140
0.026	0.047	0.047
0.003	0.005	0.005
0.003	0.005	0.005

DISCHARGE AREA (ACRES)	INFLUENCE POINT (MINUTES)	TIME (MIN)
0.038	0.130	0.130
0.078	0.140	0.140
0.026	0.047	0.047
0.003	0.005	0.005
0.003	0.005	0.005

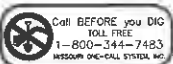


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6262 OLIVE BOULEVARD
CONSTRUCTION PLANS
 PROPOSED DRAINAGE AREA MAP



Date: 08.08.2012
 Project No: TC-2012-0010
 Project Name: 6262 Olive Blvd
 Date Revised: 08/08/12
 Drawn By: JAC



PLANS HAVE BEEN PLOTTED FROM AVERAGE MEASUREMENTS AND THEREFORE, FIELD LOCATIONS SHALL BE CORRECTED TO MATCH THE PLANS. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS SHALL BE SOLELY HIS OWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

BASIS MAP 1510

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6262 OLIVE BOULEVARD
 CONSTRUCTION PLANS
 LANDSCAPE PLAN



PROJECT NAME: 643015
 DATE: 01/08/2017
 DRAWING NO: 10 OF 14

10 OF 14

LANDSCAPE NOTES:

- All proposed landscaping shall meet the requirements of the City of University City as mandated in Article 10 of the City Charter, and the City of University City.
- The proposed landscaping shall meet the requirements of the City of University City as mandated in Article 10 of the City Charter, and the City of University City.
- Landscaping Requirements:

Planting shall be done in accordance with the following:

- One (1) mature tree and four (4) shrubs shall be planted for every 1,000 sq. ft. of landscape area. The minimum size of any tree shall be 4" dbh and the minimum size of any shrub shall be 4" dbh. There shall be no trees or shrubs that are not native to the area. The minimum size of any tree shall be 4" dbh and the minimum size of any shrub shall be 4" dbh.
- Planting shall be done in accordance with the following:
- A minimum of 10% of the total number of trees may be replaced with shrubs. The minimum size of any shrub shall be 4" dbh.
- The required number of trees and shrubs may be reduced by up to 50% if the site is located in an area that is designated as a "Special Use Area" or "Special Use District" by the City of University City. The minimum size of any tree shall be 4" dbh and the minimum size of any shrub shall be 4" dbh.
- In landscape areas of 10,000 sq. ft. or more, the minimum size of any tree shall be 6" dbh and the minimum size of any shrub shall be 6" dbh.

Interior Planting Area:

- A minimum of 10% of the total number of trees and shrubs shall be planted in the interior planting area. The minimum size of any tree shall be 4" dbh and the minimum size of any shrub shall be 4" dbh.
- In landscape areas of 10,000 sq. ft. or more, the minimum size of any tree shall be 6" dbh and the minimum size of any shrub shall be 6" dbh.
- A minimum of 10% of the total number of trees and shrubs shall be planted in the interior planting area. The minimum size of any tree shall be 4" dbh and the minimum size of any shrub shall be 4" dbh.

Landscaping Requirements:

- The installation and maintenance of landscaping shall be in accordance with the following:
- Landscaping shall be installed in accordance with the following:

Landscaping Schedule:

Planting shall be done in accordance with the following:

