



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, April 28, 2025
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)

1. Arbor Day Proclamation - 2025

E. APPROVAL OF MINUTES

1. March 10, 2025 Study Session Minutes (Parking Meters Update)
2. March 24, 2025 Regular Session Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Michael Forte is nominated for re-appointment to the Pension Board by Councilmember Lisa Brenner.
2. Shannon McDonnell is nominated to the Pension Board by Councilmember Lisa Brenner.
3. Diane Lindsey is nominated for appointment to the Senior Commission by Councilmember Lisa Brenner.

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

1. Public Hearing - CDBG Reallocation of 2024 Funds

K. CONSENT AGENDA (1 voice vote required)

1. CDBG Reallocation of 2024 Funds
2. Police Department purchase of two 2024 Dodge Durango
3. FY25 Facade Improvement Applications
4. Reallocation of Funds – Outdoor Dining
5. Millar Park Change Order
6. General Maintenance Services - Parks Mowing

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

1. City Manager Updates
 - Driving Range Update
2. Pershing Improvements Update
3. Yard Waste Sticker Buy Back Program
4. Interfund Borrowing from General Fund to Solid Waste Fund in the amount of \$200,000.
5. Fund Transfer - Central Garage (Fleet)

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

None

N. NEW BUSINESS

Resolutions (voice vote required)

None

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

1. **BILL 9566** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY KNOWN ADJUSTED LOTS 2 AND 3 OF MARKET AT OLIVE PLAT 7, from INDUSTRIAL Commercial DISTRICT ("ic") to Planned Development Commercial District ("PD-C").
2. **BILL 9567** - AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ADJUSTED LOTS 2 AND 3 OF MARKET AT OLIVE PLAT 7.

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 April 25, 2025.



**PROCLAMATION
OF THE
CITY OF UNIVERSITY CITY**

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, beautify our community, and serve as a source of joy and spiritual renewal, and

WHEREAS, University City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, The City Council of the City University City, Missouri, urge our citizens to support efforts to care for our environment.

WHEREOF, We have hereunto set our hands and caused the Seal of the City of University City to be affixed this 22nd day of April in the year Two Thousand and Twenty-Five.

SEAL

Councilmember John S. Tieman

Councilmember Steve McMahon

Councilmember Lisa M. Brenner

Councilmember Bwayne Smotherson

Councilmember Dennis Fuller

Mayor Terry Crow

Councilmember Stacy Clay

ATTEST

City Clerk, LaRette Reese

STUDY SESSION
Parking Meter Presentation
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, March 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, March 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 Mulligan, Jr., and Communications Manager, Jared Jones.

2. CHANGES TO REGULAR AGENDA

None

3. PARKING METER PRESENTATION

Mr. Rose stated there is a desire to modernize the City's parking system to improve the user experience and enhance the ability to collect funds. Communications Manager, Jared Jones researched some of the viable parking meter systems, and tonight he will provide Council with a presentation on his findings.

Mr. Jones stated that he will be presenting Council with a recommendation for upgrading the City's parking system through the implementation of a Flowbird Parking System.

Introduction

The goal is to modernize University City's parking system to improve user experience, reduce maintenance costs, and increase revenue while ensuring a seamless transition for the community.

This can be achieved by streamlining parking operations and implementing user-friendly and cost-effective solutions which in turn, will increase revenue.

Current Parking Meter Status

The existing system consists of traditional coin-based parking meters.

- Total meters citywide: 322
- Meters needing replacement: 133 (41%)
- Some meters are blocked by restaurant barricades

Many of these meters are outdated, leading to frequent maintenance issues and ineffective user experience.

Current Challenges

- Meters blocked by outdoor dining spaces
- Coin collection process is outdated/inefficient
- Challenges with battery failure/physical damage
- Manual collection of coins deemed unsafe and labor-intensive
- High maintenance costs and outdated technology
- Reduced parking revenue due to inefficiencies
- Need for a user-friendly, cost-effective solution

Revenue Trends

Parking Meter Collection	Fiscal Year	Amount
	2019	\$140,560.21
	2020	\$97,545.46
	2021	\$20,023.04*
	2022	\$7,198.29
	2023	\$3,917.02

Parking Garage Fund	Fiscal Year	Amount
	2019	\$9,988.75
	2020	\$7,485.34
	2021	\$1,467.77*
	2022	\$1,288.84
	2023	\$1,475.65

*** 2021 revenue was waived due to COVID**

Parking revenue has seen fluctuations due to inefficient collection methods and outdated technology. Neighboring cities that have transitioned to digital parking solutions have seen revenue increases.

Potential Solutions/Recommendations

- Coined Meter Replacements
- Mobile Parking Applications
- Digital Pay Stations (Kiosks)

Coin Meter Replacements

- Duncan Parking: \$13,772.50 for 25 meters
- POM, Inc.: \$13,125 for 25 meters

While these options modernize coin-based meters, they do not provide the full benefits of digital parking systems.

Parking Applications

- Mobile Parking Applications
 - Passport
 - Park Mobile
- No physical meters required
- Users pay via mobile app or QR Code
- Low-cost implementation and maintenance
- The Passport System can only be set by utilizing parking zones and license plates.
 - Signage would be placed on street poles, on existing meters, etc. with a QR code and information on how to download the Passport App to pay for parking.

- Passport charges the user \$0.37 per transaction.
- Payment processing fees paid by the City: gateway fees are \$0.05/per transaction and merchant secure payment processing is 2.9% + \$0.25 per transaction
- Currently utilized in Clayton, MO, which saw a 17% increase in parking revenue from 2022 to 2023).

Digital Pay Stations (Kiosks)

- Flowbird Urban Intelligence is the leader in kiosk systems. The cost: \$69,600 for 12 kiosks.
 - Flowbird is provided by **Total Parking Solutions**. The cost: \$141,140 for Flowbird kiosk pay stations and a CWT pay station.

Benefits:

- Provides both digital and on-site payment options.
- Reduces reliance on physical meters while maintaining accessibility for those without mobile apps.

What is Flowbird

- Flowbird is a digital system that allows motorists to pay for parking using their mobile device or website.
- Provides enforcement personnel who patrol in real-time using handheld mobile devices that look up current records of valid parking payment transactions for vehicles.
- For users, it eliminates the need for physical receipts; they can, however, print a summary of their tickets via the Flowbird website.
- For U City, it would reduce maintenance costs associated with physical meters; provide real-time data for enforcement and revenue tracking and provide a convenience for the user with mobile payment options.

(A video of Flowbird was played for Council)

Mr. Rose asked if there was a website Council could visit to see the video? Mr. Jones; *(no audible response)*

Mr. Jones stated the system hits almost all of the City's target areas. For those who commute, the app is perfect. It shows you where parking availability is highest, allows you to receive smart notifications during your parking session, and uses GPS to automatically identify where you are parked. Registered license plates can be recalled, speeding up the payment processes. And if a driver does get a fine, they can walk to the kiosk and pay the fine there. For those who do not want to use the app, they can pay by card, cash, or a digital pay option.

Next Steps

1. Review and select a recommended solution.
2. Implement removal process of current parking meters.
3. Commence new parking solution.
4. Educate the public on new payment options.
5. Monitor performance and revenue changes.

Mr. Rose stated if it is the consensus of Council to move forward, he intends to place this item on a regular agenda with the estimated cost and a more detailed outline of the implementation strategy.

Councilmember Clay posed the following questions to Mr. Jones:

Q. It seems like enforcement would be a critical piece. Can you explain how this system is enforced to ensure that the appropriate fees are being paid?

A. As it relates to collection and enforcement, Passport provides enforcement personnel who patrol in real-time using handheld mobile devices; paid for by the City, that look up current records of valid parking payment transactions for vehicles. It pings the device to let them know when the time has expired and how many spots are available within each section. Based on Passport's satellite system, the City will be divided into zones and each time someone parks it pings the satellite system and lets the collection agent know what type of action has occurred.

Q What does enforcement look like for those who chose not to register through the app?

A. If the non-digital option is used with the kiosk it actually registers and tracks their license plate.

Q. Does this eliminate the need for someone to physically patrol the entire area to observe when someone's time has expired?

A. Not necessarily. Once someone exceeds their time limit by approximately 5 minutes, the agent responsible for that area will receive a ping on their device, but the customer will continue to be charged for that overage until any further action is taken.

Q. So, do you get a ticket, or do you continue to incur charges if you are on the digital app?

A. You would get a ticket.

Q. Can you explain the decline that has occurred within the past five years for parking meter collections?

A. The numbers were accumulated by statistical data based on revenue associated with the general funds collected from parking meters. Starting in FY2019 which had the highest monetary value, revenue started to dwindle as the situation with our parking meters got worse, and the costs to maintain them began increasing.

Councilmember Fuller asked Mr. Rose what meters did they anticipate replacing? Mr. Rose stated the intent is to replace all of the meters. The City has such an old system that the existing meters will continue to break and it's becoming more expensive to repair them. There is also a desire to remove the existing street seating. Mr. Rose stated staff decided to bring this issue to Council's attention because they believed it was timely, and that it would help the City achieve the revenue it once had in 2019.

Mayor Crow asked Mr. Jones if any neighboring cities used Flowbird? Mr. Jones stated not at this time. U City would be the first in the City of St. Louis to utilize it.

Mayor Crow asked if staff would be making a recommendation tonight? Mr. Rose stated that tonight, staff is simply providing Council with direction. Mayor Crow stated that he does not necessarily want to be first, but if we already know that Passport works with no initial investment versus Flowbird which requires an outlay of \$140,000, that should make a big difference. So, while he can appreciate the ease associated with Flowbird's system, he's not certain that U City needs to be the guinea pig.

Councilmember McMahon posed the following questions to Mr. Jones:

Q. Is the City of St. Louis' Park Louie a rebrand of one of these systems or something different?

A. It is a different system.

Q. There's also Park Mobil, which the City of Clayton has, that I think, utilizes kiosks and zones similar to Passport. So, I assume that the only cash outlay for using Passport would be for the cost of signage.

What safety measures would need to be in place to ensure that fake QR codes that send patrons to malicious websites are not posted over Passport's QR codes?

A. Each zone will have its own QR code, and a Passport collection agent assigned to that zone will be responsible for ensuring their accuracy. Flowbird uses its system administrators to service an area.

Councilmember Brenner stated another cost associated with Passport is the transaction fees. Did staff do a cost analysis on what those transaction fees would look like for U City? Mr. Jones stated that no cost analysis was conducted for either system because the number of parking patrons for Passport compared to the number of patrons for Flowbird would be inconsistent. In comparison, parking patrons for the City of Clayton consist mainly of commuters, wherein the vast majority of U City's patrons would be residents.

Councilmember Clay posed the following questions to Mr. Jones:

Q. Does Passport's system have a kiosk feature associated with it, or is it just a mobile app that utilizes QR codes?

A. Passport is just a mobile app.

Q. So how would someone using coins pay for parking?

A. They would not be able to. However, Flowbird does provide that option.

Q. I believe that Clayton's system utilizes the kiosk option. So, is the suggestion that Council look at Passport without that option?

A. Passport's kiosk option almost doubles what you would pay for Flowbird.

4. ADJOURNMENT

Mayor Crow thanked Mr. Jones for his presentation and adjourned the Study Session at 6:26 p.m.

Kena Dean
Acting City Clerk

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, March 24, 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, March 24, 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 Mulligan, Jr.; Director of Finance, Keith Cole, and Director of Planning & Development, John Wagner

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. March 10, 2025, Regular Minutes were moved by Councilmember Tieman, it was seconded by Councilmember Brenner, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. **Christopher Lhotak** is nominated for reappointment to the Senior Commission by Councilmember John Tieman, it was seconded by Councilmember Clay and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

None

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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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

Jacob Trimble, St. Louis County Director of Planning

Mr. Trimble stated as a resident of U City, he would like to thank Council for the leadership they have provided and commend the City for the high quality of services offered to its residents.

He stated the main thing he would like to talk about tonight is something they are working on in his department, which is a new Comprehensive Plan. This is the first time the County has attempted to develop a plan in 40 years, and he believes it is an opportunity for them to look at all of its 1 million residents as one entity.

St. Louis County 2050 is an equitable and sustainable Comprehensive Plan that seeks to establish a long-term vision. In doing so, they have identified five issues believed to be plaguing the County across all of its territorial limits.

1. **Population Stagnation:** The County's population has been the same since 1970, which somewhat mirrors U City, where its population peaked in 1960 with 50,000 residents. In 2020, the population is approximately 35,000 residents.
2. **Infrastructure Cost Burden:** While the population has remained the same in the County, a lot of roads and infrastructure have been built to service residents and that costs a lot of money. When you have a larger infrastructure system servicing the same number of people it leads to fiscal constraints that a lot of municipalities and the County are facing.
3. **Job Skills Mismatch:** Either the County does not have the right job mix for its residents or its residents don't have the right education and skill levels for the jobs that are available.
4. **A Housing Diversity and Affordability Crisis:** The vast majority of land in the County is devoted to single-family detached housing; which is great. But what they also see is that young families are struggling to find the right housing types for them within St. Louis County, and as residents grow older they are struggling to age in place and stay in their homes long term.
5. **Environmental and Social Resilience:** We are now seeing more extreme weather events throughout the region.

Mr. Trimble stated as an eternal optimist he believes that St. Louis County has all the tools necessary to be a vibrant and growing region; if it decides to be one, which is why he has been visiting various entities throughout the County's jurisdiction to let them know about the work they are doing. So, U City will be hearing more from him and the County over the next couple of years because they hope to partner much more closely with all 87 municipalities, interact with one another, and address these issues together.

He stated finally, Proposition B will be put before the voters on the April 8th Ballot. This Proposition would change the County's Charter to give County Council the authority to remove department heads. Mr. Trimble stated the County's website has additional information on what it would mean should Prop B pass. Thank you so much for your time.

I. COUNCIL COMMENTS

Councilmember Brenner welcomed her son, Nathan Hill, and his friend, Elliot Fuller, to tonight's meeting. She stated that Elliot is here to observe a local government proceeding.

Mayor Crow welcomed both gentlemen and thanked them for being in attendance.

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Westgate Avenue Improvements Project- New Construction Contract Amount

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

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

1. City Manager Updates

There were no updates.

2. Recognition Streets and Sanitation

U City had heavy snowfalls on January 5th, 10th, and February 18th, and several of the City's employees were out plowing streets to make them accessible for the entire community, while also maintaining their normal trash routes. Mr. Rose stated he is proud of the services they provide and has asked Ms. Williams to prepare The City's "Caught Doing Something Good" Certificate for each one of these employees.

On behalf of himself and his colleagues, Mayor Crow acknowledged all of these employees and thanked them for their dedication.

3. Second (2nd) Quarter Financial Report - December 31, 2024

Mr. Rose stated that Finance Director, Keith Cole will be providing Council with the 2nd Quarter Financial Report.

Mr. Cole made the following presentation:

General Fund - Revenues

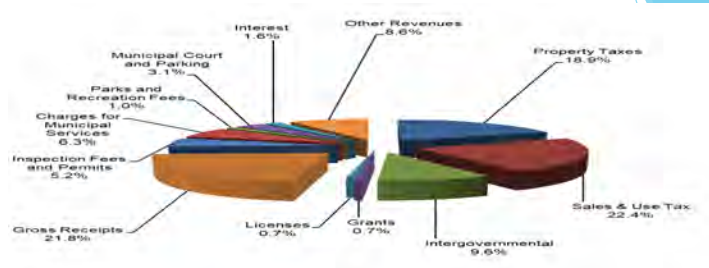
Adjusted Budget	\$25,390,750
YTD Actual	\$12,225,155
Actual as % of Adjusted Budget	48.1%
Increase/ (Decrease) compared to the same quarter of FY2024	\$1,376,431

Key Points:

- Increase in Inspection Fees and Permits of roughly \$253,000. Increase from Building and Zoning permit inspections.
- Increase in Services Charges of roughly \$174,000. The increase is mainly from collecting Ambulance Services charges.
- Increase in Interest Revenue of roughly \$94,000. Increase due to favorable market conditions in the 2nd Quarter.
- Increase in Other Revenue of roughly \$841,000. This increase is mainly from the receipt of funds from Subtext Development Issuance Fees, Legal Fees, an outstanding payment from Seafood City, and St. Louis Area Insurance Trust for Insurance Surplus Distribution.

Overall, revenues as a percentage of the budget show an increase of 10.6% when compared to the same quarter of FY24.

General Fund – Revenues Percentage as of YTD Actuals



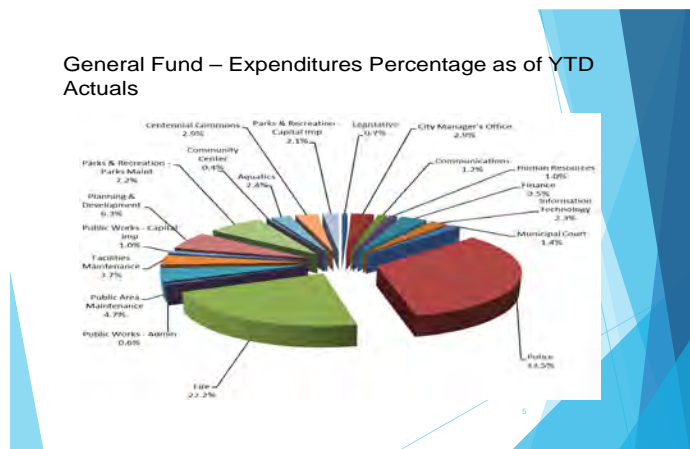
General Fund - Expenditures

Adjusted Budget	\$30,568,371
YTD Actual	\$14,786,469
Actual as % of Adjusted Budget	48.4%
Increase/ (Decrease) compared to the same quarter of FY2024	\$889,660

Key Points:

- Increase in expenditures for the Police Department of roughly \$316,000. This is mainly due to an increase in personnel services, such as wages, overtime, and medical insurance.
- Increase in expenditures for the Fire Department of roughly \$237,000. This is mainly due to an increase in personnel services, such as wages and overtime.
- Increase in expenditures for Aquatics of roughly \$348,000. This is mainly due to an increase in professional services; (Midwest Pool Management contract), electricity, and water.

Overall, expenditures as a percentage of the budget increased by 4.3% when compared to the same quarter of FY2024.



Economic Development Retail Sales Tax - Revenues

Adjusted Budget	\$1,200,300
YTD Actual	\$372,836
Actual as % of Adjusted Budget	31.1%
Increase/ (Decrease) compared to the same quarter of FY2024	\$19,174

Key Points:

- Sales Tax revenue for the second quarter of FY2025 has shown an increase of roughly 5.4% when compared to the same quarter of FY2024.
- Of the \$372,836 sales tax revenue, roughly \$229,834, or 61.6%, is generated from the TIF.

Note: Sales tax revenue is based on the point of sale.

Economic Development Retail Sales Tax - Expenditures

Adjusted Budget	\$882,915
YTD Actual	\$259,914
Actual as % of Adjusted Budget	29.4%
Increase/ (Decrease) compared to the same quarter of FY2024	\$100,967

Key Points:

- The increase in expenditures is mainly from façade improvement programs, events, receptions, and professional services. Thus far, actual expenses appear reasonable.

Capital Improvement Sales Tax - Revenues

Adjusted Budget	\$2,940,200
YTD Actual	\$1,283,114
Actual as % of Adjusted Budget	43.6%
Increase/ (Decrease) compared to the same quarter of FY2024	\$324,979

Key Points:

- Increase due to receiving a reimbursement on the Westgate Ave Improvement project and a refund from the cost share for River Des Peres of \$54,110.

Note: Revenue is generated from pooled sales tax from other cities in the county and is based on per capita.

Capital Improvement Sales Tax - Expenditures

Adjusted Budget	\$2,417,198
YTD Actual	\$544,309
Actual as % of Adjusted Budget	22.5%
Increase/ (Decrease) compared to the same quarter of FY2024	\$(1,664,985)

Key Points:

- The decrease in expenditures is mainly from capital improvement projects; i.e., street overlays, that occurred in the 2nd Quarter of FY2024. Thus far, expenses are down roughly 45.5% compared to the previous year.

Park and Stormwater Sales Tax - Revenues

Adjusted Budget	\$2,100,200
YTD Actual	\$587,944
Actual as % of Adjusted Budget	28.0%
Increase/ (Decrease) compared to the same quarter of FY2024	\$13,689

Key Points:

- Sales Tax revenue for the second quarter of FY2025 has shown a slight increase of roughly 2.4% when compared to the same quarter of FY2024.
- Of the \$587,944 sales tax revenue, roughly \$301,940, or 51.4%, is generated from the TIF.

Note: Sales tax revenue is based on the point of sale.

Park and Stormwater Sales Tax - Expenditures

Adjusted Budget	\$1,401,865
YTD Actual	\$621,485
Actual as % of Adjusted Budget	44.3%
Increase/ (Decrease) compared to the same quarter of FY2024	\$462,060

Key Points:

- The increase in expenditures is mainly from upfront costs of \$369,334 to the Army Corps of Engineers OMCI Stormwater Reimbursement Detention Basin 4 project.
- Increase in park improvements of roughly \$90,000 at Rabe and Metcalfe Parks for playground equipment.

Note: Once the Detention Basin 4 project is complete the City can request reimbursement for the \$369,334.

Public Safety Sales Tax - Revenues

Adjusted Budget	\$2,400,200
YTD Actual	\$753,929

Actual as % of Adjusted Budget	31.4%
Increase/ (Decrease) compared to the same quarter of FY2024	\$(16,701)

Key Points:

- A small decrease, but thus far, revenues appear to be within reason when compared to the 2nd quarter of FY2024.

Public Safety Sales Tax - Expenditures

Adjusted Budget	\$75,314
YTD Actual	\$223,792
Actual as % of Adjusted Budget	297.1%
Increase/ (Decrease) compared to the same quarter of FY2024	\$(53,016)

Key Points:

- This decrease is due to paying off the leased fire truck in FY2024.
- Of the \$223,792 expenses, roughly \$173,000 will be requested for reimbursement from the Annex/Trinity Renovation Project Fund. This reimbursement will lead to a year-to-date actual of roughly \$50,000.

Fire Protection Service Sales Tax - Revenues

Adjusted Budget	\$1,050,000
YTD Actual	\$293,972
Actual as % of Adjusted Budget	28.0%
Increase/ (Decrease) compared to the same quarter of FY2024	\$6,851

Key Points:

- Sales Tax revenue for the second quarter of FY2025 has shown a slight increase of roughly 2.4% when compared to the same quarter of FY2024. Revenue appears to be within reason.
- Of the \$293,972 sales tax revenue, roughly \$150,970, or 51.4%, is generated from the TIF.

Note: FY2025 Budget, Fire Protection Service Sales Tax was broken out into its own fund. Sales tax revenue is based on the point of sale.

Fire Protection Service Sales Tax - Expenditures

- ▶ No Operational Expenditures have been budgeted for FY2025.
- ▶ The full amount of sales tax received for the fiscal year will be transferred over to the General Fund. As of December 31, 2024, \$293,972 has been transferred into the General Fund.

Councilmember Clay posed the following questions to Mr. Cole:

Q. The General Fund Expenditures noted an increase in personnel expenses for police and fire that included overtime. Do you know if this overtime is related to vacancies in these departments?

A. Correct. My understanding is that there is a shortage in the Police Department.

Q. Do you know how many vacancies they have?

A. I think around ten officers.

Councilmember Clay stated the observation he wanted to make is that while developments are important from a long-term perspective, he has recently come to appreciate the short-term impact they are having on the City's fees and other services like the Subtext Development. So even though these are not sustainable dollars, a couple hundred thousand dollars here and there makes things go a lot smoother.

Mr. Rose stated he and Mr. Cole had an opportunity to speak with Chief Hampton today regarding his 2026 budget, where he informed them that his initial game plan for filling these vacant positions is to increase the number of academies being offered and their outreach to universities.

Councilmember Smotherson posed the following questions to Mr. Cole:

Q. Why were increases generated by the TIF only reflected in the EDRST, Parks, and Stormwater, and not the General Fund?

A. Per the TIF Commission, any funds that are generated should only be allocated to the funds that you mentioned.

Q. I thought the General Fund was included in that allocation?

A. That is correct, but the portion that the City receives is disbursed into these specific funds.

Q. There was a large amount of TIF funding that was misappropriated to the Annex/Trinity Renovation Project Fund. How will that reimbursement impact the budget?

A. At this point, it is being discussed with the State's Department of Revenue, who will determine when those funds will be reimbursed.

Mr. Rose stated they can provide Council with additional details about these disbursements, but Fire, Stormwater, and Economic Development represent a couple of the City's set-aside taxes. Economic Development and Stormwater already had a separate budget and this year a separate budget has been established for Fire. So, that's where the bulk of the money derived from the development and received by U City will be reflected. A small portion of these funds does go into the General Fund, but that comes from the pool tax.

Mr. Rose stated the belief that there had been a misallocation of funds was discovered by one of their contracted employees. This allegation is currently being reviewed to determine if a mistake was made, and if it was, how the City will be made whole. So, once staff receives an official notification that information will be provided to the Mayor and Council for directions on how to proceed.

Mayor Crow thanked Mr. Cole for his report.

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

None

N. NEW BUSINESS

Resolutions - (Voice vote required)

- 1. Res – 2025-03** Flood Buyout Policy for FEMA's Hazard Mitigation Grant Program (HMGP) grant.

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

- 2. Res – 2025-04** Flood Buyout Policy for FEMA's Flood Mitigation Assistance (FMA) grant.

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

Councilmember Smotherson asked if there was a timeframe for when these policies will be implemented? Mr. Rose stated he hopes that the City has already received the check and cashed it, but he'll ask Dr. Wagner to respond to this question.

Dr. Wagner stated the process started on December 18th, when Mr. Rose and an official from SEMA signed both agreements. And while it typically, takes twenty-two months to complete, he thinks it may be done sooner than that. Right now, there is a mountain of paperwork that has to be completed by the impacted residents before any offers can be presented. So, he'll have a better understanding of the timeframe once everything is sent off to the folks in Jefferson City, which he hopes will be by the middle of this summer.

Mayor Crow posed the following questions to Dr. Wagner:

Q. Is there a communication plan in place to notify and keep the individuals impacted by these Resolutions updated?

A. *I have been talking to residents, emailing them paperwork, and will be contacting them tomorrow to provide an update.*

Q. *Will these grants be used to buy out the homes and demolish them?*

A. *Yes, all of the land will be turned into green spaces.*

Q. *Are most homeowners aware of the amount they will be receiving?*

A. *Yes. There was a budgeted amount in the grant, so they have a pretty good idea, minus some of the receipts for repairs, etc.*

Q. *So, you anticipate that most of this mitigation is going to take place?*

A. *Yes, I anticipate that to be the case.*

Councilmember Smotherson stated as it relates to these green spaces; especially in the 3rd Ward behind the former Royal Bank site, he would love to see Council and staff be proactive when it comes to thinking about what should be created in these spaces so that they don't sit dormant for long periods of time.

Mayor Crow stated he agrees with the need to be proactive, but the possibility of these areas flooding will be a challenge.

Voice vote on Councilmember Clay's 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

Councilmember Tieman reported that the Commission on Arts & Letters and Washington University will be hosting their 39th Annual U City Public Art Series on April 6th at Majerus Park between 1 and 3 p.m. He stated although the artwork is innovative, unconventional, and thought-provoking, it also stands within a tradition because this project is the oldest cooperative program between a university and its neighboring municipality in the U.S. Councilmember Tieman asked that special consideration be given to the artists, Peter Nesin, Eloise Harcourt, and Maya Dabney of Washington University, as well as Professor Arny Nadler, who has been the liaison between the University and the Commission on Arts & Letters. Professor Nadler; who is also a resident of U City, displayed his work in U City while a student at Wash U.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

None

Q. COUNCIL COMMENTS

Mayor Crow announced that the City Clerk has the commission liaison assignments for each member of the Council available tonight and that will be followed up by an email tomorrow.

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

R. ADJOURNMENT

Mayor Crow thanked everyone for attending and adjourned the meeting at 7:10 p.m.

LaRette Reese
City, Clerk MRCC



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

NUMBER: <i>For City Clerk Use</i>	PH20250428-01
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SUBJECT/TITLE:

Public Hearing - CDBG Reallocation of 2024 Funds

REQUESTED BY:

Mirela Celaj, Director of Public Works

DEPARTMENT / WARD

Public Works

AGENDA SECTION:

Public Hearings

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

N/A

FISCAL IMPACT:

\$175,780 in CDBG Funds from St. Louis County will be reallocated to a different Public Works Project

AMOUNT:

\$175,780

ACCOUNT No.:

N/A

FROM FUND:

N/A

TO FUND:

N/A

EXPLANATION:

This public hearing is intended to provide citizens with the opportunity to provide input on the reallocation of Program Year 2024 CDBG funding.

STAFF COMMENTS AND BACKGROUND INFORMATION:

On September 11, 2023, the City Council voted to allocate \$175,780 to CDBG funds for street improvements for Rushmore Court from Canton Ave. to Briar Court, Malibou Court, and Briar Court. The 2024 CDBG funds were approved, but the proposed locations weren't because they are located within a Special Flood Hazard Area. As a result, the County did not release the allocated funds. Therefore, we are requesting to reallocate the 2024 funds and use them to a new, eligible location, Etzel Avenue(Pennsylvania to Ferguson).

CIP No.

RELATED ITEMS / ATTACHMENTS:

1. Public Hearing Handout

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025

St. Louis County Department of Planning
Office of Community Development
Community Development Block Grant (CDBG) OVERVIEW

WHAT IS CDBG?

The U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- to moderate-income persons.

NATIONAL OBJECTIVES

All activities funded by the CDBG program must meet one of the following National Objectives:

1. Primarily benefit low- and moderate-income residents.
2. Eliminate slums and blight.
3. Alleviate urgent, serious, and critical community needs that are of recent origin.

ELIGIBLE ACTIVITIES

- **Infrastructure & Public Facilities Improvements** - Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, such as streets, sidewalks, parks, water and sewer facilities, sanitary sewers, neighborhood centers, parking lots, fire stations, and ADA accessibility enhancements.
- **Clearance Activities** - Clearance, demolition, and removal of buildings.
- **Public Services** - Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, utility payments, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government.
- **Rehabilitation & Preservation Activities** - CDBG funds may be used to finance the rehabilitation of:
 - Privately owned buildings and improvements for residential purposes.
 - Low-income public housing and other publicly owned residential buildings and improvements.
 - Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations.
 - Nonprofit-owned nonresidential buildings and improvements.

INELIGIBLE ACTIVITIES

- Improvements to buildings used for conduct of government such as a city hall.
Exceptions: Police/fire stations, community centers, ADA improvements to government buildings.
- General government expenses such as regular trash pickup.
- Political activities such as campaigns, voter registration drives.
- Activities that support religious worship or proselytizing.



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

NUMBER: <i>For City Clerk Use</i>	CA20250428-01
---	----------------------

SUBJECT/TITLE:

CDBG Reallocation of 2024 Funds

REQUESTED BY:

Mirela Celaj, Director of Public Works

DEPARTMENT / WARD

Public Works

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends approval.

FISCAL IMPACT:

\$175,780 in CDBG Funds from St. Louis County will be reallocated to a different Public Works Project

AMOUNT:

\$175,780

ACCOUNT No.:

N/A

FROM FUND:

N/A

TO FUND:

N/A

EXPLANATION:

Staff is submitting an application to St. Louis County to have the CDBG funds for program year 2024 reallocated to a different project.

STAFF COMMENTS AND BACKGROUND INFORMATION:

On September 11, 2023, the City Council voted to allocate \$175,780 to CDBG funds for street improvements for Rushmore Court from Canton Ave. to Briar Court, Malibou Court, and Briar Court. The 2024 CDBG funds were approved, but the proposed locations weren't because they are located within a Special Flood Hazard Area. As a result, the County did not release the allocated funds. Therefore, we are requesting to reallocate the 2024 funds and use them to a new, eligible location, Etzel Avenue(Pennsylvania to Ferguson).

CIP No.

N/A

RELATED ITEMS / ATTACHMENTS:

1. Application - Request for Reallocation of Funds

LIST CITY COUNCIL GOALS (S):

1. Improved Infrastructure
2. Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025

Community Development Block Grant Program

Request for Reallocation of Funds

STOP! BEFORE YOU SUBMIT THIS FORM, DID YOU:

- ✓ Publicize your public hearing at least 10 days in advance?
- ✓ Notify all residents of your public hearing using at least one of the three approved methods?
- ✓ Use the sample public hearing notice in its entirety?
- ✓ Hold the hearing at an accessible location and time?
- ✓ Sign this application?
- ✓ Complete the Justification for Reallocating Funds on page 2?
- ✓ Include a complete activity description with EXACT locations?

When you have completed all of the steps above, submit this application and all attachments to the attention of your CD specialist at 500 Northwest Plaza Dr, Suite 801, St. Ann, MO 63074.

St. Louis County Department of Human Services
Office of Community Development
Community Development Block Grant - Request for Reallocation of Funds

Municipality _____

Contact Name and Title _____

Contact Phone Number _____

Contact Email _____

Amount	From (Fund Year/Name of Activity)	To (Fund Year/Name of Activity)
\$		
\$		
\$		
\$		

REQUIRED ATTACHMENTS CHECKLIST

- ☐ **Documentation of Public Notice** - Check at least one:
- ☐ Copy of advertisement in the Post-Dispatch
 - ☐ Copy of flyer, newsletter, or other publication distributed to every household in jurisdiction
 - ☐ Photos of posting in at least three public sites within jurisdiction, labelled with address and date
- ☐ **Public Hearing Sign-in Sheet**
- ☐ **Public Hearing Minutes** - Minutes should be signed or approved and clearly describe citizen comments.
- ☐ Minutes are attached
 - ☐ Minutes will follow on date: _____
- ☐ **Written Comments** – Check all that apply:
- ☐ Comments are attached
 - ☐ No comments were submitted ☒ Confirm after April 28, 2025
 - ☐ Comments were not incorporated into final application. Explanation attached.
- ☐ **Conflict of Interest Statement** - If any elected official in your jurisdiction will directly benefit from a planned CDBG activity, attach an explanation of how your community selected the planned activity.

Printed Name of Chief Elected Official

Title of Chief Elected Official

X _____
Signature of Chief Elected Official

Date

JUSTIFICATION FOR REALLOCATING FUNDS

Because CDBG funds are subject to numerous administrative requirements as well as an annual expenditure deadline, it is critical that CDBG activities are carried out as originally planned. Reallocating funds to new activities often results in substantial time delays and requires considerable additional efforts on the part of the Office of Community Development staff.

To ensure wise use of resources, municipalities are strongly encouraged to carry out their CDBG activities as originally planned and to view reallocating CDBG funds as a last resort.

Please explain why carrying out your originally planned activity using CDBG funds would be impracticable or imprudent due to unforeseen circumstances. Attach supporting documentation as necessary.

Did you consider any alternatives that would have enabled you to carry out your originally planned activity? If so, what were they and why were they rejected?

