



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 24, 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 27, 2025 Study Session Minutes - (2025-2027 Work Plan) and Summer Camp
2. February 10, 2025 Study Session Minutes – Solid Waste Rate Increase and Recommendation
3. February 10, 2025 Regular Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

none

G. SWEARING IN TO BOARDS AND COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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

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

*The public may also submit written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, 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

K. CONSENT AGENDA (1 voice vote required)

1. Professional Services Agreement/Contract with ZoneCo, LLC to perform a complete revision of the Zoning Ordinance.

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

1. City Manager Updates
2. FY2024 Annual Comprehensive Financial Report (ACFR) and Report on Federal Awards Audit Reporting Presentation (Reports can be found on website: <https://www.ucitymo.org/455/Budget-Financial-Reports>)

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

None

N. NEW BUSINESS

Resolutions (voice vote required)

1. Resolution 2025-02 Amending The Fiscal Year 2024-2025 (Fy25) Budget – Amendment # 1 and Appropriating Said Amounts.

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

2. **BILL 9564** - AN ORDINANCE AMENDING SECTION 230.090 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO YARD WASTE, RECYCLABLES AND PROHIBITED SOLID WASTE, BY DELETING THE REQUIREMENT THAT YARD WASTE BAGS EXHIBIT A YARD WASTE STICKER.
3. **BILL 9565** - AN ORDINANCE AMENDING SECTION 230.110 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO SOLID WASTE COLLECTION FEES AND BILLING, BY INCREASING REFUSE COLLECTION RATES ON ALL UNITS.
4. **BILL 9566** - AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.160, 400.1020 AND 400.1050 OF THE UNIVERSITY CITY MUNICIPAL CODE, BY AMENDING CERTAIN PROVISIONS THEREIN RELATING TO THE MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY DWELLINGS AND TWO-FAMILY DWELLINGS, THE MINIMUM FRONT YARD BUILDING SETBACK FOR DETACHED SINGLE-FAMILY DWELLINGS, AND THE DETERMINATION OF THE PREVAILING PATTERN OF DEVELOPMENT IN THE SUBDIVISION IN WHICH THE DWELLING IS LOCATED.

O. COUNCIL REPORTS/BUSINESS

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

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (roll call vote required)

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

S. ADJOURNMENT

The public may also observe via:

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

Posted February 21, 2025.

STUDY SESSION
2025-2027 Work Plan (Part 2)
And Summer Camp Update
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 27, 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 27, 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
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

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

2. CHANGES TO REGULAR AGENDA

None

3. 2025-2027 WORK PLAN (PART 2)

Mr. Rose stated during the January 13th Study Session he presented the Proposed Work Plan for 2025-2027. Tonight, he would like to add one project to the Economic Development section of the Proposed Plan. This project is to allow staff to examine the use of the LCRA for the acquisition of hazardous and/or abandoned properties. It would be carried out by the new Community Development Department and the individual hired to be the 3rd Ward Revitalization Coordinator, which Council recently approved.

Councilmember Smotherson stated he was glad to hear about this addition and wanted to make sure he had a clear understanding. Will the individual hired to fill the 3rd Ward Coordinator's position be able to utilize the power of the LCRA in their position? Rose stated the abandoned or hazardous housing stock they will be looking at falls under the umbrella of the LCRA, so the first thing he has to do is determine what would be an effective use of the LCRA for acquiring these properties. The idea is to place the properties up for bid and allow the private sector to place them back on the market. But that is going to require staff to develop a program for Council to evaluate and provide direction.

Councilmember Clay stated he appreciates the concept of leveraging the resources of the LCRA to address this vacancy issue and the leadership of this particular prong of the plan falling under the 3rd Ward Revitalization Coordinator; in that a vast majority of the vacancies are in the 3rd Ward. But some homes in the 2nd Ward also need to be addressed. Being mindful of the segregation of funds; particularly in the 3rd Ward, do you have a vision for how these other vacant properties would be handled? Mr. Rose stated initially that a study would be conducted by the Revitalization Coordinator to examine the use. Based on the results of that study, staff would put together an inventory that included the entire City. The cost for that employee would be shared on a percentage basis; the number of houses in the 3rd Ward versus the remainder of houses throughout the City.

Mr. Rose stated he intends to move forward with placing this item on Council's Regular Agenda for the final meeting in February.

4. **SUMMER CAMP UPDATE**

Mr. Rose stated an update on the Summer Camp Program will be provided by Mr. Girdler.

Mr. Girdler stated with him tonight is Deputy Director Lynda Euell-Taylor.

A few months ago, Council was presented with a basic outline of the program, and tonight they are presenting an example of what the full eight weeks would consist of. Staff is referring to it as their Summer Enrichment Program because it is a lot more than a daycare.

8 Week "CentCom University"

9:00 AM – 3:00

Proposed Fees: Resident-\$700/child

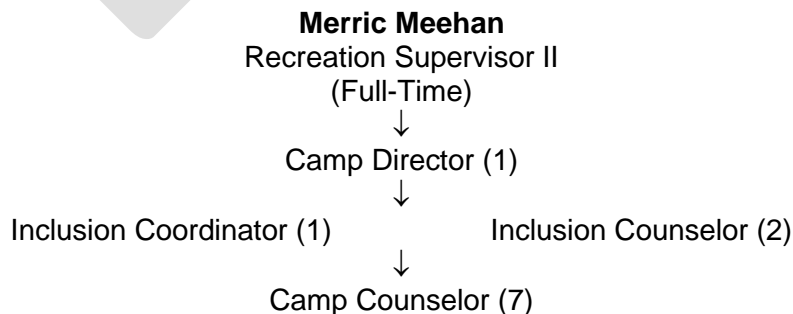
Criteria

- Participants: ages 5-12
- First come, first serve. Waitlist will be available at no cost
- Max: 50/week
- Ratio 1:6 ages 5-6; 1:10 ages 7-10; 1:15 ages 11-12
- Ages 5-6: Must have completed Kindergarten at the end of the 24/25 school year; Must be potty trained
- Program areas:
 - 5-6: Cub Care
 - 7-8, 9-10: Century Rooms 1 & 2 11-12: Boardroom
- Activity areas: Indoor Soccer Facility, Gymnasium, Heman Athletic Fields, Heman Tennis Courts, Heman Picnic Pavilion, Ruth Park Golf Course, etc.

Dates

- June 9-13
- June 16-20 (No camp Thursday Juneteenth)
- June 23-27
- June 30 – July 3 (No camp Friday July 4th)
- July 7-11
- July 14-18
- July 21-25
- July 28 – August 1
-

"CentCom University" Organizational Chart



"CentCom University" Weekly Theme Ideas

- Horticultural Week – All about plants and the earth...
- STEM Week – Science, Technology, Engineering, Math
- Around the World – learn about different countries, foods, languages...
- Sports Week – How to keep scores in different sports, how to play the sport, history of sports...
- Life Week – counting, cooking, and applying for jobs...
- Creative/Fine Arts – painting techniques, Lego creations, photography...
- Bodies In Motion – Zumba, yoga, how different muscles are used...
- MunicIPALS – what makes a city work and its various departments...

"CentCom University" Field Trip Friday Ideas

- Zoo - Free
- Bowling – Tropicana Lanes - \$15.00/kid with shoes for 3 hours
- Trampoline Park – Sky Zone Shrewsbury (Contacted)
- Water Park – Aqua port (Contacted)
- St. Louis Aquarium (Contacted)
- Science Center - Self-guided visits are free, option to do programs for an additional cost if interested
- City Museum – Pricing available in early Dec 2024 for 2025 rates.
- Magic House – Field trip pricing available after Jan 1, 2025
- History Museum – Free, just need to fill out a questionnaire
- Botanical Gardens – (Contacted)

✚ *Recreational activities are included in each Sample Week.*

Sample Week 1 - STEM Week – Science Center

- Staff will be meeting tomorrow with St. Louis University to talk to them about assisting them with this program

Sample Week 2 – Horticultural Week– Botanical Gardens

- Make your own terrarium, learn about climate and the environment, and garden sun catchers.
- Make seed bombs, indoor fairy garden crafts, ladybug hotel crafts, recycled bottle bird feeders
- Make a pond in a pot; hanging tin can planters

Sample Week 3 – Around the World Week – Magic House

- The Magic House because sometimes they have a cultural theme
- Kids make their own passports – as we learn about different countries kids mark them off throughout the week. Learn the history of North America/South America
- Print a map or use a globe, show where different countries are, and try to guess how long it would take to fly to that country
- Learn about Australia/Antarctica, Asia, and Africa

Sample Week 4 – Bodies in Motion Week – Sky Zone

- Zumba history, then kids get to do Zumba; Yoga history, then kids get to do yoga
- Pilates history, then kids get to do Pilates; Tai Chi history, then kids get to do tai chi

Sample Week 5 – Creative/Fine Arts Week – Art Museum

- Learn about photography, photography scavenger hunt outside with the kids
- Tie Dye t-shirts

Sample Week 6 – Life Week – City Museum

- Introduce lion bucks and teach kids budgeting. Check vs. Cash vs. Cards. How do you write a check?
- What do you want to be when you grow up? What can the kids tell us about what their dream career is? What can we teach them? Kids draw their careers and things associated with it
- Cooking, basic how-to; Lion Bucks store. Kids can purchase items with lion bucks they've learned about and budgeted for (candy, toys, trinkets, etc)

Sample Week 7 – Gaming with Boards/Sports Week – Bowling

- How to keep scores/history: golf, tennis, basketball, soccer, football, etc
- Pickleball instruction and play
- Bus or walk to the golf course
- Tour of Bush Stadium
- Different board game stations are set up, kids can play what they want and learn the basics of these games (Not checkers/chess/cards). Scrabble, Sorry, Battleship, etc

Sample Week 8 – MunicIPALS – Field Trip is going to be in-house

- Police department talk – a fun training activity with the kids
- Fire department talk – a fun training activity with the kids
- Human Resources talk – activity
- City Manager or Mayor talk – activity
- Public works or Planning and development talk – activity
- Courts or finance talk - activity

Estimated Budget - "CentCom University" - Summer 2025

Program 53 - Centennial Commons							
Account 5340 - Salaries-Part Time & Temp							
01-50-53_5340	Summer Camp Personnel		1.0000	75,000.00		75,000.00	
		Account 5380 - Overtime Totals	Transactions	1		\$75,000.00	
Account 6010 - Professional Services							
01-50-53_6010	Summer Youth Recreation Program - Bus Service*		1.0000	6,000.00		6,000.00	
01-50-53_6010	Summer Youth Recreation Program - Field Trips**		1.0000	8,000.00		8,000.00	
		Account 6010 - Professional Services Totals	Transactions	2		\$14,000.00	
Account 6040 - Events & Receptions							
01-50-53_6040	Summer Youth Recreation Program - End of Summer Event		1.0000	5,100.00		5,100.00	
		Account 6040 - Events & Receptions Totals	Transactions	1		\$5,100.00	
Account 6060 - Instructors & Sports Officials							
01-50-53_6060	Educational Programs/Fitness & Sports Instructors***		1.0000	7,000.00		7,000.00	
		Account 6060 - Instructors & Sports Officials Totals	Transactions	1		\$7,000.00	
Account 6650 - Memberships & Certifications							
01-50-53_6650	Metro Day Camp Membership		1.0000	150.00		150.00	
		Account 6650 - Memberships & Certifications Totals	Transactions	1		\$150.00	
Account 7330 - Food							
01-50-53_7330	Summer Youth Recreation Program - Participant Snacks		1.0000	2,500.00		2,500.00	
01-50-53_7330	Participant Pop-Up		1.0000	500.00		500.00	
01-50-53_7330	Staff Training		1.0000	1,000.00		1,000.00	
		Account 7330 - Food Totals	Transactions	3		\$4,000.00	
Account 7690 - Recreational Supplies							
01-50-53_7690	Program Creative Arts-Sports Equipment/Supplies		1.0000	10,000.00		10,000.00	
		Account 7690 - Recreational Supplies Totals	Transactions	1		\$10,000.00	
Account 7770 - Uniforms & Safety Gear							
01-50-53_7770	Participant/Staff Wearing Apparel		1.0000	4,350.00		4,350.00	
		Account 7770 - Uniforms & Safety Gear Totals	Transactions	1		\$4,350.00	
Account 7850 - Awards & Gifts							
01-50-53_7850	Program Participant Event Awards		1.0000	1,000.00		1,000.00	
		Account 7850 - Awards & Gifts Totals	Transactions	1		\$1,000.00	
Est. Total						\$120,600.00	

*estimate cost; awaiting cost from vendors
 **estimate cost; actual figures available after January 2025
 ***estimated cost; in discussion with groups, organizations and individuals

Mr. Rose posed the following questions to Mr. Girdler:

Q. Has this gone through the Parks Commission for input?

A. Yes.

Q. Can you provide some insight into what the Commission recommended?

A. *Rather than asking for a recommendation, staff asked if they had any objections to the program, and there were none. They thought it was a great program, and if Council is okay with it they would like to start advertising.*

Q. What would be the best approach to take if residents want to provide input?

A. *An email was sent out asking for input, but they could always contact the CentCom front desk.*

Councilmember Clay informed IT that the menu bar was blocking part of the presentation.

Mr. Girdler stated that the sample program could be posted on the website which would allow people to view it as a PDF.

Councilmember Clay commended Mr. Girdler and his staff for this well-thought-out program, and questioned whether scholarships were ever offered in the past? Mr. Girdler stated while scholarships are possible to implement, some consideration would have to be given as to how they would be awarded.

Councilmember Tieman agreed that this was a very impressive program. He stated literary arts have shown a real impact on literacy, so he was wondering if Fine Arts Week was only centered on visual arts at the Art Museum? Mr. Girdler stated he and his staff are open to suggestions, so they could probably add literary arts into that week.