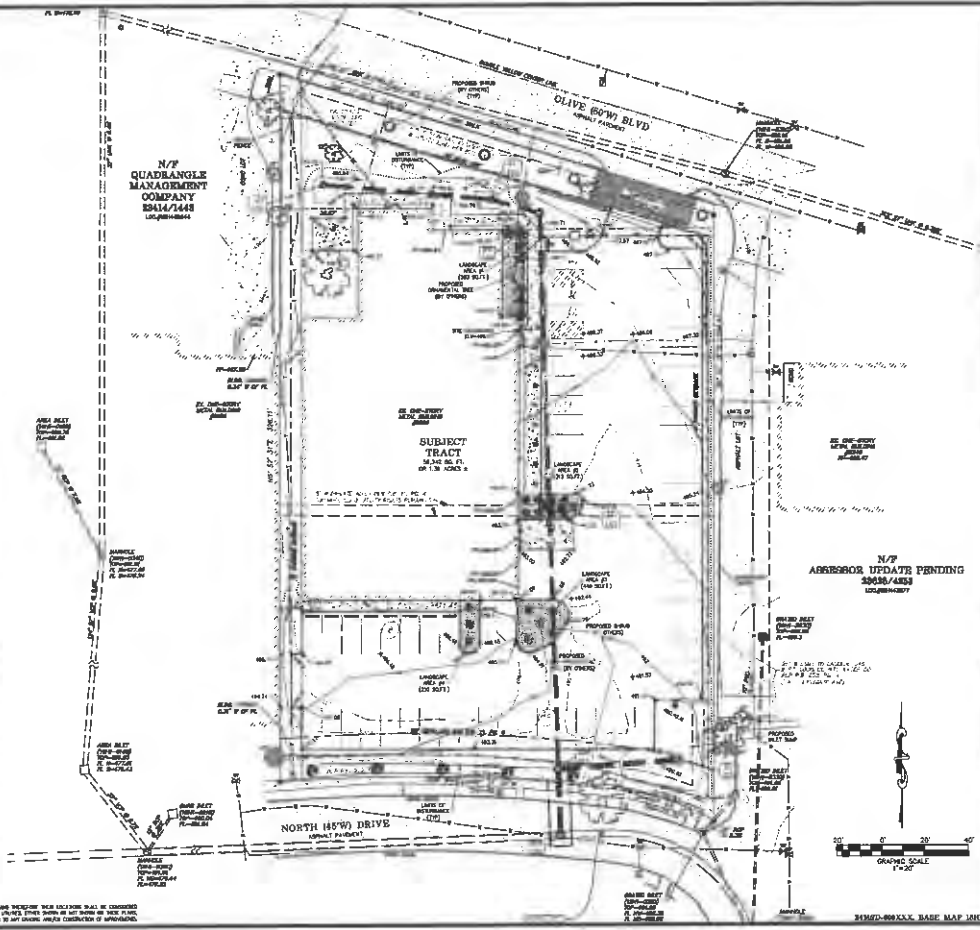
Number of trees and shrubs to be planted in the interior planting area shall be as follows:

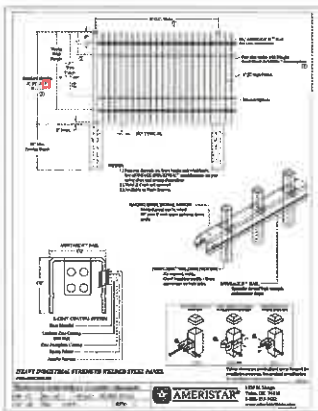
Number of trees and shrubs to be planted in the exterior planting area shall be as follows:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	PAWPAW	CORNUS FLORIDA	2 1/2"	1
	GLOSSY ABELIA	ABELIA X GRANDIFLORA	3/4" TALL	10
	PINK ASALEA	ERODEGONDRON	3/4" TALL	10
	EMERALD DOGWOOD OAK	QUERCUS ROBUR	1 1/2"	1
	BOXWOOD	BUXUS	3/4" TALL	10
	EASTERN REDBUD	CERIS CANADENSIS	2 1/2"	1

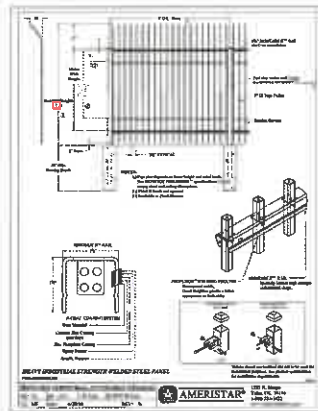
Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MICHIGAN ONE-CALL SYSTEM, INC.