NEW ACTIVITY #1 DESCRIPTION

TYPE OF ACTIVITY: _____

SCOPE & LOCATION

- **Infrastructure & Public Facility Improvements:** Use engineering and quantitative descriptions, as necessary. Provide exact locations or addresses below and attach a map. Do not list “various locations throughout municipality;” only specific locations will be accepted.
- **Public Service Activities:** Describe activity locations and indicate how funds will be utilized.
- **Demolition:** Provide exact property addresses and describe any redevelopment plans.
- **Home Improvement Program (HIP):** *Do not complete scope or location information for this activity.*

NATIONAL OBJECTIVE - Select one for the above activity:

- ☐ **Low-Moderate Area Benefit (LMA)** Activity benefits all residents in a particular area where at least 51% of the residents are low-moderate income, as determined by census data. See eligible areas in **GREEN** on the municipal map.
Examples: streets, sidewalks, parks
- ☐ **Low-Moderate Clientele Benefit (LMC)** Activity specifically benefits low-moderate income residents either by certifying income or by targeting a population presumed to be low-moderate income such as abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
Examples: ADA curb ramps, public services
- ☐ **Home Improvement Program (HIP)** This activity is administered by St. Louis County Office of Community Development. Income documentation is certified by St. Louis County on a confidential case-by-case basis.
- ☐ **Slum & Blight (SBS/SBA)** Activity addresses slums or blight on an area or spot basis.
Example: demolition of dangerous properties

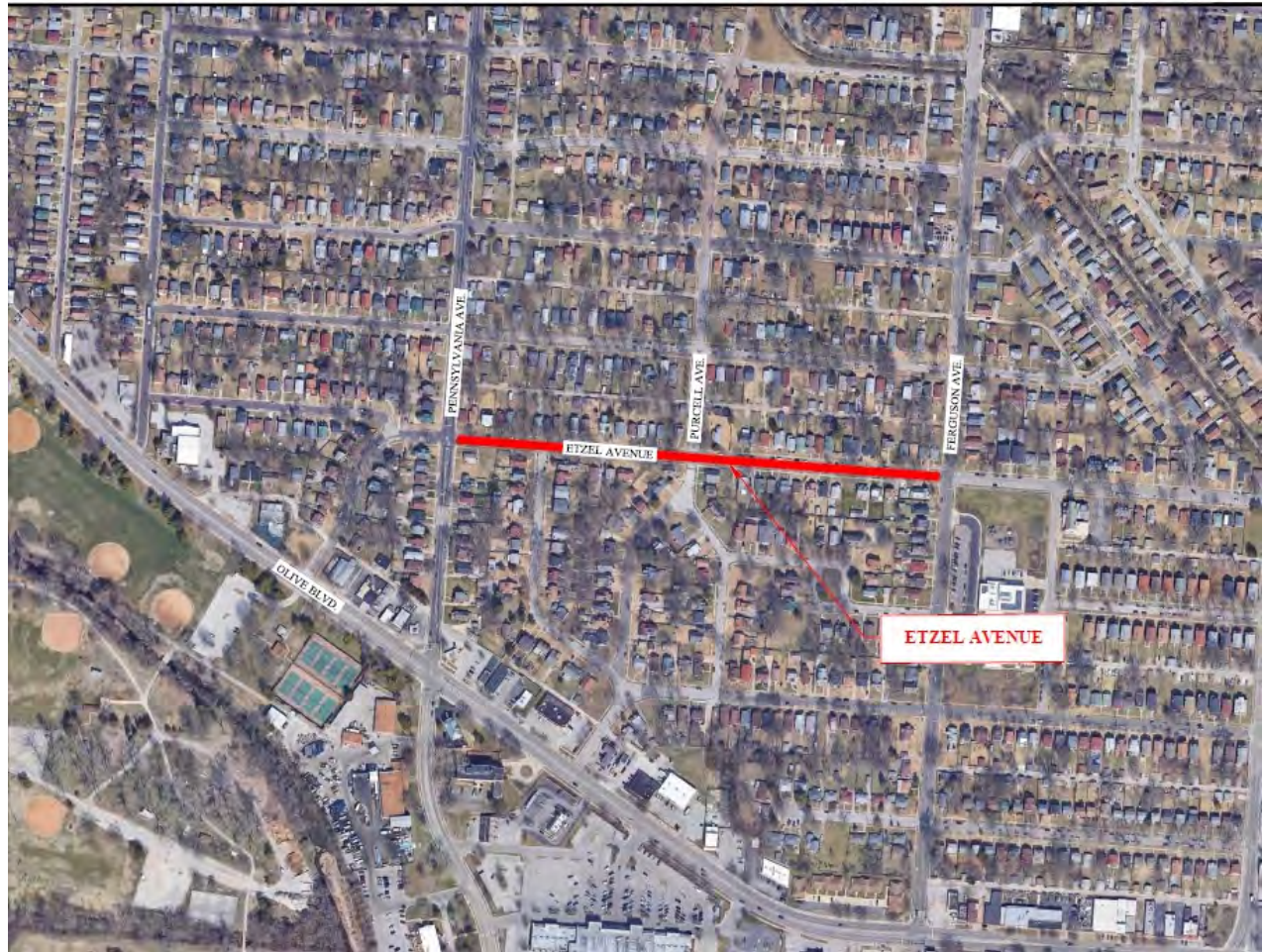
ACTIVITY FUNDING

CDBG Funding Allocated for Activity	\$
Other Funding Allocated for Activity	\$
Total Allocated for Activity	\$

WILL THIS ACTIVITY CREATE A CONFLICT OF INTEREST? ☐ No ☐ Yes

Example: activity includes improvements to a street on which an elected official lives

IF YES, please attach an explanation of how your community selected this planned activity. If any elected official will directly benefit from this activity, he/she should abstain from voting on it, and this should be reflected in the approved public hearing minutes. Contact your CD Specialist for further instruction as soon as possible.



Location:

- Etzel Avenue: From Pennsylvania Avenue to Ferguson Avenue. Approximately 1,563' of road.

NOTICE OF PUBLIC HEARING

Publication Date _____

The _____ of _____ will hold a public hearing to discuss the estimated reallocation of \$_____ in Community Development Block Grant funds for fund year(s)_____. The public hearing will be held at _____ ☐ am ☐ pm on _____, _____, 20____, at _____.

To further its commitment to fair and equitable treatment of all citizens, the _____ of _____ has enacted and/or enforces the following:

A Fair Housing Ordinance prohibiting unlawful discrimination against any person because of race, sex, color, religion, disability, familial status or national origin;

A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and businesses.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following municipal official or employee who has been designated to coordinate compliance with the equal employment opportunity requirements referenced above. Additionally, if you are unable to attend the public hearing, you may provide written comments regarding the Community Development Block Grant Program to the following municipal official:

NAME/TITLE

ADDRESS

CITY

STATE

ZIP

PHONE

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact _____ no later than _____.

For More Information Call:

VOICE

TDD

1-800-735-2466 RELAY MISSOURI VOICE

1-800-735-2966 RELAY MISSOURI TDD

Equal Opportunity Employer

CDBG PUBLIC HEARING SIGN-IN SHEET

Purpose: To discuss the reallocation of \$ _____ in Community Development Block Grant funds from _____ year(s).

Municipality _____

Date _____ Time _____

Location (name and address) _____

Please sign in below, even if you do not plan to speak.

Name of Attendee	Address
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

☐ No attendees

St. Louis County Department of Planning
Office of Community Development
Community Development Block Grant (CDBG) OVERVIEW

WHAT IS CDBG?

The U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- to moderate-income persons.

NATIONAL OBJECTIVES

All activities funded by the CDBG program must meet one of the following National Objectives:

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2. Eliminate slums and blight.
3. Alleviate urgent, serious, and critical community needs that are of recent origin.

ELIGIBLE ACTIVITIES

- **Infrastructure & Public Facilities Improvements** - Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, such as streets, sidewalks, parks, water and sewer facilities, sanitary sewers, neighborhood centers, parking lots, fire stations, and ADA accessibility enhancements.
- **Clearance Activities** - Clearance, demolition, and removal of buildings.
- **Public Services** - Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, utility payments, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government.
- **Rehabilitation & Preservation Activities** - CDBG funds may be used to finance the rehabilitation of:
 - Privately owned buildings and improvements for residential purposes.
 - Low-income public housing and other publicly owned residential buildings and improvements.
 - Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations.
 - Nonprofit-owned nonresidential buildings and improvements.

INELIGIBLE ACTIVITIES

- Improvements to buildings used for conduct of government such as a city hall.
Exceptions: Police/fire stations, community centers, ADA improvements to government buildings.
- General government expenses such as regular trash pickup.
- Political activities such as campaigns, voter registration drives.
- Activities that support religious worship or proselytizing.



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

NUMBER: <i>For City Clerk Use</i>	CA20250428-02
---	----------------------

SUBJECT/TITLE:

Police Department purchase of two 2024 Dodge Durango

REQUESTED BY:

Chief Larry Hampton

DEPARTMENT / WARD

Police Department

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends approval.

FISCAL IMPACT:

Fleet Vehicle is necessary due to vehicle attrition. No real fiscal impact.

AMOUNT:

\$78,216

ACCOUNT No.:

#30-20-90-8200

FROM FUND:

CIP Vehicles & Equip #30-20-90-8200

TO FUND:

CIP Vehicles & Equip

EXPLANATION:

The Police Department is requesting the purchase of one 2024 Dodge Durango for fleet replacement

STAFF COMMENTS AND BACKGROUND INFORMATION:

Landmark Dodge Chrysler quoted the department \$78,216 to purchase two (2) 2025 Dodge Durango's. The vehicles will be replacing a 2014 Ford Taurus (Vehicle #8) and 2016 Ford Taurus (Vehicle #83).

CIP No.

#30-20-90-8200

RELATED ITEMS / ATTACHMENTS:

Vehicle and Equipment quotes attached.

LIST CITY COUNCIL GOALS (S):

Public Safety

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

4/28/2025



PUBLIC SAFETY UPFITTERS LLC
1724 WESTPARK CENTER DRIVE SUITE B
FENTON, MISSOURI 63026
(636) 326-8090

Representative: Zach Kolaks

Phone: 314-217-2900

Client: University City Police

Attn: Chief Hampton

Address: 6801 Delmar Blvd.

University City, MO 63130

Phone: 314-505-8661

Email: flemons@ucitymo.org

Accounting Email:

Date: 2/19/2025

Customer's PO:

QUOTE

All quotes are valid for 14 days.

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	SoundOff		
	Labor hours include installation of used equipment from totalled Durango: 2 Grille Lights, 2 Rear Lights, Speaker, Lightbar (through windshield), Motorola Radio with External Speaker, Computer Stand, Dual Weapon Mount, Raptor RP-1 Radar System with Antennas, Watch Guard, Full Cage.		
	Equipment Removal Labor Hours	31.3	\$ 4,375.00
Grand Total			\$ 4,375.00

*Install material cost consist of: Wire, connectors, terminals, circuit protection, fuses, split loom, tape, shrink tube, and other consumables used in this install

Public Safety Upfitters Install Promise

Install Materials include basic wire, ring terminals, connectors, etc. and will be secured and mounted per industry standards. Some installations will require specialty materials in order to complete the installation of specific equipment. All ring terminals and other circuit connections are mechanically crimped using a ratcheting type crimper to ensure proper tension to the terminal. A 3:1 adhesive lined black shrink wrap is used to cover crimp for additional protection. All circuits have properly sized wire and circuit protection as recommended by the manufacturer.

For the convenience of customers, we offer the ability to pay by credit card. In order to keep costs down for all customers, a 4% fee will be added to all invoices paid by credit card in person, and a 6% fee will be added to all invoices paid by credit card over the phone.

_____ Initial

Invoices are due Net 30, unless otherwise agreed upon with customer. A 3% fee will be added monthly to all invoices after 30 days. For delinquent accounts, the customer agrees to pay any and all collection fees, attorney fees, and all expenses incurred as a result of attempt to collect the debt.

_____ Initial

All quotes are valid for 14 days. Cost of goods can change from one week to the next. After 14 days prices are subject to change.

_____ Initial

Shipping and Materials Surcharge: With fluctuating shipping chargers and vendor materials' surcharges being added, all shipping and surcharges are "To Be Determined (TBD.)" Any requirement for bids to include either of these will be estimates only and are subject to change.

_____ Initial

Shipment Discrepancies and Returns: Customer must notify PSU of any shipping discrepancies with in three days of receiving a shipment. Any Items returned are subject to restocking fees. PSU must be notified of a return request in order for a return to be initiated.

_____ Initial

Warranty:
Labor to replace warranty parts installed by Public Safety Upfitters is covered for the first year and All parts warranties are per manufacturers' policies.

_____ Initial

New Customers: Upon acceptance of this quote, please email a tax exempt form to shelterbrand@psustl.com.

Signature and Date

Client Signature Date

Representatives Signature Date

By signing this agreement, I authorize Public Safety Upfitters, LLC. to order equipment and charge for the agreed quotation or invoice amount.



423 Hanley Ind. Ct. St. Louis, MO 63144
Phone 314-644-4496 Fax 314-644-4473
www.adgraphix.net

PRICE QUOTE

DATE: January 24, 2025

CUSTOMER	University City Police		
CONTACT	Fredrick Lemons	MOBILE PH.	
PHONE		FAX	
ADDRESS	601 Trinity Ave. University City, MO 63130		
EMAIL	flemons@ucitymo.org		

JOB DESCRIPTION:	Durango Graphics
GRAPHIC TYPE:	680 Reflective/Gloss laminate
Estimator Name:	Brittany Brooks

ITEMIZED PRICE QUOTE:

(1) Complete U City Police Graphic pkg for 2024 Dodge Durango	\$560 ea
Labor: Installation at our shop	\$200 ea
TOTAL:	\$760

NOTES:

CLEMENT CHRYSLER DODGE JEEP RAM COLUMB
500 ADMIRAL WEINEL BLVD
COLUMBIA, IL 622361983

Configuration Preview

Date Printed: 2025-02-06 1:12 PM
Estimated Ship Date:

VIN:
VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 01BZ8 City of University City
Police
FAN 2:
Client Code:
Bid Number: TB5073
PO Number:

Sold to:
CLEMENT CHRYSLER DODGE JEEP RAM
COLUMBIA (27369)
500 ADMIRAL WEINEL BLVD
COLUMBIA, IL 622361983

Ship to:
CLEMENT CHRYSLER DODGE JEEP RAM COLUMBIA (27369)
500 ADMIRAL WEINEL BLVD
COLUMBIA, IL 622361983

Vehicle: 2025 1500 LARAMIE CREW CAB 4X4 (144.5 in WB 5 ft 7 in Box) (DT6P98)

	Sales Code	Description	MSRP(USD)
Model:	DT6P98	1500 LARAMIE CREW CAB 4X4 (144.5 in WB 5 ft 7 in Box)	63,880
Package:	21H	Customer Preferred Package 21H	0
	EFH	3.0L I6 Hurricane SO Twin Turbo ESS	0
	DFR	8-Spd Auto 8HP75 Trans	0
Paint/Seat/Trim:	PXJ	Diamond Black Crystal P/C	245
	APA	Monotone Paint	0
	*GJ	Leather Trimmed Bucket Seats	0
	-X9	Black	0
Options:	MAF	Fleet Purchase Incentive	0
	NFF	33 Gallon Fuel Tank	445
	MDA	Front License Plate Bracket	0
	DSA	Anti-Spin Differential Rear Axle	495
	CLF	Mopar Front & Rear Rubber Floor Mats	215
	ANT	Bed Utility Group	945
	AHC	Trailer Tow Group	1,695
	AEF	Sport Appearance Package	1,995
	4DH	Prepaid Holdback	0
	A67	Laramie Level 2 Equipment Group	2,745
	4ES	Delivery Allowance Credit	0
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	142	Zone 42-Detroit	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB5073	Government Incentives	0
Discounts:	YGE	5 Additional Gallons of Gas	0
Destination Fees:			1,995

Total Price: 74,655 .

Order Type: Fleet
Scheduling Priority: 1-Sold Order

PSP Month/Week:
Build Priority: 99

\$62,885

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.



UNIVERSITY CITY POLICE DEPARTMENT

03/06/2025

03/06/2025

UNIVERSITY CITY POLICE DEPARTMENT
6801 DELMAR BLVD
UNIVERSITY CITY, MO 63130

Dear ,

Motorola Solutions is pleased to present UNIVERSITY CITY POLICE DEPARTMENT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide UNIVERSITY CITY POLICE DEPARTMENT with the best products and services available in the communications industry. Please direct any questions to Samuel Kraus at Samuel.Kraus@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Samuel Kraus

Billing Address:
UNIVERSITY CITY POLICE
DEPARTMENT
6801 DELMAR BLVD
UNIVERSITY CITY, MO 63130
US

Quote Date:03/06/2025
Expiration Date:06/04/2025
Quote Created By:
Samuel Kraus
Samuel.Kraus@
motorolasolutions.com

End Customer:
UNIVERSITY CITY POLICE DEPARTMENT

Contract: 21810 - JOHNSON COUNTY
(KS)
AGREEMENT: STATE OF MISSOURI

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8500					
1	M37TSS9PW1AN	APX8500 ALL BAND MP MOBILE	1	\$6,129.00	\$3,677.40	\$3,677.40
1a	GA09008AA	ADD: GROUP SERVICES	1	\$165.00	\$99.00	\$99.00
1b	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	1	\$6.00	\$3.60	\$3.60
1c	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	1	\$480.00	\$480.00	\$480.00
1d	G996AS	ENH: OVER THE AIR PROVISIONING	1	\$110.00	\$66.00	\$66.00
1e	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA	1	\$110.00	\$66.00	\$66.00
1f	G51AT	ENH:SMARTZONE	1	\$1,650.00	\$990.00	\$990.00
1g	GA05509AA	DEL: DELETE UHF BAND	1	-\$800.00	-\$480.00	-\$480.00
1h	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	1	\$66.00	\$39.60	\$39.60
1i	G843AH	ADD: AES ENCRYPTION AND ADP	1	\$523.00	\$313.80	\$313.80
1j	G89AC	ADD: NO RF ANTENNA NEEDED	1	\$0.00	\$0.00	\$0.00
1k	G444AH	ADD: APX CONTROL HEAD SOFTWARE	1	\$0.00	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1l	G67EH	ADD: REMOTE MOUNT E5 MP	1	\$327.00	\$196.20	\$196.20
1m	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	1	\$0.00	\$0.00	\$0.00
1n	G806BL	ENH: ASTRO DIGITAL CAI OP APX	1	\$567.00	\$340.20	\$340.20
1o	GA01670AA	ADD: APX E5 CONTROL HEAD	1	\$717.00	\$430.20	\$430.20
1p	W22BA	ADD: STD PALM MICROPHONE APX	1	\$79.00	\$47.40	\$47.40
1q	QA09113AB	ADD: BASELINE RELEASE SW	1	\$0.00	\$0.00	\$0.00
1r	W969BG	ENH: MULTIKEY OPERATION	1	\$363.00	\$217.80	\$217.80
1s	G361AH	ENH: P25 TRUNKING SOFTWARE APX	1	\$330.00	\$198.00	\$198.00
2	HAF4016A	UNITY GAIN ANTENNA QUARTERWAVE 762-870MHZ - ROOF MOUNT	1	\$29.00	\$24.65	\$24.65
3	HAD4008A	UNITY GAIN ANTENNA QUARTERWAVE VHF 150.8-162 - ROOF MOUNT	1	\$29.00	\$24.65	\$24.65
4	CB000091A02	CABLE, COAXIAL,CABLE, COAXIAL,QMA PLUG TO QMA PLUG CONNECTOR	1	\$44.16	\$37.54	\$37.54
5	CB000091A09	CABLE, COAXIAL,QMA PLUG TO MINI-UHF JACK CONNETOR (BECU QMA)	2	\$103.50	\$87.98	\$175.96
6	CB000091A04	CABLE, COAXIAL,QMA PLUG TO SMA JACK CONNETOR	1	\$70.85	\$60.22	\$60.22
7	EQ000103A02	MULTIPLEXER, ALL BAND, APX8500, VEHICLE	1	\$214.92	\$193.43	\$193.43
8	HAG4000C	ANTENNA, STAMPED METAL,MACKINAW MOBILE GPS ANTENNA	1	\$130.68	\$111.08	\$111.08

Grand Total **\$7,312.73(USD)**

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

R6-C4

F3791

✓

FCA US LLC INVOICE

7294-A

PLANT	ZONE	DEALER	VEHICLE ID NUMBER	INVOICE NO.	INVOICE DT.
JEFFERSON	74	44378	1C4RDJFG8RC240270	R-WDE-60405320	06/28/24
SHIP LANDMARK DODGE CHRYSLER JEEP				SHIP DLR 74 44378	
TO: 1900 S NOLAND RD				IGN KEY	
INDEPENDENCE MO 64055-				TRK KEY	
				ACC KEY	
SOLD LANDMARK DODGE CHRYSLER JEEP				4012-01-6R28	
TO: 1900 S NOLAND RD				SHIPPING WT. 4788	
INDEPENDENCE MO 64055-				SAE HP 34.3	
PAID FOR BY: ALLY				631-072404-30	
CREDIT SALE XX CASH SALE					

BODY & EQUIP.	DESCRIPTION	FACTORY WHOLESALE PRICE
---------------	-------------	-------------------------

WDEE75	DODGE DURANGO PURSUIT VEHICLE AWD
PW7	White Knuckle Clear Coat
A7X9	Cloth Bucket Seats W/Rear Vinyl
CUG	Mini Console - Police <i>LEADS</i>
CW6	Deactivate Rear Doors/Windows
DFT	8-Spd Auto 850RE Trans (Make)
ERC	3.6L V6 24V VVT Engine Upg I w/ESS
GXF	Entire Fleet Alike Key (FREQ 1)
LNF	Black Left LED Spot Lamp
YG1	7.5 Additional Gallons of Gas
2BZ	Customer Preferred Package 2BZ
2SQ	FCA Fleet Powertrain Care
2TZ	Customer Preferred Package 2TZ
3AH	Price Protection - Code H
4DH	Prepaid Holdback
4EA	Sold Vehicle
4ES	Delivery Allowance Credit
4FA	Special Bid-Ineligible For Incentive
4FM	Fleet Option Editor
4FT	Fleet Sales Order
4KA	Special Bid Handling
	TB4065 NN
	ADV PAYMENT OF YEAREND ALLOWANCE
217	DESTINATION CHARGE
	BUSINESS XCITY OF LAWRENCE P
	6 E 6TH ST
	LAWRENCE KS 66044
	PO NUMBER MDH # 062411
	USE DEALERCONNECT TO OBTAIN KEY INFORMATION

your cost
\$41,810.00
THANKS

MSRP RETAIL TOTAL 46,890.00

TOTAL
ORIGINAL INVOICE

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE THE UNITED STATES.



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

NUMBER: <i>For City Clerk Use</i>	CA20280428-03
---	----------------------

SUBJECT/TITLE:

FY25 Facade Improvement Applications

PREPARED BY:

Brooke A. Sharp

DEPARTMENT / WARD

Economic Development

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends approval.

FISCAL IMPACT:

The Facade Improvement line item will be reduced by \$62,882.47

AMOUNT:

\$62,882.47

ACCOUNT No.:

11-45-78-8170

FROM FUND:

Fund 11

TO FUND:

Fund 11

EXPLANATION:

FY25 Applications for Facade Improvement. Five (5) projects were recommended for approval by the EDRST Board, not to exceed \$62,882.47.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The FY25 Economic Development budget included \$150,000 for Facade Improvement. Five (5) projects were submitted to the EDRST for consideration on April 3rd. All five projects were recommended for approval by a majority vote of the EDRST Board.

CIP No.

N/A

RELATED ITEMS / ATTACHMENTS:

1. Transmittal Letter
2. Summary of Projects

LIST CITY COUNCIL GOALS (S):

Economic Development
Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



Economic Development Retail Sales Tax Board

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

April 3, 2025

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

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

RE: Actions Taken at April 3, 2025 EDRST Board Meeting

Dear Mr. Rose and Ms. Reese,

At its meeting on Thursday, April 3rd at 6:30 pm, the Economic Development Retail Sales Tax Board took the following actions:

1. 8 Yes; 0 No to recommend the reallocation of the \$25,000 awarded to LSBDD in fiscal year 2024 to cover any costs associated with the removal of the expanded outdoor dining buildouts.
2. 8 Yes; 0 No to recommend to Council the approval of the FY26 proposed budget for EDRST.
3. 6 Yes; 2 No to recommend the approval of the five Façade Improvement projects, not to exceed \$62,882.47.

Please do not hesitate to contact me with any questions.

Sincerely,

/s/ Brendan O'Brien
Brendan O'Brien, Chairperson
Economic Development Retail Sales Tax Board



OFFICE OF THE CITY MANAGER

6801 Delmar Boulevard, University City, MO 63130 – Phone: 314-505-8531

To: Members of the Economic Development Retail Sales Tax Board

From: Brooke A. Sharp, Deputy City Manager – Development

Date: April 1, 2025

Re: Agenda Item 6ii – Façade Improvement Applications – ***Vote Required***

This agenda item asks the Board to review and approve the FY25 Façade Improvement Applications.

The FY25 budget allocated \$150,000 to the Façade Improvement Program. Staff received six (5) applications from local businesses during the application period. The total amount of funding requested is \$62,882.47.

Attached to this memorandum is a copy of the presentation that will be given by Montez Miles, Economic Development Specialist.

Recommendation: Reserved for Meeting

Attachments: PowerPoint Presentation

Please do not hesitate to contact me with any questions.

Facade Improvement Program 2025

CITY OF UNIVERSITY CITY

ECONOMIC DEVELOPMENT





FACADE IMPROVEMENT PROGRAM

Key Goals

This program is designed to facilitate private sector investment in making these desired exterior improvements. The program offers financial assistance, in the form of a matching grant up to \$15,000, to commercial property owners or business owners seeking to rehabilitate commercial building facades in any of the City's commercial areas.



To strengthen and expand the commercial base of University City.

To improve the architectural and aesthetic appearance of the City's commercial corridors.

To increase business by making commercial area and individual businesses more attractive.

KUHLMANN & LEAVITT INC. 7400 Pershing Avenue

TOTAL PROJECT COST- \$18,800

AMOUNT REQUESTED- \$9,400

Improvements

- Exterior Painting (walls, trims, soffit, lintels).

CURRENT EXTERIOR



ELANTIS, LLC

6951 Olive Boulevard.

TOTAL PROJECT COST- \$21,147

AMOUNT REQUESTED- \$10,000

Improvements

- Updated Signage (building and parking lot))
- Landscaping
- New Exterior Building Paint
- Repaint Parking Lot lines

CURRENT EXTERIOR



Tivoli Building Association

6358 Delmar Blvd.

TOTAL PROJECT COST- \$45,000

AMOUNT REQUESTED- \$15,000

Improvements

- Exterior Painting
- Powering washing
- New exterior lighting

CURRENT EXTERIOR



Hartmann's Towing

6615 Olive Blvd.

TOTAL PROJECT COST- \$26,964.95
AMOUNT REQUESTED- \$13,482.47

Improvements

- New Fence Replacement

CURRENT FENCE



6307-6309 Delmar LLC

6307-6309 Delmar Blvd.

PROJECT TOTAL COST- \$30,000

REQUESTED AMOUNT- **\$15,000**

Improvements

- **New Lighting**
- **Security Cameras**
- **Bottom Floor exterior windows**
- **Repairs around roofing facade**

6309 Delmar Blvd

Front



CURRENT EXTERIOR

6307 Delmar Blvd

Front



Facade Improvement Program 2025

CITY OF UNIVERSITY CITY

ECONOMIC DEVELOPMENT





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

NUMBER: <i>For City Clerk Use</i>	CA20250428-04
---	----------------------

SUBJECT/TITLE:

Reallocation of Funds - Outdoor Dining

PREPARED BY:

Brooke A. Sharp

DEPARTMENT / WARD

Economic Development

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends approval

FISCAL IMPACT:

These funds were previously encumbered for LSBSD and will be reallocated for use by the City. No additional fiscal impact.

AMOUNT:

\$25,000

ACCOUNT No.:

11.45.78.6040

FROM FUND:

Fund 11 Fund Reserves

TO FUND:

Fund 11 Fund Reserves

EXPLANATION:

EDRST Board voted to reallocate to the city the \$25,000 awarded to LSBSD for outdoor dining build-outs

STAFF COMMENTS AND BACKGROUND INFORMATION:

In FY24, LSBSD was awarded \$25,000 to assist businesses in the Loop with expanded outdoor dining build-outs. LSBSD has since voted to eliminate the expanded outdoor dining altogether. They recommended that the \$25,000 be reallocated to the city to cover the costs of removing the existing barriers and build-outs. At it's April 3rd meeting, EDRST accepted this request and voted to recommend the reallocation of the funds to the city. The city will use the funds to remove the barriers and build-outs that current exist.

CIP No.**RELATED ITEMS / ATTACHMENTS:**

Transmittal Letter

LIST CITY COUNCIL GOALS (S):

Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



Economic Development Retail Sales Tax Board

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

April 3, 2025

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

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

RE: Actions Taken at April 3, 2025 EDRST Board Meeting

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3. 6 Yes; 2 No to recommend the approval of the five Façade Improvement projects, not to exceed \$62,882.47.

Please do not hesitate to contact me with any questions.

Sincerely,

/s/ Brendan O'Brien

Brendan O'Brien, Chairperson
Economic Development Retail Sales Tax Board



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	CA20250428-05
---	---------------

SUBJECT/TITLE:

Millar Park Change Order

PREPARED BY:

Darin Girdler, Director of Parks, Rec & PAM

DEPARTMENT / WARD

Parks - All

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manger recommends approval of the change order for Millar Park in the amount of \$38,884.00 to the contractor, Perfect Play, and authorize the City Manger to execute the change order.

FISCAL IMPACT:

\$38,884.00

AMOUNT:

\$38,884.00

ACCOUNT No.:

14-50-90_8010

FROM FUND:

14 - Park and Storm Water Sales Tax

TO FUND:

14 - Park and Storm Water Sales Tax

EXPLANATION:

Change Order #1 in the amount of \$38,884 which will allow the contractor to adhere to MSD's required adjustments to the design of the drainage system at Millar Park.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Millar Park project was approved by the City Council on March 11, 2024 in the amount of \$875,000, with the Municipal Parks Grant covering \$575,000 and the City's park fund reserves covering \$300,000. In March, staff was alerted by the contractor that MSD required adjustments to the design of the drainage system as detailed in the attached change order. The cost for this additional work is \$38,884. Staff is recommending approval of the change order. If approved, the funds would come for the Park and Storm Water Fund.

CIP No.:

PR 25-002

RELATED ITEMS / ATTACHMENTS:

Change Order Information

LIST CITY COUNCIL GOALS (S):

Community Quality of Life and Amenities

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

04/28/2025

March 13, 2025

Todd Strubhart
Deputy Director of Parks, Golf, Streets and
Forestry Maintenance
1015 Pennsylvania Avenue
University City, MO 63130



Change Order #1: Millar Park Baseball Field Project

Changes related to governmental requirements.

Todd,

As mentioned in our original proposal for the baseball field construction project at Millar Park, there were some elements we were not able to include at that time as we did not know what kind of governmental restrictions, regulations, or requirements there might be for the job. Following the permitting process, we now know those requirements and we are able to calculate the additional costs associated with meeting them.

MSD requires adjustments to the design of the drainage system including the addition of two substantial manhole structures, significant additional depth of excavation and rock for backfill, and tapping of an existing manhole. Perfect Play's proposal was based on utilizing the field slope to hold the trunkline at a consistent and minimal depth around the field, then exiting the field around the left field corner and daylighting the pipe down the hillside. The addition of the manhole structures requires significantly more depth of the trench/pipe, which necessitates additional rock for backfill of that depth.

We will need to add in silt control. We did not include silt control in the original bid as we did not know the extent of what might be required. Included in that pricing will be a concrete wash-out station.

MSD requires a modified-soil area (BMP) for drainage around the back of the new concrete to be installed. As discussed in our meeting on March 7, University City will provide the compost material for this process. Perfect Play will include the grading, distribution of compost, tilling, and final grading of that area.

Finally, Perfect Play will install plywood covered in 6" of CA6 rock for protection for the sidewalk/walking path. At this time, we are including only that portion of the road to the field from the street, and the remainder of that area will not receive rock. In a few preliminary passes of our trucks through that area, it appears that there may be a soft spot between the road and the sidewalk. If that area cannot support construction traffic as is, we will work with University City to determine the solution whether that be adding a rock road or changing the entry point.

Below are scopes and pricing for the additional portions:

Drainage Addition:

- Perfect Play will perform additional excavation needed for the manhole structures and the added depth needed for the pipe. We will utilize excavated soils onsite.
- Perfect Play will provide and install the two manholes to meet the requirements of MSD.
- Perfect Play will tap the existing manhole for pipe as shown in the construction drawings.
- Perfect Play will backfill with clean stone around manholes and in all trenches at the field and through the concrete area. We will backfill the sections of pipe outside of the field area with soil that will be compacted as it is filled.
- Perfect Play will oversee the disturbed areas off the field related to this work.

Additional Cost for Drainage Scope

\$26,479.00

Silt Control:

- Perfect Play will install silt protection according to the project drawings with the exception of the silt fence shown on the sides of the construction road/entrance. The sides of the road will instead be bordered with temporary fencing provided and installed by University City.
- Perfect Play will install protection around the existing manhole structures.

Additional Cost for Drainage Scope

\$3,300.00

BMP Area Behind Home Plate:

- Perfect Play will grade the BMP area and then install compost as indicated in the plans that will be provided by University City.
- Perfect Play will till the compost into the soil to approximately 6" deep to blend and amend the soil.
- Perfect Play will finish grade the area.
- Perfect Play will water in the BMP area to settle the amended soil.

Additional Cost for BMP

\$6,475.00

Protection of Sidewalk:

- Perfect Play will place plywood sheeting over the sidewalk within the construction road.
- Perfect Play will install and grade 6" of CA6 rock to create a protective bridge over the concrete.
- The structure will be removed upon completion.
- See Qualifier notes.

Additional Cost for Sidewalk Protection

\$2,630.00

CONFIDENTIAL

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

Perfect Play Fields and Links Qualifiers:

- University City will be responsible for safety of the walking trails related to the public.
- All barricades, signs, or crowd control by University City.
- University City will provide and install all necessary temporary fencing including fencing along both sides of the entrance road.
- No additional rock for the ingress/egress road except for the rock needed for sidewalk protection. If the ground cannot support construction traffic, Perfect Play will work with University City to determine the solution and cost.
- No rumble plate/exit grid included at the curb. Based on the meeting on 3/7/25, University City will provide a street sweeper to maintain a clean condition on the streets.
- Perfect Play will tap into an existing manhole with the drainage as shown on the plan set. Perfect Play assumes that manhole is structurally sound and the subsequent drainage is adequate for handling the field drainage. If the manhole is structurally unsound, Perfect Play is not responsible for damage caused by normal tie-in practices.
- Perfect Play will utilize straw wattles around the existing manholes as silt protection.
- University City will provide compost for the BMP areas to meet the specifications provided by MSD.
- Concrete work on this project is not significant. Perfect Play will provide a means of providing wash out for concrete trucks, but will utilize a different method than shown in the plans.
- Rock clause from original proposal applies to additional excavation.

Thank you and please do not hesitate to contact us if you have any questions.



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use

CA20250428-06

SUBJECT/TITLE:

General Maintenance Services - Parks Mowing

PREPARED BY:

Darin Girdler, Director of Parks, Rec & PAM

DEPARTMENT / WARD

Parks - All

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

Motion to approve the bid and agreement with Nelson Land Services in the amount of \$94,375.00 and authorizes the City Manager to execute the contract with successful bidder.

FISCAL IMPACT:

\$94,375.00

AMOUNT:

\$94,375.00

ACCOUNT No.:

01-50-45-6050

FROM FUND:

01 - General

TO FUND:

01 - General

EXPLANATION:

Contract mowing of certain parks per specifications.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City advertised for bids for the grounds maintenance services for parks mowing on the City's website as well as emailed the information to several companies. Five (5) companies responded to the bid request and agreed to provide services per the specifications.