Councilmember Fuller posed the following questions to staff:

Q. If scholarships were offered, where would the funds be derived from?

A. *(Mr. Rose): More than likely, the funds would come out of reserves in the General Fund.*

Q. Will this program offer before and after-care?

A. *(Mr. Girdler): With this being the pilot year, the concern is about the ability to hire enough staff to offer that type of service. However, if enough interest is shown this year, it's something they might do next year for an additional fee.*

Q. Will parents have the option of enrolling their kids for only one or two weeks?

A. *(Mr. Girdler): If you take the \$700 per student and divide it, it's the equivalent of \$3.00 an hour; which compared to other programs is very affordable. So, while they could break it down, at this price it would really complicate things.*

Mr. Rose stated part of the criteria when preparing this program was to keep it simple, gain knowledge and experience, and then expand it in the future.

Councilmember Smotherson stated something that has been done in the past, is to accommodate the summer school students, which he believes is only a half-day program. Has that been considered for this year? Mr. Girdler stated it is not their intention to address that this year. Summer school is four weeks so it would be a bit burdensome to accommodate them at this cost.

Councilmember McMahon stated he thinks Camp U, which is sponsored by the school district is a full-day program that runs from June 9th to July 3rd. School starts around August 9th, so there are about four weeks where folks will have to find other resources for their kids and less than two weeks with the City's summer camp. But, that's a problem that parents face every year because summer programs typically don't match up perfectly with the start of school. Perhaps, as this program moves forward staff will be able to address some of these issues, but for now, he thinks this enrichment camp provides parents with coverage for almost the whole summer at a reasonable price. So, he thinks staff has done a good job.

Councilmember McMahon asked if Council needed to take any action before Mr. Girdler and his staff could start advertising? Mr. Rose stated there may be a budget allocation needed to cover some of the costs, but that can be addressed at the February 10th meeting. So, since it appears as though there is a consensus to move forward, he thinks they can confidently start their advertising campaign.

Mayor Crow thanked Mr. Girdler and his staff for making this program much more affordable and encouraged them not to get bogged down with folks who want to tweak it this year. So, let's get this out to our citizens with a clear, cogent message.

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

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

Councilmember Tieman moved to close the Study Session and go into Executive Session, seconded by Councilmember Fuller.

Roll Call Vote Was:

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

Nays: None

6. **ADJOURNMENT**

Mayor Crow thanked everyone for their participation and closed the Study Session at 5:58 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 6:30 p.m.

LaRette Reese
City Clerk, MRCC

STUDY SESSION
Solid Waste Rate Increase Report and Recommendation
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 10, 2025
6:00 p.m.

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held on Monday, February 10, 2025, Mayor Terry Crow, called the meeting to order at 6:00 p.m.

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

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

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Finance, Keith Cole; Solid Waste Rate Study Task Force Members Phillip Eastin and Cirri Moran, and Cynthia Mormile of MSW Consultants.

2. CHANGES TO REGULAR AGENDA

None

3. SOLID WASTE RATE INCREASE REPORT AND RECOMMENDATION

Mr. Rose stated Council is being asked to receive a report on the Proposed Solid Waste Rate recommendations made by the Task Force. This information will be presented by Mr. Cole.

Mr. Cole introduced members of the Task Force Cirri Moran, Phillip Eastin, and Cynthia Mormile of MSW Consultants who are here tonight to answer any questions.

Background

In 2018, the City retained MSW Consultants to evaluate a ten-year solid waste full cost of service and develop rate recommendations. In 2019, MSW produced a Rate Study, which was postponed due to COVID. In July 2024, MSW was asked to update their numbers, findings, and recommendations, which were presented to Council during a Study Session.

As a result of that Study Session, the City Manager recommended that a Task Force be created to review the 2024 Rate Study. On August 12, 2024, Council approved Resolution 2024-10, establishing the Solid Waste Study Task Force. The Task Force was made up of the following members: Phillip Eastin, Alice Boon, Cirri Moran, Susan Plassmeyer, Chris Blumenhorst, and Ted Stegesky.

The Task Force conducted its first meeting on December 17, 2024, where they met with the consultants and reviewed their Study and recommendations that contained three rate options.

- Option 1: One-year rate increase with no consumer price index (CPI) increase
- Option 2: One-year rate increase with CPI increases
- Option 3: Three-year phased-in rate increases with no CPI increase

The Task Force met again on January 22, 2025, and voted unanimously to recommend Option 2; a one-year rate increase of 8.45% in 2025, which is now being brought to Council for consideration.

This recommendation focuses on the City's single-family household which represents over 8,000 accounts.

Current Rate:

- Single family with a 90-gallon refuse cart is \$110.10 every six months or .60 cents per day.
- Senior rate with a 60-gallon refuse cart is \$93.30 every six months or .51 cents per day.

Proposed Rate:

- Single family with a 90-gallon refuse cart is \$119.40 every six months or .05 cents per day; an increase of \$9.30.
- Senior rate with a 60-gallon refuse cart is \$101.40 every six months or .04 cents per day; an increase of \$8.10.

Councilmember Clay stated this was perhaps, not the most exciting Task Force to be a part of, so he would like to extend his thanks for their service to the community.

He stated most of us have accepted the reality that solid waste costs have and will continue, to increase, however, he thinks there probably needs to be some exploration into what he'll call, *"The Market at Olive dividends"*.

At Council's last meeting, there was a discussion about the revenue enhancements that have occurred as a result of the current new businesses and the projected enhancements for the ones yet to come. There is no doubt that our residents are deriving a tangible value by having these fantastic retail options, but notwithstanding the TIF dollars, it would be a true victory if the City could use the Markets to provide tangible financial benefits to all of its residents. Councilmember Clay stated he doesn't know if there is a world where the City can look at what it is yielding from the Markets, but think about the impact it would have if we could say, *"Hey, you know what, solid waste costs are increasing and ultimately citizens may have to kick in, but here's how we are going to try to help offset that cost"*.

Councilmember Clay stated he realizes that it would take some research to understand the financial ramifications of doing something like this, so, he's not necessarily looking for an answer right now, but to the degree that the City could provide tangible benefits above and beyond what its already seen, would be well placed.

Mr. Rose stated there are a plethora of benefits that residents throughout the entire City will realize from this one project:

- Execution of the 3rd Ward Revitalization Plan that was recently approved, which starts with the hiring of a coordinator tasked with its implementation;
- The detention basin project that was approved several years ago; requires 4 million dollars of matching funds that the City will have to provide, and
- The Olive Blvd. improvements

Part of the funding for all of these projects will come from additional taxes being generated by the Market at Olive.

Councilmember Clay stated while he thinks the average citizen will acknowledge that these are all tangible benefits; he believes there is a different level of tangibility when they have the option of spending less. Councilmember Clay stated that he would never advocate that the City put itself in a fiscally precarious position, and at this point, has no idea whether there is a dividend that could offset the cost of Solid Waste. But he thinks that putting money in someone's pocket; even if it only means reducing the rate by a few dollars, is something residents can truly relate to.

Mr. Rose stated Councilmember Clay's suggestion is something staff will take a very close look at. But to be as transparent as possible, he knows that the City has a 27-million-dollar debt that was recently approved for the Police Station and Court buildings. So, he would ask Council to keep in mind that even though supplemental revenues are coming in, there are also additional expenses being incurred.

Councilmember Fuller posed the following questions to Mr. Cole:

Q. These plans show that the City will have a deficit to the tune of \$100,000 for year one, and \$400,000 by the year 2027. Even though this is the smallest deficit between the three Options, is there any way possible for the City to get around having to pay this subsidy?

A. All of the options provided indicate that the City will have to help subsidize the Solid Waste Fund. So, the consultants advised us that the best practice would be to reevaluate the rates by comparing them to other municipalities in seven years.

Q. Some of the feedback I've received has questioned whether bills could be paid quarterly rather than every six months?

A. I would have to look at the accounting system to see if it can be set up that way.

Q. Where would the funds to pay this deficit come from?

A. (Mr. Rose): The deficit does not take into account any growth that the City might realize from commercial and residential development. So, that is why he intends to reevaluate these rates in the next three to five years to determine whether they are still on course, or if there is a need to make any adjustments.

Councilmember Smotherson posed the following questions to Mr. Cole:

Q. Does the commercial aspect of this program only include recycling?

A. No.

Q. Has staff ever considered eliminating commercial waste from its program?

A. There was a recommendation, but it has not been considered.

Q. Is there a different charge for commercial waste?

A. Yes.

A. (Mr. Rose): One clear message from the Task Force was that commercial waste not be subsidized, so that will be included in staff's report. Commercial businesses have the option not to use the City's service, and in the past, he thinks the City's costs were below market. But the rate being proposed will be consistent with the market.

Q. Is the senior rate being increased by \$8.10?

A. That is correct.

Mayor Crow asked where the City's rates stood in comparison to other municipalities? Mr. Eastin stated the comparisons can be found in Exhibit 3 of the Final Report, but currently, the City's rates are lower. Mayor Crow asked if the list included U City, Kirkwood, St. Peters, Ballwin, Clayton, and Brentwood? Mr. Eastin stated that is correct.

Mayor Crow stated although he appreciates Councilmember Clay's comments, he's going to go in a slightly different direction. Years ago, he thinks one reason the City wanted to move away from providing Solid Waste to its residents was because of their cost-to-service comparison. So, that's one reason why he probably would not be excited about using additional revenue to reduce collection fees.

Councilmember McMahan asked if the proposed fee was only for solid waste? Mr. Cole stated the fee also includes yard waste, bags, stickers, and bi-annual leaf collection. Councilmember McMahan questioned whether the City would be getting rid of stickers? Mr. Rose stated that is going to be his recommendation.

Mr. Rose stated the next step will be to prepare an Ordinance for introduction at Council's February 24th meeting.

4. ADJOURNMENT

Mayor Crow thanked members of the Task Force for offering their time to help the community and adjourned the Study Session at 6:23 p.m.

LaRette Reese
City Clerk, MRCC

DRAFT

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 10, 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, February 10, 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 Lisa Brenner
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; Director of Planning & Development, Dr. John Wagner; Susanna Kaneer, Church of Scientology, and Scott Vilbig of Ameren Missouri.

Mayor Crow stated on behalf of his colleagues and the City Manager that he would like to welcome Dr. Lisa Brenner to City Council. Everyone is pleased to have her on board and appreciates her willingness to serve.

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS - (Acknowledgement)

1. Happy 105th Birthday Mrs. Pearl Shelton

Mayor Crow stated anyone who makes it to 105 years of age deserves countless Proclamations. So, on behalf of the City of University City, he is pleased to acknowledge Ms. Shelton and offer his heartfelt congratulations. *(The Proclamation was signed by every member of Council.)*

E. APPROVAL OF MINUTES

1. January 27, 2025, Regular Minutes, were moved by Councilmember McMahon, it was seconded by Councilmember Clay, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. **Michael Alter** is nominated for reappointment to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember McMahon and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. **Trish Winchell** was sworn into the Library Board on January 30, 2025, in the Clerk's office.

2. **Jay Trudeau** was sworn into the Loop Special Business District on January 30, 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.

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

Jerrold Tiers, 7395 Chamberlain, U City, MO

Mr. Tiers stated he has seen considerable complaints about the City's snow removal process, and while some were not justified, he thought it might be appropriate to mention how his home City of St. Paul, Minnesota deals with snow.

Whenever a significant amount of snow is expected the City declares a snow emergency that lasts 96 hours. Beginning at 9 p.m. the City plows their designated night plow routes from curb to curb. Parking is prohibited and aggressively enforced; cars may be towed if they remain in designated areas after 9 p.m. Beginning at 8 a.m. on the following day, the City plows its day plow routes which includes most of their side streets. Once that is complete, the City cleans up any unplowed areas. At that point, parking is only prohibited in unplowed areas. This system seemed to work well.

St. Paul's previous system was to plow their main routes first at the start of snowfall and continue plowing until the snow stopped. The next day they would plow the east/west side streets, and the day after that they would do the north/south streets. This system also worked well, but it took longer to complete. Today they are conducting an experimental pilot program in limited areas where they plow one side of the street overnight and the other side the next day. Parking is allowed on the side not being plowed. Mr. Tiers stated St. Paul has areas where there is no parking on both sides of the street or any off-street parking, so even though he does not know how this pilot program is working out, the absence of parking obviously works well for them. On the other hand, U City has streets with parking on one side. So perhaps, the key to successful plowing is to enforce no parking. People learn pretty quickly to move their cars when they find out that they could be towed. U City also has an easier job since the County takes care of its snow emergency routes. Therefore, the equivalent to St. Paul's night plow route is probably streets like Jackson, Pershing, Canton, etc. He stated he also noticed that some of the City's problems were related to the use of lightweight trucks. St. Paul has always plowed with heavy trucks because they can pile heavy snow curb to curb without a problem. So, he was glad to learn that U City's lightweight trucks were being replaced with heavier trucks.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Crosswalk at Millar Park and North & South

Councilmember Smotherson moved to approve Item 1 of the Consent Agenda, it was seconded by Councilmember Clay.

Councilmember Clay asked if this was just for sidewalks and improvements related to the west side of North and South? Mr. Rose stated that is correct.

Councilmember Smotherson stated one reason why they only considered the west side is because there are several large parking lots on the east side of North & South.

Voice vote on Councilmember Smotherson's motion carried unanimously.

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

1. City Manager Updates There were no updates

2. 2025-2027 Proposed Work Plan

Mr. Rose stated staff is recommending that Council consider the approval of this plan.

When compared to the Work Plan presented to Council during a recent Study Session, this plan has two additional proposed projects.