PROPOSED UTILITIES HAVE BEEN PLACED FROM AVAILABLE INFORMATION AND NECESSARY FIELD SURVEYS SHALL BE CONDUCTED PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION. OWNER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

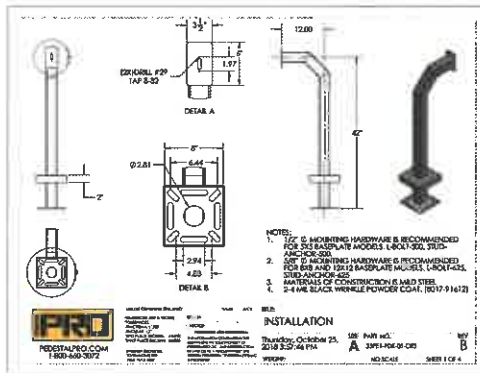




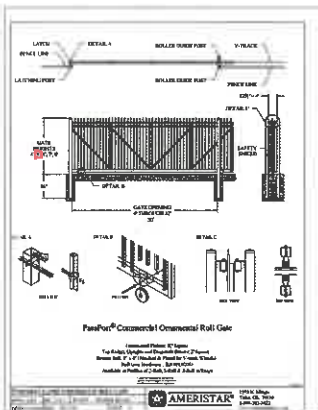
PROPOSED 5' TALL METAL FENCING
(OWNER'S & DESIGNER'S PROPERTY USED)



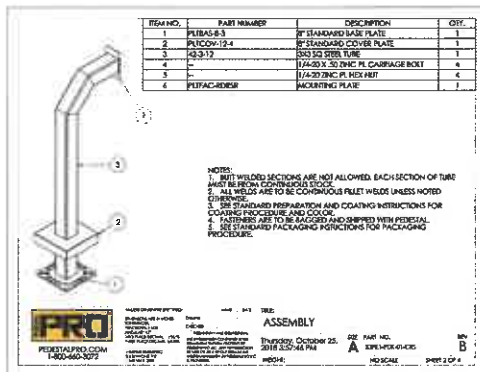
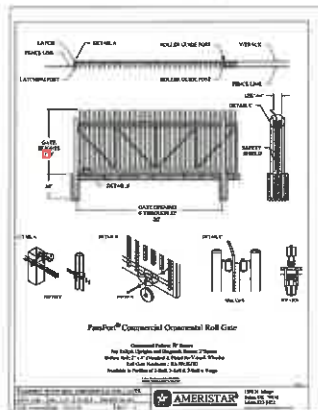
PROPOSED 7' TALL NON-CLIMBING
METAL FENCING "ALTERNATE"
(OWNER'S & DESIGNER'S PROPERTY USED)



PROPOSED 5' TALL SLOPING
ENTRANCE GATE
(OWNER'S & DESIGNER'S PROPERTY USED)



PROPOSED 7' TALL NON-CLIMBING
ENTRANCE GATE "ALTERNATE"
(OWNER'S & DESIGNER'S PROPERTY USED)



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	PLT000-12-4	STANDARD BASE PLATE	1
2	PLT000-12-4	STANDARD COVER PLATE	1
3	43-3-12	3/8" X 3/8" TUBULAR	1
4	1/4-20 X 3/4" PL. HEX NUT	1/4" X 3/8" TUBULAR CARTRIDGE BOLT	4
5	PLT000-12-4	ANCHORING PLATE	1

- NOTES:
1. WELD WELDED SECTIONS ARE NOT ALLOWED. EACH SECTION OF TUBE MUST BE FROM CONTIGUOUS STOCK.
 2. ALL WELDS ARE TO BE CONSPICUOUS PAINT WELDS UNLESS NOTED OTHERWISE.
 3. SEE STANDARD PREPARATION AND COATING INSTRUCTIONS FOR COATING PROCEDURE AND COLOR.
 4. FASTENERS ARE TO BE TIGHTENED AND SHIPPED WITH PEDestal. SEE STANDARD PACKAGING INSTRUCTIONS FOR PACKAGING PROCEDURES.