CIP No.:

PR-25-01-001

RELATED ITEMS / ATTACHMENTS:

Bid Tabulation
Bidder Information

LIST CITY COUNCIL GOALS (S):

Community Quality of Life and Amenities

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

04/28/2025

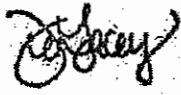
City of University City
Bid Tabulation
Grounds Maintenance Services - Mowing
PROJECT # PR-25-01-001
Parks Department

COMPANY	BASE BID	TOTAL BID
Lawn Groomers Inc.	\$243,700.00	\$243,700.00
MACC Contracting	\$135,000.00	\$135,000.00
Contemporary Landscape	\$253,751.25	\$253,751.25
Nelson Land Sevice	\$94,375.00	\$94,375.00
Hendel Lawncare	\$125,025.00	\$125,025.00

BID BOND RECEIPT

PROJECT PR-25-01-001

GMS - MOWING

CASHIER'S CHECK		254274
Central Bank		
Operator ID: JA070012	800 OFallon Rd Weldon Spring, MO 63304-8101	80-460/810
S & S NELSON LAND SERVICE INC		Date February 10, 2025
Remitter		
PAY To The		\$4,718.75
Order Of ***CITY OF UNIVERSITY CITY ***		
***Four Thousand Seven Hundred Eighteen Dollars and 75/100**		Dollars
<small>Notice to Customer: A Stop Payment Order cannot be placed on this check by a customer. If this check is lost or stolen, the Bank will require reasonable assurances before it is replaced or refunded, which could include a 90 day waiting period and/or the purchase of an indemnity bond to protect the Bank against loss.</small>		Two Signatures required for over \$9,999.99
Do not convert to ACH		
⑈ 254274 ⑈ ⑆081004601⑆		000090511⑈

ITEMIZED BID FORM

Please fill out clearly

ITEMIZED BID FORM					
Base Bid					
Item	Description	Units	Quantity	Unit Price	Amount
1	Fogerty Park	Each	25	\$ 514.00	\$ 12850.00
2	Greensfelder Park	Each	25	\$ 151.00	\$ 3775.00
3	Park Millar Park	Each	25	\$ 545.00	\$ 13625.00
4	Rabe Park	Each	25	\$ 114.00	\$ 2850.00
5	Majerus Park	Each	25	\$ 239.00	\$ 5975.00
6	Mooney Park	Each	25	\$ 291.00	\$ 7275.00
7	Flynn Park	Each	25	\$ 321.00	\$ 8025.00
8	Lewis Park	Each	25	\$ 228.00	\$ 5700.00
9	Adams Park	Each	25	\$ 78.00	\$ 1950.00
10	Kaufman Park	Each	25	\$ 313.00	\$ 7825.00
11	Metcalfe Park	Each	25	\$ 204.00	\$ 5100.00
12	Kingsland Park	Each	25	\$ 50.00	\$ 1250.00
13	Ackert Park	Each	25	\$ 50.00	\$ 1250.00
14	Ackert Parkway	Each	25	\$ 150.00	\$ 3750.00
15	Epstein Plaza	Each	25	\$ 25.00	\$ 625.00
16	Greenway South	Each	25	\$ 70.00	\$ 1750.00
17	Mona Trail	Each	25	\$ 95.00	\$ 2375.00
18	Centennial Greenway	Each	25	\$ 272.00	\$ 6800.00
19	Eastgate Park	Each	25	\$ 65.00	\$ 1625.00
TOTAL BID AMOUNT					\$ 94375.00

By submitting this Bid, the Bidder agrees to waive any claim it has or may have against the City and their respective employees, arising out of or in connection with the administration, evaluation, or recommendation of any bid(s).



NON-COLLUSION AFFIDAVIT

The City of University City, Missouri reserves the right, before any award of the Contract is made, to require of any bidder to whom it may make an award of the Contract, a non-collusion affidavit in the form designated below:

STATE OF MISSOURI

COUNTY OF ST. CHARLES

SCOTT NELSON, being first duly sworn, deposes and says that he is

OPERATIONS MANAGER * (sole owner, partner, president, secretary, etc.) of

NELSON LAND SERVICE, the party making the foregoing proposal or bid; that such proposal or bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such bid is genuine and not collusive or sham; that said bidder had not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or any one else to put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true; and, further, that said bidder had not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

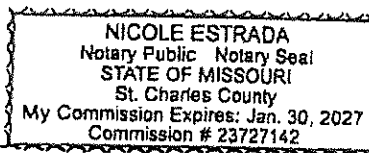
SIGNED: SCOTT NELSON

(Title) OPERATIONS MANAGER

Subscribed and sworn to before me this 10th day of February, 2025.

Seal of Notary

Nicole Estrada
Notary Public



BID PROPOSAL Project: PR-25-01-001

NEILON LAND SERVICES

, a:

(Name of Bidder)

(check one)

- ☒ corporation or limited liability company organized and existing under the laws of the state of MISSOURI
- ☐ Partnership.
- ☐ individual doing business as _____
- ☐ other (specify), _____

(hereinafter, the "Bidder"), having carefully examined the Bid Documents including the Contract Documents for the Work, which Bid Documents are hereby made a part of this Bid Proposal, the Worksite and all conditions relating to operations, management, and labor under which the Work will be performed, hereby propose and agree to furnish all necessary machinery, tools, apparatus and other means of labor, and to perform all Work and furnish all the materials specified in the Contract Documents in the manner and time therein prescribed, and per the Unit Price Extension Sheet attached hereto for a Base Bid of \$ _____

The Contractor shall employ as Representative for the Work, who shall represent the Contractor to the City and all communications given to the Representative shall be as binding as if given to the Contractor and perform all duties required of the Representative as provided in the Bid Documents. This Representative's name and cell phone number shall be provided to the City before beginning work.

Bid security in the amount of five (5%) percent of the Base Bid in the form of:

(check one)

- ☒ a bank draft or certified check payable to the City of University City, Missouri; or
- ☐ a Bid Bond executed by the Bidder and by a good and sufficient surety.

which is attached to this Bid Proposal, which is hereby posted by the Instructions to Bidders. For purposes of this paragraph, the Base Bid shall be the Base Bid as extended on the attached Unit Price Extension Sheet, exclusive of any numbered Alternates.

If notified by the City in writing of the acceptance of this Bid Proposal within ninety (90) days of the scheduled date for receipt of bids, the Bidder agrees to within ten (10) days of receipt of such written notification: (i) execute the City-Contractor Agreement to perform the Work for above-stated compensation.

The undersigned Authorized Representative, under oath, hereby affirms that the Bidder is enrolled and will continue to participate in a federal work authorization program concerning employees that will work in connection with the contracted services related to the Project that is the subject of this Bid Proposal for the duration of the contract, if awarded, by Section 285.530.2 RSMo., and that the Bidder does not and will not knowingly employ a person who is an unauthorized alien in connection with the contracted services for the duration of the Contract, if awarded. Attached to this affidavit is documentation of the Bidder's participation in a federal work authorization program.

(BIDDER MUST ATTACH DOCUMENTATION SHOWING THAT COMPANY PARTICIPATES
IN FEDERAL WORK AUTHORIZATION PROGRAM)

According to Section 208.009 RSMo., attached to this Bid Proposal is affirmative proof that the Authorized Representative for the Contractor is a citizen or a permanent resident of the United States or is lawfully present in the United States.

(AUTHORIZED REPRESENTATIVE MUST ATTACH DOCUMENTARY PROOF OF LAWFUL
PRESENCE, AS INDICATED ABOVE)

NELSON LAND SERVICE, BIDDER
(Legal Name of Person, Firm, or Corporation)

SHAN
Signature of Authorized Representative

2/10/2025
Date

SCOTT NELSON
Typed Name

OPERATIONS MANAGER
Title

1414 BRYAN RD
Bidder's Street Address

636.244.5651
Bidder's Telephone Number

O'FALLON MO 63366
City, State, Zip

Bidder's Fax Number

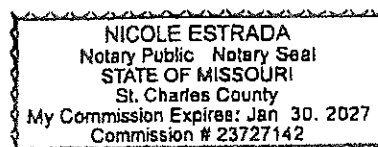
STATE OF MISSOURI)
) ss.
COUNTY OF SAINT CHARLES

Subscribed and sworn to before me this 10th day of February 2025.

[SEAL]

Nicole Estrada
Notary Public

My commission expires on 1-30-2027



SECTION 1.3
PROPOSAL

2 of 5

Owners' Rights Reserved:

The Undersigned understands that the Owner reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the Owner.

Contractors Declaration:

The Undersigned Bidder hereby represents that they have visited and examined the site of the work and have carefully examined the INVITATION FOR BIDS, INSTRUCTIONS TO BIDDERS, PROPOSAL, AND ALL PROVISIONS AND CONDITIONS FOR THE CONTRACT, SPECIFICATIONS, and will execute the CONTRACT and perform all its terms, covenants, and conditions, by the requirements of the specifications.

PLEASE CHECK, IF APPLICABLE, FOR YOUR COMPANY:

☐ MINORITY-OWNED

☐ WOMAN-OWNED



EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

City of University City Municipal Code, Ordinance number 135.010 is as follows:

135.010 - Personnel requirements for contractors with city

A. Any person, firm or corporation contracting with the city to provide services such as, but not limited to, technical/professional services, street repairs, supplies, building maintenance, at a cost to the city of fifty thousand dollars (\$50,000.00) or more and involving ten or more employees in the work force providing the contracted services, shall, as a condition precedent to the rendition of such services, certify by affidavit filed with the said city that at least twenty (20) percent of the work force providing the contracted services shall consist of workers generally classified as members of minorities and/or female workers. The city council may, under special circumstances such as, for example, situations requiring technical expertise and/or specialization, waive the conditions set forth herein provided, however, that such waiver is justified by a two-thirds vote of the city council.

B. Any person, firm or corporation contracting with the city to provide services involving payment of one hundred thousand dollars (\$100,000.00) or more in which there are two or more subcontractors shall agree with the city that at least fifteen (15) percent of the total amount of the city's contract shall be allocated to subcontractors who employ workers generally classified as members of minorities and/or female workers.

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

A. Contracts \$50,000 or more

Is the contract amount \$50,000 or more? YES ☒ NO ☐ Stop)
Will there be 10 or more works on the project? YES ☐ NO ☒ (If no, move on to section B.)

Number of workers on project: 9

9 Women and/or minority employees equals 100 % of the project workforce

B. Contracts \$100,000.00 or more

Is the contract \$100,000 or more: YES ☐ NO ☒
Will there be (2) two or more subcontractors on project: YES ☐ NO ☒
15% of base bid amount is:

1. Subcontractor: N/A

Address: _____

City State Zip

Phone Email

Number of minorities and/or females employed by this subcontractor for this project _____

Amount of contract dollars to this subcontractor _____

2. Subcontractor: _____

Address: _____

City State Zip

Phone Email

Number of minorities and/or females employed by this subcontractor for this project _____

Amount of contract dollars to this subcontractor _____

3. Subcontractor: _____

Address: _____

City State Zip

Phone Email

SECTION 1.3d
EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

Number of minorities and/or females employed by this subcontractor for this project

Amount of contract dollars to this subcontractor

\$94,375⁰⁰

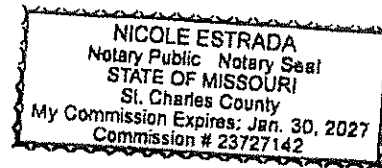
SHN-1-
Signature

SCOTT NELSON OPERATIONS MANAGER
Print Title

Subscribed and sworn to before me this 10th day of February, 2025.

Nicole Estrada
Notary Public

**Use additional sheets if required.*



SECTION 1.3d
EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE



Grounds Maintenance Services

AFFIDAVIT OF WORK AUTHORIZATION

Comes now, Scott Nelson, as OPERATIONS MANAGER first being duly sworn,
Name Office Held

on my oath, affirm, NELSON LAND SERVICE is enrolled and will continue to participate
Company Name

In a federal work authorization program in respect to employees that will work in connection with the contracted services related to PR-25-01-001, Grounds Maintenance Services, for the duration of the contract, if

awarded per RSMo Chapter 285.530 (2). I also affirm that NELSON LAND SERVICE
Company Name

does not and will not knowingly employ a person who is an unauthorized alien in connection with the contracted services related to PR-25-01-001, Grounds Maintenance Services for the duration of the contract, if awarded

In Affirmation thereof, the facts stated above are true and correct (The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo).

[Signature]
Signature (person with authority)

Scott Nelson
Printed Name

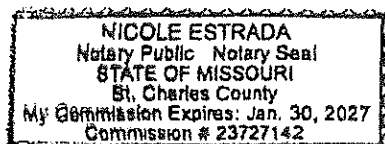
Operations Manager
Title

2/10/2025
Date

Subscribed and sworn to before me this 10th (day) of February (month, year). I am commissioned as a notary public within the City of University City, State of Missouri, and my commission expires on 11/30/27 (date).

Nicole Estrada
Signature of notary

2/10/25
Date



SECTION 1.3g
AFFIDAVIT OF WORK AUTHORIZATION



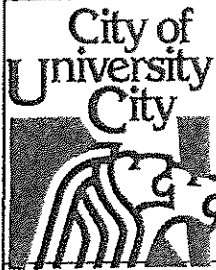
CONTRACTOR QUALIFICATION WORKSHEET

List at least five (5) similar projects within the last five years, as General Contractor
(attach a separate sheet if necessary)

Location	Description of Work	Owner/ Agency	Name of Representative	Phone Number	Approximate Contract Cost	Date of Completion
Creve Coeur	Lawn/Landscape	CITY OF CREVE COEUR	MATT KAMBER	314 882 0094	\$125,000	ON GOING
ST. CHARLES	Lawn/Landscape	CITY OF ST. CHARLES	SCOTT BARNETT	636 634 8262	\$120,000	ON GOING
WENTZVILLE	Lawn/Landscape	WENTZVILLE SCHOOL DISTRICT	JOSH SCHAFFER	314 681 2442	\$120,000	ON GOING
ST. LOUIS COUNTY	Lawn/Landscape	PAKEWAY SCHOOLS	BILL FREYMUTH	314 393 6603	\$45,000	ON GOING
WARRINGTON	Lawn/Landscape	CITY OF WARRINGTON	JON STUCKHOFF	636 456 3535 EXT 726	\$48,000	ON GOING

Provide a list of Equipment that is owned by your company that will be used for this project:

2023 TON 96" ZTR
(4) FENNIS 72" STANDER
(4) FENNIS 60" STANDER
(2) FENNIS 60" W.B
(2) FENNIS 52" W.B
TRIMMERS & BLOWERS
CHEVY 2500-3500 TRUCKS
IMPACT ENCLOSED TRAILERS



REFERENCES FORM

Provide three references for which you have provided similar types and quantities of goods or services over the past three years. If this is for construction, skip this page and go to the next page.

REFERENCE 1

NAME OF ENTITY	CITY OF CREVE COEUR
DESCRIPTION OF SERVICE	LAWN / LANDSCAPE MAINT
DOLLAR VALUE OF CONTRACT	\$125,000
CONTACT PERSON	MATT KAMMERER
CONTACT E-MAIL	MA MKAMMERER@CREVECOEUR.MO.ORG

REFERENCE 2

NAME OF ENTITY	CITY OF WANNENTON
DESCRIPTION OF SERVICE	LAWN / LANDSCAPE MAINT
DOLLAR VALUE OF CONTRACT	\$48,000
CONTACT PERSON	JON STRUCKHOFF
CONTACT E-MAIL	JSTRUCKHOFF@WANNENTON-MO.ORG

REFERENCE 3

NAME OF ENTITY	CITY OF ST. CHARLES SCHOOL DISTRICT
DESCRIPTION OF SERVICE	LAWN / LANDSCAPE MAINT
DOLLAR VALUE OF CONTRACT	\$120,000
CONTACT PERSON	SCOTT BENNETT
CONTACT E-MAIL	SBENNETT@STCHARLESSD.ORG



Grounds Maintenance Services

SUBCONTRACTOR APPROVAL FORM

This report must accompany and be part of the sealed bid

proposal. Name of Bidder:

Bidder Contact Information:

NELSON LAND SERVICE

Address

1414 BRYAN RD O'FALLON MO 63366

City

State

Zip

SCOTT@NELSON LAND SERVICES, COM 636.244.5651

Email

Phone

The above named bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names & contact information of Subcontractors:

NAME	NATURE OF PARTICIPATION	\$ VALUE OF SUBCONTRACT
<u>N/A</u>		
	A. Total of Above	
	B. Total Bid Amount	

Subcontractor Utilization as a % of Total Bid Amount: $(A/B \times 100)$ 0 %

SCOTT NELSON
Name Authorized Officer of Bidder (Print)

[Signature]
Signature Officer or Bidder

2/10/25
Date

SECTION 1.3c

SUBCONTRACTOR APPROVAL FORM

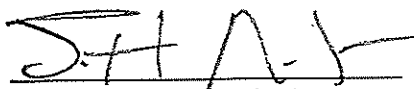


ADDENDUM ONE (1)
ISSUED BY CITY OF UNIVERSITY CITY

DATE: 2/7/25
TO: ALL BIDDERS
FROM: Patricia Reuter, Purchasing Manager
SUBJECT: PRF-25-01-001/PRF-25-01-002/PRF-25-01-003
Ground Maintenance Services Bids

The following clarifications have been made:

The bid opening for PRF-25-01-001/GMS Mowing, PRF-25-01-002/GMS ROW and PRF-25-01-003/GMS Turf and Athletic Fields will take place on Tuesday, February 11, 2025 at 11:00am CST but will be held in the Parks conference room on the Third Floor of City Hall, located at 6801 Delmar Blvd., University City, MO 63130.


Authorized Signature for Company

Name SCOTT NELSON
Date: 2/8/25

City of University City, 6801 Delmar Blvd., University City, MO 63130



NELSONL-01

LPLEMMONS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Golden Rule Insurance Agency Inc P.O. Box 810 Osage Beach, MO 65065	CONTACT NAME: PHONE (A/C, Ho, Ext): (573) 348-1731 FAX (A/C, Ho): (573) 348-5630 E-MAIL: info@goldenruleinsurance.com ADDRESS:
INSURED S&S Nelson Land Service Inc, Nelson Land Service STL PO Box 2178 1414 Bryan Road O' Fallon, MO 63366	INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Indemnity NAIC # 23280 INSURER B: Firstcomp 27626 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		ENP 0590236	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/QP AGG \$ 2,000,000
GEN L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:						
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY		ENP 0590236	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A X	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		ENP 0590236	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WC0187710-07	4/26/2024	4/26/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Landscaping/lawn care						

CERTIFICATE HOLDER Proof Of Insurance- ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

ACORD 25 (2016/03)

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Nelson Land Service was started in 2001 in Lake Ozark, Missouri. We are a full service landscape installation and maintenance company. In 2014 we expanded operations to include the St Louis/St Charles area. We employ approximately 70 employees between the 2 locations during season. Scott and Stephanie Nelson are the company owners of this family operated business and reside in St Charles, Missouri.

Scott and Alek Nelson are the operations managers and oversee the day to day operations, they have over 30 years of combined experience in the horticultural industry. Luis Cruz is the St Louis Division foreman, he has 16 years of experience in the horticultural industry.

References:

Parkway School District
 Lawn Maintenance
 Bill Freymuth 314-393-6603

City of St Charles School District
 Lawn Maintenance/Snow Removal
 Scott Bennett 636-634-8262

Riverview Gardens School District
 Lawn Maintenance
 Yvonne Green 314-757-4980

Wentzville School District
 Lawn Maintenance
 Josh Schneider 314-681-2442

Fox School District
 Lawn Maintenance
 Kevin Piel 314-568-5491
 745 Jeffco Blvd
 Arnold, MO 63010

St Charles Ambulance District
 Lawn and Landscape Maintenance
 Craig McFessel 636-262-9680
 4169 Old Mill Parkway
 St Peters, MO 63376

Nelson Land includes all needed equipment and materials and labor as outlined in the RFP.

Additional Work Requested Pricing

Nelson Land includes all needed materials and labor as outlined in the RFP, Labor Rates for additional services are as follows:

Foreman Labor	\$65/hour
General Labor	\$55/hour
Irrigation Labor	\$65/hour
Certified Applicator (with Z-Spray)	\$85/hour
Mulch Bark Blower	\$120/hour
Skid Steer	\$125/hour
Plow Truck	\$125/hour
Hauling/Disposal Fee	\$150/Load



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

NUMBER: <i>For City Clerk Use</i>	CM20250428-01
---	----------------------

SUBJECT/TITLE:

City Manager General Updates

PREPARED BY:

DEPARTMENT / WARD

Administration - All

AGENDA SECTION:

City Manager's Report

CAN ITEM BE RESCHEDULED?

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

FISCAL IMPACT:

AMOUNT:

ACCOUNT No.:

FROM FUND:

TO FUND:

EXPLANATION:

General updates as provided by the City Manager.
- Driving Range Update

STAFF COMMENTS AND BACKGROUND INFORMATION:

CIP No.

RELATED ITEMS / ATTACHMENTS:

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

4/28/2025



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

NUMBER: <i>For City Clerk Use</i>	CM20250428-02
---	----------------------

SUBJECT/TITLE:

Pershing Improvement Project

PREPARED BY:

Brooke A. Sharp

DEPARTMENT / WARD

Public Works

AGENDA SECTION:

City Manager's Report

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends the Council accept the update provided on the Pershing Improvement Project.

FISCAL IMPACT:

None at this time.

AMOUNT:

N/A

ACCOUNT No.:

N/A

FROM FUND:

N/A

TO FUND:

N/A

EXPLANATION:

Staff will provide an update on the Pershing Improvement Project.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Pershing Improvement Project is a grant funded project that is underway. While slated to begin construction, staff learned there was inaccurate information presented to Council in 2022. Staff intends to provide corrections to information previously presented and an correct estimate of the amount the city is responsible for. The actual amounts will be approved once bids are received and it is the City Manager's intent to cover this cost using the Curbs and Sidewalk line item listed in the Capital Improvement Plan.

CIP No.

PWST23/25-02; PWST25/29-03

RELATED ITEMS / ATTACHMENTS:

Presentation

LIST CITY COUNCIL GOALS (S):

Improved Infrastructure

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

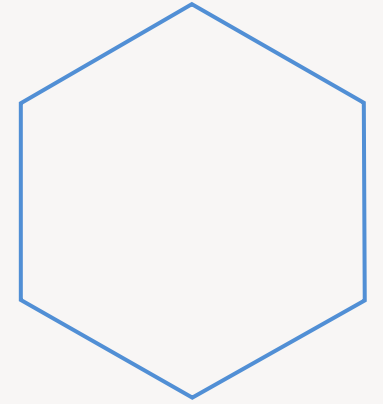
MEETING DATE:

April 28, 2025

Pershing Improvement Project

Brooke A. Sharp

Deputy City Manager - Development



Background

- City applies for funding for improvements to Pershing Avenue
 - Total Proposed Budget - \$1,489,000
 - Federal Amount Requested - \$1,188,800
 - Anticipated cost to the City - \$369,272
- City Council authorized execution of Program Agreement
 - Total Proposed Budget - \$1,343,673
 - Federal Amount Authorized - \$1,119,728
 - Anticipated cost the City - \$223,945

Background

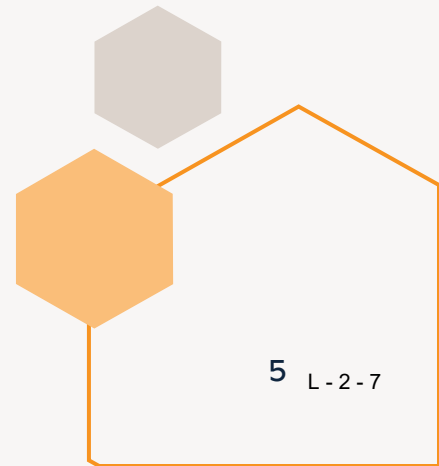
- City Council approves Supplemental Agreement #12
 - 30% increase in construction cost due to inflation
 - Request to allocate the full federal share of \$1,119,728 to construction, City to cover the cost for design, construction administration, and acquisition of rights of way
 - Total Project Budget increases to \$1,995,160
 - \$1,698,400 for Construction
 - \$296,760 for Cochran's fees
 - Federal Share - \$1,119,728
 - City Share - \$875,892

Where We Are Today

- Cost Estimate submitted in January
- Project believed to be over-budget
 - Change in Scope occurred, which increased the budget
 - Spot sidewalk, curb, gutter replacement changed to complete sidewalk, curb, cutter replacement
 - This change triggered the need to remove the trees along Pershing
- Overarching Issues
 - Who authorized the change in scope?
 - What is the total amount the City is responsible for?

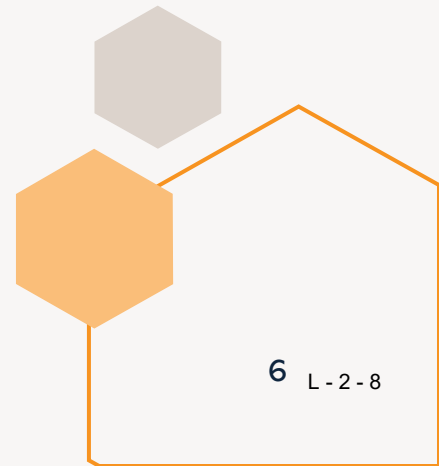
Who Authorized the Change in Scope?

- Does not authorize a change in scope
- 30% increase in construction costs due to inflation
- Cost estimate that was included lists incorrect amount
 - Does show an increase in quantities, but this was not pointed out to anyone as being due to a change in scope



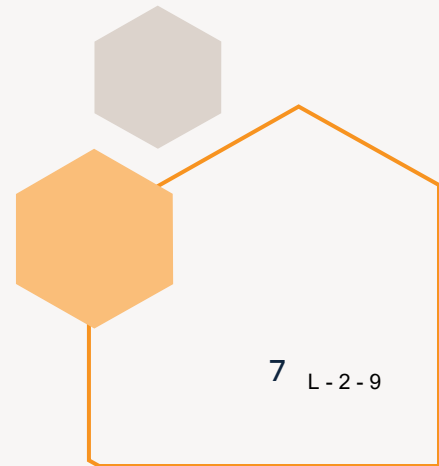
How Much is the City Responsible For?

- Regular Concrete (Base Bid) vs. Exposed Aggregate Concrete (Alternate 1)
 - Base Bid Total Construction Cost - \$1,569,058.25
 - Federal Share - \$1,119,728
 - City Share - \$449,330.25
 - Alternate 1 - \$1,732,363.05
 - Federal Share - \$1,119,728
 - City Share - \$612,665.05
- Cochran's Fees - \$296,760
- Base Bid - \$746,550.25
- Alternate 1 - \$909,885.05



NEXT STEPS

- Tree Removal Near Completion
 - Result of Change in Scope
- Decision once bids are received
- Recommend use of Curb and Sidewalk funds



Questions





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

NUMBER: <i>For City Clerk Use</i>	CM20250428-03
---	----------------------

SUBJECT/TITLE:

Yard Waste Sticker Buy Back Program

PREPARED BY:

Keith Cole, Director of Finance

DEPARTMENT / WARD

Finance / All

AGENDA SECTION:

City Manager's Report

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends City Council approve the yard waste sticker buy back program.

FISCAL IMPACT:

Approximately (\$50,000)

AMOUNT:

(\$50,000)

ACCOUNT No.:**FROM FUND:**

Solid Waste Fund (08)

TO FUND:

Solid Waste Fund (08)

EXPLANATION:

As part of the Solid Waste Rate Study cost analysis, the rate increases eliminated the cost of yard waste stickers. On March 10, 2025, City Council approved Bill No. 9564, deleting the requirement that yard waste bags exhibit a yard waste sticker. From this, the City is proposing the opportunity for residents and businesses to return their purchased yard waste stickers back to the City.

STAFF COMMENTS AND BACKGROUND INFORMATION:

Currently, the stickers cost \$7.50 per sheet of 5 (\$1.50 per one sticker). The City is proposing a Buy Back Program where the residents have the opportunity to return their purchased yard waste stickers and receive a (credit) on their refuse account up to \$99.00 (66 stickers). If the residents have accumulated greater than \$99.00 worth of yard waste stickers, then the City will issue a refund check. For businesses who have purchased the stickers, the City would then issue a refund check for the amount they had purchased.

CIP No.**RELATED ITEMS / ATTACHMENTS:**

1. Buy Back Form
2. Bill No. 9564

LIST CITY COUNCIL GOALS (S):

Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



Finance Department

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8544, Fax: (314) 863-0921

Due to the passing of Bill No. 9564 on March 10, 2025, City Council meeting, an ordinance amending Section 230.090 of the Municipal Code of the City of University City, relating to yard waste, recyclables, and prohibited solid waste, the requirement to exhibit a yard waste sticker on all yard waste bags have been eliminated.

The City has implemented a Buy Back Program where the resident/business can bring in their unused yard waste stickers and the below instructions will be the payment method of the program.

Please complete the information below to initiate the Buy Back Program.

Full Name: _____

Address: _____

Refuse Account #: _____

Phone Number: _____

How many (individual / sheets) of Yard Waste Stickers are being returned: _____

The Payment Method of the Buy Back Program will be as follows:

- Less than 66 stickers (\$1.50 per sticker) = \$99.00, a **credit** will be applied against your refuse account.
- Greater than 66 stickers (\$99.00), a refund check will be issued.
- Businesses who have purchased the stickers, the City will issue a refund check for the amount they have purchased.

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: February 24, 2025

BILL NO. 9564

ORDINANCE NO. 7377

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:

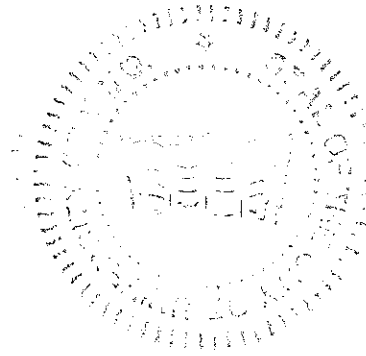


CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY





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

NUMBER: <i>For City Clerk Use</i>	CM20250428-04
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SUBJECT/TITLE:

Interfund Borrowing from General Fund to Solid Waste Fund in the amount of \$200,000.

PREPARED BY:

Keith Cole, Director of Finance

DEPARTMENT / WARD

Finance / All

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends City Council approve the Interfund Borrowing from General Fund to Solid Waste Fund.

FISCAL IMPACT:

General Fund cash reduced by \$200,000, and Solid Waste Fund cash increases by \$200,000.

AMOUNT:

\$200,000

ACCOUNT No.:

1001

FROM FUND:

Gen Fund (01-1001)

TO FUND:

SW (01-1001)

EXPLANATION:

As a result of current year operational expenditures, the expenditure towards the replacement of a transfer station compactor, which was budgeted in FY25, and the necessary purchase of a new 2024 31 yard side loader trash truck, deemed the need to borrow the funds from the General Fund.

STAFF COMMENTS AND BACKGROUND INFORMATION:

Borrowed total amount is \$200,000. The term of the loan is as follows: Interest Rate - 1.25%; Years - 5.

The interfund activity can be categorized as reciprocal which includes interfund loans and interfund services. Interfund Loans often described as advances and are reported as an asset of the lending fund (receivable) and as a liability of the borrowing fund (payable).

CIP No.**RELATED ITEMS / ATTACHMENTS:**

1 - Amortization Schedule - Solid Waste Fund from General Fund

LIST CITY COUNCIL GOALS (S):

Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025

**City of University City
Solid Waste Fund from General Fund**

Loan Principal	\$	200,000
Interest		1.25
Term		5 years
Monthly payment		3,440

	<u>Date</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
1	6/1/2025	\$ 208	\$ 3,232	\$ 196,768
2	7/1/2025	205	3,235	193,533
3	8/1/2025	202	3,238	190,295
4	9/1/2025	198	3,242	187,053
5	10/1/2025	195	3,245	183,808
6	11/1/2025	191	3,249	180,559
7	12/1/2025	188	3,252	177,307
		1,387	22,693	177,307
8	1/1/2026	185	3,255	174,052
9	2/1/2026	181	3,259	170,793
10	3/1/2026	178	3,262	167,531
11	4/1/2026	175	3,265	164,266
12	5/1/2026	171	3,269	160,997
13	6/1/2026	168	3,272	157,725
14	7/1/2026	164	3,276	154,449
15	8/1/2026	161	3,279	151,170
16	9/1/2026	157	3,283	147,887
17	10/1/2026	154	3,286	144,601
18	11/1/2026	151	3,289	141,312
19	12/1/2026	147	3,293	138,019
		1,992	39,288	138,019
20	1/1/2027	144	3,296	134,723
21	2/1/2027	140	3,300	131,423
22	3/1/2027	137	3,303	128,120
23	4/1/2027	133	3,307	124,813
24	5/1/2027	130	3,310	121,503
25	6/1/2027	127	3,313	118,190
26	7/1/2027	123	3,317	114,873
27	8/1/2027	120	3,320	111,553
28	9/1/2027	116	3,324	108,229
29	10/1/2027	113	3,327	104,902
30	11/1/2027	109	3,331	101,571
31	12/1/2027	106	3,334	98,237
		1,498	39,782	98,237
32	1/1/2028	102	3,338	94,899
33	2/1/2028	99	3,341	91,558
34	3/1/2028	95	3,345	88,213
35	4/1/2028	92	3,348	84,865
36	5/1/2028	88	3,352	81,513
37	6/1/2028	85	3,355	78,158
38	7/1/2028	81	3,359	74,799
39	8/1/2028	78	3,362	71,437
40	9/1/2028	74	3,366	68,071

**City of University City
Solid Waste Fund from General Fund**

Loan Principal	\$	200,000
Interest		1.25
Term		5 years
Monthly payment		3,440

	<u>Date</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance</u>
41	10/1/2028	71	3,369	64,702
42	11/1/2028	67	3,373	61,329
43	12/1/2028	64	3,376	57,953
		996	40,284	57,953
44	1/1/2029	60	3,380	54,573
45	2/1/2029	57	3,383	51,190
46	3/1/2029	53	3,387	47,803
47	4/1/2029	50	3,390	44,413
48	5/1/2029	46	3,394	41,019
49	6/1/2029	43	3,397	37,622
50	7/1/2029	39	3,401	34,221
51	8/1/2029	36	3,404	30,817
52	9/1/2029	32	3,408	27,409
53	10/1/2029	29	3,411	23,998
54	11/1/2029	25	3,415	20,583
55	12/1/2029	21	3,419	17,164
		491	40,789	17,164
56	1/1/2030	18	3,422	13,742
57	2/1/2030	14	3,426	10,316
58	3/1/2030	11	3,429	6,887
59	4/1/2030	7	3,433	3,454
60	5/1/2030	4	3,454	-
		54	17,164	-

Total Interest	6,418
Total Principal	200,000



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

NUMBER: <i>For City Clerk Use</i>	CM20250428-05
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SUBJECT/TITLE:

Fund Transfer - Central Garage (Fleet)

REQUESTED BY:

Keith Cole, Director of Finance

DEPARTMENT / WARD

Finance / All

AGENDA SECTION:

Consent

CAN ITEM BE RESCHEDULED?

No

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager recommends approval of a fund transfer from General Fund to the Internal Service Fund (Fleet).

FISCAL IMPACT:

General Fund cash reduced by \$175,000 and Internal Service Fund cash increases by \$175,000.

AMOUNT:

\$175,000

ACCOUNT No.:

1001

FROM FUND:

General Fund (01-1001)

TO FUND:

IS Fund (02-1001)

EXPLANATION:

As part of the budget process, the General Fund transfers funds into the Internal Service Fund for their operations. Over the past nine (9) months, expenses have been averaging approximately \$165,100/month. To be on the conservative side, the request of \$175,000, is estimated to be for one months worth of expenses.

STAFF COMMENTS AND BACKGROUND INFORMATION:

Of the \$175,000, majority of the costs will be used towards Vehicle Maintenance, Vehicle Parts, and Fuel. Currently, the City is down 1 Mechanic, so the City is using on-site services from Peterbilt-St. Louis to assist the 3 mechanics we have.

CIP No.**RELATED ITEMS / ATTACHMENTS:**

N/A

LIST CITY COUNCIL GOALS (S):

Prudent Fiscal Management

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



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

NUMBER: <i>For City Clerk Use</i>	NB20250428-01
---	----------------------

SUBJECT/TITLE:

REZ 25-01 Application for a Zoning Map Amendment for Plat 7 of the Market at Olive Development, Lots 2 and 3.