- Parking spaces along Midland Blvd. near Rabe Park
- The creation of a City flag

Councilmember Smotherson asked Mr. Rose if he could explain why some items have been omitted; i.e., the work being performed at Millar Park? Mr. Rose stated the Work Plan was not intended to be an exhaustive list of all the projects that the City is working on. Some of the projects like Millar Park and Groby Road were not listed in the Plan because they have already been approved and included in the Capital Improvement Program. Council also identified several major projects during its Study Sessions that are being tracked, and any updates will be provided quarterly. However, if Council desires to add a project, he would be happy to do so.

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

3. Church of Scientology - CUP Extension Request

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) extension from the Church of Scientology.

Dr. Wagner stated this is their fourth request for an extension. The initial CUP was approved in 2018, and thereafter, extensions were granted in 2019, 2021, and August 2023. If approved, this will be their last extension before they are required to go back to the Plan Commission for review. Dr. Wagner stated there are two representatives from the Church here tonight to answer any questions.

Mayor Crow stated he has always appreciated the design of this project and the work by the architectural firm to bring the historical parts of this building into these renovations. However, even after recognizing COVID and the financial constraints that have occurred throughout the years, he is curious to know whether there is an actual timeline for this project to be completed?

Susanna Kaneer, Church of Scientology, 6801 Delmar Blvd. U City, MO

Ms. Kaneer stated the answer to the Mayor's question is yes. The company hired to do this work has indicated that construction will commence by December of this year. That project timeline includes development drawings, building permits, and bidding and contract negotiations. She stated there was an extensive amount of work done on historical preservation this past year, and that has also been included in this timeline.

Mayor Crow stated initially he recalls there being a major sticking point between members of Council in the 2nd Ward and some of the neighbors to the west and north about the damage that could be caused to some of these 100-year-old homes by the vibrations from construction.

He stated some type of agreement was reached that he thought was placed in the CUP, regarding the contractor's assurance to measure vibrations during the construction phase, which he hopes has not been deleted in any of these extensions. Dr. Wagner informed the Mayor that he did not see it in the CUP included in Council's packet. Mayor Crow stated while it may not have been added to the CUP, there were conversations between the Church and homeowners about this issue, where they reached some sort of an agreement. Dr. Wagner stated that he would review the previous documents and make sure that the agreement is included in this CUP.

Councilmember Fuller stated he was on the Traffic Commission when the initial proposal came forward and while he remembers that there were discussions about vibrations, he does not recall if a formal agreement was reached. He stated it's also fair to point out that another reason for these extensions is that the Church hired a new contractor.

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

4. SPR-25-01 Site Development Plan Approval for 7287 Olive Boulevard: Ameren Missouri Substation

Mr. Rose stated staff is recommending that Council consider the Site Development Plan for an Ameren Missouri Substation, located at 7287 Olive Blvd.

Dr. Wagner stated this substation is across from Heman Park at the corner of Olive and Waldron. Ameren will be installing new floodgates and walls to improve the drainage, along with some new landscaping. He stated Scott Vilbig from Ameren is here to answer any questions.

Councilmember Smotherson posed the following questions to Dr. Wagner:

Q. Will they also be repairing the front sidewalk on Waldron?

A. *That's a great idea that they are certainly open to.*

Q. Can you explain why there is a need for 24-hour security?

A. *I'll let Mr. Vilbig answer that one.*

Scott Vilbig of Ameren, 1901 Chouteau Avenue, St. Louis, MO

Mr. Vilbig stated the sidewalk and drive are already a part of the plan, so the gravel will be removed up to the substation. He stated Ameren had to replace some equipment that was damaged during the flood in 2022 with some high-voltage equipment. Currently, they have temporary fencing, but to make sure nobody wanders onto the site and gets hurt, guards will be staffed there until the flood wall is completed. Once that is done, the wall will act as site security and the guards will no longer be needed.

Councilmember Clay stated he would like to applaud Ameren's outreach to himself and Councilmember Smotherson as they were contemplating making these repairs. As residents began to see things happening, it felt empowering to have the knowledge to answer their questions and tell them exactly what was going on. Councilmember Clay stated he thinks this sets an example for the City's other utility partners that perform work in the community because it really makes things work a lot smoother.

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

M. UNFINISHED BUSINESS - (Roll call vote required on 2nd and 3^d readings)
None

N. NEW BUSINESS
Resolutions - (Voice vote required)

1. Resolution 2025-01 St. Louis County Waste Reduction Grant

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

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)

None

Q. COUNCIL COMMENTS

Councilmember Tieman read the following letter into the record:

"Honorable Mayor and my fellow Council Members: I include in these thoughts and feelings my neighbor and fellow Councilmember, Dr. Dennis Fuller. We do not speak for the City Council, but rather, we speak as neighbors who happen to be on the City Council. Put simply, we address the City Council but do not speak for it. We speak for ourselves, for many of our neighbors, and especially for those who have no voice. Councilmember Fuller and I are especially concerned for, and express our support for, those children in our community, those students in our schools, who could be impacted by a heartless and cruel national agenda.

On Saturday, the 1st of February, in sixty-one cities throughout the United States, elected and community leaders, directors, and representatives of faith communities and other organizations gathered. The object was to pledge support for communities marred and damaged by an undemocratic and immoral national agenda.

For Greater St. Louis, in Clayton, our county seat, about sixty of our neighbors gathered. We signed a pledge. In sum, fourteen signatories were elected officials, and several more were directors of agencies. The pledge reads. 'Consistent with the principles of nonviolence, I Pledge to show up to protect the rights, safety, and dignity of people in my community, and to resist President Trump's antidemocratic and immoral agenda.'

I was asked to address this question, 'Why are you personally signing this pledge?' To answer this question, I narrow my focus, and I specifically address my support for immigrants, refugees, and asylum seekers. It seems appropriate to reproduce my words here.

'Today, this day, we pledge our solidarity with immigrants, asylum seekers and refugees.' Why? Because it is simply who we are.

I serve on the City Council of University City, but today I speak as a neighbor speaking for neighbors. U City is a welcoming community of diverse people. Despite the heartlessness of the most recent federal and state reviews of immigration, U City continues to welcome, support, and treat with dignity, the immigrants, asylum seekers, and refugees in our community. Why? Because it is simply who we are.

Some will say we are alarmist. We hope so. We hope our worry will come to nothing, but we would much rather that someday someone writes, 'They were alarmist when they didn't need to be;' as opposed to, 'They were silent when they should have sounded the alarm.' Therefore, along with our neighbors, my elected colleagues and I wish to say loudly, and say publicly, NOT IN OUR NAME!

Let me finish on a personal note. I think of my family and friends. My wife's last name is Italian. Mine is German. My next-door neighbor is Chinese-American. Another neighbor was born in Guatemala. This list could go on and on, but my point is this; that we were all once wanderers who found a home here. Therefore, on this day, I join with my neighbors, and with my elected colleagues, and I say of these cruel, heartless policies, NOT IN OUR NAME! NOT IN OUR NAME!"

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.

Councilmember McMahon moved to close the Regular Session and go into Executive Session, it was seconded by Councilmember Fuller.

Roll Call Vote Was:

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

Nays: None

S. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session at 6:59 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 7:32 p.m.

LaRette Reese
City Clerk, MRCC

Jerrold Tiers

7345 Chamberlain

2/10/2025

The snow has mostly melted now, although we are due to get another nominal amount soon. I have seen considerable complaint about snow removal on various social media, although some of it may have been unjustified. It may be appropriate to mention how my home city, St Paul Minnesota, deals with snow, which is obviously a much more common issue there.

Whenever an amount of snow that might cause road problems is expected, the City declares a "Snow Emergency", which lasts 96 hours. That night, the City plows the designated "night plow" routes curb-to-curb, usually beginning at 9PM. Parking is prohibited until plowing is finished curb to curb. Parked cars are ticketed, and may be towed any time after the designated start of plowing, until it is finished.

The following day, the "day plow routes" are plowed after 8 AM, which includes anything not designated as a night plow route by signs. Again, they are plowed curb-to-curb, and parking is prohibited in the same way as for night plowing.

After that, the City does "cleanup", plowing areas where cars had blocked plowing, and parking is only prohibited in the unplowed areas. It seems to work well, at least as of a couple years ago while we still owned a house up there.

The previous system used was main routes (snow emergency routes) first, clearing them repeatedly during the snowfall, then North-South streets the next day. The second day, East-West streets were done. The same parking rules applied. That worked well also.

St Paul has a limited area experimental pilot program of plowing one side of the streets overnight, and switching to the other side the next day. Parking is allowed on the side not being plowed. I don't know how that is working out. It sounds good, for areas with little off-street parking, but we have many streets with one side parking only, which would not allow that system.

The key to successful plowing was to enforce the no parking, which gets cars off the street. People rapidly learn to move their car off the street before the snow accumulates.

University City has a bit easier job, since the County takes care of most main routes. Our equivalent to "night plow routes" or "snow emergency routes" might be streets like Jackson, Pershing, etc.

Some of our problem has been the use of lightweight trucks, although I understand that is being changed. St Paul has always plowed with large dump trucks, which have the weight to plow to the curb effectively even in heavier snow.

“Who We Are”

City Council Meeting, 10 February 2025

University City, Missouri

Honorable Mayor, my fellow Council Members:

I include in these thoughts and feelings my neighbor and fellow Council Member, Dr. Dennis Fuller. We speak not for the City Council. Rather, we speak as neighbors who happen to be on the City Council. Put simply, we address the City Council but do not speak for it. We speak for ourselves, for many of our neighbors, and especially for those who have no voice. Council Member Fuller and I are especially concerned for, and express our support for, those children in our community, those students in our schools, who could be impacted by a heartless, by a cruel national agenda.

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I was asked to address this question, “Why are you, personally, signing this pledge?” To answer this question, I narrow my focus, and I specifically address my

support for immigrants, refugees, and asylum seekers. It seems appropriate to reproduce my words here.

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“I serve on the City Council of University City. But today I speak as a neighbor speaking for neighbors. U. City is a welcoming community of diverse peoples. Despite the heartlessness of the most recent federal and state reviews of immigration, U. City continues to welcome, support, and treat with dignity the immigrants, asylum seekers and refugees in our community. Why? Because this is simply who we are.

“Some will say we are alarmist. We hope so. We hope our worry will come to nothing. But. We would much rather that someday someone writes, 'They were alarmist when they didn't need to be', as opposed to 'They were silent when they should have sounded the alarm.' Therefore, along with our neighbors, my elected colleagues and I wish to say, say loudly, and say publicly – NOT IN OUR NAME!

“Let me finish on a personal note. I think of family and friends. My wife's last name is Italian. Mine is German. My next-door neighbor is Chinese-American. Another neighbor was born in Guatemala. This list could go on and on. My point is this: that we were all once wanderers who found a home here. Therefore, on this day, I join with my neighbors, and with my elected colleagues, and say of these cruel, heartless policies – NOT IN OUR NAME! NOT IN OUR NAME!”

John S. Tieman, Ph. D.

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



NUMBER: <i>For City Clerk Use</i>	CA20250224-01
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SUBJECT/TITLE:
Professional Services Agreement/Contract with ZoneCo, LLC to perform a complete revision of the Zoning Ordinance.

PREPARED BY: John L. Wagner	DEPARTMENT / WARD Planning and Development
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AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? yes
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
Recommends authorizing the City Manager to execute the attached agreement with ZoneCo, LLC for not to exceed \$188,675.00.

FISCAL IMPACT:
N/A

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

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

EXPLANATION:
Professional services for ZoneCo, LLC to perform a complete revision to the Zoning Ordinance. the cost of the consulting fee shall not exceed \$188,675.00.

STAFF COMMENTS AND BACKGROUND INFORMATION:

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

RELATED ITEMS / ATTACHMENTS:
Attached is the draft Professional Services Agreement with the Scope of Services included as Exhibit A.

LIST CITY COUNCIL GOALS (5):
Economic Development, Encourage High-quality Growth, Improved Infrastructure, Community Quality of Life and Amenities.

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: Februaryy 24, 2025
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PROFESSIONAL SERVICES AGREEMENT
(CITY OF UNIVERSITY CITY, MISSOURI)

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is made and entered into as of the last date of execution below (the “Effective Date”), by and between CITY OF UNIVERSITY CITY, MISSOURI, a municipal corporation, having an address of 6801 Delmar Boulevard, University City, MO 63130, Attn: John Wagner, Director of Planning & Development (the “City”), and ZONECO, LLC, an Ohio limited liability company, having an address of 1502 Vine Street, Fourth Floor, Cincinnati, Ohio 45202, Attn: Sean S. Suder, Lead Principal (“Consultant”), on the following terms and conditions:

RECITALS

A. Whereas, the City is seeking consulting services in connection with certain desired changes to Title IV, “Land Use,” of the University City Municipal Code (hereinafter, the “Project”).

B. Whereas, Consultant provides zoning code and subdivision regulation consulting services to communities across a wide spectrum of geographies, sizes, and types;

C. Whereas, the City desires to retain Consultant to provide professional consulting services, and Consultant desires to render such professional consulting services to the City, on the terms and conditions set forth herein.

NOW, THEREFORE, the parties intending to be legally bound hereby agree as follows:

AGREEMENT

1. Consulting Period. This Agreement shall be in effect for a term commencing on the Effective Date hereof and ending on December 31, 2026 (the “Consulting Period”). The Consulting Period may be extended upon the mutual written agreement of both parties. The City may terminate this Agreement prior to the end of the Consulting Period by giving Consultant at least thirty (30) days’ advance written notice, in which case the City will remain responsible for paying Consultant for work performed prior to receipt of the termination notice, as set forth in Section 3. The Consulting Period may be extended by a written amendment to this Agreement signed by both parties.

2. Consulting Services. During the Consulting Period, Consultant agrees to provide the scope of consulting services set forth on Exhibit A attached hereto and made a part hereof (the “Services”). CEO Sean Suder will serve as the project manager for Consultant. His contact information is as follows.