ASSEMBLY

THURSDAY, OCTOBER 25, 2012 10:48 AM

SCALE: A

DATE: 10/25/12

DESIGNER: J. J. JONES

DRAWN: J. J. JONES

PROJECT: 12-000000

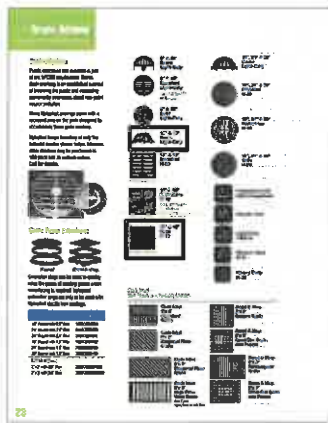
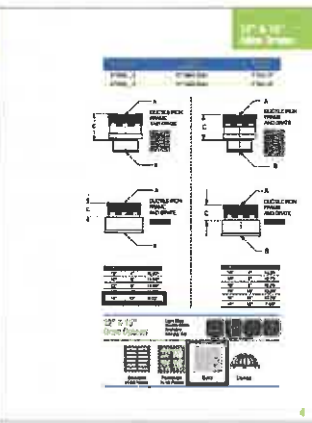
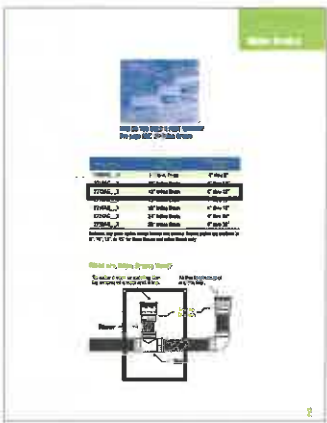
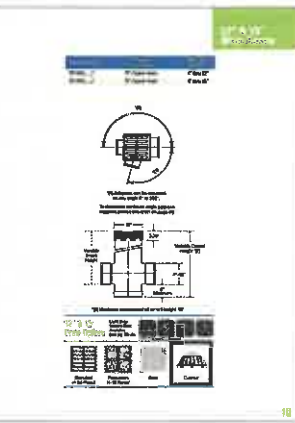
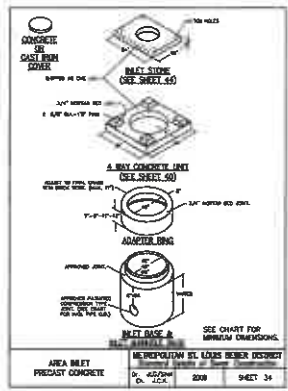
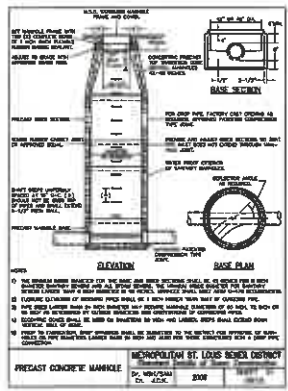
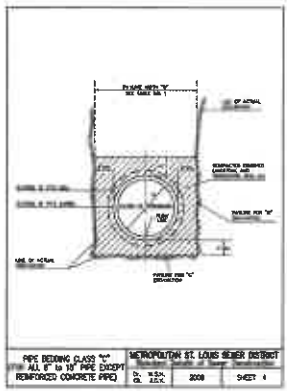
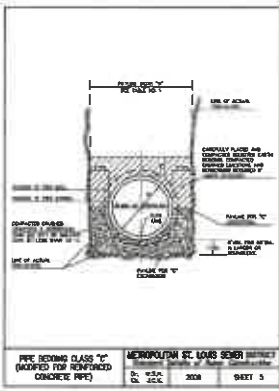
SHEET: 2 OF 4

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6262 OLIVE BOULEVARD
CONSTRUCTION PLANS
CONSTRUCTION DETAILS



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COMMERCIAL ROLL GATE
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St. Louis, MO 63143
Phone: 314.991.1111
Fax: 314.991.1112
www.ameristar.com



**SECTION 1200
MECHANICAL
CONCRETE PARTS**

1201. ROOF

Roofing and waterproofing shall conform to the requirements of the 2015 International Building Code (IBC) and the manufacturer's instructions. The waterproofing shall be applied to the entire roof area and shall be tested in accordance with the manufacturer's instructions.