PREPARED BY:

John L. Wagner

DEPARTMENT / WARD

Planning and Development / Ward 3

AGENDA SECTION:

New Business - Bill 9566

CAN ITEM BE RESCHEDULED?

yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager concurs with Plan Commission and recommends approval.

FISCAL IMPACT:

AMOUNT:

ACCOUNT No.:

FROM FUND:

TO FUND:

EXPLANATION:

This is the rezoning request for Plat 7 of the Market at Olive Development, Lots 2 and 3, also known as the "Dierbergs Outlots." The requested uses are for commercial, retail and restaurants with drive-through facilities.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Plan Commission unanimously recommended approval of the Map Amendment request with the condition that a shared parking agreement with Lot 1 (the Dierbergs lot) be recorded to satisfy any shortfall in parking spaces for Lots 2 and 3. Staff and the City Attorney modified the approved language, as noted in the Staff Report.

CIP No.

RELATED ITEMS / ATTACHMENTS:

Attached are the Plan Commission Transmittal Letter, Staff Report from the March 26, 2025 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Application, the Preliminary Development Plan, and a Draft Bill 9566 A resolution for the Preliminary Development Plan will be prepared for the May 12, 2025 City Council meeting.

LIST CITY COUNCIL GOALS (S):

Economic development, Encouraging high-quality growth, Improved infrastructure.

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



Plan Commission

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

March 26, 2025

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

RE: Zoning Map Amendment – Market at Olive: Plat 7, Lots 2 and 3 (REZ 25-01)

Dear Ms. Reese,

At its regular meeting on March 26, 2025, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the above-referenced application by Dierbergs University City, LLC for a Zoning Map Amendment for the Market at Olive, Plat 7, Lots 2 and 3, and to further consider approval of a Preliminary Development Plan.

By a vote of 5 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and Preliminary Development Plan with the following conditions:

1. The owner shall prepare an agreement which allows the remaining required parking spaces for Lots 2 and 3 to be located on Lot 1. Lot 2 requires 22 spaces to be located on Lot 1, and Lot 3 require 5 spaces to be located on Lot 1. This agreement shall be recorded with the St. Louis County Recorder of Deeds as required in §400.2010.

Sincerely,

Charles Gascon

Charles Gascon, Chairperson
University City Plan Commission



Department of Planning and Zoning

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

STAFF REPORT

City Council

Meeting Date	April 28, 2025
File Number	REZ-25-01
Council District	3
Location	Market at Olive Plat 7, Lots 2 and 3
Applicant	Drew Bextermueller (Dierbergs University City, LLC)
Property Owner	Dierbergs University City, LLC.
Request	Map Amendment from Industrial Commercial (IC) to Planned Development – Commercial (PD-C). Approval of preliminary development plan* <i>*Simultaneous application with FDP-25-01</i>

Comprehensive Plan Conformance:

☒ Yes ☐ No ☐ No reference

Staff Recommendation:

☐ Approval ☒ Approval with Conditions ☐ Denial ☐ No Recommendation

Attachments:

- A. Application
- B. Site Plans
- C. Boundary Adjustment Plat (included for reference)
- D. Landscape Plan
- E. Photometric Plan
- F. Building Elevations and Renderings

Applicant Request

The applicant, Drew Bextermueller, is requesting approval of a Map Amendment (rezoning) application for Lots 2 and 3 of the Market at Olive Plat 7, the last remaining out-lots on the Dierbergs site. The applicant requests both lots be rezoned from Industrial Commercial (IC) to Planned Development – Commercial (PD-C) to allow for restaurant, retail, and office uses. The PD-C zoning request matches the zoning of the rest of the Market at Olive development.

Existing Property

The properties are part of the Market at Olive development. The two subject lots have frontage on Olive and are situated directly north of the Dierbergs site (Market at Olive Plat 7, Lot 1). The lots are currently graded but undeveloped.

Figure 1. Aerial View of Subject Property and Surroundings



Table 1. Zoning & Land Use Context

Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Industrial Commercial (IC)	North:	PD-C; Grocery store (Costco)
Existing Land Use:	Vacant	East:	PD-C; Retail, bank, restaurant
Proposed Zoning:	Planned Development – Commercial (PD-C)	South:	PD-C; Grocery Store
Proposed Land Use:	Restaurant, Retail, Office	West:	PD-C; Coffee shop

Lot 4 (not part of this submittal)

LOT 4 APPROVED UNDER A SEPARATE SUBMITTAL NOT A PART OF THIS SUBMISSION

Lot 3

BUILDING L
FUTURE DENTAL/
RETAIL SPACE
3,520± SF
FF=575.59

Lot 2

BUILDING M
FUTURE RESTAURANT/
RETAIL SPACE
4,891± SF
FF=576.76

10' BUILDING SETBACK

10' MIN. SIDE SETBACK

10' MIN. FRONT SETBACK

345.85
S00°27'36"W

187.79
N01°20'54"W

118.29
S79°08'18"E

156.29
S57°35'17"E

118.29
N89°06'51"E

345.85
S00°27'36"W

118.29
S83°41'53"E
14.20
S83°41'56"E
1.20

Figure 3. Surrounding Zoning



Analysis

Land Use and Zoning

The subject properties are the last two lots in the Market at Olive development to be rezoned from IC to PD-C. Given their nature as part of the larger Market at Olive development, it is appropriate for these lots be zoned PD-C to match the surrounding zoning, uses, and context.

Minimum Planned Development Size

Lot 2 is 0.59 acres in area; and Lot 3 is 0.32 acres. The minimum site size for planned developments is 1 acre. However, according to 400.770, “this minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the use proposed is desirable or necessary in relationship to the surrounding neighborhood; or if the City Council should determine such waiver to be in the general public interest.” Because this site is part of a larger planned development, staff is comfortable with the reduced minimum site size.

Dimensional Regulations

PD-C districts do not have setback, height, and density restrictions like the traditional zoning districts do. In addition to the minimum planned development size requirement above, there is a 70% limit on site coverage, and perimeter buffer requirements for PD-C districts that abut residential zones. The two subject properties do not abut residentially zoned property, so there is no buffer requirement.

The percentage of impervious site coverage across all 3 lots is 67.68%. Individually, Lots 2 and 3 are over 70% site coverage. However, these sites were designed in conjunction with Lot 1 to ensure that the total development would comply with the site coverage requirements.

Landscaping and Screening Requirements

Landscaping along the street frontage and parking lot landscaping are required, per Section 400.2040 of the zoning code. The landscaping requirements have been met.

Screening is required for any ground- or roof-mounted mechanical equipment, per §400.1200, and screen is also required for rubbish, garbage, and dumpster containers, per §400.1210.

Lighting Requirements

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

Off-Street Parking & Loading Requirements

Parking calculations for Lots 2 and 3 are as follows:

Lot 2

- 2,308 sq.ft. retail/office (1 parking space per 200 sq.ft.) = 11.54 spaces
- 2,583 sq.ft. restaurant (1 parking space per 75 sq.ft.) = 34.44 spaces
- 46 total spaces required
- **24 provided on Lot 2**
- **Remaining 22 parking spaces provided on Lot 1** (see note below)

Lot 3

- 3,437 sq.ft. retail/office (1 parking space per 200 sq.ft.) = 17.19 spaces
- 17 total spaces required
- **12 provided on site**
- **Remaining 5 parking spaces provided on Lot 1** (see note below)

Total site (Lots 1, 2, and 3):

- 289 parking spaces required
- **297 provided for all three lots combined** (exceeds requirement by 8 spaces)

Lot 1 far exceeds the required amount of parking: 261 parking spaces have been provided, while only 226 spaces are required for the grocery store, which leaves excess parking to help satisfy the required parking for Lots 2 and 3. In addition, the total number of parking spaces provided across all three lots (297 spaces) exceeds the combined requirement (289 spaces). Therefore, Lots 2 and 3 are eligible to locate a portion of their required parking off-site, on Lot 1, which is allowed per §400.2010 of the University City zoning code. While all three lots are under common ownership, the owner is still required to record an agreement to share parking across Lots 1, 2, and 3, with the St. Louis County Recorder of Deeds as stated in §400.2010(B)(1). Lot 2 will require 22 spaces to be located on Lot 1. Lot 3 will require 5 spaces to be located on Lot 1.

Bicycle Parking

Bicycle racks have been provided, and the requirement has been satisfied.

Comprehensive Plan

The future character and land use map of the comprehensive plan identifies the subject property as “Regional Retail District”. The intent of the Regional Retail District is to “accommodate a wide range of commercial/retail uses to serve the community and region, concentrate future commercial development near major intersections, and reduce access points into developments and encourage shared access to improve pedestrian and vehicular safety.” The proposed uses are consistent with

the intent of concentrating commercial development near the I-170 interchange.

Process – Required City Approvals

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

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

Staff Recommendation

Staff recommends approval of the proposed Map Amendment and Preliminary Development Plan with the following condition:

1. The owner shall prepare an agreement which allows the remaining required parking spaces for Lots 2 and 3 to be located on Lot 1. Lot 2 requires 22 spaces to be located on Lot 1, and Lot 3 require 5 spaces to be located on Lot 1. This agreement shall be recorded with the St. Louis County Recorder of Deeds as required in §400.2010.

Plan Commission

The Plan Commission recommended approval of the proposed Final Development Plan as presented. The recommendation is satisfied by the requirement that *“Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII (Off-Street Parking and Loading Requirements) of the University City Municipal Code.”*



Department of Planning & Development

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

APPLICATION FOR ZONING MAP AMENDMENT

1. Address / Location / Site of Building: _____
2. Current Zoning District (Check one):
____ CC ____ GC ____ HR ____ HRO X IC ____ LC ____ LR ____ MR ____ PA ____ PD ____ SR
3. Proposed Zoning District (Check one):
____ CC ____ GC ____ HR ____ HRO ____ IC ____ LC ____ LR ____ MR ____ PA X PD ____ SR
4. State proposed use: PD-C Lots 2 and 3 for future use as Business/Mercantile/Restaurant
5. Describe existing premises: Lots 2 and 3 are existing rough-graded vacant sites
6. Describe proposed construction (please attach additional narrative):
Lot 2 - site development for a 4,891sf +/- Business/Mercantile/Restaurant building
Lot 3 - Site development for a 3,437sf +/- Business/Mercantile/Restaurant building
7. State applicant's name, address and daytime telephone number: Drew Bextermueller - Director of Real Estate
Dierbergs University City, LLC 16690 Swingley Ridge Rd. 4th flr, Chesterfield, MO 63017 (636) 812-1360
8. Applicant's interest in the property (check one): X Owner ____ Tenant ____ Under contract to purchase
____ Under contract to lease ____ Other (specify): _____
9. State name and address and daytime telephone number of owner, if other than applicant:
Dierbergs University City, LLC 16690 Swingley Ridge Rd. 4th flr, Chesterfield, MO 63017 (636) 812-1360
____ Other (specify): _____

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

2/24/25
Date

Drew Bextermueller - Director of Real Estate
Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: _____ Application first received of _____

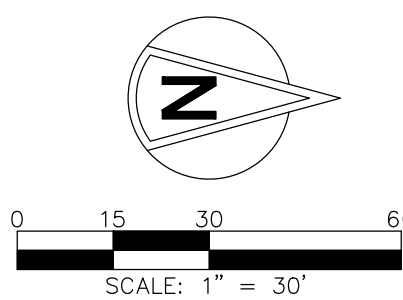
Application fee in the amount of \$ _____ Receipt # _____

CUMULATIVE SITE COVERAGE CALCULATIONS

	Pervious		Impervious	
	Total Area (sf)	Total Area (ac)	Total Area (sf)	Total Area (ac)
Lot 1	235,320	5.40	82,201	1.89
Lot 2 (Future Development)	45,260	1.04	11,819	0.27
Lot 3 (Future Development)	24,625	0.57	4,632	0.11
			19,993	0.46
Total Lot Area	305,205	7.01	98,652	2.26
			206,553	4.74

Total Impervious Percentage
67.68%

Site Coverage/Impervious Area includes buildings, driveways, parking lots, and loading areas.



PAVEMENT LEGEND	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
ASPHALT/CONCRETE PAVEMENT OPTION	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING CONCRETE SIDEWALK	

CUMULATIVE PARKING CALCULATIONS

BUILDING USAGE:

BUILDING J - 75,934± SF TOTAL
50,082± SF - RETAIL
1 SPACE PER 250 SF
25,852± SF - STORAGE
1 SPACE PER 1,000 SF

BUILDING L - 3,437± SF TOTAL
3,437± SF - BUSINESS/DENTAL
1 SPACE PER 200 SF

BUILDING M - 4,891± SF TOTAL
2,308± SF - BUSINESS
1 SPACE PER 200 SF
2,583± SF - RESTAURANT
1 SPACE PER 75 SF

MUNICIPALITY REQUIRED PARKING:

BUILDING J - 75,934± SF TOTAL
(50,082± SF / 250 SF) = 200.33 = 200
(25,852± SF / 1,000 SF) = 25.85 = 26
= 226 TOTAL SPACES REQUIRED

BUILDING L - 3,437± SF TOTAL
(3,437± SF / 200 SF) = 17.19 = 17
= 17 TOTAL SPACES REQUIRED

BUILDING M - 4,891± SF TOTAL
(2,308 SF / 200 SF) = 11.54 = 12
(2,583± SF / 75 SF) = 34.44 = 34
= 46 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED
226 SPACES REQUIRED
+ 17 SPACES REQUIRED
+ 46 SPACES REQUIRED
= 289 TOTAL SPACES REQUIRED

TOTAL PARKING PROVIDED:

286 STANDARD SPACES
+ 11 ACCESSIBLE SPACES
= 297 TOTAL SPACES PROVIDED

+ 8 CART CORRALS = 305 CUMULATIVE SPACES

ACCESSIBLE PARKING ANALYSIS:

301-400 PROPOSED PARKING SPACES REQUIRE 8 ACCESSIBLE PARKING SPACES

8 ACCESSIBLE SPACES REQUIRED
11 ACCESSIBLE SPACES PROVIDED

DIERBERGS MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



No.	Description	Date
-	Preliminary Development Plan	02-24-25

CASCO DIVERSIFIED CORPORATION
CERTIFICATE OF AUTHORITY - ENGINEERING
License No. 0000013 Expiration Date: 12/31/25

NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

02-24-25
PROFESSIONAL OF RECORD
Sarah B. Fonda
License No. PE-2021001034
Expiration Date: 12/31/25

Drawn By/Checked By:	MEB/SBF
Project Number	2404573
MSD Permit Date	---
Permit Date	---
Bid Date	---

FULL
DEVELOPMENT -
PRELIMINARY SITE
PLAN

EXISTING CONDITIONS NOTE

THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON THE AUTOCAD FILE PROVIDED BY GRIMES CONSULTING, INC. RECEIVED OCTOBER 21, 2022 & AS-BUILT DRAWINGS OF THE EXISTING RETAINING WALL.



CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.


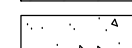
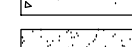
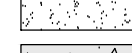
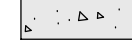
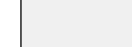

C1.0

25MSD-00012 | MSD Basemap: 25K/25L
Existing Condition: 22MSD-00015

SHEET INDEX

C1.0 - FULL DEVELOPMENT - PRELIMINARY SITE PLAN
C2.0 - PRELIMINARY SITE PLAN
C3.0 - PRELIMINARY GRADING PLAN



<u>PAVEMENT LEGEND</u>	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
ASPHALT/CONCRETE PAVEMENT OPTION	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING CONCRETE SIDEWALK	

CUMULATIVE PARKING CALCULATIONS

BUILDING USAGE:

BUILDING J - 75,934± SF TOTAL
50,082± SF - RETAIL
1 SPACE PER 250 SF
25,852± SF - STORAGE
1 SPACE PER 1,000 SF

BUILDING L - 3,437± SF TOTAL
3,437± SF - BUSINESS/DENTAL
1 SPACE PER 200 SF

BUILDING M - 4,891± SF TOTAL
2,308± SF - BUSINESS
1 SPACE PER 200 SF
2,583± SF - RESTAURANT
1 SPACE PER 75 SF

MUNICIPALITY REQUIRED PARKING:

BUILDING J - 75,934± SF TOTAL
 (50,082± SF / 250 SF) = 200.33 = 200
 (25,852± SF / 1,000 SF) = 25.85 = 26
 = 226 TOTAL SPACES REQUIRED

BUILDING L - 3,437± SF TOTAL
 $(3,437\pm \text{ SF} / 200 \text{ SF}) = 17.19 = 17$
 = 17 TOTAL SPACES REQUIRED

BUILDING M - 4,891± SF TOTAL
 (2,308 SF / 200 SF) = 11.54 = 12
 (2,583± SF / 75 SF) = 34.44 = 34
 = 46 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED

226 SPACES REQUIRED
+ 17 SPACES REQUIRED
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286 STANDARD SPACES
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+ 8 CART CORRALS = 305 CUMULATIVE SPACES

ACCESSIBLE PARKING ANALYSIS:

301-400 PROPOSED PARKING SPACES REQUIRE 8
ACCESSIBLE PARKING SPACES

8 ACCESSIBLE SPACES REQUIRED
11 ACCESSIBLE SPACES PROVIDED

KEYNOTE LEGEND		
Keynote	Description	Detail Reference
1C	80' Flag Pole	Detail 8 / C5.4
1D	Heavy Duty Concrete Pavement	Detail 1 / C5.0
1F	Heavy Duty Asphalt Pavement	Detail 2 / C5.0
1H	Concrete Sidewalk	Detail 3 and Detail 4 / C5.0
1I	Barrier Curb	Detail 7 / C5.0
1J	Extended Barrier Curb	Detail 8 / C5.0
1N	Guard Rail – Black Powder Coated	Detail 5 / C5.0
1Q	Concrete Flume with Rock	Detail 6 / C5.2
1R	Trench Drain	Detail 1 / C5.3
1S	Fire Hydrant	C5.4 Water Details
1U	Existing Retaining Wall w/ Fence	
1X	Building Downspout	Detail 5 / C5.2 & Detail 12 / C5.4
2A	Planter	Detail 6 / C5.3
2B	Trash Compactor	
2C	Trash Enclosure	
2D	Smoker	
2E	Grease Trap	Detail 2 / C5.2
2G	Standard Bollard	Detail 5 / C5.4
2H	4" Dashed Yellow Stripe	Thermoplastic (typ)
2I	4" Solid Yellow Stripe	Thermoplastic (typ)
2K	24" Solid White Stop Line	Thermoplastic (typ)
2P	Stairs	
2R	Stop Sign	

EXISTING CONDITIONS NOTE

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MISSOURI ONE-CALL SYSTEM, INC.

C2.1

DIERBERGS MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



No.	Description	Date
-	Preliminary Development Plan	02-24-25

CASCO DIVERSIFIED CORPORATION
 CERTIFICATE OF AUTHORITY - ENGINEERING
 License No. M000613 Expiration Date: 12/31/25

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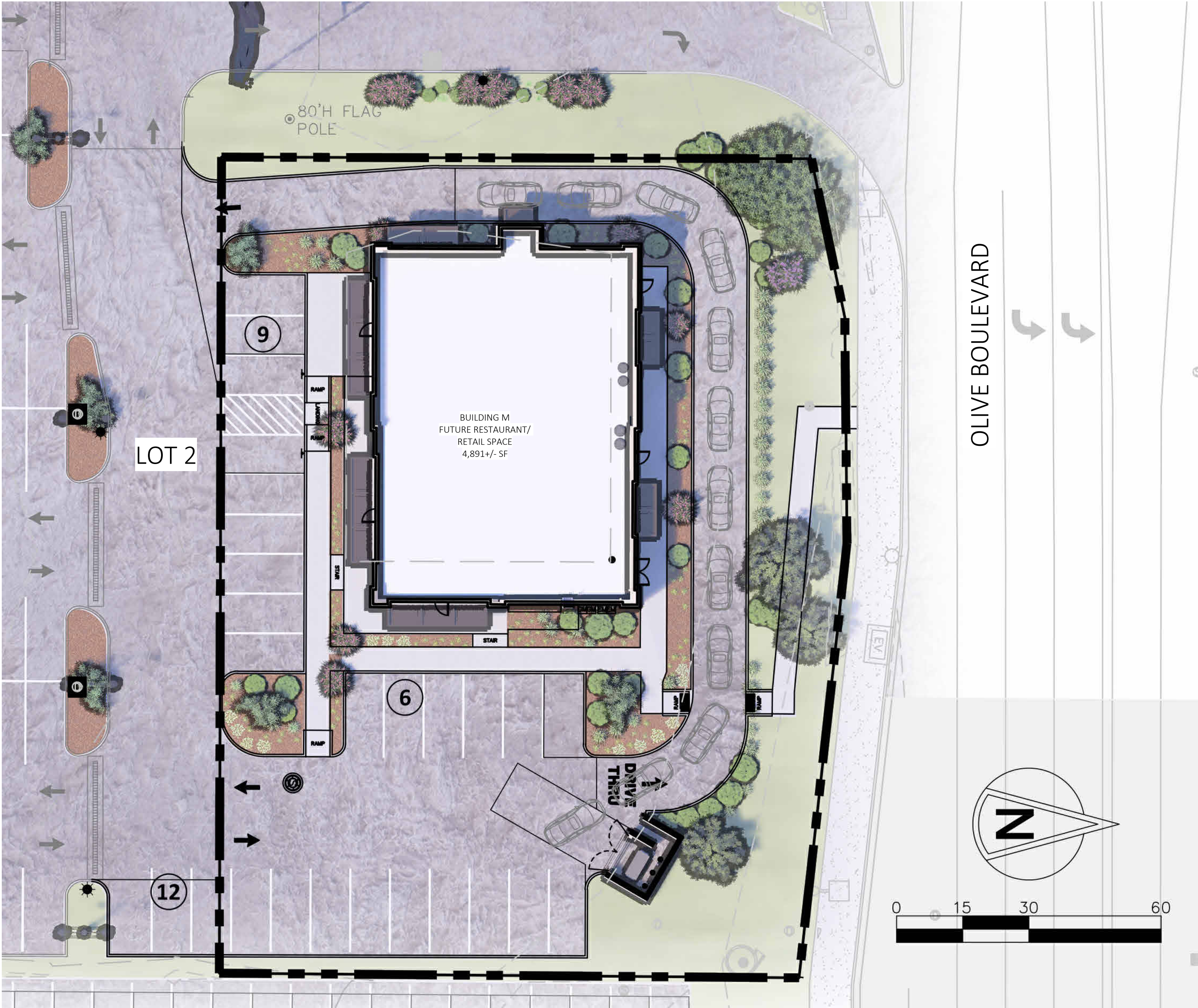
02-24-25

PROFESSIONAL OF RECORD
Sarah B. Fonda
License NO. PE-2021001024
Expiration Date: 12/31/25

Drawn By/Checked By:	MEB/SBF
Project Number	2404573
MSD Permit Date	-- -- --
Permit Date	-- -- --
Bid Date	-- -- --

PRELIMINARY SITE
PLAN - BUILDING L &
BUILDING M

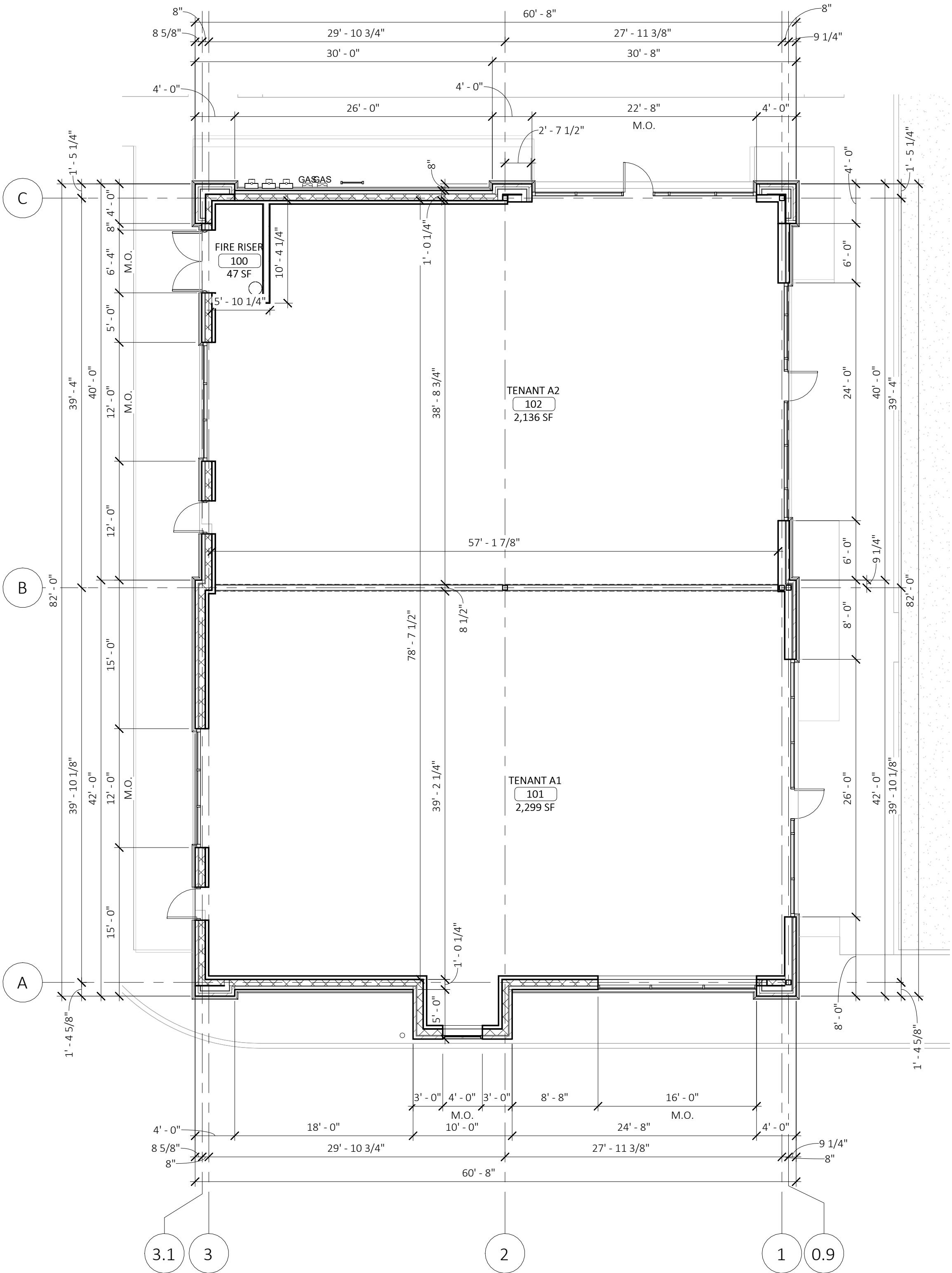
C2.1



1
A102

ENLARGED SITE PLAN - BUILDING M

SCALE: NOT TO SCALE



2
A102

FLOOR PLAN - BUILDING M

SCALE: 1/8" = 1'-0"

Drawn/Checked	KMH/ KLB
Project Number	2504861
Owner Date	--/--
Bid Date	--/--
Permit Date	--/--

FOR
REFERENCE
ONLY

CONSTR. DOC. & REVISIONS

Description

No.

Date



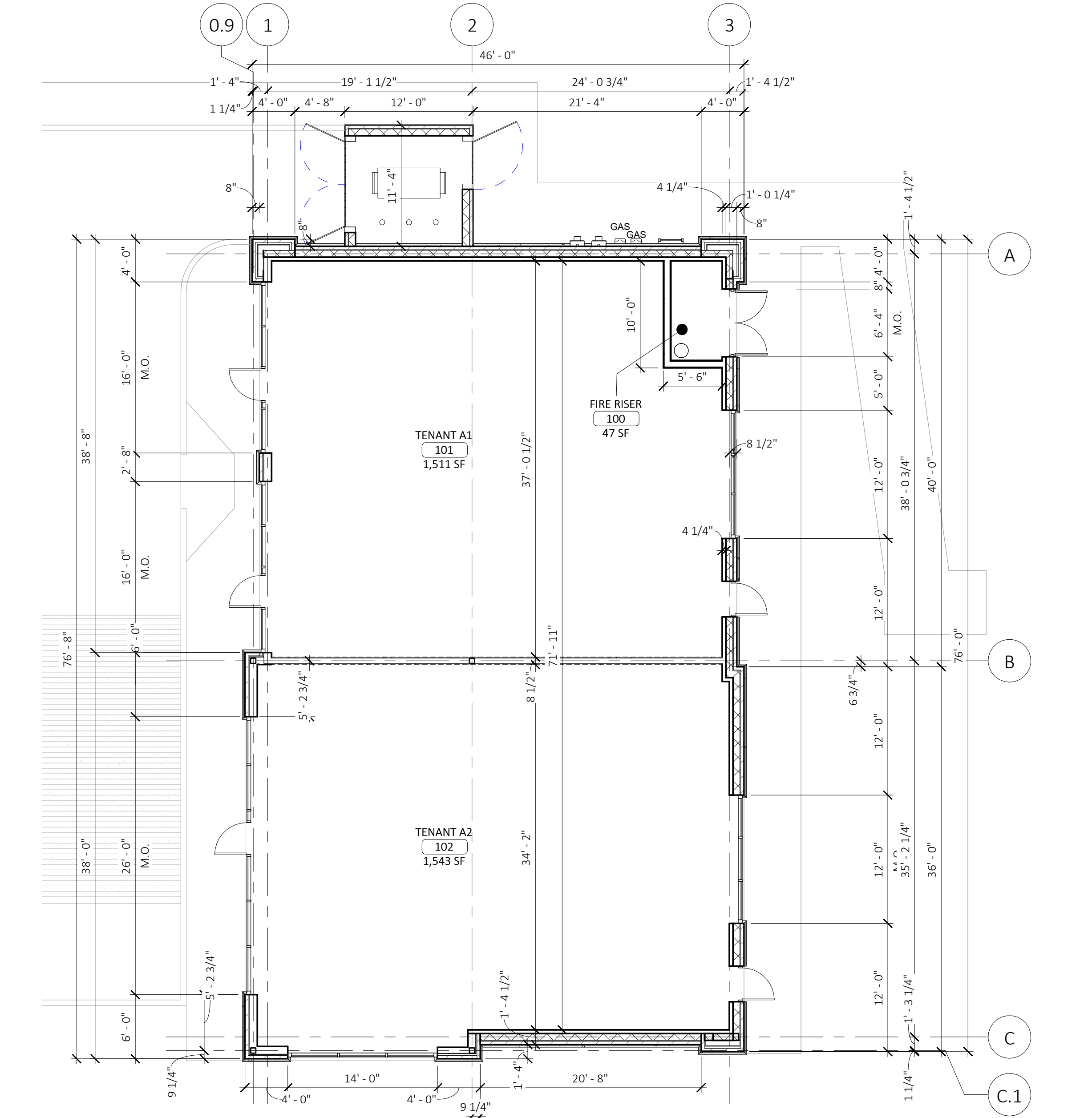
DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63123

ENLARGED
PLANS -
BUILDING M

A102



1
A101
ENLARGED SITE PLAN - BUILDING L
SCALE: NOT TO SCALE



2
A101
FLOOR PLAN - BUILDING L
SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
Description

No.