1502 Vine Street, Fourth Floor
Cincinnati, Ohio 45202
Phone: (513) 694-7501
Email: ssuder@thezoneco.com

Mary Kennedy will serve as project manager for the City. Her contact information is as follows.

6801 Delmar Boulevard
University City, MO 63130
Phone: (314) 505-8516
Email: mkennedy@ucitymo.org

Either party may change its project manager, or contact information thereof, by providing written notice to the then-current project manager. The City agrees to provide clear communication to Consultant in writing on all matters of the Project and to be responsive to Consultant's questions related to the Project and to provide adequate staffing and to devote a reasonable amount of staff time to the Project. Consultant may rely on the representations, approvals, and other actions of the project manager of the City. Consultant may rely upon the accuracy and completeness of information provided by the City.

3. Consulting Fee. During the Consulting Period, the City shall pay Consultant a total amount which shall not exceed the Total Consulting Fee of **One Hundred Eighty Eight Thousand Six Hundred Seventy Five and 00/100 Dollars (\$188,675.00)** (the "Consulting Fee"), which shall be payable to Consultant in the increments set forth in Exhibit A, each of which shall be due after Consultant's completion of each Task as set forth on Exhibit A and no later than thirty (30) days following the City's receipt of Consultant's written invoice therefor. Each increment of the Consulting Fee includes all of Consultant's expenses, and Consultant shall not receive any additional reimbursement for business or travel expenses beyond those expressly included in Exhibit A. Each increment of the Consulting Fee is for work actually performed. Failure to timely pay Consultant for any past-due increment may excuse Consultant from further performance of the Services within Consultant's reasonable discretion until payment for such increment is made. In the event of any early termination of this Agreement prior to the end of the Consulting Period in accordance with Section 1, the City shall pay Consultant the pro-rata share of Consultant's work actually performed through the date of such early termination within thirty (30) days following the City's receipt of Consultant's written invoice therefor. The parties agree that pro-rata share shall be computed using the percentage of the work of the then-current Task which Consultant has completed as of the date of the mailing of the applicable notice of termination.

4. Work Product. The parties hereby agree that all work in progress, or drafts, of any work product associated with the Project that Consultant has not delivered to the City is not "work for hire" and shall be the sole property of Consultant. All final work product prepared pursuant to this Agreement that Consultant has delivered to the City is the property of the City, although Consultant may retain physical possession of same.

The City shall have the unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared under this Agreement. Upon any termination of this Agreement, Consultant shall immediately return all City documents and materials to the City and shall provide the City with a digital copy of all work performed through the date of termination.

5. Understanding of Relationship. The parties hereby acknowledge and agree to the following provisions regarding Consultant's provision of the Services.

A. *Independent Contractor.* Consultant's status at all times shall be that of an independent contractor. Consultant may not, at any time, act as a representative for or on behalf of the City, for any purpose or transaction, and may not bind or otherwise obligate the City in any manner whatsoever without first obtaining the written approval of the City. In recognition of its status as an independent contractor, Consultant hereby waives any rights as an employee or deemed employee of the City. Consultant shall pay directly all taxes associated with the compensation it receives under the Prime Contract.

B. *Non-Attorney.* Although Consultant is affiliated with the law firm of Suder, LLC, its principal place of business being located at 1502 Vine Street, Fourth Floor, Cincinnati, OH 45202, and although some of Consultant's employees and principals are attorneys who may be separately engaged to provide legal representation in a state where they are licensed to practice law, Consultant is not a law firm and does not provide legal representation or legal services. The City understands, acknowledges, and agrees that engaging or otherwise contracting with Consultant or its principals or employees does not form an attorney-client relationship and, as such, the protections of the attorney-client relationship do not apply to the provision of the services, or any communication related thereto. Further, the City retains the sole and exclusive responsibility to determine whether the language that Consultant proposes to amend the University City Municipal Code will comply with applicable law, and the City shall retain its own legal counsel to review Consultant's proposed language for issues of legal compliance. Consultant expressly disclaims any and all representations and warranties related to the legal effect of proposed amendment language, and the City acknowledges and agrees that it and is not relying on Consultant for any legal advice whatsoever.

C. *Non-Lobbyist.* Consultant is not a registered lobbyist and does not provide any lobbying (formal or informal), government affairs, media, public relations or other marketing, branding, or communications services.

6. Indemnification. To the extent permitted by law, each party (the "Indemnifying Party") hereby agrees to defend, indemnify, and/or hold harmless the other party (the "Indemnified Party") from and against any and all claims, threatened or made, liability, damages, costs, fees, and other expenses that the Indemnified Party sustains as a result of the Indemnifying Party's negligent, reckless, or intentional acts or omissions in connection with or in any way related to the Project or the Agreement. This indemnification shall survive the expiration or earlier termination of this Agreement.

7. Termination. Either party may terminate this Agreement prior to the end of the Consulting Period by providing the other party with thirty (30) days' written notice, in which case the City shall pay to Consultant the pro-rata portion of the Consulting Fee for the Services that Consultant has performed prior to receiving the notice of termination, as outlined in Sections 1 and 3 above.

8. Compliance with Laws. Consultant shall comply with all applicable federal, state, and local laws and regulations, including without limitation, those governing non-discrimination in employment and the provision of services and the protection of the environment. Where such statutes, ordinances, plans, or regulations of any public authority having any jurisdiction over the project are in conflict, Consultant shall proceed using its best judgment only after attempting to resolve any such conflict between the authorities and shall notify the City in a timely manner of the conflict, the nature of the attempted resolution, and a planned course of action. The City shall comply with all applicable laws, regulations, and policies regarding procurement for professional services for this Project and has the authority to enter into this Agreement.

9. Miscellaneous. This Agreement shall be governed by the laws of the State of Missouri. This Agreement contains the parties' entire understanding and supersedes all prior negotiations, proposals, or agreements concerning the services described herein. This Agreement may only be modified by written instrument duly executed by both parties. The rights and interests under this Agreement shall not be assigned or otherwise transferred without the prior written consent of the other party. To the extent that any provision of this Agreement is finally adjudged invalid by a court of competent jurisdiction, that provision shall be deleted or modified, as necessary, to make it enforceable, and the remaining provisions of the Agreement shall remain in full force and effect and be binding upon the parties hereto. All communications required by this Agreement shall be personally delivered or mailed to the other party at the address set forth above. Either party's notice address may be changed by written notice given to the other party as provided in this paragraph. This Agreement shall be binding on each party's permitted successors and permitted assigns.

[Signature Page Follows.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the dates shown below.

CONSULTANT:

ZONECO, LLC, an Ohio limited liability company

By: _____

Sean S. Suder, Lead Principal

Date: _____

CITY:

CITY OF UNIVERSITY CITY, MISSOURI, a municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A

SCOPE AND FEE PROPOSAL

University City, MO

Task	Per Task Cost
Project Kick-Off	
Virtual meeting for team introduction	\$1,500
Coordination of in-person kick-off meeting and transfer of data and files	\$225
Kick-off meeting, in-person, includes travel and preparation	\$8,400
Tour of City (including context research of neighborhoods and development sites)	\$1,575
Diagnostic Module	
Inventory of special development sites / review Areas of Change, document and data Review	\$3,400
Two stakeholder engagement sessions	\$1,950
Comparison/Analysis of existing codes vis-a-vis updated Comp Plan	\$1,800
Develop revised zoning district list and table of contents	\$4,900
Draft zoning map	\$3,200
Develop Diagnostic Report	\$3,150
Revise Diagnostic Report based on staff feedback	\$675
Finalization of Diagnostic Report/New Districts/Table of Contents	\$1,950
Administrative time throughout this Module	\$1,500
Calibration Module	
Create a master table to organize base standards for all existing/revised/new zoning districts, reiew format with client	\$900
Bi-weekly staff meetings for information and review	\$1,350
Draft calibration table table	\$10,250
Revisions to calibration table	\$1,800
Calibration table discussions with the following parties: public officials, stakeholder group, the public (3 meetings)	\$21,300
Finalization of calibration table	\$1,800
Administrative time throughout this Module	\$1,500
Codification Module	
Chapter-by-chapter delivery of the zoning code	\$39,900
Update and finalize zoning map	\$4,200
Bi-weekly (or weekly) staff meetings for information and review	\$2,700
Meeting to update public officials regarding districts/zones update (virtual, includes preparation)	\$1,350
Graphics for code update	\$8,000
Code formatting (as one line item, although task will be ongoing)	\$6,375
Chapter-by-chapter revisions	\$13,000
Public open house to review zoning code draft	\$18,950
Final Code revisions	\$9,875
Town code adoption process	\$9,000
10 hours of preparation time for public meetings within the Calibrate and Codify modules (at the request of the City)	\$2,200
Project Total	\$188,675

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



NUMBER: <i>For City Clerk Use</i>	CM2050224-01
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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:	2/24/2025

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



NUMBER: <i>For City Clerk Use</i>	CM20250224-02
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SUBJECT/TITLE: FY2024 Annual Comprehensive Financial Report (ACFR) and Report on Federal Awards Audit Reporting Presentation			
PREPARED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends the City Council accept the reports.			
FISCAL IMPACT: N/A			
AMOUNT:	n/a	ACCOUNT No.:	n/a
FROM FUND:	n/a	TO FUND:	n/a
EXPLANATION:			

STAFF COMMENTS AND BACKGROUND INFORMATION: The City's independent external auditors, Sikich CPA LLC., will present to the Mayor and Council the FY2024 Annual Comprehensive Financial Report (ACFR) audit report. The presentation will consist of an overview on the financial reports.
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CIP No.	
RELATED ITEMS / ATTACHMENTS: Reports may be found on the website: https://www.ucitymo.org/455/Budget-Financial-Reports Annual Comprehensive Financial Report (ACFR) Report on Federal Awards	

LIST CITY COUNCIL GOALS (S): Prudent Fiscal Management	
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose
MEETING DATE:	February 24, 2025

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



NUMBER: <i>For City Clerk Use</i>	NB20250224-01
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SUBJECT/TITLE: Resolution for Fiscal Year 2024-2025 Budget Amendment #1			
PREPARED BY: Keith Cole, Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	New Business - Resolution 2025-02	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval of the Resolution for fiscal year 2024-2025 Budget Amendment #1.			
FISCAL IMPACT: Reduction in Fund Balance - General Fund - \$87,800;			
AMOUNT:	\$87,800	ACCOUNT No.:	See Detail - Various
FROM FUND:	General Fund (01)	TO FUND:	General Fund (01)
EXPLANATION: The changes in the General Fund will have a reduction in fund balance by \$87,800, respectively.			

STAFF COMMENTS AND BACKGROUND INFORMATION: The attached information is the first (1st) budget amendment of fiscal year 2025. The amendment incorporates the increases and decreases of revenues and expenditures of the General Fund. This change incorporates the CentCom University Summer 2025 program.
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CIP No.	N/A
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RELATED ITEMS / ATTACHMENTS: 1. Budget Amendment Details 2. Resolution for Approval of the Amendment

LIST CITY COUNCIL GOALS (5): Prudent Fiscal Management
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RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	February 24, 2025
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**FY25 Budget Amendment #1
To Be Approved by City Council
February 24, 2025**

General Fund:

<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
<u>Revenues</u>			
1) 4620 Centennial Commons	35,000		Increase due to CentCom University Summer 2025 Program
Change in Revenues - Increase	-	35,000	

**FY25 Budget Amendment #1
To Be Approved by City Council
February 24, 2025**

General Fund:

<u>Account</u>	<u>Expenditures</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) Parks, Recreation & Public Area Maintenance - Centennial Commons				
01.50.53.5340	Salaries-Part-Time & Temp	69,000	-	CentCom University 2025 Summer Program
01.50.53.6010	Professional Services	22,200	-	
01.50.53.6040	Events & Receptions	5,100	-	
01.50.53.6060	Instructors & Sports Officials	7,000	-	
01.50.53.6650	Memberships & Certifications	150	-	
01.45.53.7330	Food	4,000	-	
01.50.53.7690	Recreational Supplies	10,000	-	
01.50.53.7770	Uniforms & Safety Gear	4,350	-	
01.50.53.7850	Awards & Gifts	1,000	-	
Change in Expenditures - Increase			122,800	
Total General Fund				
Reduction to Fund Balance			(87,800)	

The effect on the General Fund from these amendments are as follows:

Original Adopted Budget (Deficit)	\$ (2,299,835)
Change in Budget Amendment #1	(87,800)
Balance after Budget Amendment #1	\$ (2,387,635)

Estimated Budget - "CentCom University" - Summer 2025 - 50 Participants

Program **53 - Centennial Commons**

Account **5340 - Salaries-Part Time & Temp**

01-50-53_5340	Summer Youth Enrichment Program Personnel	1.0000	69,000.00	<u>69,000.00</u>
	Account 5380 - Overtime Totals	Transactions	1	\$69,000.00

Account **6010 - Professional Services**

01-50-53_6010	Summer Youth Enrichment Program - SLU STEM "EduFUN" Component	1.0000	11,500.00	11,500.00
01-50-53_6010	Summer Youth Enrichment Program - Bus Service	1.0000	2,700.00	2,700.00
01-50-53_6010	Summer Youth Enrichment Program - Field Trips**	1.0000	8,000.00	<u>8,000.00</u>
	Account 6010 - Professional Services Totals	Transactions	2	\$22,200.00

Account **6040 - Events & Receptions**

01-50-53_6040	Summer Youth Enrichment Program - End of Summer Event	1.0000	5,100.00	<u>5,100.00</u>
	Account 6040 - Events & Receptions Totals	Transactions	1	\$5,100.00