1202. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

1203. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

470 - Piping 470 - 1

1204. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

1205. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

471 - Piping 471 - 1

1206. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

1207. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

472 - Piping 472 - 1

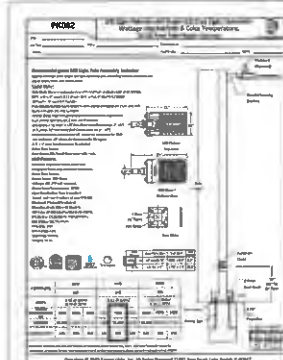
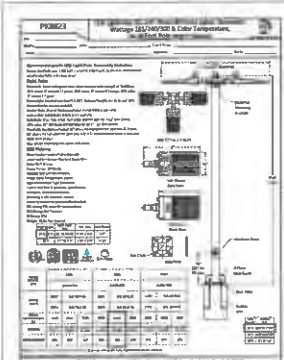
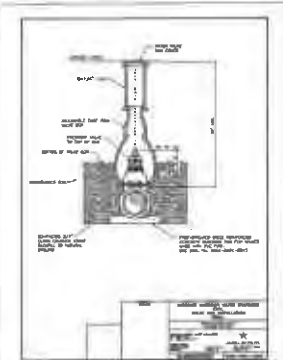
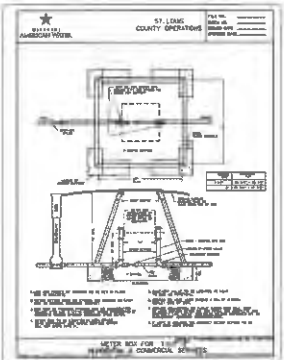
1208. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

1209. MECHANICAL

Roofing shall be installed in accordance with the manufacturer's instructions and shall be tested in accordance with the manufacturer's instructions.

473 - Piping 473 - 1



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 INCORPORATED
 1111 OLIVE BRLEVIARD, SUITE 200
 ST. LOUIS, MISSOURI 63101
 PH: 314.433.8888 FAX: 314.433.8889
 WWW.THDDSG.COM

6282 OLIVE BRLEVIARD
 CONSTRUCTION PLANS
 CONSTRUCTION DETAILS



2024121000267

CERTIFIED-FILED FOR RECORD
12/10/2024 10:21:08AM

Gerald Smith
Recorder of Deeds
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 12
RECORDING FEE: \$54.00

THIS DOCUMENT WAS ERECORDED

Gerald Smith, Recorder of Deeds
ST. LOUIS COUNTY MISSOURI
41 S Central Ave, Clayton, MO 63105

Type of Instrument: AGREEMENT
Grantor: WASHINGTON UNIVERSITY
Grantee:

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 12 pages, (this page inclusive), was filed for record in my office on the 10 day of December 2024 at 10:21 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

MLW
Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

20,546,361

Space above for Recorder's use only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: Encroachment Agreement

DATE OF DOCUMENT: December 4, 2024

GRANTOR(S): The Washington University

Mailing Address: Campus Box 1058
One Brookings Drive
St. Louis, Missouri 63130-4899

GRANTEE(S): Quadrangle Management Company

Mailing Address: Campus Box 1058
One Brookings Drive
St. Louis, Missouri 63130-4899

Unitog Rental Services, Inc.

Mailing Address: 6200 Olive Blvd.
St. Louis, Missouri 63130

LEGAL DESCRIPTION: See Exhibit A attached hereto

REFERENCE BOOK & PAGE: Plat Book 252, Page 4

ENCROACHMENT AGREEMENT

This ENCROACHMENT AGREEMENT (this “**Agreement**”) is entered into this 4th day of December, 2024, by and between THE WASHINGTON UNIVERSITY, a corporation established by Act of the General Assembly of the State of Missouri approved February 22, 1853 and acts amendatory thereto, whose address is One Brookings Drive, Campus Box 1058, St. Louis, Missouri 63130-4899 (the “**University**”), QUADRANGLE MANAGEMENT COMPANY, a Missouri nonprofit corporation, whose address is One Brookings Drive, Campus Box 1058, St. Louis, Missouri 63130-4899 (“**Quadrangle**”) and UNITOG RENTAL SERVICES, INC., whose address is 6200 Olive Boulevard, St. Louis, MO 63130 (“**Cintas**”).