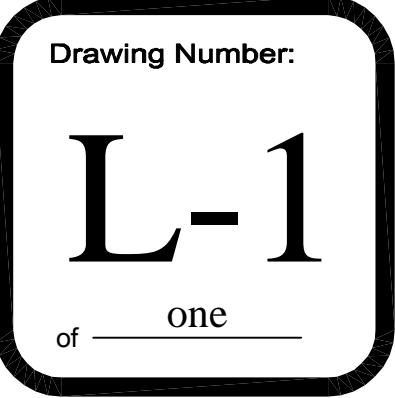
CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--
Bid Date	--/--
Permit Date	--/--

ENLARGED
PLANS - BLDG L

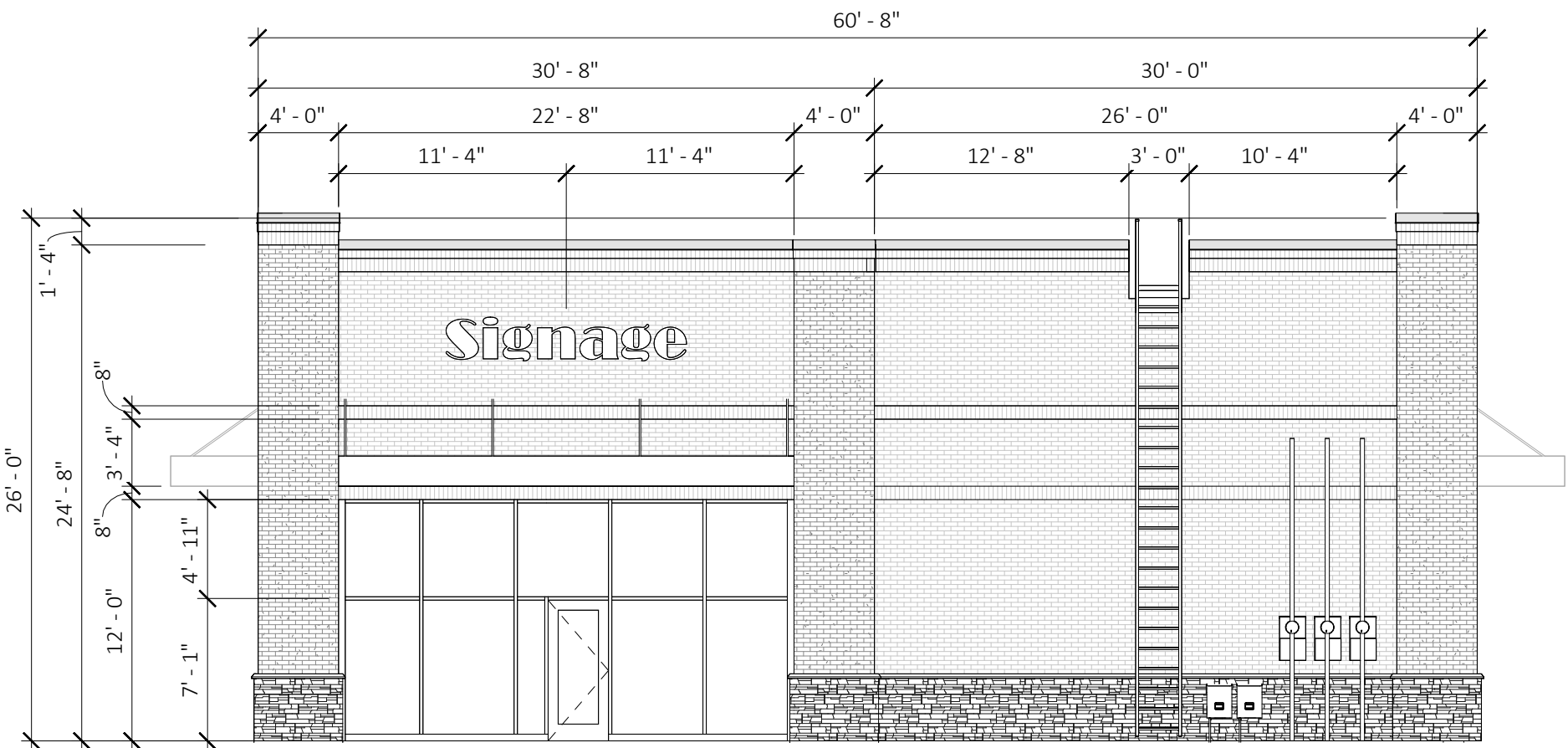
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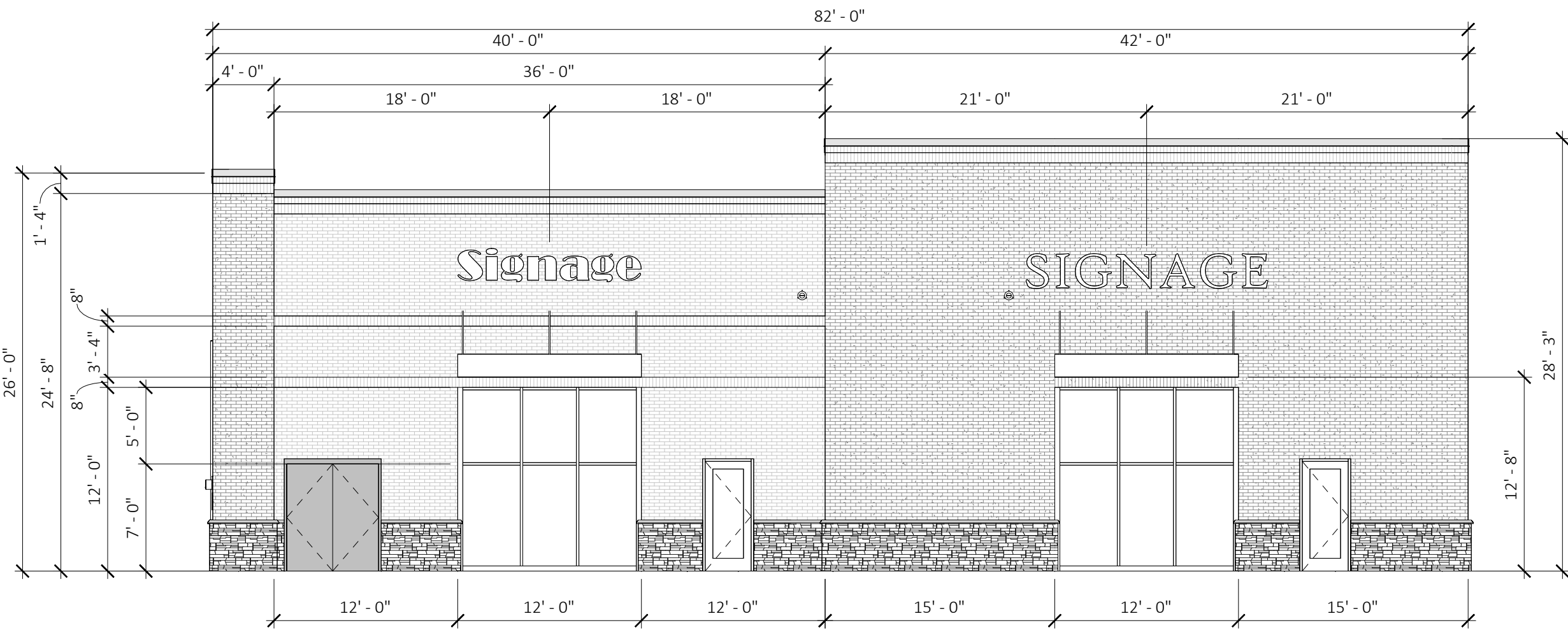
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2	SP 100-10	0.000	0.000	0.000	0.000	2	0.000	0.000	0.000	0.000	2	0.000	0.000	0.000	0.000
3	SP 100-10	0.000	0.000	0.000	0.000	3	0.000	0.000	0.000	0.000	3	0.000	0.000	0.000	0.000
4	SP 100-10	0.000	0.000	0.000	0.000	4	0.000	0.000	0.000	0.000	4	0.000	0.000	0.000	0.000
5	SP 100-10	0.000	0.000	0.000	0.000	5	0.000	0.000	0.000	0.000	5	0.000	0.000	0.000	0.000
6	SP 100-10	0.000	0.000	0.000	0.000	6	0.000	0.000	0.000	0.000	6	0.000	0.000	0.000	0.000
7	SP 100-10	0.000	0.000	0.000	0.000	7	0.000	0.000	0.000	0.000	7	0.000	0.000	0.000	0.000
8	SP 100-10	0.000	0.000	0.000	0.000	8	0.000	0.000	0.000	0.000	8	0.000	0.000	0.000	0.000
9	SP 100-10	0.000	0.000	0.000	0.000	9	0.000	0.000	0.000	0.000	9	0.000	0.000	0.000	0.000
10	SP 100-10	0.000	0.000	0.000	0.000	10	0.000	0.000	0.000	0.000	10	0.000	0.000	0.000	0.000

Measurement	Day	Start	Stop	Measurement	Measurement	Day	Start	Stop	Measurement	Measurement
1	SP 100-10	0.000	0.000	0.000	0.000	1	0.000	0.000	0.000	0.000
2	SP 100-10	0.000	0.000	0.000	0.000	2	0.000	0.000	0.000	0.000
3	SP 100-10	0.000	0.000	0.000	0.000	3	0.000	0.000	0.000	0.000
4	SP 100-10	0.000	0.000	0.000	0.000	4	0.000	0.000	0.000	0.000
5	SP 100-10	0.000	0.000	0.000	0.000	5	0.000	0.000	0.000	0.000
6	SP 100-10	0.000	0.000	0.000	0.000	6	0.000	0.000	0.000	0.000
7	SP 100-10	0.000	0.000	0.000	0.000	7	0.000	0.000	0.000	0.000
8	SP 100-10	0.000	0.000	0.000	0.000	8	0.000	0.000	0.000	0.000
9	SP 100-10	0.000	0.000	0.000	0.000	9	0.000	0.000	0.000	0.000
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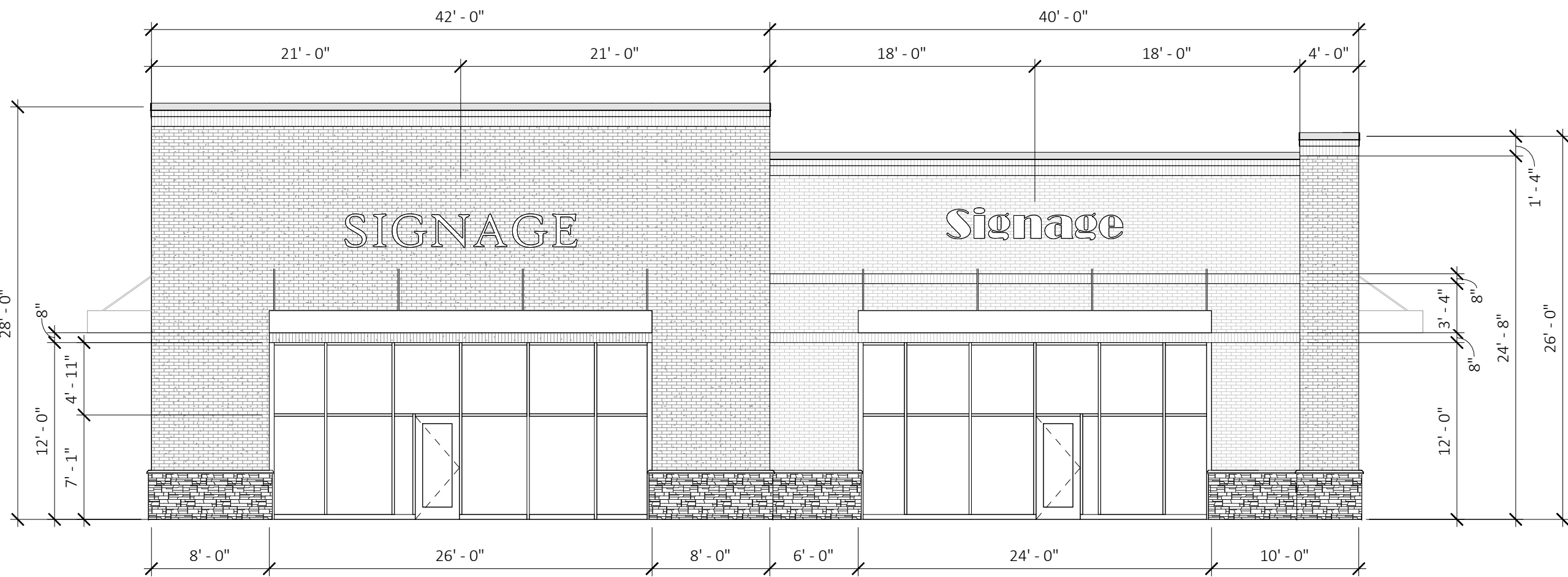
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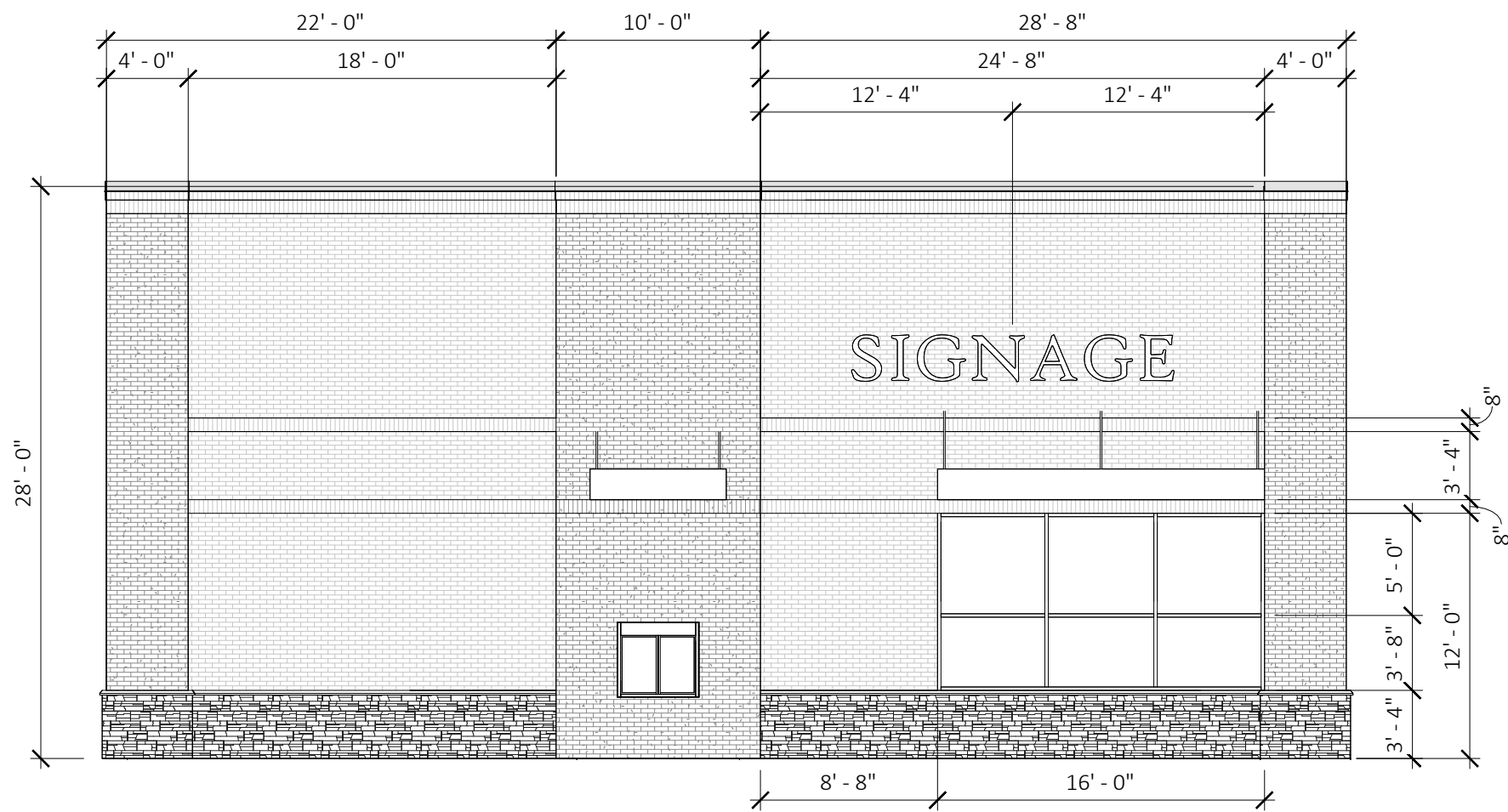
1 EAST ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT M

MARKET AT OLIVE
UNIVERSITY CITY, MO 63123



Date

CONSTR. DOC. & REVISIONS
Description

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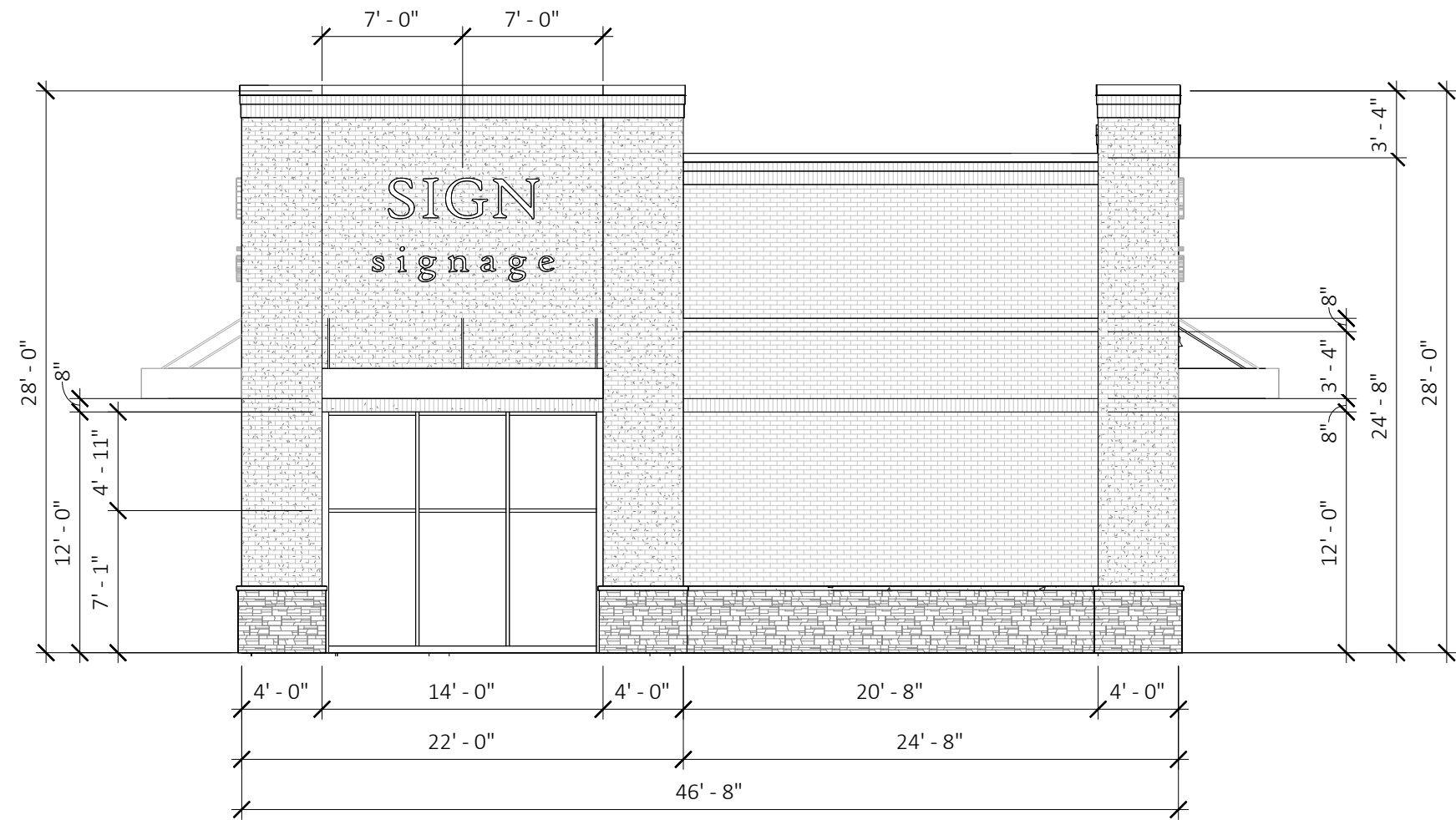
CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

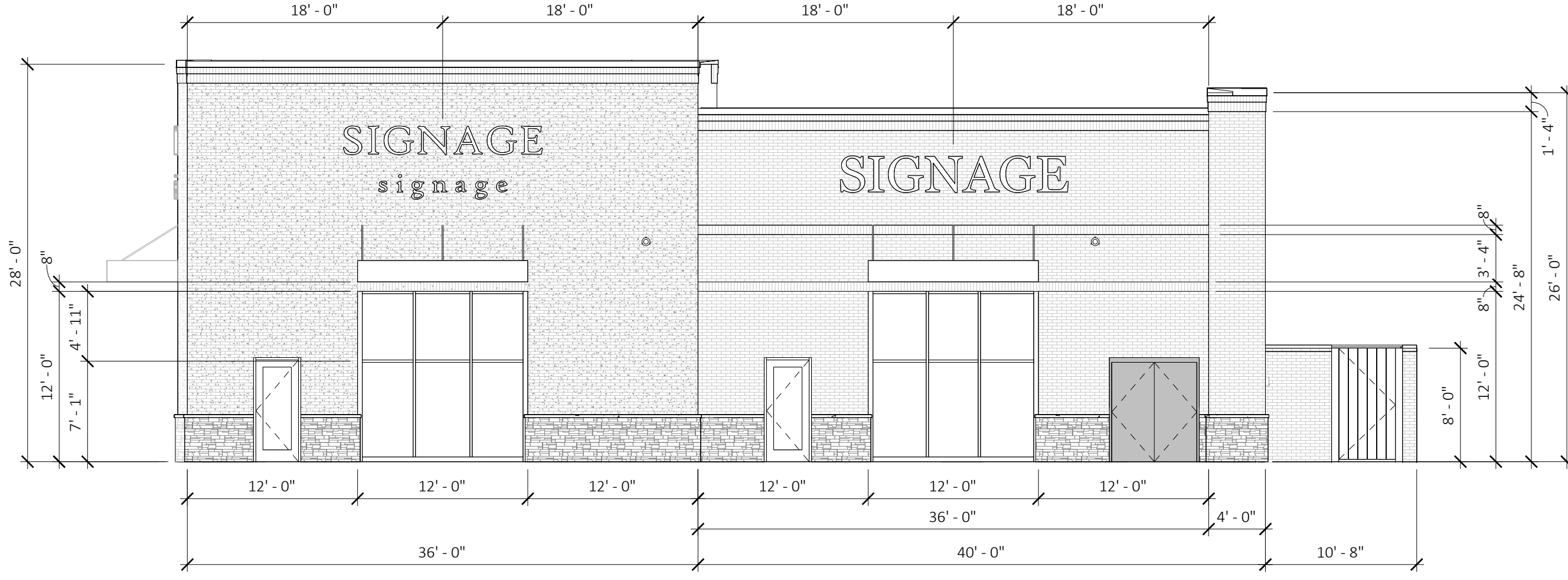
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Project Number	2504861
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

ELEVATIONS -
BUILDING M

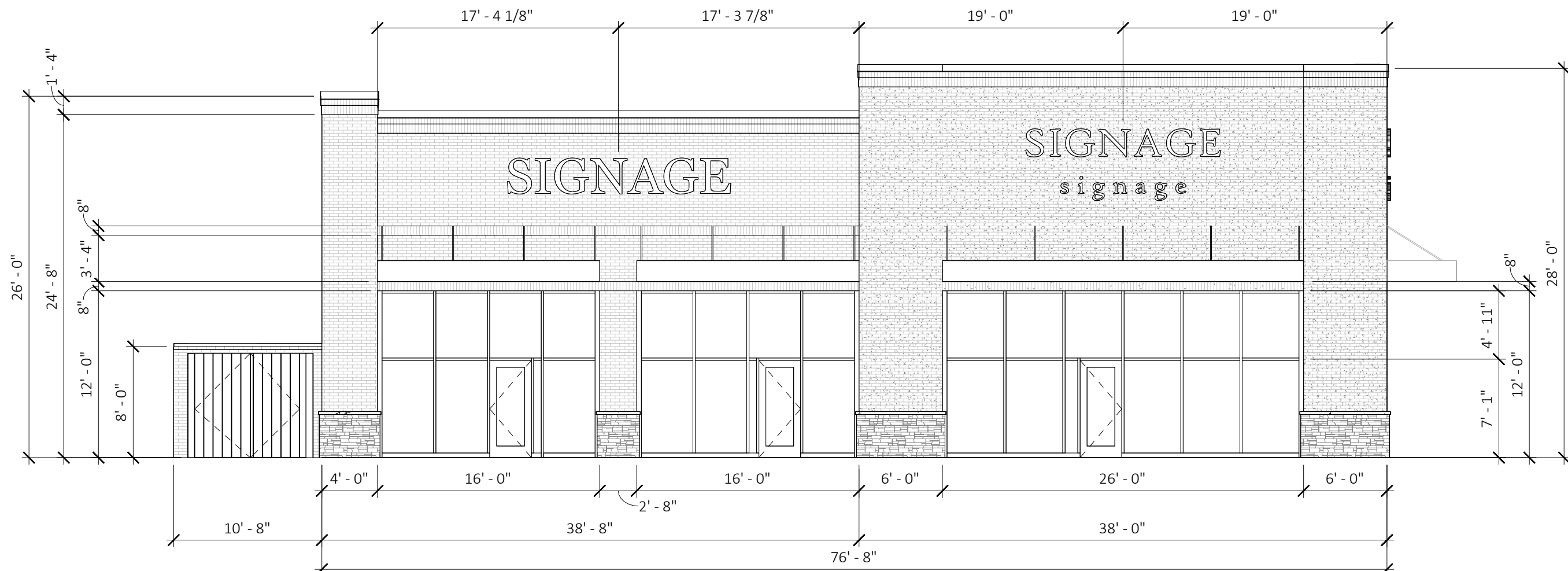
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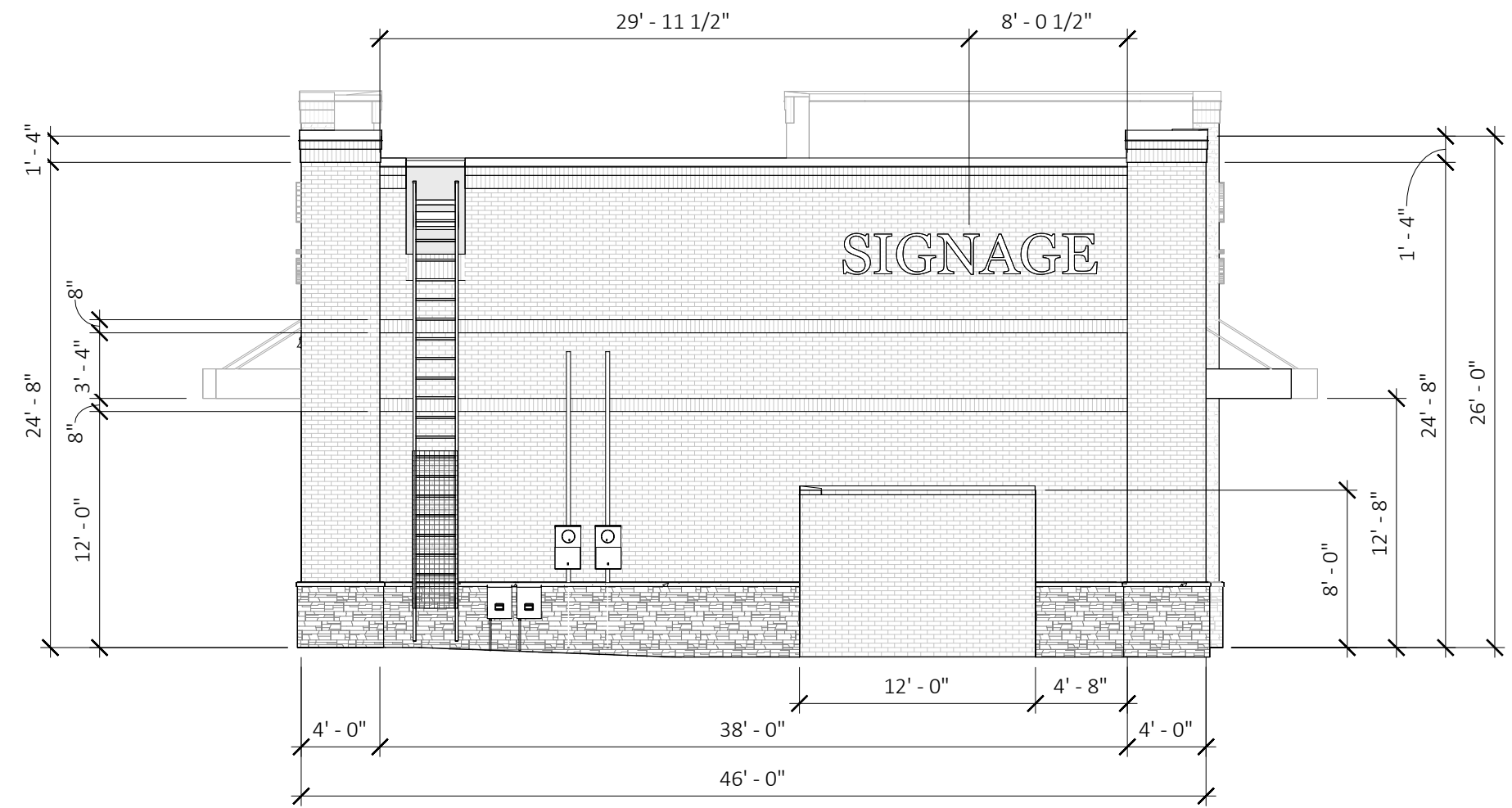
1 EAST ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	SAV/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

ELEVATIONS -
BLDG L

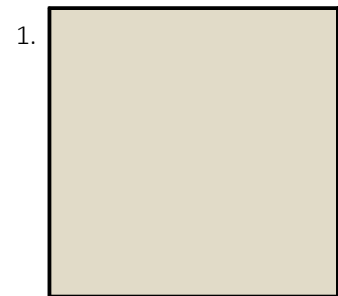
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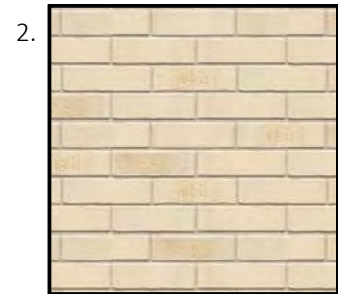
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ELEVATION - SOUTH (FRONT)
SCALE: NOT TO SCALE



2
A107
ELEVATION - EAST
SCALE: NOT TO SCALE



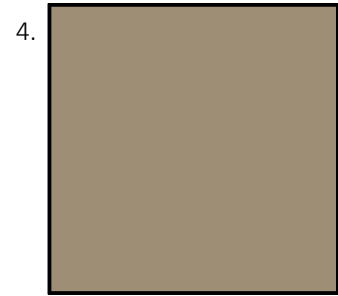
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#940 WIRECUT BRICK



2. BOWERSTON #940
WIRECUT BRICK



3. CLOUD CERAMICS -
GRANITE VELOUR



4. SHERWIN WILLIAMS
SW7535 SANDY RIDGE



5. DARK BRONZE



6. CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



CONSTR. DOC. & REVISIONS
Description
Date

No.

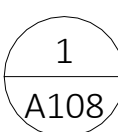
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ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

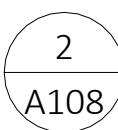
Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING M

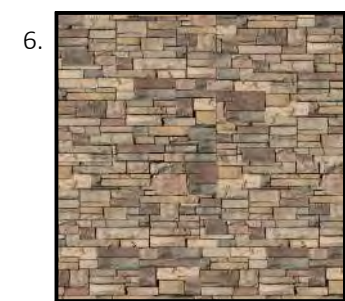
A107



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE



CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

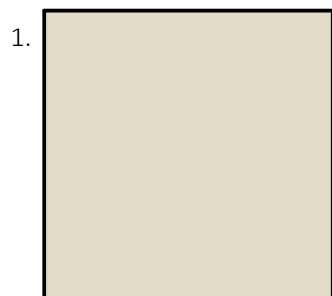
A108



1
A105
ELEVATION - SOUTH (FRONT)
SCALE: NOT TO SCALE



2
A105
ELEVATION - EAST
SCALE: NOT TO SCALE



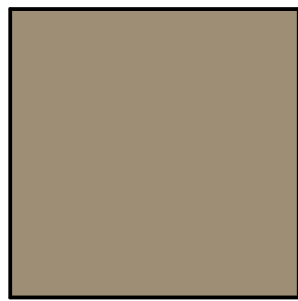
1. PAINT - MATCH BOWERSTON
#940 WIRECUT BRICK



2. BOWERSTON #940
WIRECUT BRICK



3. CLOUD CERAMICS -
GRANITE VELOUR



4. SHERWIN WILLIAMS
SW7535 SANDY RIDGE



5. DARK BRONZE



6. CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING L

A105



1
A106

ELEVATION - WEST

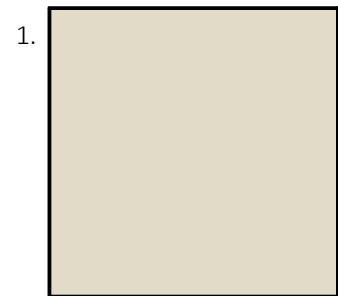
SCALE: NOT TO SCALE



2
A106

ELEVATION - NORTH (REAR)

SCALE: NOT TO SCALE



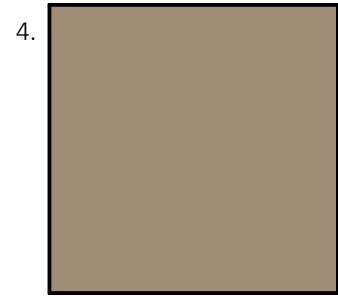
PAINT - MATCH BOWERSTON
#940 WIRECUT BRICK



BOWERSTON #940
WIRECUT BRICK



CLOUD CERAMICS -
GRANITE VELOUR



SHERWIN WILLIAMS
SW7535 SANDY RIDGE



DARK BRONZE



CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING L

A106

CASCO

CASCO DIVERSIFIED CORPORATION
12 Summit Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

INTRODUCED BY:

DATE: April 28, 2025

BILL NO. 9566

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY KNOWN ADJUSTED LOTS 2 AND 3 OF MARKET AT OLIVE PLAT 7, FROM INDUSTRIAL COMMERCIAL DISTRICT (“IC”) TO PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).

WHEREAS, in a meeting held on March 26, 2025, the Plan Commission examined an amendment of the Official Zoning Map of University City which changes the classification of property known as Adjusted Lots 2 and 3 of Market at Olive Plat 7, from Industrial Commercial District (“IC”) to Planned Development Commercial District (“PD-C”), and recommended to the City Council that the amendment be approved; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m. on May 12, 2025, was duly published on April 27, 2025 in the St. Louis Countian, a newspaper of general circulation within the City; and

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

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, for property known as Adjusted Lots 2 and 3 of Market at Olive Plat 7, so as to change the classification of said property from Industrial Commercial District (“IC”) to Planned Development Commercial District (“PD-C”). The following land uses and developments may be permitted in said “PD-C” District, subject to approval of a final development plan: restaurants; restaurants, fast-food; restaurants with drive- through facilities; retail stores; retail service establishments; offices; offices, medical and dental.

Section 2. Said property described as Adjusted Lots 2 and 3 of Market at Olive Plat 7 is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. By Resolution No. _____, the City Council approved a preliminary development plan known as “Adjusted Lots 2 and 3 of Market at Olive Plat 7,” and authorized the preparation of a final development plan. A final development plan must be approved by the City Council prior to the issuance of any building permits in connection with the development. A landscape plan shall be submitted for review and approval with the final development plan.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 12th day of May, 2025.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT A

Legal Description: Adjusted Lot 2 of Market at Olive Plat 7

A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Section 05, Township 45 North, Range 6 East, being Adjusted Lot 2 of Market at Olive Plat 7, a subdivision to be filed for record as Plat Book 373, Pages 76-78 of the land records of said St. Louis County, and being more particularly described as follows:

Commencing at the Northwest corner of McKnight Heights, a subdivision filed for record in Plat Book 54, Page 41 of said Land Records, said Northwest corner also being on the East line of a tract of land conveyed to Bi State Development Agency of MO-IL Metropolitan District as recorded in Deed Book 13245, Page 1568 of said Land Records; thence along said East line of Bi State Development Agency of MO-IL Metropolitan District tract, North 01 degrees 20 minutes 54 seconds West, a distance of 559.82 feet to the Southwest corner of Lot 4 of Market at Olive Plat 6, a subdivision filed for record as Plat Book 372, Pages 315-317; thence along the Southern and Eastern line of said Lot 4 as follows: South 89 degrees 50 minutes 22 seconds East, a distance of 108.82 feet; North 0 degrees 07 minutes 07 seconds West, a distance of 30.02 feet; thence leaving said Eastern line of Lot 4 and along the Southern and Eastern line of Adjusted Lot 3 of said Market at Olive Plat 7 as follows: North 68 degrees 18 minutes 28 seconds East, a distance of 67.43 feet; South 89 degrees 50 minutes 22 seconds East, a distance of 32.45 feet; North 0 degrees 09 minutes 38 seconds East, a distance of 121.07 feet; North 38 degrees 27 minutes 21 seconds West, a distance of 21.28 feet to the Southern right-of-way line of Olive Boulevard as widened by Document 202210050173 and Document 202210050174 of said land records; thence along said Southern right-of-way line the following courses and distances: South 87 degrees 35 minutes 11 seconds East, a distance of 60.20 feet; North 78 degrees 07 minutes 23 seconds East, a distance of 9.68 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Southern right-of-way line as follows: North 78 degrees 07 minutes 23 seconds East, a distance of 36.80 feet; North 89 degrees 26 minutes 53 seconds East, a distance of 51.29 feet; South 83 degrees 41 minutes 53 seconds East, a distance of 99.16 feet to the Northwest corner of Adjusted Lot 7A of Market at Olive Plat 5, a subdivision filed for record as Plat Book 371, Pages 221 through 223 of said land records; thence along the Western line of said Adjusted Lot 7A, South 0 degrees 27 minutes 36 seconds West, a distance of 131.56 feet; thence leaving said Western line and along the following courses and distances: North 89 degrees 50 minutes 22 seconds West, a distance of 185.18 feet; North 0 degrees 09 minutes 38 seconds East, a distance of 133.85 feet to the point of beginning.

Containing 0.590 Acres (25,680 Square Feet) by Grimes Consulting, Inc., LS-343-D, dated April 2025.

Legal Description: Adjusted Lot 3 of Market at Olive Plat 7

A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Section 05, Township 45 North, Range 6 East, being Adjusted Lot 3 of Market at Olive Plat 7, a subdivision to be filed for record as Plat Book 373, Pages 76-78 of the land records of said St. Louis County, and being more particularly described as follows:

Commencing at the Northwest corner of McKnight Heights, a subdivision filed for record in Plat Book 54, Page 41 of said Land Records, said Northwest corner also being on the East line of a tract of land

conveyed to Bi State Development Agency of MO-IL Metropolitan District as recorded in Deed Book 13245, Page 1568 of said Land Records; thence along said East line of Bi State Development Agency of MO-IL Metropolitan District tract, North 01 degrees 20 minutes 54 seconds West, a distance of 559.82 feet to the Southwest corner of Lot 4 of Market at Olive Plat 6, a subdivision filed for record as Plat Book 372, Pages 315-317; thence along the Southern and Eastern line of Lot 4 as follows: South 89 degrees 50 minutes 22 seconds East, a distance of 108.82 feet; North 0 degrees 07 minutes 07 seconds West, a distance of 30.02 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line, North 0 degrees 07 minutes 07 seconds West, a distance of 165.58 feet to the Southern right-of-way line of Olive Boulevard as widened by Document 202210050173 and Document 202210050174 of said land records; thence along said Southern right-of-way line the following courses and distances: North 88 degrees 18 minutes 06 seconds East, a distance of 6.53 feet; South 87 degrees 35 minutes 11 seconds East, a distance of 76.09 feet; thence leaving said Southern right-of-way line and along the Eastern line of Adjusted Lot 1 of said Market at Olive Plat 7 the following courses and distances: South 38 degrees 27 minutes 21 seconds East, a distance of 21.28 feet; South 0 degrees 09 minutes 38 seconds West, a distance of 121.07 feet; North 89 degrees 50 minutes 22 seconds West, a distance of 32.45 feet; South 68 degrees 18 minutes 28 seconds West, a distance of 67.43 feet to the point of beginning.