Account **6060 - Instructors & Sports Officials**

01-50-53_6060	Educational Programs/Fitness & Sports Instructors***	1.0000	7,000.00	<u>7,000.00</u>
	Account 6060 - Instructors & Sports Officials Totals	Transactions	1	\$7,000.00

Account **6650 - Memberships & Certifications**

01-50-53_6650	Metro Day Camp Membership	1.0000	150.00	<u>150.00</u>
	Account 6650 - Memberships & Certifications Totals	Transactions	1	\$150.00

Account **7330 - Food**

01-50-53_7330	Summer Youth Enrichment Program - Participant Snacks	1.0000	2,500.00	2,500.00
01-50-53_7330	Participant Pop-Up	1.0000	500.00	500.00
01-50-53_7330	Staff Training	1.0000	1,000.00	<u>1,000.00</u>
	Account 7330 - Food Totals	Transactions	3	\$4,000.00

Account **7690 - Recreational Supplies**

01-50-53_7690	Program Creative Arts-Sports Equipment/Supplies	1.0000	10,000.00	<u>10,000.00</u>
	Account 7690 - Recreational Supplies Totals	Transactions	1	\$10,000.00

Account **7770 - Uniforms & Safety Gear**

01-50-53_7770	Participant/Staff Wearing Apparel	1.0000	4,350.00	<u>4,350.00</u>
	Account 7770 - Uniforms & Safety Gear Totals	Transactions	1	\$4,350.00

Account **7850 - Awards & Gifts**

01-50-53_7850	Program Participant Event Awards	1.0000	1,000.00	<u>1,000.00</u>
	Account 7850 - Awards & Gifts Totals	Transactions	1	\$1,000.00

Est. Total	\$122,800.00
Revenue	<u>\$35,000.00</u>
City Subsidy	\$87,800.00

***estimate cost; actual figures - TBD*

****estimated cost; in discussion with groups, organizations and individuals - TBD*

Resolution 2025 - 02

**A RESOLUTION AMENDING THE FISCAL YEAR 2024-2025 (FY25)
BUDGET – AMENDMENT # 1 AND APPROPRIATING SAID AMOUNTS**

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2024, was approved by the City Council and circumstances now warrant amendment to that original budget.

BE IT FURTHER RESOLVED, that in accordance with the City Charter, the several amounts stated in the budget amendment as presented, are herewith appropriated to the several objects and purposes named.

Adopted this 24th day of February 2025.

Mayor

Attest:

City Clerk

Certified to be Correct as to Form:

City Attorney

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



NUMBER: <i>For City Clerk Use</i>	NB20250224-02
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SUBJECT/TITLE:
Eliminating the Requirement that Yard Waste Bags Exhibit a Yard Waste Sticker

PREPARED BY: Keith Cole, Director of Finance	DEPARTMENT / WARD Finance / All
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AGENDA SECTION: New Business - Bill 9564	CAN ITEM BE RESCHEDULED? Yes
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends City Council approve the amended Section 230.090, eliminating the requirement that yard waste bags exhibit a yard waste sticker to coincide with the increase in rates.

FISCAL IMPACT:
For the first 3 years, we anticipate approximately operating cash reserves of \$2,123,969 in 2025, \$1,975,470 in 2026, and \$1,648,752 in 2027.

AMOUNT:		ACCOUNT No.:	
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FROM FUND: Solid Waste Fund (08)	TO FUND: Solid Waste Fund (08)
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EXPLANATION:
As part of the Solid Waste Rate Study cost analysis, the proposed rate increases eliminated the cost of yard waste stickers. The Solid Waste Rate Study Task Force made a motion and approved with a recommendation on Option 2 rate increase.

STAFF COMMENTS AND BACKGROUND INFORMATION:
Currently, Section 230.090, requires yard waste bags exhibit a yard waste sticker in order for the bags to be picked up by our sanitation department.
The stickers cost \$7.50 per sheet of 5.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:
1. Bill No. 9564

LIST CITY COUNCIL GOALS (5):
Prudent Fiscal Management

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: February 24, 2025
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INTRODUCED BY:

DATE:

BILL NO. 9564

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 230.090 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO YARD WASTE, RECYCLABLES AND PROHIBITED SOLID WASTE, BY DELETING THE REQUIREMENT THAT YARD WASTE BAGS EXHIBIT A YARD WASTE STICKER.

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

Section 1. Section 230.090 of the Municipal Code of the City of University City, Missouri, relating to yard waste, recyclables and prohibited solid waste, is hereby amended by deleting the requirement that yard waste bags exhibit a yard waste sticker, so that said section, as so amended, shall read as follows:

Section 230.090. Yard Waste, Recyclables and Prohibited Solid Waste.

- A. All yard waste shall be separated from all other solid waste, and no person shall dispose of yard waste other than as permitted herein.
1. Leaves and grass clippings shall be stored in thirty (30) gallon biodegradable paper bags approved by the Director of Public Works and Parks. A limit of five (5) bags will be collected from a single household per week, unless prior approval is received from the Sanitation Department.
 2. All tree trimmings, hedge clippings and similar material shall be cut to lengths not to exceed four (4) feet and securely tied in bundles not more than two (2) feet thick before being deposited for collection. A limit of six (6) bundles will be collected from a single household per week. Ties should be heavy twine or similar material but not wire. The City will not collect tree stumps or tree trunks.
 3. Plastic bags shall not be used for yard waste.
- B. The City shall offer single-stream residential recycling services and shall provide separate recycling containers or roll-out carts. The Director of Public Works and Parks shall promulgate regulations regarding the City's recycling program.
- C. The City may offer collection services, or permit private contractor collections, for yard waste collection, in which case the Director of Public Works and Parks shall promulgate regulations regarding same or shall authorize the specific disposition of same, which may be at the cost of the disposer.

Section 2. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 10th day of March, 2025.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

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



NUMBER: <i>For City Clerk Use</i>	NB20250224-03
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SUBJECT/TITLE:
Solid Waste Rate Increase on All Units, effective April 1, 2025.

PREPARED BY: Keith Cole, Director of Finance	DEPARTMENT / WARD Finance / All
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AGENDA SECTION: New Business - Bill 9565	CAN ITEM BE RESCHEDULED? No
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends City Council approve the Solid Waste Rate Increase recommended by the Solid Waste Rate Study Task Force. City Manager concurs with recommendation.

FISCAL IMPACT:
For the first 3 years, we anticipate approximately operating cash reserves of \$2,123,969 in 2025, \$1,975,470 in 2026, and \$1,648,752 in 2027.

AMOUNT:		ACCOUNT No.:	
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FROM FUND: Solid Waste Fund (08)	TO FUND: Solid Waste Fund (08)
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EXPLANATION:
The Solid Waste Rate Study Task Force met on January 22, 2025. At this meeting, and after further discussion, the members all came to an agreement, and a motion was made and seconded, with unanimous approval, with a recommendation on Option 2 rate increase. Option 2 rate increase consists of an 8.4% rate increase in 2025, and a 3% Consumer Price Index (CPI) increase thereafter.

STAFF COMMENTS AND BACKGROUND INFORMATION:
In 2018, the City retained MSW Consultants to evaluate and estimate a ten-year solid waste system full cost of service and to develop a rate recommendation for the next four fiscal years.
On July 8, 2024, MSW Consultants, came to City Hall and presented their findings and recommendations during a Study Session. As a result of the Solid Waste Rate Study, a proposed resolution was brought forward to the Mayor/Council on the August 12, 2024, Council agenda for their consideration on the creation of a Task Force. Resolution 2024-10 was approved on the establishment of a Solid Waste and Recycling Rate Study Task Force.
The Task Force was made up of the following members: Phil Eastin (Chair), Alice Boon, Cirri Moran, Susan Plassmeyer, Chris Blumenhorst, and Ted Slegesky.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:
1. Bill No. 9565
2. Memorandum
3. Rate Option 2

LIST CITY COUNCIL GOALS (5):
Prudent Fiscal Management

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: February 24, 2025
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INTRODUCED BY:

DATE:

BILL NO. 9565

ORDINANCE NO.

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

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

Section 1. Section 230.110 of the Municipal Code of the City of University City, Missouri, relating to solid waste collection fees and billing, is hereby amended by increasing the refuse collection rates on all units, so that said section, as so amended, shall read as follows:

Section 230.110. Fees and Billing.

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

University City Refuse Collection Rates Effective April 1, 2025

Type	Monthly Rate
a. Single-family and two-family units with curb line pick up, per ninety (90) gallon cart.	\$19.50
Single-family and two-family, senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit, per sixty (60) gallon cart.	\$16.50
b. Single-family and two-family units with alley line mechanical box pickup, per unit.	\$22.10
Single-family and two-family, senior rate (available to a residential unit occupied by no more than two (2) persons, one (1) of whom is at least sixty-five (65) years of age), per unit).	\$18.67
c. Multi-family with three (3) or more units with curb line pickup, per unit, per ninety (90) gallon cart.	\$20.65
Multi-family with three (3) or more units with alley line mechanical box pickup, per unit.	\$17.60
Multi-family with three (3) or more units with mechanical box pickup and waste reduction, per unit.	\$12.10
d. Public or private institutions with City service	Rates to be determined based on service needs

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

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

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

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

E. All refuse collection rates shall increase by three per cent (3%) effective March 1, 2026, and shall increase by three percent (3%) annually on first day of each March thereafter.

Section 2. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 10th day of March, 2025.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY



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: February 10, 2025

SUBJECT: Solid Waste Rate Study Task Force - Recommendation

Background:

In 2018, the City retained MSW Consultants to evaluate and estimate a ten-year solid waste system full cost of service and to develop a rate recommendation for the next four fiscal years.

On July 8, 2024, MSW Consultants, came to City Hall and presented their findings and recommendations during a Study Session.

As a result of the Solid Waste Rate Study, a proposed resolution was brought forward to the Mayor/Council on the August 12, 2024, Council agenda for their consideration on the creation of a Task Force. Resolution 2024-10 was approved on the establishment of a Solid Waste and Recycling Rate Study Task Force.

The Task Force was made up of the following members: Phil Eastin (Chair), Alice Boon, Cirri Moran, Susan Plassmeyer, Chris Blumenhorst, and Ted Slegesky.

The Task Force had its first meeting, December 17, 2024. MSW Consultants reviewed the final report on the Solid Waste Rate Study with the members and collaboration began.

The Task Force had its second meeting, January 22, 2025. At this meeting, and after further discussion, the members all came to an agreement, and a motion was made and seconded, with unanimous approval, with a recommendation on Option 2 rate increase.

There was a total of 3 rate options to review and analyze. To summarize, the 3 rate options are as follows:

1. Option 1: One-year rate increase with no Consumer Price Index (CPI) increase
2. **Option 2: One-year rate increase with CPI increases**
3. Option 3: Three-year phased in rate increases with no CPI increases

Questions, let me know.

Keith

Exhibit 6 Projected Rates - Yr 1 Increase then 3% CPI increase per year

Rate Option

Option 2

	% Increase	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Single-Family and Two-Family Residential Collection										
Single 90 Gal Refuse & Recycling 1x/wk	\$119.40	\$122.98	\$126.67	\$130.47	\$134.38	\$138.41	\$142.56	\$146.84	\$151.25	\$155.79
Two Family 90 Gal Refuse & Recycling 1x/wk	\$119.40	\$122.98	\$126.67	\$130.47	\$134.38	\$138.41	\$142.56	\$146.84	\$151.25	\$155.79
Single & Two Family 60 Gal Refuse & Recycling-Senior	\$101.40	\$104.44	\$107.57	\$110.80	\$114.12	\$117.54	\$121.07	\$124.70	\$128.44	\$132.29
Single 2x/wk Alley Dumpster Refuse & 1x/wk Recycling Cart	\$135.00	\$139.05	\$143.22	\$147.52	\$151.95	\$156.51	\$161.21	\$166.05	\$171.03	\$176.16
Two Family 2x/wk Alley Dumpster Refuse & 1x/wk Recycling Cart	\$135.00	\$139.05	\$143.22	\$147.52	\$151.95	\$156.51	\$161.21	\$166.05	\$171.03	\$176.16
Single 2x/wk Alley Dumpster Refuse & 1x/wk Recycling Cart-Senior	\$114.40	\$117.83	\$121.36	\$125.00	\$128.75	\$132.61	\$136.59	\$140.69	\$144.91	\$149.26
2x/yr Bulk Waste (inc. in above rates)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Yard Waste Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Extra Cart (per Cart)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Bulk Waste Collection (\$25/Item up to 10 Items/Pickup)	\$30.00	\$30.90	\$31.83	\$32.78	\$33.76	\$34.77	\$35.81	\$36.88	\$37.99	\$39.13
Recycling Drop-off Center Charge (per Month)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	% Increase	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Multi-Family Residential Collection										
3+ Units - Alley Mechanical Dumpsters 2x/wk - Refuse & Recycling	\$108.00	\$111.24	\$114.58	\$118.02	\$121.56	\$125.21	\$128.97	\$132.84	\$136.83	\$140.93
3+ Units - 90 Gal Refuse & Recycling 1x/wk	\$126.30	\$130.09	\$133.99	\$138.01	\$142.15	\$146.41	\$150.80	\$155.32	\$159.98	\$164.78
3+ Units Mechanical Dumpster & Waste Reduction (Twice per Year)	\$75.00	\$77.25	\$79.57	\$81.96	\$84.42	\$86.95	\$89.56	\$92.25	\$95.02	\$97.87