RECITALS

- A. The University owns certain real property as more particularly described in Exhibit A-1 attached hereto and incorporated herein (the “**University Property**”);
- B. Quadrangle owns certain real property as more particularly described in Exhibit A-2 attached hereto and incorporated herein (the “**Quadrangle Property**”);
- C. Cintas owns certain real property as more particularly described in Exhibit A-3 attached hereto and incorporated herein (the “**Cintas Property**”);
- D. The University Property, Quadrangle Property and Cintas Property represent all of the real property situated in the Olive-Skinker Business Park Plat 1 recorded on August 26, 1986, in Plat Book 252, Page 4 of the St. Louis County Records (the “**Plat**”);
- E. The Plat establishes a twenty-five (25) foot landscape yard as shown thereon including along portions of the University Property; and
- F. The University desires to construct, use, repair, maintain and replace a parking lot that will extend approximately five to fifteen feet into the landscape yard (the “**Encroachment**”), as shown on the drawing attached hereto and marked as Exhibit B.

NOW, THEREFORE, in consideration of the premises and the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Quadrangle and Cintas hereby consent to the Encroachment and agree not to commence legal action seeking remedies at law or in equity by reason of the Encroachment.

2. This Agreement shall run with the land and shall be binding on and inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed these presents the date and year first set forth above.

[signatures begin on following page]

[SEAL]

THE WASHINGTON UNIVERSITY

By: *Nichol Luoma*

Name: Nichol Luoma

Title: Executive Vice Chancellor for
Administration & Chief Administrative
Officer

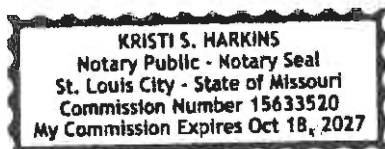
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 4th day of December, 2024, before me appeared Nichol Luoma, to me personally known, who being by me duly sworn, did say that she is the Executive Vice Chancellor for Administration & Chief Administrative Officer of THE WASHINGTON UNIVERSITY, a corporation organized and existing by Act of the General Assembly of the State of Missouri approved February 22, 1853 and acts amendatory thereto, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS 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.

Kristi S. Harkins
Notary Public

My commission expires:
10-18-2027



[signatures continue on following page]

QUADRANGLE MANAGEMENT COMPANY, a
Missouri nonprofit corporation

By: [Signature]
Name: Stephen C. Condrin
Title: Vice President

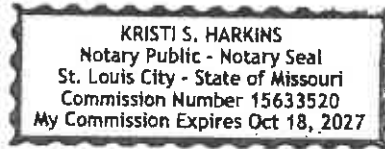
STATE OF MISSOURI)
)
City OF ST. LOUIS)
) SS.

On this 4th day of December, 2024, before me appeared Stephen C. Condrin, to me personally known, who being by me duly sworn, did say that he is the Vice President of Quadrangle Management Company, a Missouri nonprofit corporation, and that said instrument was signed on behalf of said corporation, by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS 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.

[Signature]
Notary Public

My commission expires:
10-18-2027



[signatures continue on following page]

UNITOG RENTAL SERVICES, INC., a Missouri corporation

By: [Signature]
Name: Scot Hair
Title: General Manager

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

On this 4th day of December, 2024, before me appeared Scot Haire, to me personally known, who being by me duly sworn, did say that he is the General Manager of Unitog Rental Services, Inc., a Missouri corporation, and that said instrument was signed on behalf of said corporation, by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS 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.