Containing 0.320 Acres (13,960 Square Feet) by Grimes Consulting, Inc., LS-343-D, dated April 2025.



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

NUMBER: <i>For City Clerk Use</i>	NB20250428-02
---	----------------------

SUBJECT/TITLE:

FDP 25-01 Application for a Final Development plan for Plat 7 of the Market at Olive Development, Lots 2 and 3.

PREPARED BY:

John L. Wagner

DEPARTMENT / WARD

Planning and Development / Ward 3

AGENDA SECTION:

New Business - Bill 9567

CAN ITEM BE RESCHEDULED?

yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:

City Manager concurs with the Plan Commission and recommends approval.

FISCAL IMPACT:

AMOUNT:

ACCOUNT No.:

FROM FUND:

TO FUND:

EXPLANATION:

This is a request for Final Development Plan approval for Plat 7 of the Market at Olive Development, Lots 2 and 3, also known as the "Dierbergs Outlots." The requested uses are for commercial, retail and restaurants with drive-through facilities.

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Plan Commission unanimously recommended approval of the Final Development Plan with the condition that a shared parking agreement with Lot 1 (the Dierbergs lot) be recorded to satisfy any shortfall in parking spaces for Lots 2 and 3. Staff and the City Attorney modified the approved language, as noted in the Staff Report.

CIP No.

RELATED ITEMS / ATTACHMENTS:

Attached are the Plan Commission Transmittal Letter, Staff Report from the March 26, 2025 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Application, the Final Development Plan, and a Draft Bill.

LIST CITY COUNCIL GOALS (S):

Economic development, Encouraging high-quality growth, Improved infrastructure.

RESPECTFULLY SUBMITTED:

City Manager, Gregory Rose

MEETING DATE:

April 28, 2025



Plan Commission

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

March 26, 2025

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

RE: Final Development Plan – Market at Olive: Plat 7, Lots 2 and 3 (FDP-25-01)

Dear Ms. Reese,

At its regular meeting on March 26, 2025, at 6:30 p.m. at the University City Community Center at 975 Pennsylvania Avenue, the Plan Commission considered the above-referenced application by Dierbergs University City, LLC for Final Development Plan approval for the Market at Olive, Plat 7, Lots 2 and 3.

By a vote of 5 to 0, the Plan Commission recommended approval of the Final Development Plan with the following conditions:

1. The owner shall prepare an agreement which allows the remaining required parking spaces for Lots 2 and 3 to be located on Lot 1. Lot 2 requires 22 spaces to be located on Lot 1, and Lot 3 require 5 spaces to be located on Lot 1. This agreement shall be recorded with the St. Louis County Recorder of Deeds as required in §400.2010.

Sincerely,

Charles Gascon

Charles Gascon, Chairperson
University City Plan Commission



Department of Planning and Zoning

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

STAFF REPORT

City Council

Meeting Date	April 28, 2025
File Number	FDP-25-01
Council District	3
Location	Market at Olive Plat 7, Lots 2 and 3
Applicant	Drew Bextermueller (Dierbergs University City, LLC)
Property Owner	Dierbergs University City, LLC.
Request	Approval of a Final Development Plan. <i>Simultaneous application with REZ-25-01</i>

Comprehensive Plan Conformance:

☒ Yes ☐ No ☐ No reference

Staff Recommendation:

☐ Approval ☒ Approval with Conditions ☐ Denial ☐ No Recommendation

Attachments:

1. Please refer to the attachments to the REZ-25-01 staff report.

Applicant Request

The applicant, Drew Bextermueller, is requesting approval of a final development plan for lots 2 and 3 of Market at Olive Plat 7.

Existing Property

The properties are part of the Market at Olive development. The two subject lots have frontage on Olive and are situated directly north of the Dierbergs site (Market at Olive Plat 7, Lot 1). The lots are currently graded but undeveloped.

Analysis

The applicant is seeking approval of the Final Development Plan simultaneous with the Map Amendment and Preliminary Development Plan. To avoid conflicting or redundant information, staff has presented the analysis for all three applications in the staff report for REZ-25-01.

Site plan of the University of North Carolina at Chapel Hill showing Lot 2, Lot 3, and Lot 4. The plan includes various annotations such as "NOT A PART OF THIS SUBMISSION", "10' BUILDING SETBACK", and "ENTRANCE". It also shows parking spaces, roads, and surrounding infrastructure.

Lot 4 (not part of this submittal)

LOT 4 APPROVED UNDER A SEPARATE SUBMITTAL NOT A PART OF THIS SUBMISSION

Lot 3

BUILDING L
FUTURE DENTAL/
RETAIL SPACE
3,520± SF
FF=575.59

Lot 2

BUILDING M
FUTURE RESTAURANT/
RETAIL SPACE
4,891± SF
FF=576.76

Process – Required City Approvals

Compliance with Approved Preliminary Development Plan. Section 400.870(B) of the zoning code requires that final development plans be in substantial compliance with the approved preliminary development plan. In this case, the proposed final development plan is identical to the preliminary development plan and is therefore in substantial compliance.

Plan Commission. Sections 400.870(C) and 405.390(C) state that the Plan Commission shall review the final plat at the meeting scheduled for review of the final development plan. The Plan Commission shall make a determination whether the plan is in substantial compliance with the approved preliminary plan. The Commission shall recommend to the City Council approval or disapproval of the final development plan. A vote of disapproval shall be accompanied by reasons for such action in the meeting minutes.

City Council. Sections 400.870(C) and 405.390(E) state that as soon as practical after the Plan Commission makes its recommendation and after the applicant complies with 405.390(D)(1) through 405.390(D)(9), the final development plan shall be forwarded to the City Council for its consideration. Upon determination that the plan is in full compliance with the requirements hereof, the Council shall adopt an ordinance approving such final development plan.

Staff Recommendation

Staff recommends approval of the proposed Final Development Plan with the following condition:

1. The owner shall prepare an agreement which allows the remaining required parking spaces for Lots 2 and 3 to be located on Lot 1. Lot 2 requires 22 spaces to be located on Lot 1, and Lot 3 require 5 spaces to be located on Lot 1. This agreement shall be recorded with the St. Louis County Recorder of Deeds as required in §400.2010.

Plan Commission

The Plan Commission recommended approval of the proposed Final Development Plan as presented. The recommendation is satisfied by the requirement that *“Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII (Off-Street Parking and Loading Requirements) of the University City Municipal Code.”*



Department of Planning & Development

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

APPLICATION FOR ZONING MAP AMENDMENT

1. Address / Location / Site of Building: _____
2. Current Zoning District (Check one):
____ CC ____ GC ____ HR ____ HRO X IC ____ LC ____ LR ____ MR ____ PA ____ PD ____ SR
3. Proposed Zoning District (Check one):
____ CC ____ GC ____ HR ____ HRO ____ IC ____ LC ____ LR ____ MR ____ PA X PD ____ SR
4. State proposed use: PD-C Lots 2 and 3 for future use as Business/Mercantile/Restaurant
5. Describe existing premises: Lots 2 and 3 are existing rough-graded vacant sites
6. Describe proposed construction (please attach additional narrative):
Lot 2 - site development for a 4,891sf +/- Business/Mercantile/Restaurant building
Lot 3 - Site development for a 3,437sf +/- Business/Mercantile/Restaurant building
7. State applicant's name, address and daytime telephone number: Drew Bextermueller - Director of Real Estate
Dierbergs University City, LLC 16690 Swingley Ridge Rd. 4th flr, Chesterfield, MO 63017 (636) 812-1360
8. Applicant's interest in the property (check one): X Owner ____ Tenant ____ Under contract to purchase
____ Under contract to lease ____ Other (specify): _____
9. State name and address and daytime telephone number of owner, if other than applicant:
Dierbergs University City, LLC 16690 Swingley Ridge Rd. 4th flr, Chesterfield, MO 63017 (636) 812-1360
____ Other (specify): _____

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

2/24/25
Date

Drew Bextermueller - Director of Real Estate
Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: _____ Application first received of _____

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



1 OVERALL SITE PLAN
SCALE: 3/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L



MARKET AT OLIVE
UNIVERSITY CITY, MO 63132

Date

CONSTR. DOC. & REVISIONS
Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--
Bid Date	--/--
Permit Date	--/--

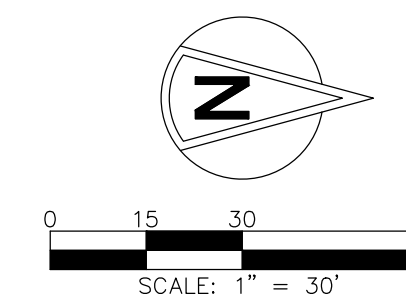
OVERALL SITE
PLAN

A100


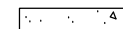

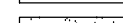
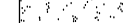
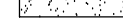
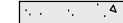
	Previous		Impervious	
	Total Area (sf)	Total Area (ac)	Total Area (sf)	Total Area (ac)
Lot 1	235,320	5.40	82,201	1.89
Lot 2 (Future Development)	45,260	1.04	13,819	0.32
Lot 3 (Future Development)	24,625	0.57	33,441	0.77
			19,993	0.46
Total Lot Area	305,205	7.01	98,652	2.26
			206,553	4.74

	Previous		Impervious	
	Total Area (sf)	Total Area (ac)	Total Area (sf)	Total Area (ac)
Lot 1	235,320	5.40	82,201	1.89
Lot 2 (Future Development)	45,260	1.04	13,819	0.32
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			19,993	0.46
Total Lot Area	305,205	7.01	98,652	2.26
			206,553	4.74

Site Coverage/Impervious Area includes buildings, driveways, parking lots, and loading areas.



PAVEMENT LEGEND

PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
ASPHALT/CONCRETE PAVEMENT OPTION	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING CONCRETE SIDEWALK	

CUMULATIVE PARKING CALCULATIONS

BUILDING USAGE:

BUILDING J - 75,934± SF TOTAL
50,082± SF - RETAIL
1 SPACE PER 250 SF
25,852± SF - STORAGE
1 SPACE PER 1,000 SF

BUILDING L - 3,437± SF TOTAL
3,437± SF - BUSINESS/DENTAL
1 SPACE PER 200 SF

BUILDING M - 4,891± SF TOTAL
2,308± SF - BUSINESS
1 SPACE PER 200 SF
2,583± SF - RESTAURANT
1 SPACE PER 75 SF

MUNICIPALITY REQUIRED PARKING:

BUILDING J - 75,934± SF TOTAL
 (50,082± SF / 250 SF) = 200.33 = 200
 (25,852± SF / 1,000 SF) = 25.85 = 26
 = 226 TOTAL SPACES REQUIRED

BUILDING L - 3,437± SF TOTAL
 $(3,437\pm \text{ SF} / 200 \text{ SF}) = 17.19 = 17$
 = 17 TOTAL SPACES REQUIRED

BUILDING M - 4,891± SF TOTAL
 (2,308 SF / 200 SF) = 11.54 = 12
 (2,583± SF / 75 SF) = 34.44 = 34
 = 46 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED
226 SPACES REQUIRED
+ 17 SPACES REQUIRED
+ 46 SPACES REQUIRED
= 289 TOTAL SPACES REQUIRED

TOTAL PARKING PROVIDED:

286 STANDARD SPACES
+ 11 ACCESSIBLE SPACES
= 297 TOTAL SPACES PROVIDED

+ 8 CART CORRALS = 305 CUMULATIVE SPACES

ACCESSIBLE PARKING ANALYSIS

301-400 PROPOSED PARKING SPACES REQUIRE 8 ACCESSIBLE PARKING SPACES

8 ACCESSIBLE SPACES REQUIRED
11 ACCESSIBLE SPACES PROVIDED

DIERBERGS MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



CONSTR. DOC. & REVISIONS		
No.	Description	Date
-	Preliminary Development Plan	02-24-25

CASCO DIVERSIFIED CORPORATION
 CERTIFICATE OF AUTHORITY - ENGINEERING
 License No. M000613 Expiration Date: 12/31/25

NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

02-24-25
PROFESSIONAL OF RECORD
Sarah B. Fonda
License NO. PE-2021001024
Expiration Date: 12/31/25

Drawn By/Checked By:	MEB/SBF
Project Number	2404573
MSD Permit Date	-- -- --
Permit Date	-- -- --
Bid Date	-- -- --

FULL
DEVELOPMENT -
PRELIMINARY SITE
PLAN

C1.0

25MSD-00012 | MSD Basemap: 25K/25L
Existing Condition: 22MSD-00015

EXISTING CONDITIONS NOTE


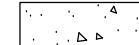
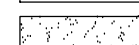
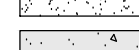
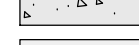


THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON THE AUTOCAD FILE PROVIDED BY GRIMES CONSULTING, INC. RECEIVED OCTOBER 21, 2022 & AS-BUILT DRAWINGS OF THE EXISTING RETAINING WALL.



CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

25MSD-00012 | MSD Basemap: 25K/25L
Existing Condition: 22MSD-00015



<u>PAVEMENT LEGEND</u>	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
ASPHALT/CONCRETE PAVEMENT OPTION	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING CONCRETE SIDEWALK	

CUMULATIVE PARKING CALCULATIONS

BUILDING USAGE:

BUILDING J - 75,934± SF TOTAL
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 $(2,308 \text{ SF} / 200 \text{ SF}) = 11.54 = 12$
 $(2,583 \pm \text{ SF} / 75 \text{ SF}) = 34.44 = 34$
 = 46 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED
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+ 17 SPACES REQUIRED
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286 STANDARD SPACES
+ 11 ACCESSIBLE SPACES
= 297 TOTAL SPACES PROVIDED

+ 8 CART CORRALS = 305 CUMULATIVE SPACES

ACCESSIBLE PARKING ANALYSIS:

301-400 PROPOSED PARKING SPACES REQUIRE 8
ACCESSIBLE PARKING SPACES

8 ACCESSIBLE SPACES REQUIRED
11 ACCESSIBLE SPACES PROVIDED

KEYNOTE LEGEND		
Keynote	Description	Detail Reference
1C	80" Flag Pole	Detail 8 / C5.4
1D	Heavy Duty Concrete Pavement	Detail 1 / C5.0
1F	Heavy Duty Asphalt Pavement	Detail 2 / C5.0
1H	Concrete Sidewalk	Detail 3 and Detail 4 / C5.0
1J	Barrier Curb	Detail 7 / C5.0
1J	Extended Barrier Curb	Detail 8 / C5.0
1N	Guard Rail – Black Powder Coated	Detail 5 / C5.0
1Q	Concrete Flume with Rock	Detail 6 / C5.2
1R	Trench Drain	Detail 1 / C5.3
1S	Fire Hydrant	C5.4 Water Details
1U	Existing Retaining Wall w/ Fence	
1X	Building Downspout	Detail 5 / C5.2 & Detail 12 / C5.4
2A	Planter	Detail 6 / C5.3
2B	Trash Compactor	
2C	Trash Enclosure	
2D	Smoker	
2E	Grease Trap	Detail 2 / C5.2
2G	Standard Bollard	Detail 5 / C5.4
2H	4" Dashed Yellow Stripe	Thermoplastic (typ)
2I	4" Solid Yellow Stripe	Thermoplastic (typ)
2K	24" Solid White Stop Line	Thermoplastic (typ)
2P	Stairs	
2R	Stop Sign	

EXISTING CONDITIONS NOTE

THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON THE AUTOCAD FILE PROVIDED BY GRIMES CONSULTING, INC. RECEIVED OCTOBER 21, 2022 & AS-BUILT DRAWINGS OF THE EXISTING RETAINING WALL.



CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

C2.1

DIERBERGS MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



CONSTR. DOC. & REVISIONS

Description	Date
Preliminary Development Plan	02-24-25

CASCO DIVERSIFIED CORPORATION
 CERTIFICATE OF AUTHORITY - ENGINEERING
 License No. M000613 Expiration Date: 12/31/25

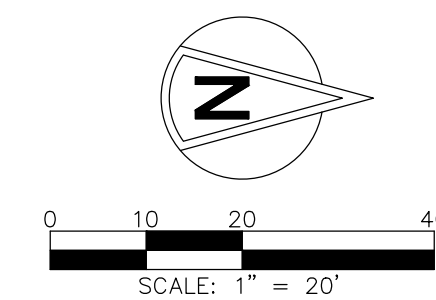
NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

02-24-25

PROFESSIONAL OF RECORD
Sarah B. Fonda
License NO. PE-2021001024
Expiration Date: 12/31/25

Drawn By/Checked By:	MEB/SB
Project Number	2404573
MSD Permit Date	-- --
Permit Date	-- --
Bid Date	-- --

PRELIMINARY SITE
PLAN - BUILDING L &
BUILDING M



**CASCO
CIVIL**
A CASCO Diversified Corporation Company
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

DIERBERGS MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



No.	Description	Date
-	Preliminary Development Plan	02-24-25

CASCO DIVERSIFIED CORPORATION
 CERTIFICATE OF AUTHORITY - ENGINEERING
 License No. #000613 Expiration Date: 12/31/25

NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

02-24-25
PROFESSIONAL OF RECORD
Sarah B. Fonda
License NO. PE-2021001024
Expiration Date: 12/31/25

Drawn By/Checked By:	MEB/SBF
Project Number	2404573
MSD Permit Date	-- -- --
Permit Date	-- -- --
Bid Date	-- -- --

PRELIMINARY GRADING PLAN

EXISTING CONDITIONS NOTE

THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON THE AUTOCAD FILE PROVIDED BY GRIMES CONSULTING, INC. RECEIVED OCTOBER 21, 2022 & AS-BUILT DRAWINGS OF THE EXISTING RETAINING WALL.

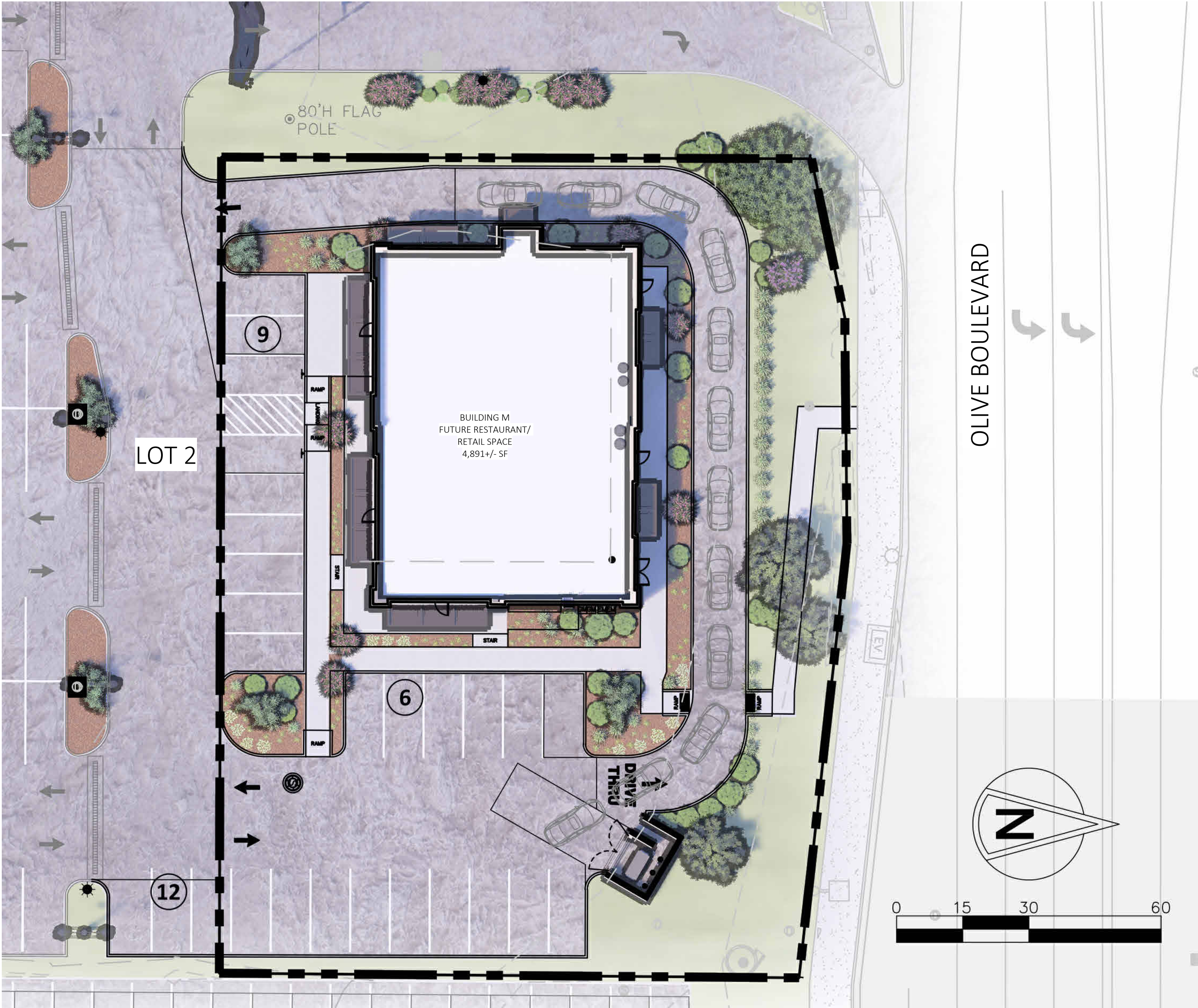


CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

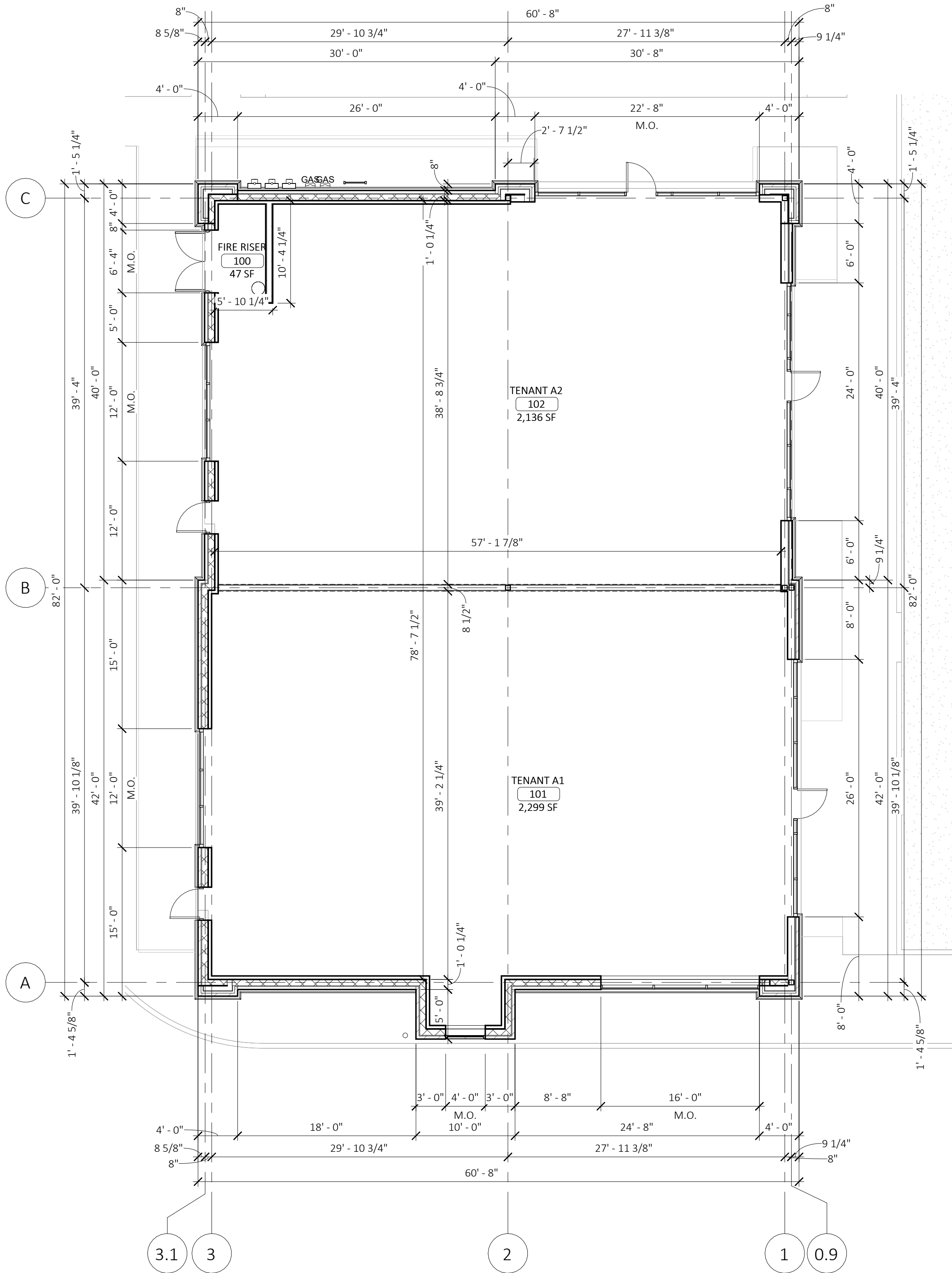
C3.0

25MSD-00012 | MSD Basemap: 25K/25L
Existing Condition: 22MSD-00015

2022-2023



1
A102 ENLARGED SITE PLAN - BUILDING M
SCALE: NOT TO SCALE



2
A102 FLOOR PLAN - BUILDING M
SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT M



MARKET AT OLIVE
UNIVERSITY CITY, MO 63123

CONSTR. DOC. & REVISIONS
Description

No.

Date

FOR
REFERENCE
ONLY

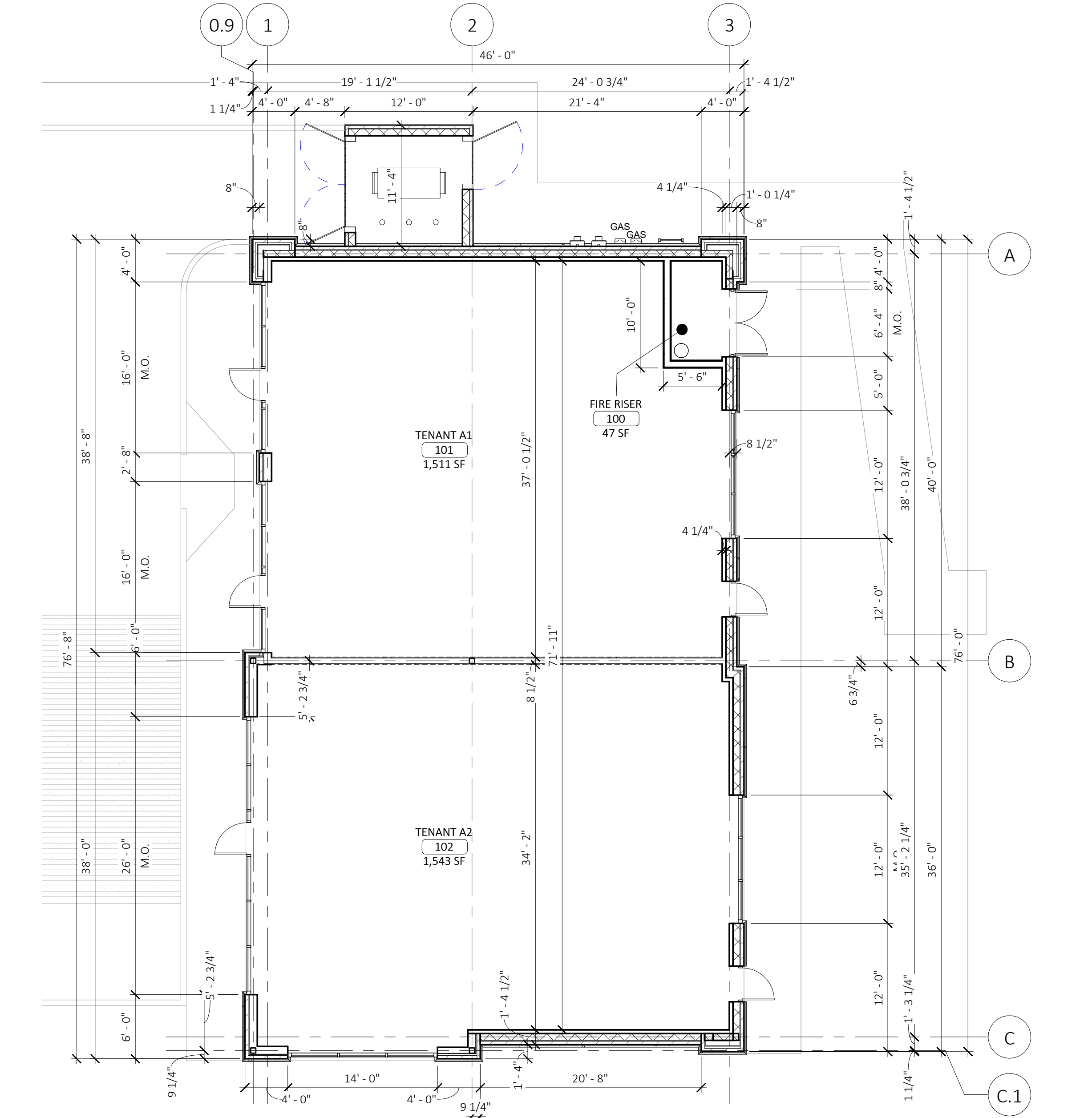
Drawn/Checked KMH/ KLB
Project Number 2504861
Owner Date --/--
Bid Date --/--
Permit Date --/--

ENLARGED
PLANS -
BUILDING M

A102



1
A101
ENLARGED SITE PLAN - BUILDING L
SCALE: NOT TO SCALE



2
A101
FLOOR PLAN - BUILDING L
SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
Description

No.

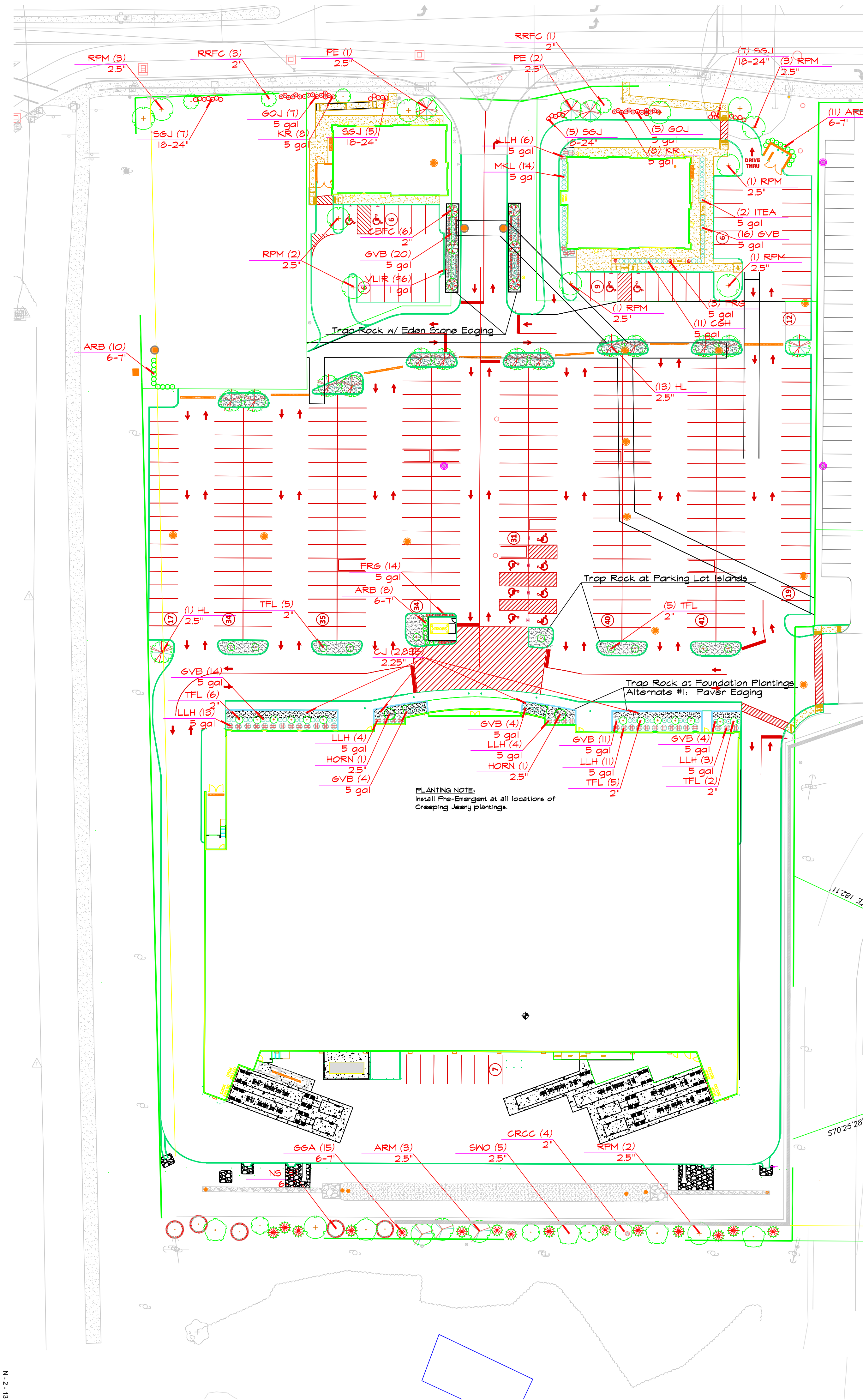
CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--
Bid Date	--/--
Permit Date	--/--