	% Increase	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Commercial Refuse Containers Collection	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
One 90 Gal Cart 1x/wk (Twice per Year)	\$210.93	\$217.26	\$223.78	\$230.49	\$237.40	\$244.52	\$251.86	\$259.42	\$267.20	\$275.22
Two 90 Gal Cart 1x/wk (Twice per Year)	\$325.27	\$335.03	\$345.08	\$355.43	\$366.09	\$377.07	\$388.38	\$400.03	\$412.03	\$424.39
Three 90 Gal Cart 1x/wk (Twice per Year)	\$439.61	\$452.80	\$466.38	\$480.37	\$494.78	\$509.62	\$524.91	\$540.66	\$556.88	\$573.59
Four 90 Gal Cart 1x/wk (Twice per Year)	\$553.96	\$570.58	\$587.70	\$605.33	\$623.49	\$642.19	\$661.46	\$681.30	\$701.74	\$722.79
One 2 CY 1x/wk (Twice per Year)	\$540.28	\$556.49	\$573.18	\$590.38	\$608.09	\$626.33	\$645.12	\$664.47	\$684.40	\$704.93
Two 2 CY 1x/wk (Twice per Year)	\$788.55	\$812.21	\$836.58	\$861.68	\$887.53	\$914.16	\$941.58	\$969.83	\$998.92	\$1,028.89
One 2 CY 2x/wk (Twice per Year)	\$1,080.56	\$1,112.98	\$1,146.37	\$1,180.76	\$1,216.18	\$1,252.67	\$1,290.25	\$1,328.96	\$1,368.83	\$1,409.89
Two 2 CY 2x/wk (Twice per Year)	\$1,577.11	\$1,624.42	\$1,673.15	\$1,723.34	\$1,775.04	\$1,828.29	\$1,883.14	\$1,939.63	\$1,997.82	\$2,057.75
One 3 CY 1x/wk (Twice per Year)	\$615.75	\$634.22	\$653.25	\$672.85	\$693.04	\$713.83	\$735.24	\$757.30	\$780.02	\$803.42
Two 3 CY 1x/wk (Twice per Year)	\$939.49	\$967.68	\$996.71	\$1,026.61	\$1,057.41	\$1,089.13	\$1,121.80	\$1,155.45	\$1,190.11	\$1,225.81
One 3 CY 2x/wk (Twice per Year)	\$1,231.50	\$1,268.45	\$1,306.50	\$1,345.70	\$1,386.07	\$1,427.65	\$1,470.48	\$1,514.59	\$1,560.03	\$1,606.83
Two 3 CY 2x/wk (Twice per Year)	\$1,878.98	\$1,935.35	\$1,993.41	\$2,053.21	\$2,114.81	\$2,178.25	\$2,243.60	\$2,310.91	\$2,380.24	\$2,451.65
Two 3 CY 3x/wk (Twice per Year)	\$2,818.48	\$2,903.03	\$2,990.12	\$3,079.82	\$3,172.21	\$3,267.38	\$3,365.40	\$3,466.36	\$3,570.35	\$3,677.46
One 4 CY 1x/wk (Twice per Year)	\$691.22	\$711.96	\$733.32	\$755.32	\$777.98	\$801.32	\$825.36	\$850.12	\$875.62	\$901.89
Two 4 CY 1x/wk (Twice per Year)	\$1,090.43	\$1,123.14	\$1,156.83	\$1,191.53	\$1,227.28	\$1,264.10	\$1,302.02	\$1,341.08	\$1,381.31	\$1,422.75
One 4 CY 2x/wk (Twice per Year)	\$1,382.44	\$1,423.91	\$1,466.63	\$1,510.63	\$1,555.95	\$1,602.63	\$1,650.71	\$1,700.23	\$1,751.24	\$1,803.78
Two 4 CY 2x/wk (Twice per Year)	\$2,180.86	\$2,246.28	\$2,313.67	\$2,383.08	\$2,454.57	\$2,528.21	\$2,604.06	\$2,682.18	\$2,762.65	\$2,845.53
One 4 CY 3x/wk (Twice per Year)	\$2,073.66	\$2,135.87	\$2,199.95	\$2,265.95	\$2,333.93	\$2,403.95	\$2,476.07	\$2,550.35	\$2,626.86	\$2,705.67
One 4 CY 4x/wk (Twice per Year)	\$2,764.88	\$2,847.82	\$2,933.25	\$3,021.25	\$3,111.89	\$3,205.25	\$3,301.41	\$3,400.45	\$3,502.46	\$3,607.53
Two 4 CY 4x/wk (Twice per Year)	\$4,361.72	\$4,492.57	\$4,627.35	\$4,766.17	\$4,909.16	\$5,056.43	\$5,208.12	\$5,364.36	\$5,525.29	\$5,691.05
One 4 CY 5x/wk (Twice per Year)	\$3,456.09	\$3,559.78	\$3,666.57	\$3,776.57	\$3,889.87	\$4,006.57	\$4,126.77	\$4,250.57	\$4,378.09	\$4,509.43
Two 4 CY 5x/wk (Twice per Year)	\$5,452.15	\$5,615.71	\$5,784.18	\$5,957.71	\$6,136.44	\$6,320.53	\$6,510.15	\$6,705.45	\$6,906.61	\$7,113.81
One 4 CY 6x/wk (Twice per Year)	\$4,147.31	\$4,271.73	\$4,399.88	\$4,531.88	\$4,667.84	\$4,807.88	\$4,952.12	\$5,100.68	\$5,253.70	\$5,411.31
Two 4 CY 6x/wk (Twice per Year)	\$6,542.58	\$6,738.85	\$6,941.02	\$7,149.25	\$7,363.73	\$7,584.64	\$7,812.18	\$8,046.55	\$8,287.95	\$8,536.59

	% Increase	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Commercial Recycling Containers Collection	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2 CY 1x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 CY 2x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 CY 3x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 CY 4x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 CY 5x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 CY 6x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 1x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 2x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 3x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 4x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 5x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 CY 6x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 1x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 2x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 3x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 4x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 5x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4 CY 6x/wk (Twice per Year)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	% Increase	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Temporary Container Services	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Refuse 3 CY Dumpster - Drop Off (10 Business Days)	\$100.00	\$103.00	\$106.09	\$109.27	\$112.55	\$115.93	\$119.41	\$122.99	\$126.68	\$130.48
Refuse 3 CY Dumpster - Drop Off (Additional Rental Period)	\$40.00	\$41.20	\$42.44	\$43.71	\$45.02	\$46.37	\$47.76	\$49.19	\$50.67	\$52.19
Refuse 3 CY Dumpster - Drop Off (Extra Empty)	\$60.00	\$61.80	\$63.65	\$65.56	\$67.53	\$69.56	\$71.65	\$73.80	\$76.01	\$78.29
Recycling Dumpster - Drop Off (10 Business Days)	\$40.00	\$41.20	\$42.44	\$43.71	\$45.02	\$46.37	\$47.76	\$49.19	\$50.67	\$52.19
Recycling Dumpster - Drop Off (Additional Rental Period)	\$10.00	\$10.30	\$10.61	\$10.93	\$11.26	\$11.60	\$11.95	\$12.31	\$12.68	\$13.06
Recycling Dumpster - Drop Off (Extra Empty)	\$30.00	\$30.90	\$31.83	\$32.78	\$33.76	\$34.77	\$35.81	\$36.88	\$37.99	\$39.13
Refuse 30 CY Roll-Off (10 Business Days, includes 1 Pull)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refuse 30 CY Roll-Off (10 Business Day Drop and Pull)	\$330.00	\$339.90	\$350.10	\$360.60	\$371.42	\$382.56	\$394.04	\$405.86	\$418.04	\$430.58
Refuse 30 CY Roll-Off (Disposal Charge) per Ton	\$60.17	\$61.98	\$63.84	\$65.76	\$67.73	\$69.76	\$71.85	\$74.01	\$76.23	\$78.52
Refuse 30 CY Roll-Off (Additional Rental Period)	\$200.00	\$206.00	\$212.18	\$218.55	\$225.11	\$231.86	\$238.82	\$245.98	\$253.36	\$260.96
Refuse 30 CY Roll-Off (Extra Empty, plus Tonnage Fee)	\$330.00	\$339.90	\$350.10	\$360.60	\$371.42	\$382.56	\$394.04	\$405.86	\$418.04	\$430.58

EXHIBIT 7 - Projected Cash Flow - Yr 1 increase + 3% CPI increases

Rate Option

Option 2

Operating Reserve Target Based on Days (%)

18.0%

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Primary Customer Category Rate Increases										
Single 90 Gal Refuse & Recycling 1x/wk	8.4%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
3+ Units-Alley Mechanical Dumpsters 2x/wk Refuse & Recycling	37.4%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Commercial Refuse Dumpsters	31-175% (varies by size&frequency)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Projected Revenues	\$4,519,906	\$3,588,847	\$3,659,194	\$3,730,950	\$3,804,023	\$3,878,590	\$3,954,648	\$4,032,260	\$4,111,451	\$4,192,117
Rate Revenue	\$3,519,906	\$3,588,847	\$3,659,194	\$3,730,950	\$3,804,023	\$3,878,590	\$3,954,648	\$4,032,260	\$4,111,451	\$4,192,117
Other Financing - Interfund Loans	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projected Expenses	\$3,955,902	\$3,737,346	\$3,985,912	\$3,913,448	\$3,981,287	\$4,073,660	\$4,344,700	\$4,472,636	\$4,480,717	\$4,570,106
Operating Expenses	\$3,135,902	\$3,126,979	\$3,220,788	\$3,317,412	\$3,416,934	\$3,519,442	\$3,625,025	\$3,733,776	\$3,845,789	\$3,961,163
CIP and Equipment Replacement	\$731,300	\$503,928	\$658,684	\$489,596	\$457,913	\$447,770	\$613,235	\$632,420	\$528,433	\$503,969
Debt Service	\$88,700	\$106,440	\$106,440	\$106,440	\$106,440	\$106,448	\$106,440	\$106,440	\$106,494	\$104,974
Surplus (Deficit)	\$564,004	(\$148,499)	(\$326,718)	(\$182,499)	(\$177,264)	(\$195,070)	(\$390,052)	(\$440,376)	(\$369,266)	(\$377,988)
Operating Cash Reserves										
Beginning of Year	\$1,559,965	\$2,123,969	\$1,975,470	\$1,648,752	\$1,466,253	\$1,288,989	\$1,093,919	\$703,868	\$263,492	(\$105,774)
Expenditures	(\$3,955,902)	(\$3,737,346)	(\$3,985,912)	(\$3,913,448)	(\$3,981,287)	(\$4,073,660)	(\$4,344,700)	(\$4,472,636)	(\$4,480,717)	(\$4,570,106)
Revenues	\$4,519,906	\$3,588,847	\$3,659,194	\$3,730,950	\$3,804,023	\$3,878,590	\$3,954,648	\$4,032,260	\$4,111,451	\$4,192,117
End of Year	\$2,123,969	\$1,975,470	\$1,648,752	\$1,466,253	\$1,288,989	\$1,093,919	\$703,868	\$263,492	(\$105,774)	(\$483,762)
Target End of Year	\$564,462	\$562,856	\$579,742	\$597,134	\$615,048	\$633,500	\$652,505	\$672,080	\$692,242	\$713,009
Excess Operating Cash Reserve	\$1,559,507	\$1,412,613	\$1,069,010	\$869,119	\$673,941	\$460,420	\$51,363	(\$408,588)	(\$798,016)	(\$1,196,772)
Operating Cash Reserve Level	68%	63%	51%	44%	38%	31%	19%	7%	-3%	-12%
Achieves Operating Reserve Target	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE

CITY OF UNIVERSITY CITY COUNCIL MEETING

AGENDA ITEM



NUMBER: <i>For City Clerk Use</i>	NB20250224-04
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SUBJECT/TITLE: TXT 25-01: Application for a Zoning Code Text Amendment to sections 400.160, 400.1020, and 400.1050 of the Zoning Ordinance regarding prevailing pattern determination.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	New Business Bill 9566	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Plan Commission and recommends approval.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: The proposed amendment would allow lots in pre-1926 subdivisions to have a reduced minimum lot width/area either according to Table 1 in 400.1020(C) or the prevailing pattern methodology in 400.1020(B), whichever is less. The goal of this amendment is to afford pre-1926 platted lots the same flexibility that is afforded to post-1926 lots.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The proposed amendment clarifies the methodology for determining "prevailing pattern." As currently written, the code considers at least 10 of the closest lots to the subject site, or if there are fewer than 10 lots, only the lots on the same block frontage shall be considered, but it does not elaborate on how to calculate the prevailing dimension – is it the average, mode, majority, etc. of the 10 closest lots? The current code also does not set a maximum number of lots to consider, so it's possible that properties farther away with inconsistent character could be considered. The proposed amendment sets 10 lots as the maximum number of lots to be considered, not the minimum, so that the only the nearest properties to the subject site help determine the minimum dimensions.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are a Plan Commission Transmittal Letter, Staff Report, amended to reflect the decision of the Plan Commission, Red-line and clean versions of TXT-25-01, Supporting Maps and a Draft Bill 9566.			
LIST CITY COUNCIL GOALS (5): Economic Development, Encourage High-quality Growth,			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	February 24, 2204



Plan Commission

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

January 22, 2025

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

RE: Zoning Code Text Amendment (TXT-25-01)

Dear Ms. Reese,

At its regular meeting on January 22, 2025, at 6:30 p.m. via videoconference, the Plan Commission considered the application of the City of University City for a Zoning Code Text Amendment to amend code sections 400.160, 400.1020, and 400.1050 regarding prevailing pattern determination.

By a vote of 7 to 0, the Plan Commission recommended approval of said Text Amendment.

Sincerely,

Charles Gascon, Chairperson
University City Plan Commission



MEMO
City Council

Meeting Date: February 24, 2025
To: Plan Commission
From: Department of Planning & Development
Case Number: TXT-25-01
Council District: n/a
Applicant: City of University City
Request: Consider proposed text amendments regarding code sections 400.160, 400.1020, and 400.1050 regarding prevailing pattern determination

At the upcoming Plan Commission meeting, commissioners will consider a text amendment to the zoning code pertaining to prevailing pattern determination for minimum lot width, minimum lot area, and side setbacks. The Code Review Committee met on January 9, 2025 and voted in favor of recommending the amendment to the full Plan Commission.