[Signature]
Notary Public

My commission expires:
10-18-2027

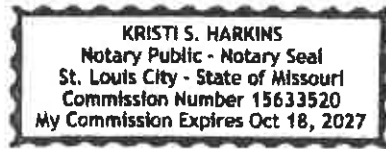


EXHIBIT A-1

UNIVERSITY PROPERTY

Lot 5 and the East 10 feet of Lot 6 of Olive-Skinker Business Park Plat 1, according to the plat thereof recorded in Plat Book 252 page 4 of the St. Louis County Records and more particularly described as follows: Beginning at the Northeast corner of Lot 5 being a point on the South line of Olive Street Road, 60 feet wide; thence along the East line of Lot 5 South 01 degrees 07 minutes 47 seconds West 284.43 feet to the Northern line of North Drive, 45 feet wide; thence Westwardly, along the Northern line of North Drive, along a curve whose radius point bears South 32 degrees 46 minutes 40 seconds West 100.00 feet from the last described point a distance of 41.07 feet to a point of compound curvature; thence Westwardly, along a curve to the left having a radius of 719.85 feet, a distance of 161.60 feet to the intersection of said Northern line of North Drive with a line 10 feet West of and parallel with the East line of Lot 6; thence along the last described line, North 01 degrees 07 minutes 47 seconds East, 326.11 feet to the Southern line of Olive Street Road; thence South 72 degrees 03 minutes 30 seconds East, 208.45 feet, along the South line of Olive Street Road, to the point of beginning.

Being the same property acquired by instrument recorded in Book 15709 page 590.

Address: 6262 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H 442 935

EXHIBIT A-2

QUADRANGLE PROPERTY

Lot 4 of OLIVE-SKINKER BUSINESS PARK, Plat 1, according to the plat thereof recorded in Plat Book 252, Page 4 of the St. Louis County Records. Excepting therefrom that part conveyed to St. Louis County, Missouri according to instrument recorded in Book 9771, Page 946.

Address: 6240 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H 443 277

-and-

Lot 6 of OLIVE-SKINKER BUSINESS PARK, Plat 1, according to the plat thereof recorded in Plat Book 252, Page 4 of the St. Louis County Records. Excepting therefrom the Eastern 10 feet conveyed to University City Redevelopment Corporation by deed recorded in Book 8032, Page 1601.

Address: 6282 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H 442 944

EXHIBIT A-2

QUADRANGLE PROPERTY

Lot 4 of OLIVE-SKINKER BUSINESS PARK, Plat 1, according to the plat thereof recorded in Plat Book 252, Page 4 of the St. Louis County Records. Excepting therefrom that part conveyed to St. Louis County, Missouri according to instrument recorded in Book 9771, Page 946.

Address: 6240 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H 443 277

-and-

Lot 6 of OLIVE-SKINKER BUSINESS PARK, Plat 1, according to the plat thereof recorded in Plat Book 252, Page 4 of the St. Louis County Records. Excepting therefrom the Eastern 10 feet conveyed to University City Redevelopment Corporation by deed recorded in Book 8032, Page 1601.

Address: 6282 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H 442 944

EXHIBIT A-3

CINTAS PROPERTY

Lots 1, 2 and 3 of OLIVE-SKINKER BUSINESS PARK, PLAT 1, as per plat thereof recorded in Plat Book 252 page 4 of the St. Louis County Records. Together with the following described portion lying within the City of St. Louis, Missouri and described as follows:
Part of City Block 3852 of the City of St. Louis Missouri, being that part of Lots 1 and 2 of Olive-Skinker Business Park Plat 1, A Subdivision according to the plat thereof recorded in Plat Book 252 Page 4 of the St. Louis County, Missouri records and being more particularly described as: Beginning at the intersection of the North line of Cabanne Avenue, 40 feet wide, with the Western City Limits North 25 degrees 53 minutes 37 seconds East 318.41 feet to the Western line of Skinker Boulevard (92 feet wide) as shown on said Olive-Skinker Business Park, Plat 1; thence along said Western line of Skinker Boulevard Southwardly along an arc to the right, whose radius point bears North 83 degrees 10 minutes 06 seconds West 155 feet, a distance of 16.77 feet to a point of tangency; and South 13 degrees 01 minutes 50 seconds West 278.63 feet to said Northern line of Cabanne Avenue; Thence along said Northern line of Cabanne Avenue North 88 degrees 48 minutes 30 seconds West 73.35 feet back to the point of beginning.

Address: 6200 & 6212 Olive Boulevard, St. Louis, MO 63130
Locator Number: 18H443035

EXHIBIT B
THE ENCROACHMENT