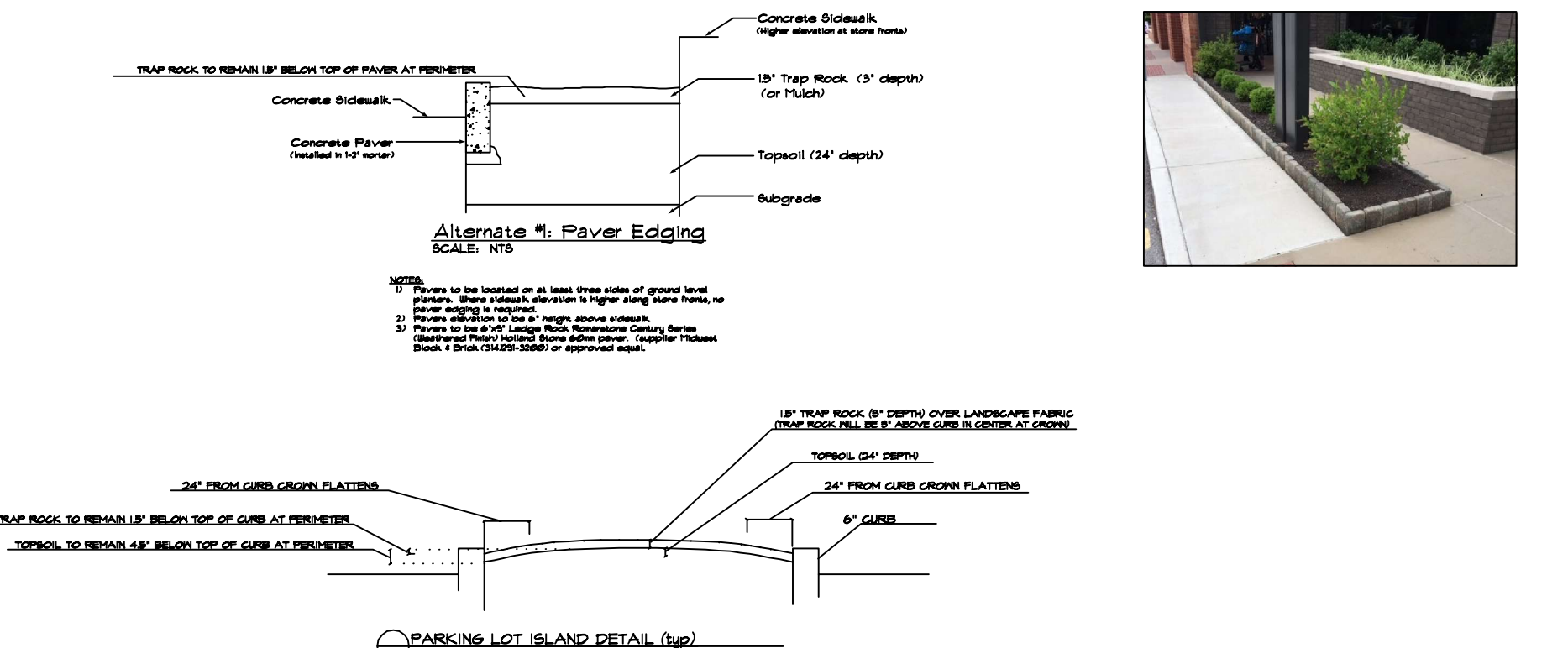
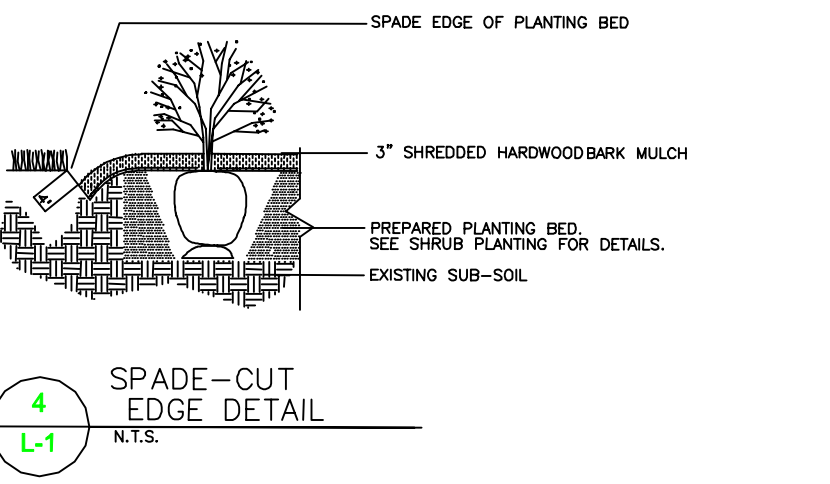
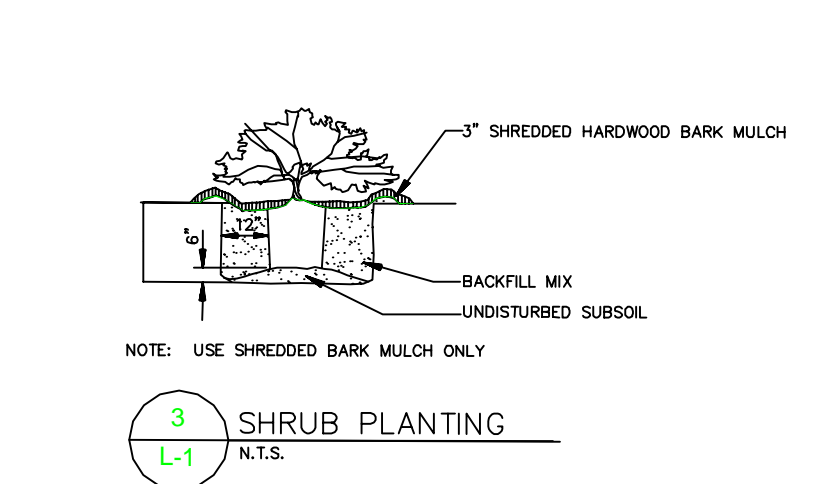
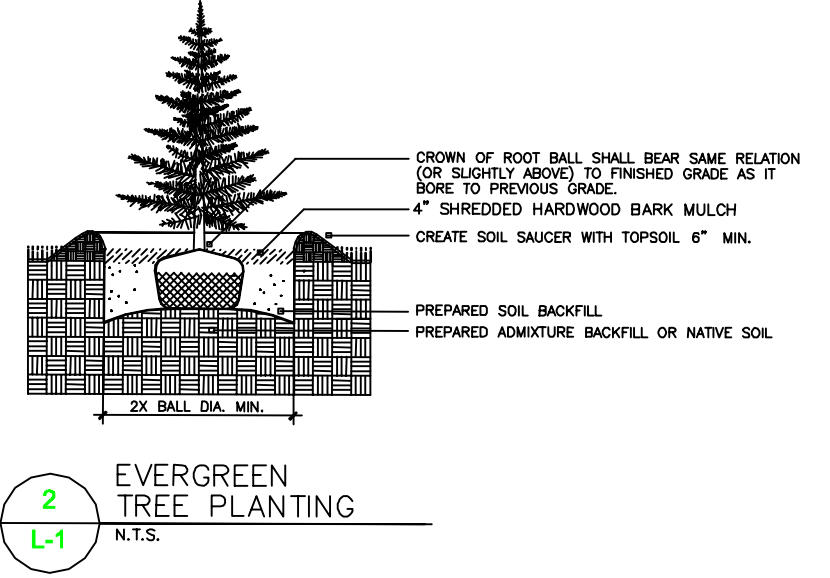
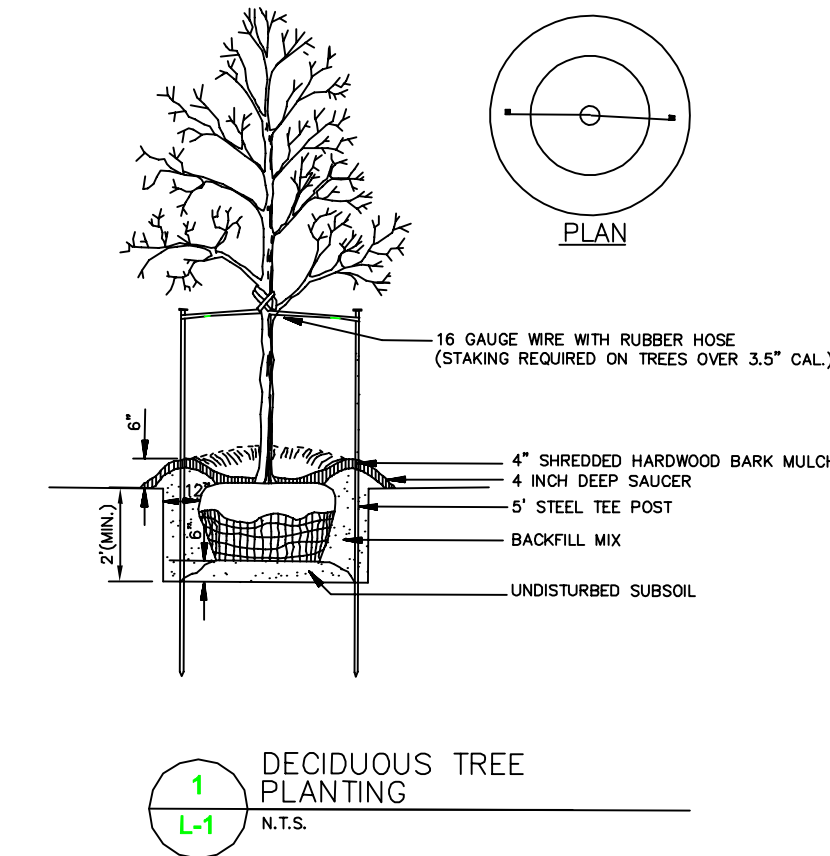
ENLARGED
PLANS - BLDG L

A101



PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT	QTY
ARM	Armstrong Red Maple <i>Acer rubrum</i> 'Armstrong'	2.5"	3
RPM	Redpointe Maple <i>Acer rubrum</i> 'Redpointe'	2.5"	13
HORN	Columnar Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	2.5"	2
HL	Skyline Honeylocust <i>Gleditsia triacanthos</i> 'Skyline'	2.5"	14
CBFC	Coralburst Fl. Crab <i>Malus x 'Coralburst'</i>	2"	6
RRFC	Royal Raindrops Fl. Crab <i>Malus x 'Royal Raindrops'</i>	2"	4
NS	Norway Spruce <i>Picea abies</i>	6-7'	5
CRCC	Canada Red Chokecherry <i>Prunus virginiana</i> 'Canada Red'	2"	4
SNO	Swamp White Oak <i>Quercus bicolor</i>	2.5"	5
TFL	Tree From Lilac <i>Syringa pubescens</i>	2"	23
ARB	Emerald Arborvitae <i>Thuja occidentalis</i> 'Emerald'	6-7'	29
GGA	Green Giant Arborvitae <i>Thuja standishii x plicata</i> 'Green Giant'	6-7'	15
PE	Princeton Elm <i>Ulmus x 'Princeton'</i>	2.5"	3
SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY
GVB	Green Velvet Boxwood <i>Buxus x 'Green Velvet'</i>	5 gal	72
FRG	Foerster's Reed Grass <i>Calamagrostis acutifolia</i> 'Karl Foerster'	5 gal	17
LLH	Little Lime Hydrangea <i>Hydrangea paniculata</i> 'Lane'	5 gal	41
CGH	China Girl Holly <i>Ilex x meserveae</i> 'China Girl'	5 gal	11
HGI	Henry's Garnet Itea <i>Itea virginica</i> 'Sprich'	5 gal	2
SGJ	Sea Green Juniper <i>Juniperus chinensis</i> 'Sea Green'	18-24"	24
GOJ	Grey Owl Juniper <i>Juniperus virginiana</i> 'Grey Owl'	5 gal	12
VLIR	Variegated Liriope <i>Liriope muscari</i> 'Variegata'	1 gal	96
KR	Knockout Rose <i>Rosa x 'Knockout'</i> TM	5 gal	16
MKL	Miss Kim Lilac <i>Syringa patula</i> 'Miss Kim'	5 gal	14
CJ	Creeping Jenny <i>Lysimachia nummularia</i>	2.25" (8" oc)	2,835

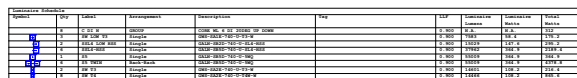


Drawn by: CIA
Scale: 1" = 40'
Date: 9-28-22
Revised: 10-8-24
3-14-25

BAXTER FARMS
and NURSERIES
3411 CREVE COEUR MILL ROAD
ST. LOUIS, MISSOURI 63146
314/542-9400

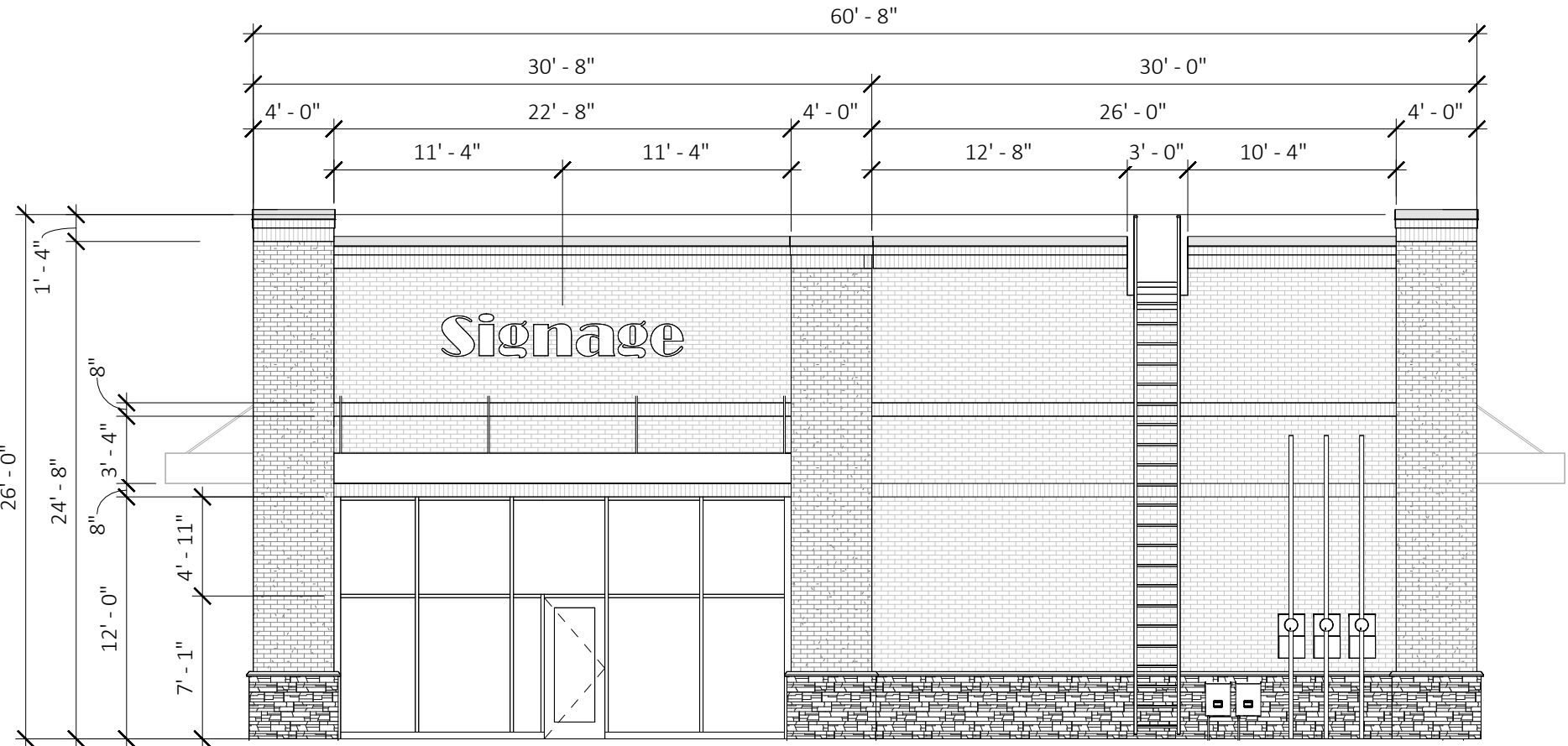
Landscape Planting Plan For:
Market at Olive
University City, MO
Prepared for: Dierbergs

Drawing Number:
L-1
of one

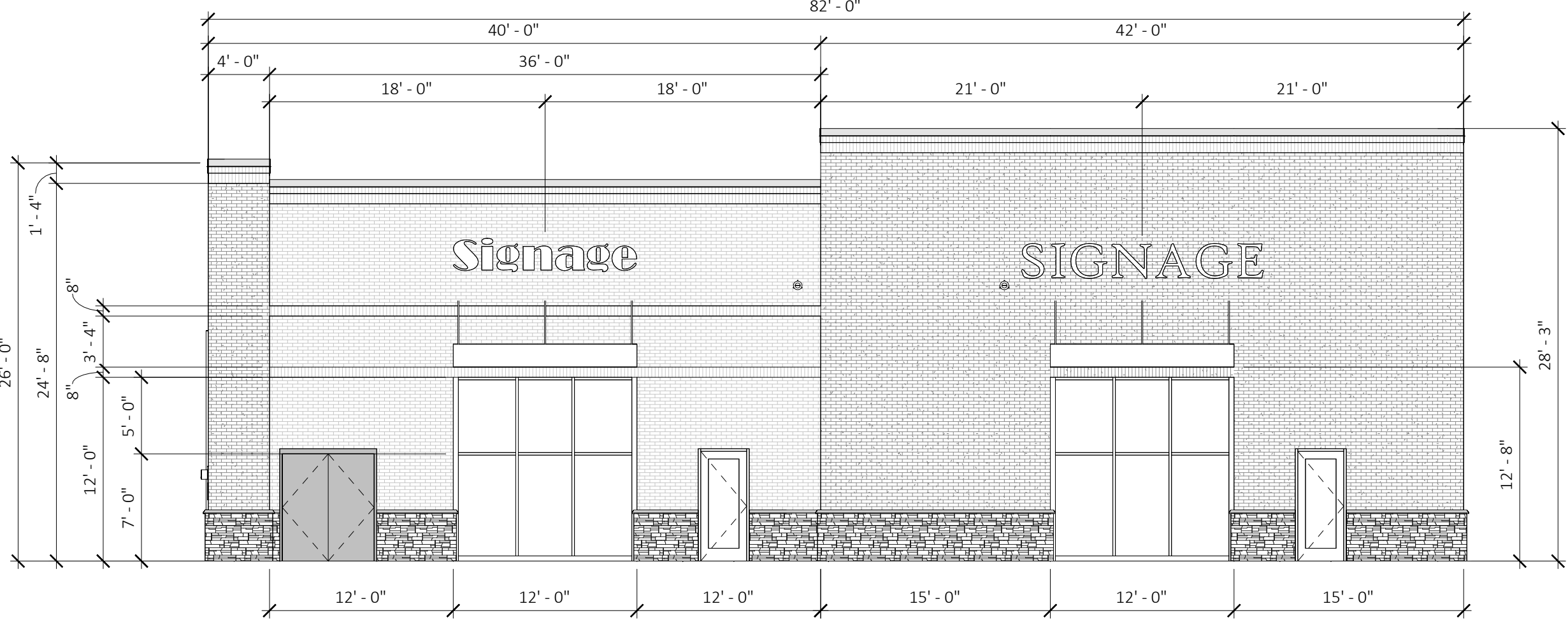


Calculation Summary							
Label	CalcType	Units	Exp	Obs	Min	Arg/Min	Max/Min
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UNDER ROAD AND BACK	11111111111111111111	Tc	3.18	5.8	2.6	2.18	3.42
UNDER LOTTS LOT	11111111111111111111	Tc	3.35	8.5	2.6	2.42	4.05
UNDER LOTTS LOT 1	11111111111111111111	Tc	4.35	5.8	2.3	2.07	3.61

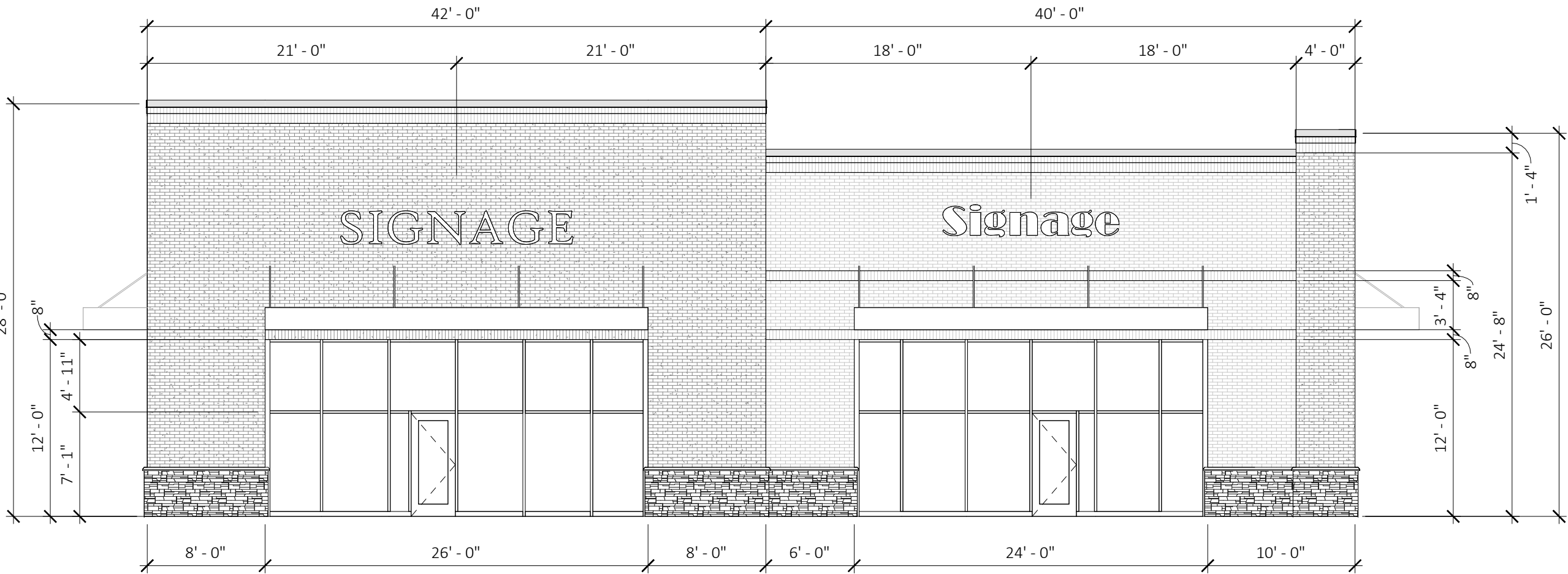
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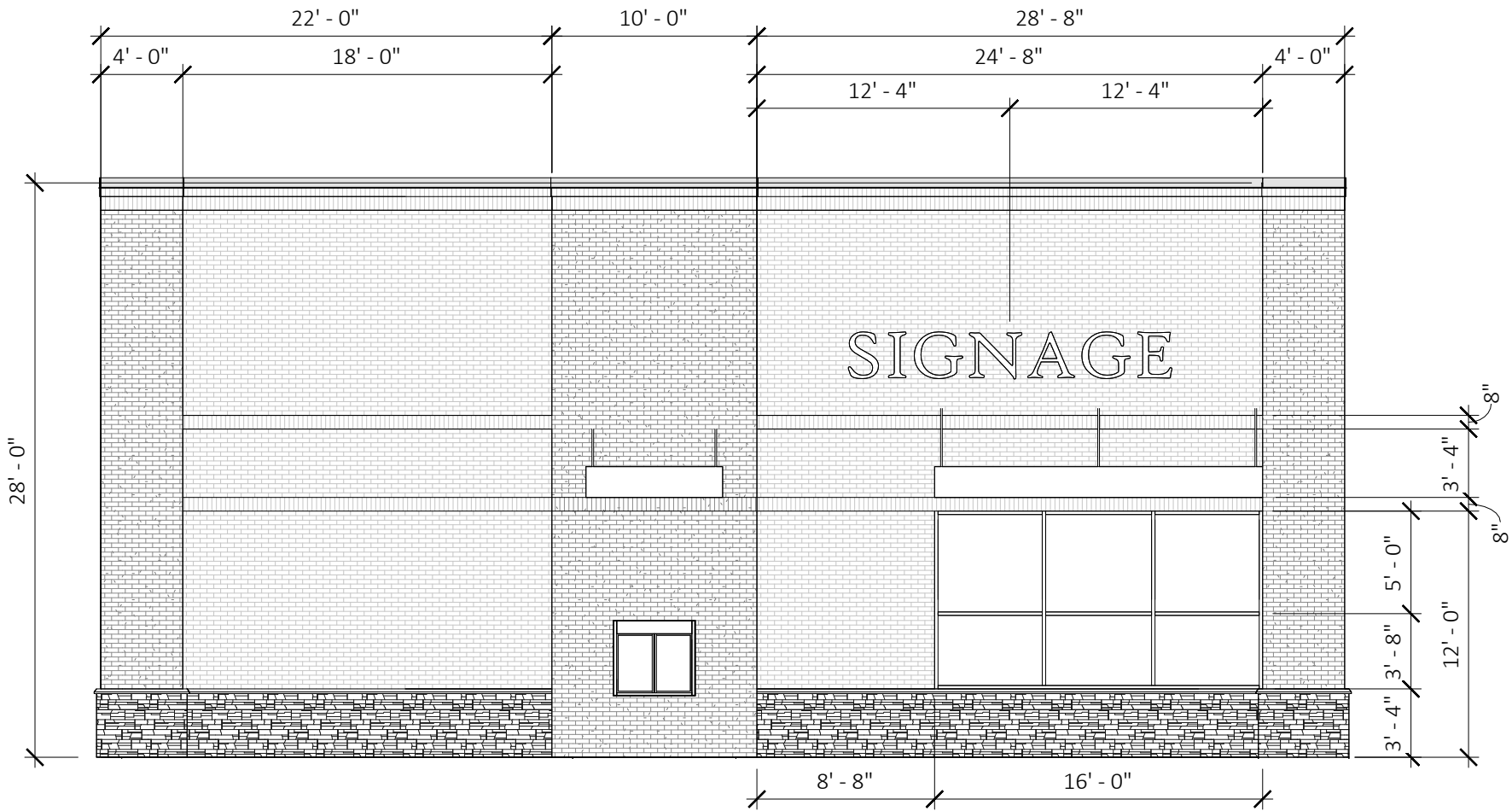
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A104 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BUILDING M
A104 SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT M

MARKET AT OLIVE
UNIVERSITY CITY, MO 63123



Date

CONSTR. DOC. & REVISIONS
Description

No.

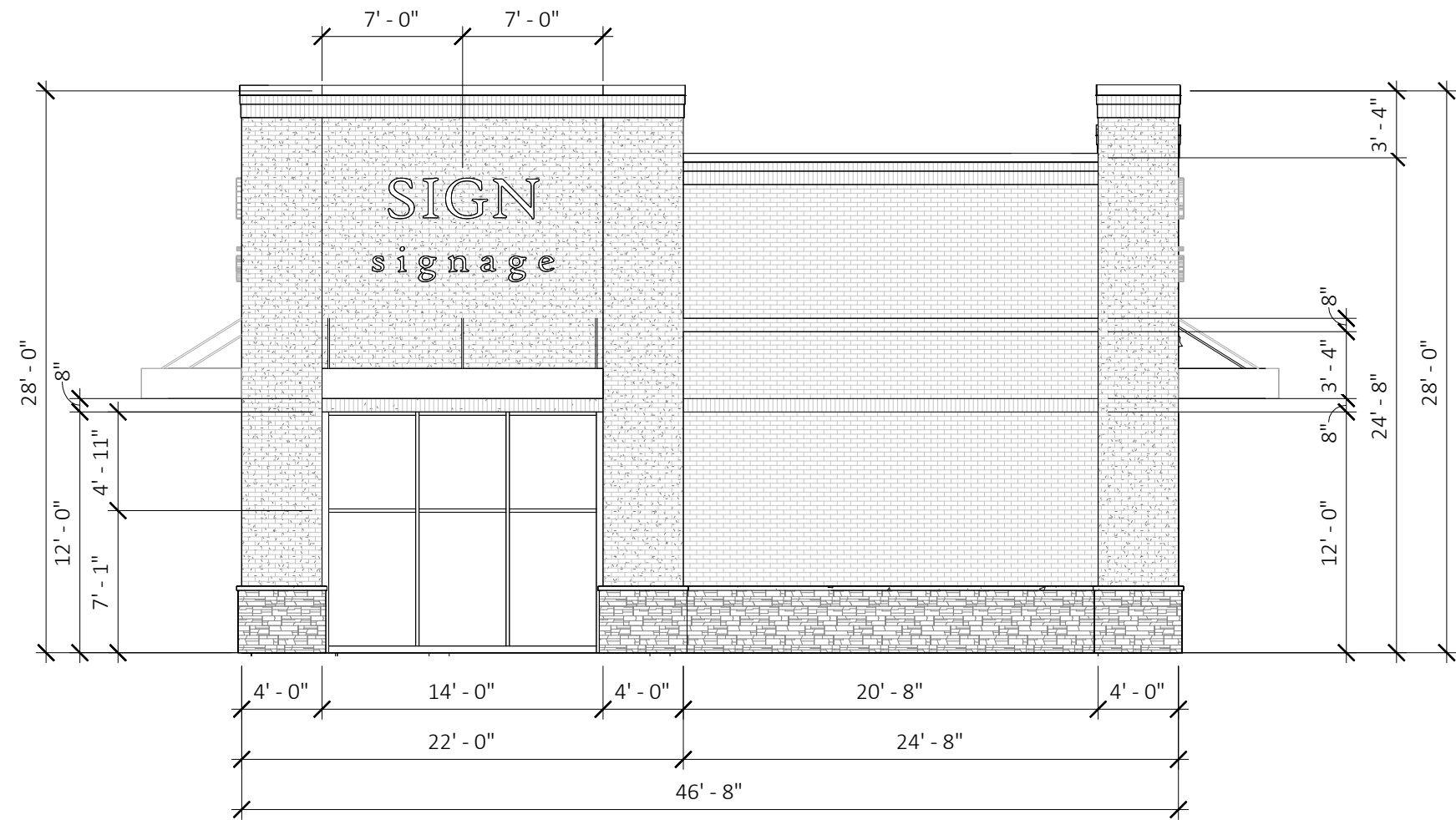
CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

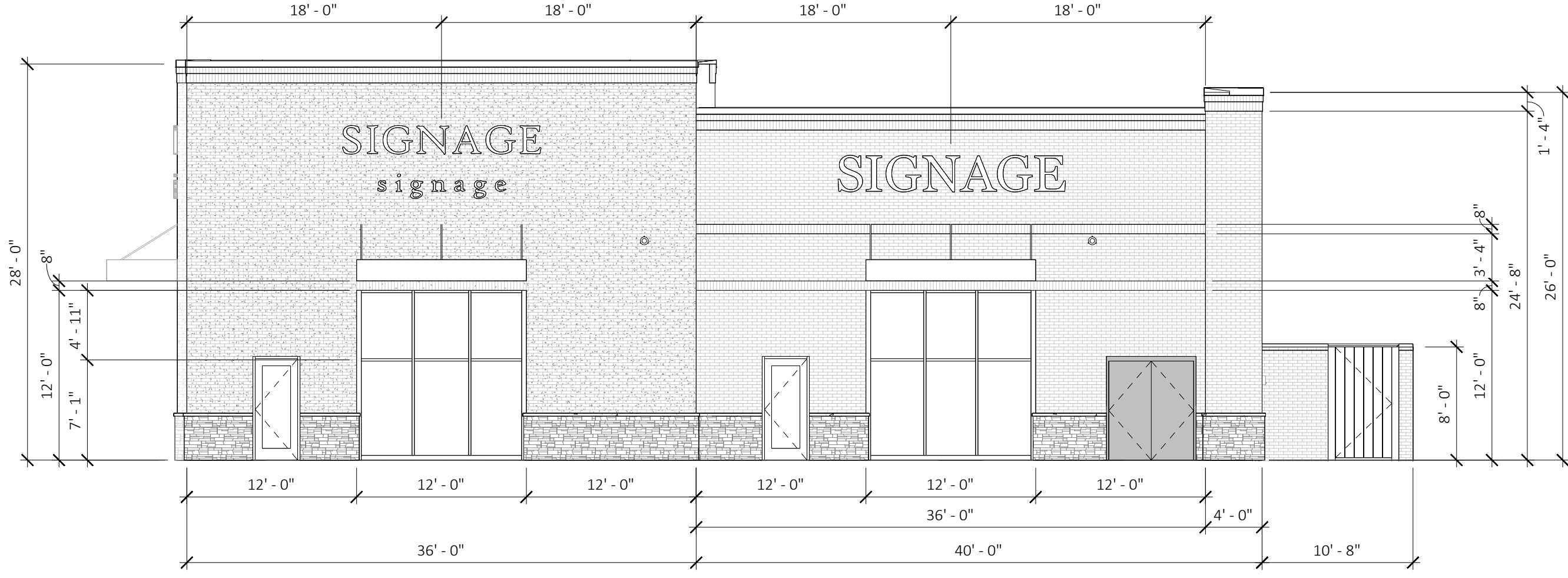
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Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

ELEVATIONS -
BUILDING M

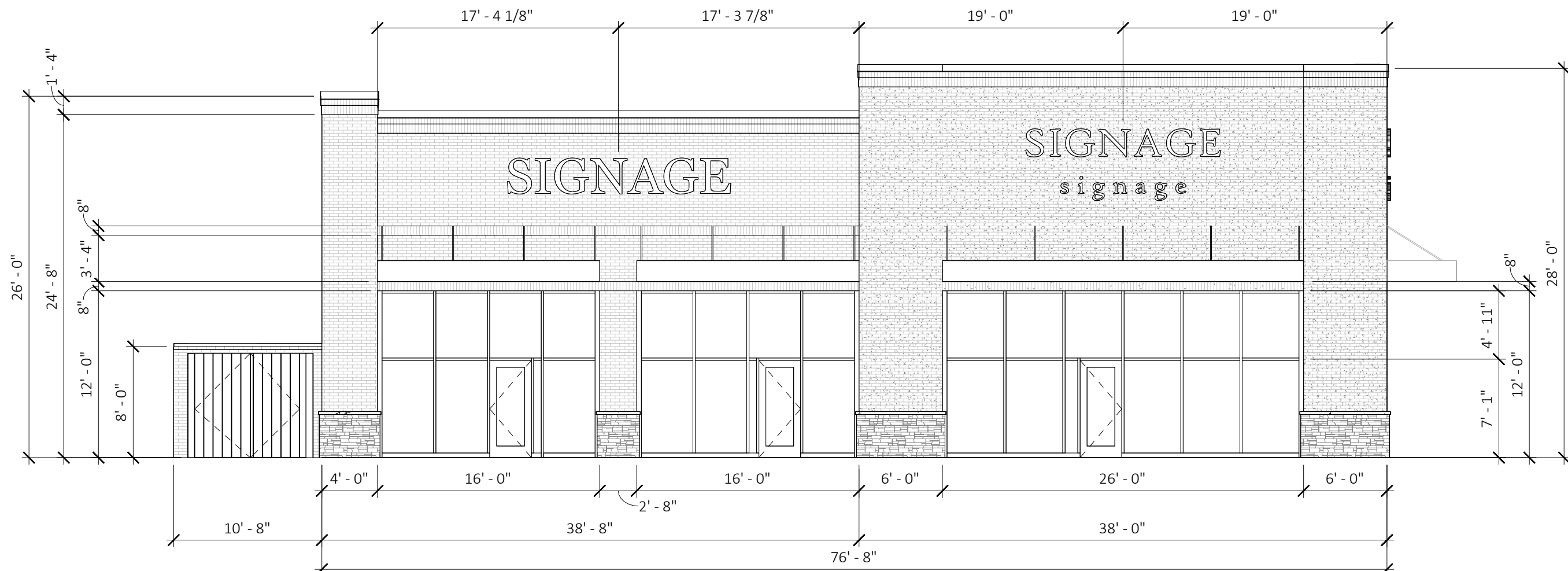
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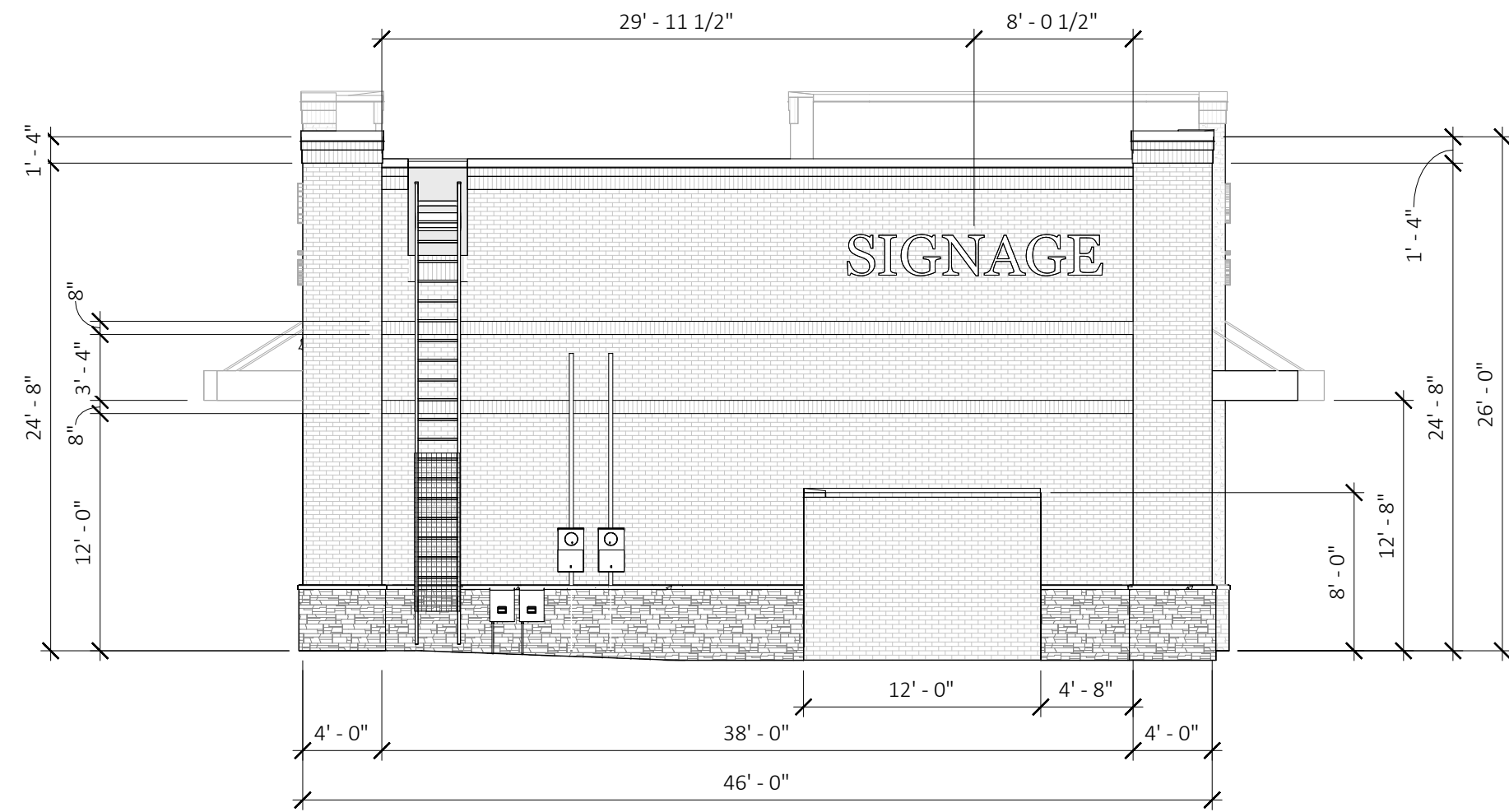
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A103 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BUILDING L
A103 SCALE: 1/8" = 1'-0"

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L



MARKET AT OLIVE
UNIVERSITY CITY, MO 63132

Date

CONSTR. DOC. & REVISIONS
Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	SAV/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

ELEVATIONS -
BLDG L

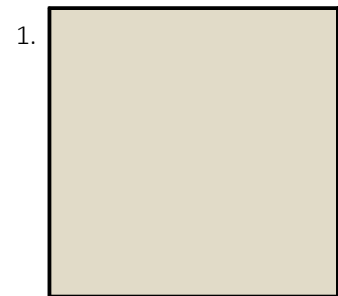
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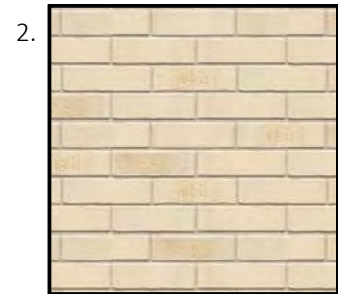
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ELEVATION - SOUTH (FRONT)
SCALE: NOT TO SCALE



2
A107
ELEVATION - EAST
SCALE: NOT TO SCALE



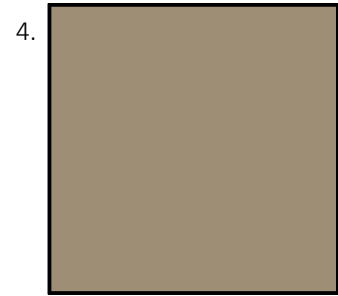
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#940 WIRECUT BRICK



2. BOWERSTON #940
WIRECUT BRICK



3. CLOUD CERAMICS -
GRANITE VELOUR



4. SHERWIN WILLIAMS
SW7535 SANDY RIDGE



5. DARK BRONZE



6. CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

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Description

No.