Background

On January 28, 2019, the City amended the zoning code to allow SR- and LR-zoned subdivisions platted prior to 1926, when the City adopted its first zoning code, to deviate from the minimum lot width of 50 feet and the minimum lot area of 6,000 square feet. Staff at the time analyzed each subdivision platted prior to 1926 and came up with appropriate minimum lot widths and areas for each pre-1926 subdivision based on the subdivision’s prevailing dimensions. See excerpt from Section 400.1020(C) as it reads today:

C. Table 1. Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City’s first Zoning Code in 1926.

Table 1		
Subdivision	Minimum Area (SF)	Minimum Width (feet)
Alta Dena	4600	45
Ames Place	5600	50
Balson’s at Olive	3700	30
Balson’s at Shaftesbury Heights	5100	50
Bellemeor Park	4200	40
Darstdale No. 3	3200	40
De Soto Place	3200	30
Delmar Garden	3500	40
Eastover	4600	30



The result of this amendment was to allow infill homes to be built on lots that were previously non-conforming but were consistent with their surrounding character. It also allows new lots to be created that match their subdivision's character. For SR- and LR-zoned subdivisions platted after 1926, lots can deviate from the 50-foot minimum lot width and 6,000-square-foot minimum lot area, only if the prevailing pattern of the 10 closest lots supports a smaller dimension (see excerpt below from 400.1020(B) as it reads today):

- B.** For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a redaction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision. In determining the prevailing pattern, the lot area and/or width of at least ten (10) of the closest lots shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the lots on the block frontage shall be considered.

Summary of Proposed Amendment

The proposed amendment before the Plan Commission would allow lots in pre-1926 subdivisions to have a reduced minimum lot width/area either according to Table 1 in 400.1020(C) or the prevailing pattern methodology in 400.1020(B), whichever is less. The goal of this amendment is to afford pre-1926 platted lots the same flexibility that is afforded to post-1926 lots.

The proposed amendment also clarifies the methodology for determining "prevailing pattern." As currently written, the code says to consider at least 10 of the closest lots to the subject site, or if there are fewer than 10 lots, only the lots on the same block frontage shall be considered, but it does not elaborate on how to calculate the prevailing dimension – is it the average, mode, majority, etc. of the 10 closest lots? The current code also does not set a maximum number of lots to consider, so it's possible that properties farther away with inconsistent character could be considered.

The proposed methodology sets 10 lots as the maximum number of lots to be considered, not the minimum, so that the only the nearest properties to the subject site help determine the minimum dimensions. Of those 10 lots, the average of the three smallest or narrowest lots shall determine the minimum lot area or width, respectively, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots. The rationale for the average of the three smallest lots is to set a minimum dimension common among the nearest properties. To avoid outlier lots skewing the average, such as a 5-foot-wide parcel, only lots that are 25 feet wide or 2,900 square feet in area can be used. The 25-foot and 2,900-square foot dimensions are the smallest lots allowed according to Table 1 in 400.1020(C), which are the smallest lots that University City's code currently permits.

Staff believes the proposed amendment would further promote infill homes in a pattern consistent with the character of nearby lots. On the following page are two maps that help illustrate the potential impact of the proposed amendment in one pre-1926 subdivision.

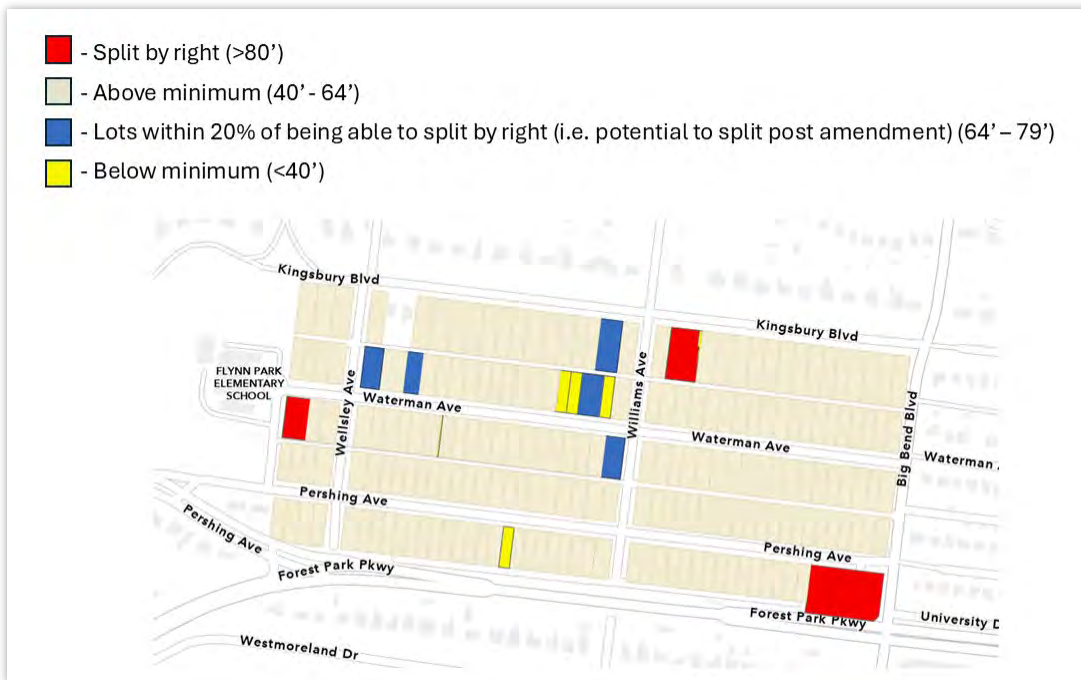


Figure 1. In West Portland Place (above), the minimum lot width according to 400.1020(C) is 40 feet. Lots less than 40 feet wide are shown in yellow; lots more than 80 feet wide could be split according to the current zoning code, are shown in red; and lots within 20% of being able to split by right, so 64 feet to 79 feet wide, are shown in blue. The proposed amendment could potentially allow the yellow lots to become conforming lots, and the blue lots to be split as long as the surrounding 10 lots support a reduced dimension.

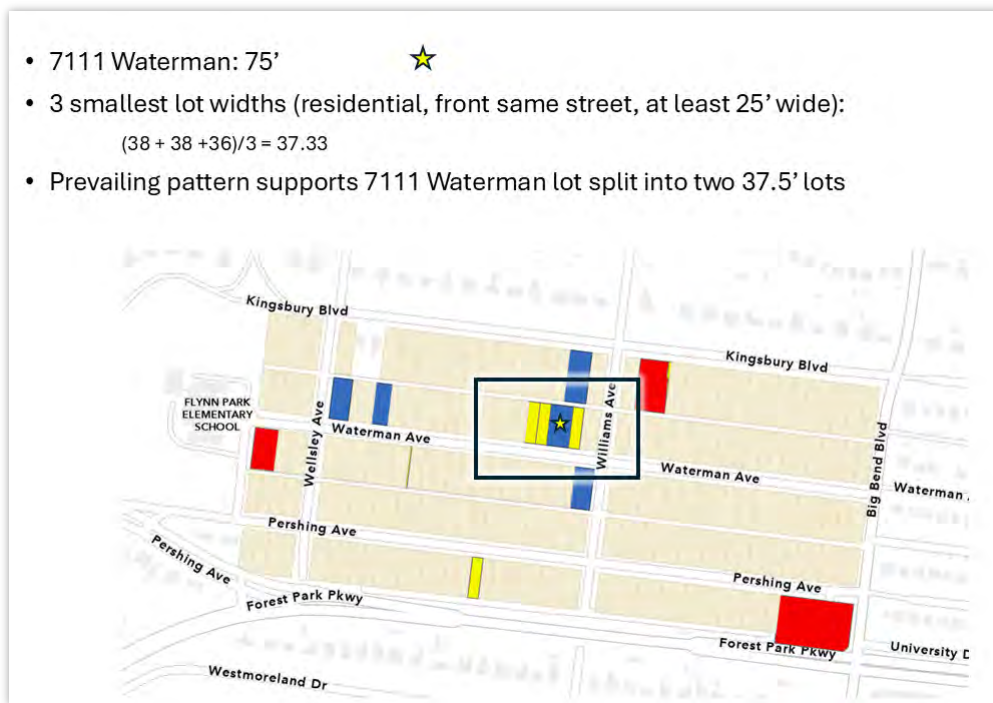


Figure 2. In the map above, the starred property is 75 feet wide and therefore currently too narrow to be split by right. The proposed amendment would support a minimum lot width of 37.33 for the starred site, because of the 10 closest lots, the three smallest lots are 38, 38, and 36 (average 37.33).



Attached to this report are additional maps of the potential impact of the proposed amendment to two other pre-1926 subdivisions.

Comprehensive Plan

The proposed text amendment is aligned with the comprehensive plan, which encourages residential infill (see Action A.4.1: “Encourage residential infill and redevelopment to restore and/or create more vibrant, walkable neighborhoods.”). In addition, residential infill is encouraged specifically in the “Traditional Neighborhood” and “Suburban Neighborhood” land use categories in the comprehensive plan, which almost exactly align with SR- and LR-zoned areas.

Plan Commission

The Plan Commission recommended approval of the text amendment as proposed, with the exception of the following change: (highlighted in yellow)

Section 400.1020 Lot Area and Width Exceptions.

- A. Within the "SR" and "LR" districts, the minimum lot area and/or lot width for detached single-family and two-family (duplex) dwellings in subdivisions platted prior to the City of University City's first Zoning Code in 1926 shall be the prevailing pattern the subdivision in which the lot is located as specified in Table 1 or as determined in the manner provided in Subsection B of this Section, whichever is less.
- B. For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision in the manner described in Subsection C of this Section.
- C. Prevailing Pattern. In determining the prevailing pattern, the lot area and/or width of the ten (10) closest residential lots fronting the same street as the subject site shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the residential lots on the block frontage shall be considered. Of these the ten (10) closest lots, the average of the three (3) smallest or narrowest lots shall determine the minimum lot area or width, respectively, for the subject site, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots.

In summary, in paragraph C, “the ten (10)” was replaced with “these.” The full amendment recommended for approval is attached in full.

Staff Recommendation

Staff recommends approval of the text amendment.

Attachments:

1. TXT-25-01, “Clean” and Red-line versions
2. Supporting maps

INTRODUCED BY:

DATE:

BILL NO.: 9566

ORDINANCE NO.:

AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.160, 400.1020 AND 400.1050 OF THE UNIVERSITY CITY MUNICIPAL CODE, BY AMENDING CERTAIN PROVISIONS THEREIN RELATING TO THE MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY DWELLINGS AND TWO-FAMILY DWELLINGS, THE MINIMUM FRONT YARD BUILDING SETBACK FOR DETACHED SINGLE-FAMILY DWELLINGS, AND THE DETERMINATION OF THE PREVAILING PATTERN OF DEVELOPMENT IN THE SUBDIVISION IN WHICH THE DWELLING IS LOCATED.

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

WHEREAS, in a meeting held on January 22, 2025, the City Plan Commission examined Zoning Code text amendments to Sections 400.160, 400.1020 and 400.1050 that amend certain provisions relating to the minimum lot size for detached single-family dwellings and two-family dwellings, the minimum front yard building setback for detached single-family dwellings, and the determination of the prevailing pattern of development in the subdivision in which the dwelling is located, and recommended to the City Council that the amendments be approved; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m. on March 10, 2025, was duly published on February 9, 2025 in the St. Louis Countian, a newspaper of general circulation within the City; and

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

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

Section 1. Zoning Code Sections 400.160, 400.1020 and 400.1050 of the University City Municipal Code are hereby amended and shall read as follows:

Section 400.160 Density and Dimensional Regulations.

A. Minimum Lot Size.

1. Single-family detached dwellings. Except as provided for in Article V (Supplementary Regulations), Section 400.1020, the minimum lot area and lot width for single-family detached dwellings shall be as follows:
 - a. Minimum lot area. Six thousand (6,000) square feet.
 - b. Minimum lot width. Fifty (50) feet.

- c. *Prevailing pattern.* If a lot is located in a subdivision where the prevailing pattern of development has lot areas greater than six thousand (6,000) square feet or lot widths greater than fifty (50) feet, the minimum lot area or lot width shall conform to that prevailing pattern in the subdivision. The prevailing pattern shall be determined in the manner provided in Section 400.1020(C).
2. *Other permitted or conditional uses.* Lot area and lot width shall be adequate to provide the minimum setbacks required by this Section and required parking, as established under Article VII (Off-Street Parking and Loading Spaces), but in no instance shall a lot be less than six thousand (6,000) square feet in area or fifty (50) feet in width, except for public utility facilities.
3. *Public utility facilities.* Lots for public utility facilities may be less than six thousand (6,000) square feet in area or fifty (50) feet in width, provided that such lots shall not be used for any other use.

B. *Building Setback Requirements.*

1. *Single-family detached dwellings.* Except as provided for in Article V (Supplementary Regulations), Division 2, the following setback requirements shall apply to single-family detached dwellings:
 - a. *Minimum front yard setback.* Twenty-five (25) feet or if there is no platted building line (per Section 400.1060), the prevailing pattern of front yard setbacks in the subdivision, whichever is greater. In determining the prevailing pattern, the front yard setback of the ten (10) closest residential lots in the subdivision shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the lots on the same block frontage shall be considered. In no case shall any minimum front yard setback be less than twenty-five (25) feet.
 - b. *Minimum side yard setback.* Five (5) feet.
 - c. *Minimum rear yard setback.* Thirty (30) feet.
2. *Other permitted or conditional uses.* The minimum setback requirements for all other principal buildings shall be the same as listed in Section 400.160(B)(1), except that where a side yard of a non-dwelling use abuts a "SR" or "LR" zoned property, then the minimum side yard setback shall be fifteen (15) feet.

C. *Building Height Limitations.* Except as provided for in Article V (Supplementary Regulations), Section 400.1030 (Height Exceptions), no principal building shall exceed three and one-half (3½) stories or thirty-five (35) feet in height, whichever is less. However, if a new structure exceeds the height (as defined in Article II) of the principal structure on abutting property by more than fifteen (15) feet, then the side yard setback along the side in question shall be increased to eight (8) feet.

Section 400.1020 Lot Area and Width Exceptions.

- A. Within the "SR" and "LR" Districts, a reduction in the minimum lot area or lot width for detached single-family dwellings and two-family (duplex) dwellings in subdivisions platted prior to the City's first Zoning Code in 1926 may be granted by the Zoning Administrator if the lot area or lot width is consistent with the prevailing pattern of development in the subdivision in which the lot is located as specified in Table 1 or as determined in the manner provided in Subsection C of this Section, whichever is less.

- B. Within the "SR" and "LR" Districts, a reduction in the minimum lot area or lot width for detached single-family dwellings and two-family (duplex) dwellings that are not in subdivisions platted prior to the City's first Zoning Code in 1926 may be granted by the Zoning Administrator if the lot area or lot width is consistent with the prevailing pattern of development in the subdivision as determined in the manner provided in Subsection C of this Section.

- C. Prevailing Pattern. In determining the prevailing pattern of development, the lot area or lot width of the ten (10) closest residential lots in the subdivision shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the residential lots on the same block frontage shall be considered. Of the ten (10) closest lots, the average of the three (3) smallest or narrowest lots shall determine the minimum lot area or lot width, respectively, for the subject site, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots.

- D. Table I. Subdivisions and their prevailing pattern dimensions for lots within subdivisions platted prior to the City's first Zoning Code in 1926.

Table 1		
Subdivision	Minimum Area (SF)	Minimum Width (feet)
Alta Dena	4600	45
Ames Place	5600	50
Balson's at Olive	3700	30
Balson's at Shaftesbury Heights	5100	50
Belle Moor Park	4200	40
Darstdale No. 3	3200	40
De Soto Place	3200	30
Delmar Garden	3500	40
Eastover	4600	30
Forsyth Place	4900	50
Gannondale	5100	50
Garden Heights	4700	50
Hefner Place	5000	50

Harris Place	3000	45
Jackson Park	5200	50
Kingsland Place	3600	40
Meridian	5700	50
Mount Olive	4400	35
Musick	5600	50
New Delmar	5500	50
North Parkview	4000	40
Northmoor	5000	40
Olivania Park	4000	40
Olive Heights	3000	30
Olive Street	3700	40
Partridge Heights	5100	50
Pearl Heights	4000	40
Pershing Heights	4200	40
Rathert Heights	3200	30
Richardson Washington Park	3900	50
Roth Grove	4000	45
Sadler Place	5000	40
Spring Avenue	5300	50
Sutter Estates	4300	45
Sutter Heights	3400	30
University Park:		
Amherst Blocks 7000-7300	4000	40
Tulane and Dartmouth Blocks 7000-7100	4000	40
Parcels north of and not including 728 Pennsylvania	4000	40
University Park No. 2	3800	40
University Terrace	4300	40
Vernon Place	3400	30
West Chamberlain Park	2900	25
West Delmar	5500	50
West Lawn	4000	30
West Portland	5100	40
West University No. 3	4500	40

Section 400.1050 Side Yard Setback Exception for Detached Single-Family Dwellings.

A. Within the "SR" and "LR" Districts, a reduction in the minimum side yard setback for detached single-family dwellings may be granted by the Zoning Administrator if the side yard widths are consistent with the prevailing pattern of development in the subdivision within which the lot is located. In determining the prevailing pattern of side yard widths, the front yard setback of the ten (10) closest residential lots in the subdivision shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the lots on the block frontage shall be considered. The prevailing pattern shall be determined in the manner provided in Section 400.1020(C). In no case shall an exception be granted which eliminates all off-street parking in back of the required front building setback line and which does not meet the following minimum standards:

1. A side yard of not less than four (4) feet in width.
2. A combined width of not less than nine (9) feet for both side yards of the lot.
3. A combined width of not less than nine (9) feet for the adjoining side yards of adjoining lots.

Section 2. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Zoning Code Section 400.160, 400.1020 or 400.1050 of the University City Municipal Code, nor bar the prosecution of any such violation.

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

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

PASSED and ADOPTED this ____ day of March, 2025.

Mayor

ATTEST:

City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

City Attorney

Section 400.1020 Lot Area and Width Exceptions.

- A. Within the "SR" and "LR" districts, the minimum lot area and/or lot width for detached single-family and two-family (duplex) dwellings in subdivisions platted prior to the City of University City's first Zoning Code in 1926 shall be the prevailing pattern the subdivision in which the lot is located as specified in Table 1 or as determined in the manner provided in Subsection B of this Section, whichever is less.
- B. For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision in the manner described in Subsection C of this Section.
- C. Prevailing.Pattern; In determining the prevailing pattern, the lot area and/or width of the ten (10) closest residential lots fronting the same street as the subject site shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the residential lots on the block frontage shall be considered. Of the ten (10) closest lots, the average of the three (3) smallest or narrowest lots shall determine the minimum lot area or width, respectively, for the subject site, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots.
- D. Table I. Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City's first Zoning Code in 1926.

Section 400.160 Density and Dimensional Regulations.

- A. Minimum.Lot.Size;
 1. Single_family.detached.dwellings; Except as provided for in Article V "Supplementary Regulations", Section 400.1020, the minimum lot area and width for single-family detached dwellings shall be as follows:
 - a. Minimum.lot.area; Six thousand (6,000) square feet.
 - b. Minimum.lot.width; Fifty (50) feet.
 - c. Prevailing.pattern; If a lot is located within a subdivision where the prevailing pattern of development has lot areas greater than six thousand (6,000) square feet or lot widths greater than fifty (50) feet, the minimum lot area or width shall conform to that prevailing pattern in the subdivision. See 400.1020(C) for instructions on determining prevailing pattern.

Section 400.1050 Side Yard Setback Exception For Detached Single-Family Dwellings.

- A. Within the "SR" and "LR" districts, a reduction in the minimum side yard setback for detached single-family dwellings may be granted by the Zoning Administrator if the side yard widths are consistent with the prevailing pattern of the subdivision in which the lot is located. See 400.1020(C) for instructions on determining prevailing pattern. In no case shall an exception be granted which eliminates all off-street parking back of the required front building setback line and which does not meet the following minimum standards:
1. A side yard of not less than four (4) feet in width.
 2. A combined width of not less than nine (9) feet for both side yards of the lot.
 3. A combined width of not less than nine (9) feet for the adjoining side yards of adjoining lots.

TXT-25-01 Proposed text amendment
January 22, 2025

Section 400.1020 Lot Area and Width Exceptions.

- A. Within the "SR" and "LR" districts, the minimum lot area and/or lot width for detached single-family and two-family (duplex) dwellings in subdivisions platted prior to the City of University City's first Zoning Code in 1926 shall be the prevailing pattern the subdivision in which the lot is located as specified in Table 1 or as determined in the manner provided in Subsection B of this Section, whichever is less.
- B. For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a ~~redaction~~ reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision in the manner described in Subsection C of this Section.
- ~~B-C.~~ Prevailing Pattern. In determining the prevailing pattern, the lot area and/or width of ~~the at least ten (10) of the~~ closest residential lots fronting the same street as the subject site shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the residential lots on the block frontage shall be considered. Of the ten (10) closest lots, the average of the three (3) smallest or narrowest lots shall determine the minimum lot area or width, respectively, for the subject site, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots.
- ~~E-D.~~ Table I. Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City's first Zoning Code in 1926.

Section 400.160 Density and Dimensional Regulations.

A. *Minimum Lot Size.*

1. *Single-family detached dwellings.* Except as provided for in Article V "Supplementary Regulations", Section ~~400.1020~~, the minimum lot area and width for single-family detached dwellings shall be as follows:
 - a. *Minimum lot area.* Six thousand (6,000) square feet.
 - b. *Minimum lot width.* Fifty (50) feet.
 - c. *Prevailing pattern.* If a lot is located within a subdivision where the prevailing pattern of development has lot areas greater than six thousand (6,000) square feet or lot widths greater than fifty (50) feet, the minimum lot area or width shall conform to that prevailing pattern in the subdivision. See 400.1020(C) for instructions on determining prevailing pattern. In determining the prevailing pattern of a subdivision, the lot area or lot width of at least ten (10) of the closest lots on the same block frontage in the subdivision shall be considered or, if there are fewer than ten (10) lots,

additional lots on the nearest intersecting block frontage, that is "around the corner", may be considered.

Section 400.1050 Side Yard Setback Exception For Detached Single-Family Dwellings.

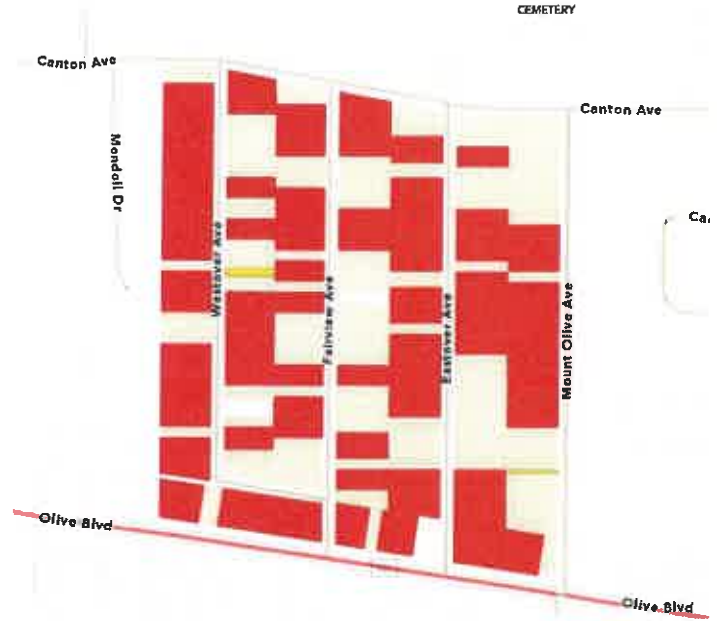
- A. Within the "SR" and "LR" districts, a reduction in the minimum side yard setback for detached single-family dwellings may be granted by the Zoning Administrator if the side yard widths are consistent with the prevailing pattern of the subdivision in which the lot is located. ~~See 400.1020(C) for instructions on determining prevailing pattern. In determining the prevailing pattern of a subdivision, the side yards of at least ten (10) of the closest lots shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of side yards on the block frontage shall be considered.~~ In no case shall an exception be granted which eliminates all off-street parking back of the required front building setback line and which does not meet the following minimum standards:
1. A side yard of not less than four (4) feet in width.
 2. A combined width of not less than nine (9) feet for both side yards of the lot.
 3. A combined width of not less than nine (9) feet for the adjoining side yards of adjoining lots.

Supporting maps for TXT-25-01

January 22, 2025

- Subdivision: Eastover (30 ft)
- Total lots: 174
- Lots **below** minimum width: 2
- Lots **above 2x** minimum (split by right): 75

- - Can split by right (>60')
- - 30' – 59'
- - Below stated min (<30')



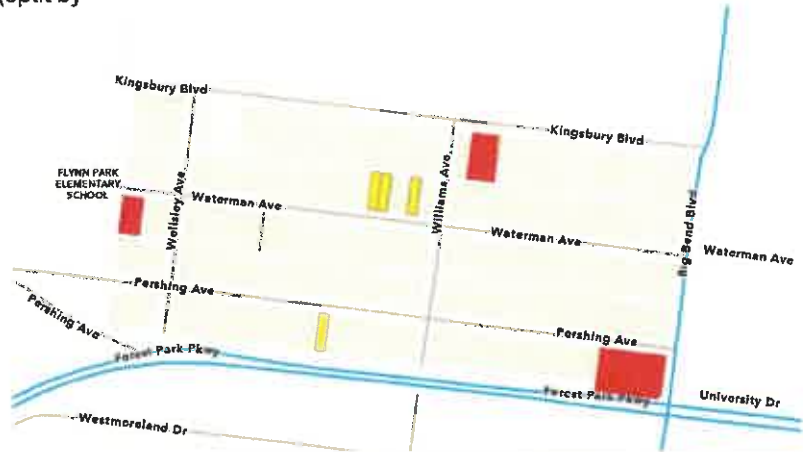
- Subdivision: Alta Dena (45 ft)
- Total lots: 155
- Lots **below** minimum width: 7
- Lots **above 2x** minimum (split by right): 7

- - Can split by right (>90')
- - 45' – 89'
- - Below stated min (<45')



- Subdivision: West Portland (40 ft)
- Total lots: 204
- Lots **below** minimum width: 6
- Lots **above 2x** minimum (split by right): 3

- - Can split by right (>80')
- - 40' - 79'
- - Below stated min (<40')



- - Split by right (>80')
- - Above minimum (40' - 64')
- - Lots within 20% of being able to split by right (i.e. potential to split post amendment) (64' - 79')
- - Below minimum (<40')



- 7111 Waterman: 75' ☆
- 3 smallest lot widths (residential, front same street, at least 25' wide):
 $(38 + 38 + 36) / 3 = 37.33$
- Prevailing pattern supports 7111 Waterman lot split into two 37.5' lots



☆ - Can utilize prevailing pattern to split lot