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING M

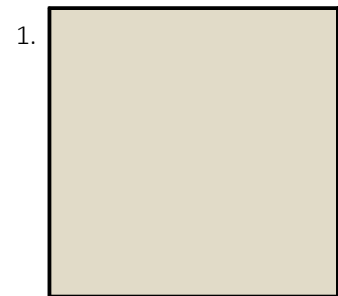
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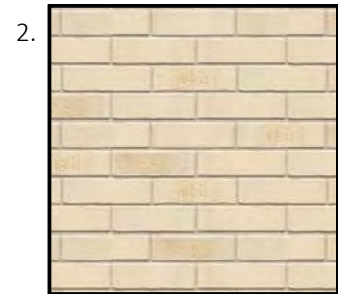
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A108
ELEVATION - NORTH (REAR)
SCALE: NOT TO SCALE



2
A108
ELEVATION - EAST
SCALE: NOT TO SCALE



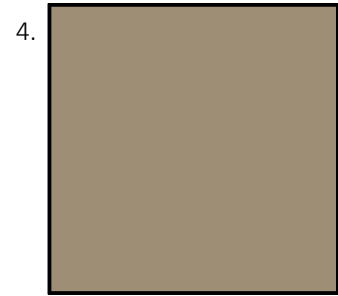
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2. BOWERSTON #940 WIRECUT BRICK



3. CLOUD CERAMICS - GRANITE VELOUR



4. SHERWIN WILLIAMS SW7535 SANDY RIDGE



5. DARK BRONZE



6. CULTURED STONE - CHARDONNAY COUNTRY LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY
OUTLOT L
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

CONSTR. DOC. & REVISIONS
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CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
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License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING M

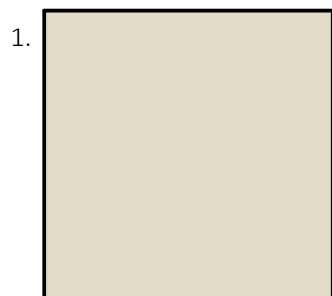
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1
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SCALE: NOT TO SCALE



2
A105 ELEVATION - EAST
SCALE: NOT TO SCALE



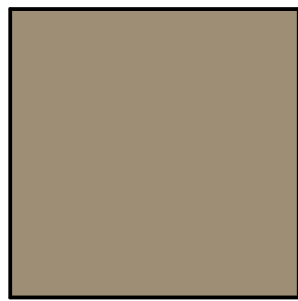
PAINT - MATCH BOWERSTON
#940 WIRECUT BRICK



BOWERSTON #940
WIRECUT BRICK



CLOUD CERAMICS -
GRANITE VELOUR



SHERWIN WILLIAMS
SW7535 SANDY RIDGE



DARK BRONZE



CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



Date

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CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
Registration No.000329
Expiration Date: 12/31/25

Professional of Record:
KEYMA L. BULLOCK
License No.: 2004011669
Expiration Date: 12/31/26

Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING L

A105



1
A106

ELEVATION - WEST

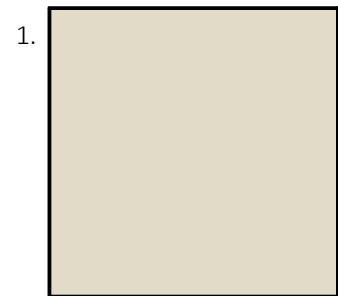
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2
A106

ELEVATION - NORTH (REAR)

SCALE: NOT TO SCALE



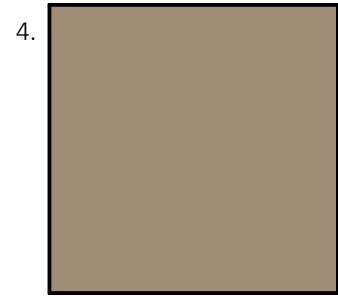
1. PAINT - MATCH BOWERSTON
#940 WIRECUT BRICK



2. BOWERSTON #940
WIRECUT BRICK



3. CLOUD CERAMICS -
GRANITE VELOUR



4. SHERWIN WILLIAMS
SW7535 SANDY RIDGE



5. DARK BRONZE



6. CULTURED STONE -
CHARDONNAY COUNTRY
LEDGESTONE

DIERBERGS MARKETS - UNIVERSITY CITY

OUTLOT L

MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



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Drawn/Checked	KMH/ KLB
Project Number	2504860
Owner Date	--/--/--
Bid Date	--/--/--
Permit Date	--/--/--

RENDERINGS -
BUILDING L

A106

CASCO

CASCO DIVERSIFIED CORPORATION
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

INTRODUCED BY:_____

DATE: April 28, 2025

BILL NO. 9567

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR
ADJUSTED LOTS 2 AND 3 OF MARKET AT OLIVE PLAT 7.**

WHEREAS, a Preliminary Development Plan was approved by the City Council on May 12, 2025, by Resolution No. 2025-___ for a development on Adjusted Lots 2 and 3 of Market at Olive Plat 7, in a Planned Development – Commercial (PD-C) District in the City of University City, Missouri, and the City Council authorized the submittal of a Final Development Plan; and

WHEREAS, a Final Development Plan dated February 24, 2025, has been submitted for review and approval; and

WHEREAS, the review and approval of a final development plan shall be in accordance with Section 400.870 (Final Development Plan Procedure) and Section 405.380 (Final Plat Submittal Requirements) of the University City Municipal Code with the adoption of an ordinance by City Council; and

WHEREAS, at its meeting on March 26, 2025, the University City Plan Commission reviewed the Final Development Plan and recommended to the City Council that it be approved; and

WHEREAS, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A” and made a part hereof, is a Final Development Plan submitted for a development on Adjusted Lots 2 and 3 of Market at Olive Plat 7.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with Section 400.870 (Final Development Plan Procedure) of the University City Municipal Code.

Section 3. The Final Development Plan shall include the following additional conditions:

1. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the Final Development Plan. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Accessible pedestrian walkways shall be provided from the public sidewalk to each building.
3. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII (Off-Street Parking and Loading Requirements) of the University City Municipal Code.

4. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for approval. The plan shall set forth details pertaining to worker parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to the issuance of a building permit. It shall be the applicant's responsibility to obtain those approvals in written form in a timely manner prior to issuance of a building permit.
5. Bicycle racks shall be provided in accordance with Zoning Code Section 400.2145 (Off-Street Bicycle Parking Requirements).
6. A final landscape plan shall be submitted to and approved by Department of Planning and Development prior to issuance of a building permit.

Section 4. The City Clerk is hereby directed to endorse upon the Final Development Plan the approval of the City Council under the hand of the City Clerk and the seal of the City of University City, Missouri.

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

PASSED and ADOPTED this 12th day of May, 2025.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A



1
A100
OVERALL SITE PLAN
SCALE: 1"=100'

DIERBERG'S MARKETS - UNIVERSITY CITY
OUTLOT 1
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132

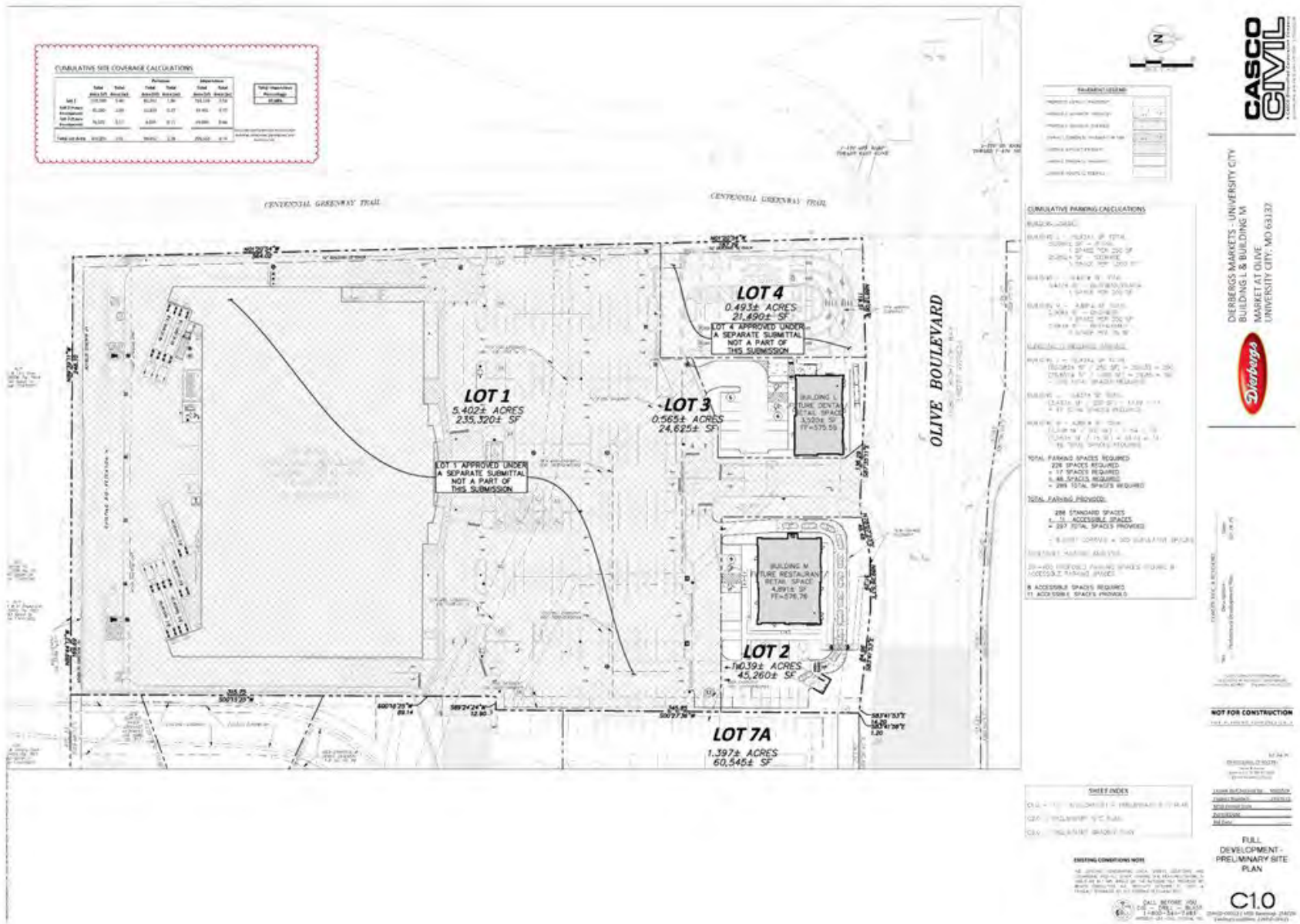


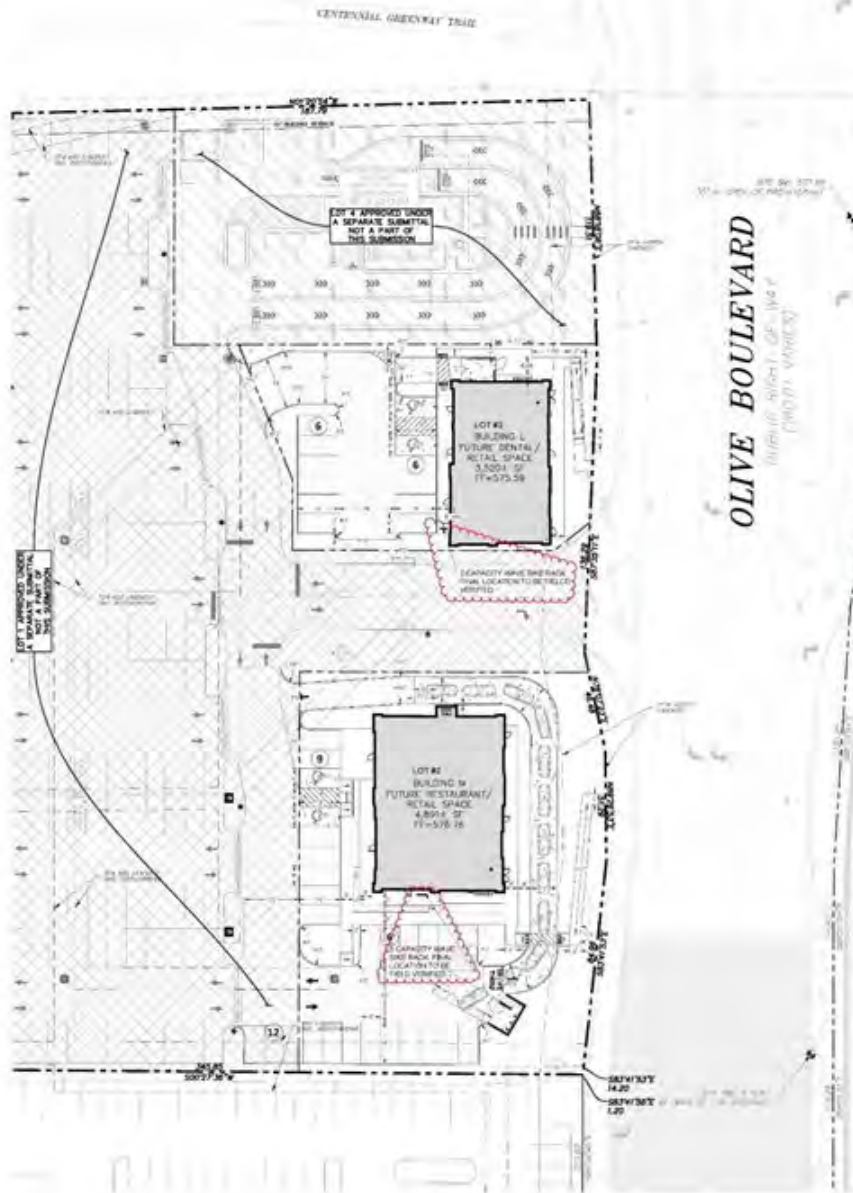
DESIGNED BY: CASCO
PROJECT NAME: DIERBERG'S MARKETS - UNIVERSITY CITY
PROJECT NUMBER: 2048860
OWNER: DIERBERG'S
DATE: 03/20/20
DESIGNED BY: CASCO
PROJECT NAME: DIERBERG'S MARKETS - UNIVERSITY CITY
PROJECT NUMBER: 2048860
OWNER: DIERBERG'S
DATE: 03/20/20

OVERALL SITE
PLAN

A100

CASCO
CONSTRUCTION SERVICES





OLIVE BOULEVARD
 future street of Olive
 (photo view)

INDIVIDUAL SITE COVERAGE CALCULATIONS FOR LOTS 2 AND 3

LOT #	Lot Area (sq ft)	Building Area (sq ft)	Parking Area (sq ft)	Lot Coverage %
LOT 2	45,000	11,810	33,447	74.34%
LOT 3	34,875	4,800	18,563	53.23%

PERMIT CHARGES

CHARGE TYPE	AMOUNT
PERMIT FEE	\$1,000.00
SEAL FEE	\$100.00
REVIEW FEE	\$500.00
STAMP FEE	\$100.00
TOTAL	\$1,700.00

CUMULATIVE PARKING CALCULATIONS

BUILDING 1:
 BUILDING 1 - 10,000 sq ft
 10,000 sq ft / 100 sq ft = 100 SPACES REQUIRED
 100 SPACES REQUIRED / 100 SPACES PROVIDED = 1.00 (100% PROVIDED)

BUILDING 2:
 BUILDING 2 - 3,500 sq ft
 3,500 sq ft / 100 sq ft = 35 SPACES REQUIRED
 35 SPACES REQUIRED / 35 SPACES PROVIDED = 1.00 (100% PROVIDED)

BUILDING 3:
 BUILDING 3 - 4,800 sq ft
 4,800 sq ft / 100 sq ft = 48 SPACES REQUIRED
 48 SPACES REQUIRED / 48 SPACES PROVIDED = 1.00 (100% PROVIDED)

TOTAL PARKING SPACES REQUIRED:
 183 SPACES REQUIRED
 183 SPACES PROVIDED

TOTAL PARKING SPACES PROVIDED:
 183 SPACES PROVIDED

ACCESSIBLE SPACES:
 228 ACCESSIBLE SPACES REQUIRED
 228 ACCESSIBLE SPACES PROVIDED

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION	LOCATION
10	Building Footprint	Lot 1, 2, 3
11	Building Footprint	Lot 1, 2, 3
12	Building Footprint	Lot 1, 2, 3
13	Building Footprint	Lot 1, 2, 3
14	Building Footprint	Lot 1, 2, 3
15	Building Footprint	Lot 1, 2, 3
16	Building Footprint	Lot 1, 2, 3
17	Building Footprint	Lot 1, 2, 3
18	Building Footprint	Lot 1, 2, 3
19	Building Footprint	Lot 1, 2, 3
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21	Building Footprint	Lot 1, 2, 3
22	Building Footprint	Lot 1, 2, 3
23	Building Footprint	Lot 1, 2, 3
24	Building Footprint	Lot 1, 2, 3
25	Building Footprint	Lot 1, 2, 3
26	Building Footprint	Lot 1, 2, 3
27	Building Footprint	Lot 1, 2, 3
28	Building Footprint	Lot 1, 2, 3
29	Building Footprint	Lot 1, 2, 3
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37	Building Footprint	Lot 1, 2, 3
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97	Building Footprint	Lot 1, 2, 3
98	Building Footprint	Lot 1, 2, 3
99	Building Footprint	Lot 1, 2, 3
100	Building Footprint	Lot 1, 2, 3

EXISTING CONDITIONS NOTE

1. All existing conditions are shown as they are. The owner is responsible for verifying the accuracy of the information provided. The owner is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.



DIERBERG'S MARKETS - UNIVERSITY CITY
 BUILDING L & BUILDING M
 MARKET AT OLIVE
 UNIVERSITY CITY, MO 63132

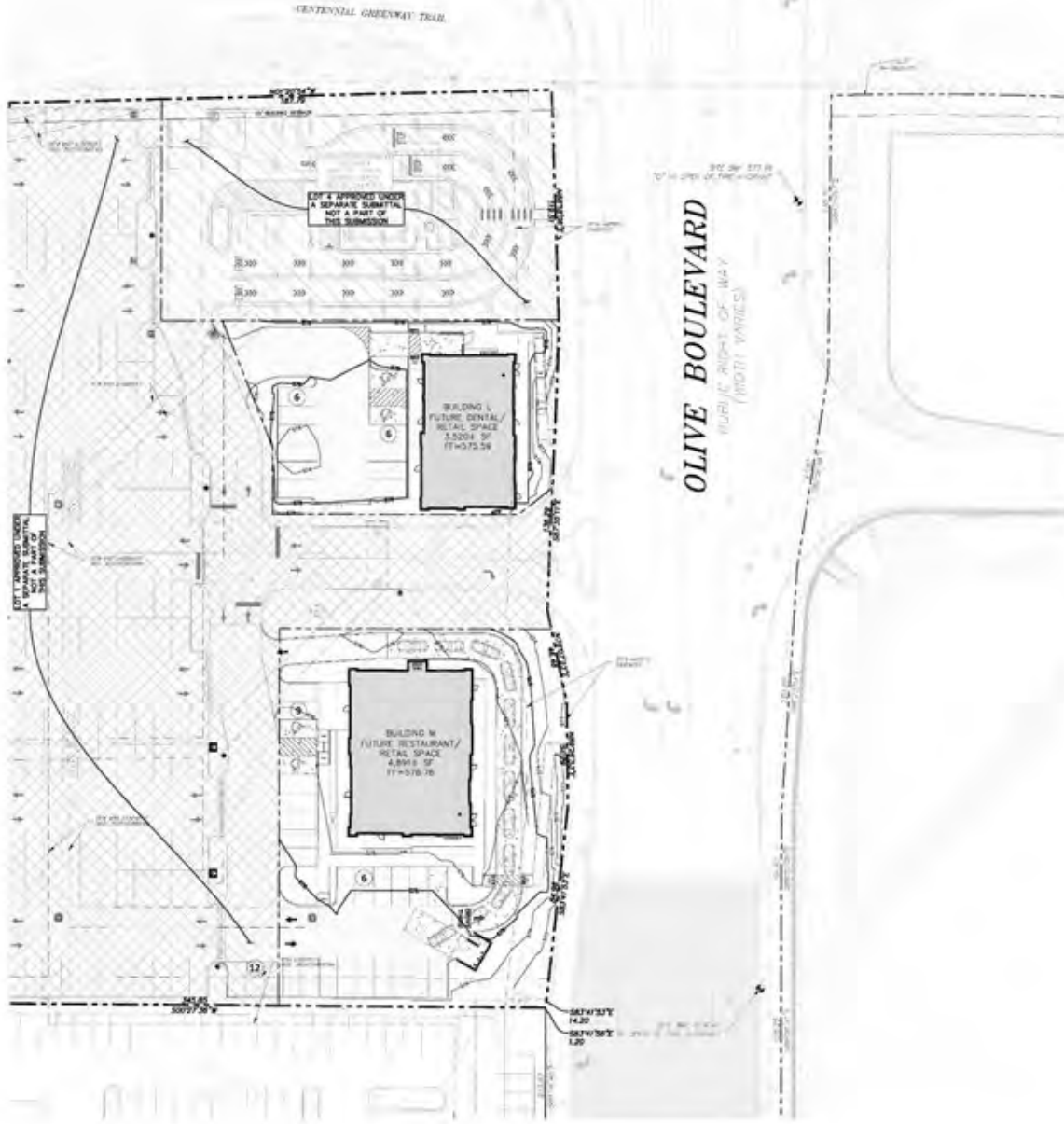


STATE OF MISSOURI
 DEPARTMENT OF REVENUE
 DIVISION OF REVENUE
 1000 EAST WASHINGTON AVENUE
 COLUMBIA, MISSOURI 65201

NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN - BUILDING L & BUILDING M

C21
 2000-0001 (M) 2000-0001 (M)
 2000-0001 (M) 2000-0001 (M)



EXISTING CONDITIONS NOTE

THE EXISTING TOPOGRAPHY, GRADE, AND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXISTING GRADE IS BASED ON THE 2011 AERIAL PHOTOGRAPHY. THE EXISTING UTILITIES ARE BASED ON THE 2011 UTILITY RECORD. THE EXISTING GRADE IS BASED ON THE 2011 AERIAL PHOTOGRAPHY. THE EXISTING UTILITIES ARE BASED ON THE 2011 UTILITY RECORD.

CALL BEFORE YOU DIG
1-800-4-A-DIG
402-241-1111

C3.0

PRELIMINARY GRADING PLAN
(Grading Conditions: 1.0/2.0/3.0)

UNIVERSITY CITY, MO
Derberg's Markets - University City
1001 E. 10th St.
St. Louis, MO 63112

NOT FOR CONSTRUCTION

DATE: 11/11/2011
DRAWN: 11/11/2011
CHECKED: 11/11/2011
APPROVED: 11/11/2011

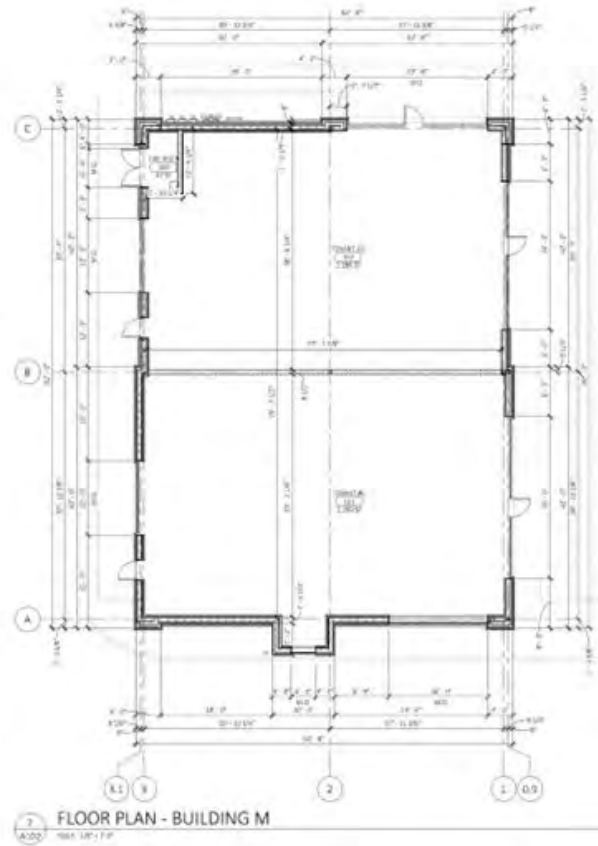
PROJECT: DERBERG'S MARKETS - UNIVERSITY CITY
SHEET: C3.0
SCALE: 1/8" = 1'-0"

PRELIMINARY GRADING PLAN

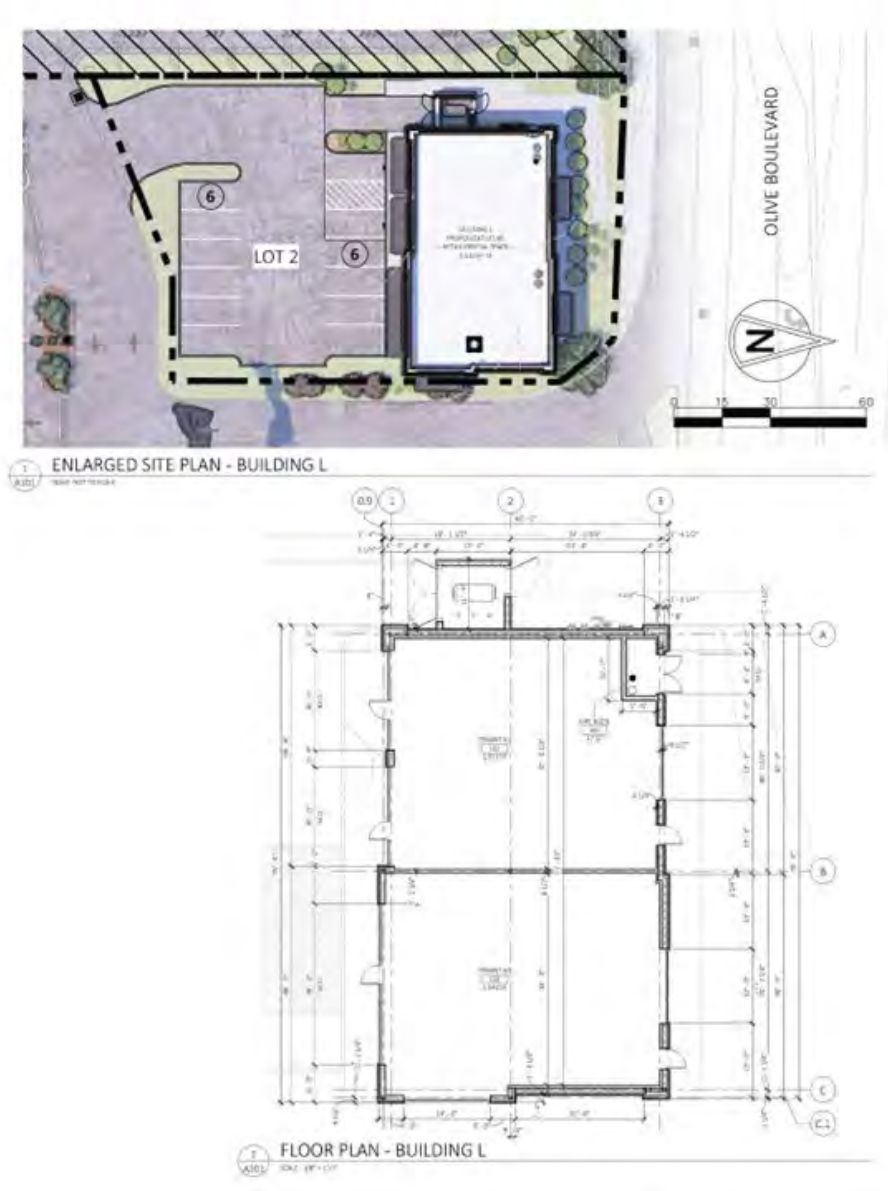
DERBERG'S MARKETS - UNIVERSITY CITY
BUILDING L & BUILDING M
MARKET AT OLIVE
UNIVERSITY CITY, MO 63112

CASCO CIVIL
A PROFESSIONAL ENGINEERING FIRM
1001 E. 10th St.
St. Louis, MO 63112
(314) 433-1111

ENLARGED SITE PLAN - BUILDING M



7



ENLARGED
PLANS - BLDG L

A101

ENLARGED SITE PLAN - BUILDING L

LOT 2

BUILDING L

OLIVE BOULEVARD

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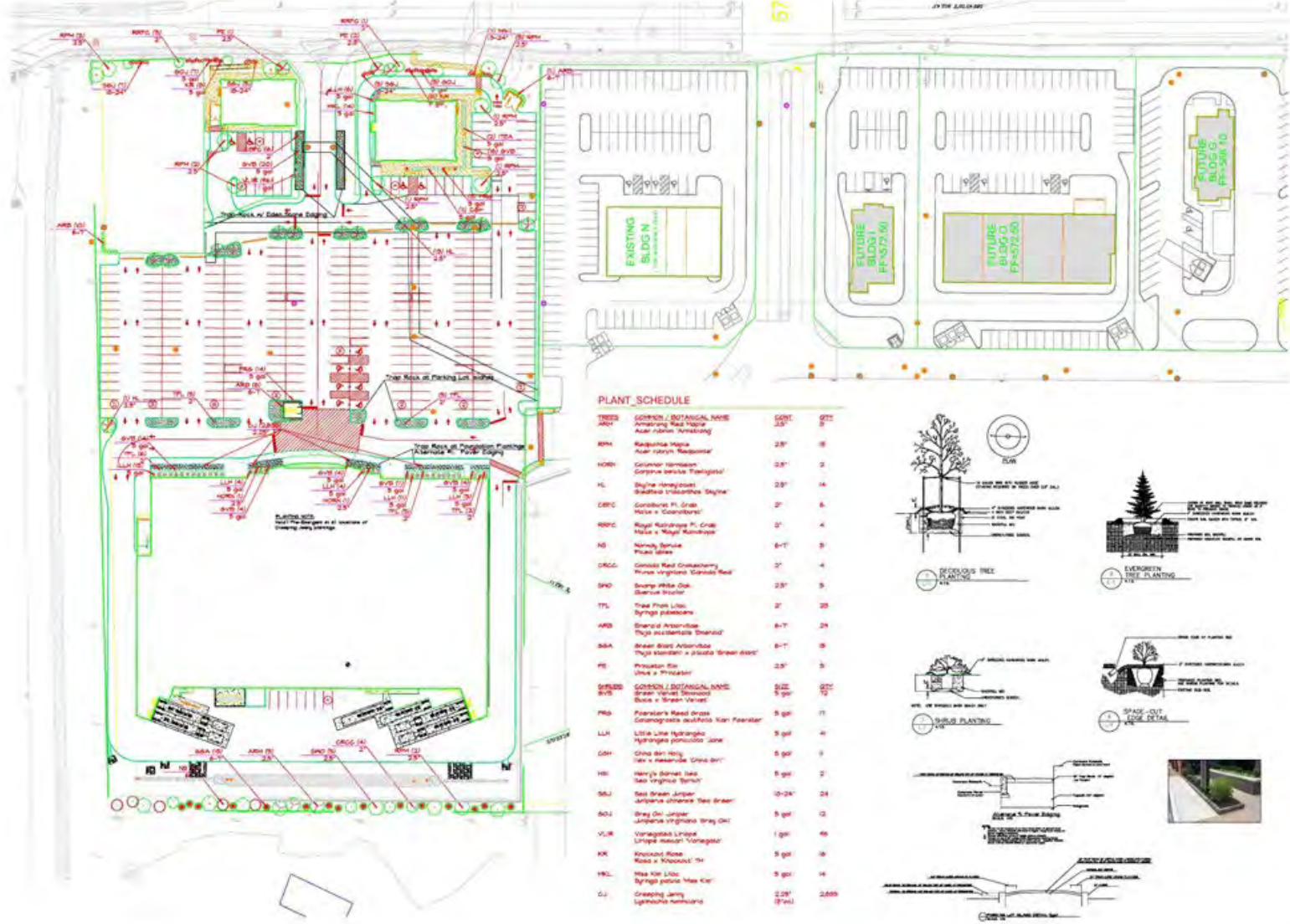
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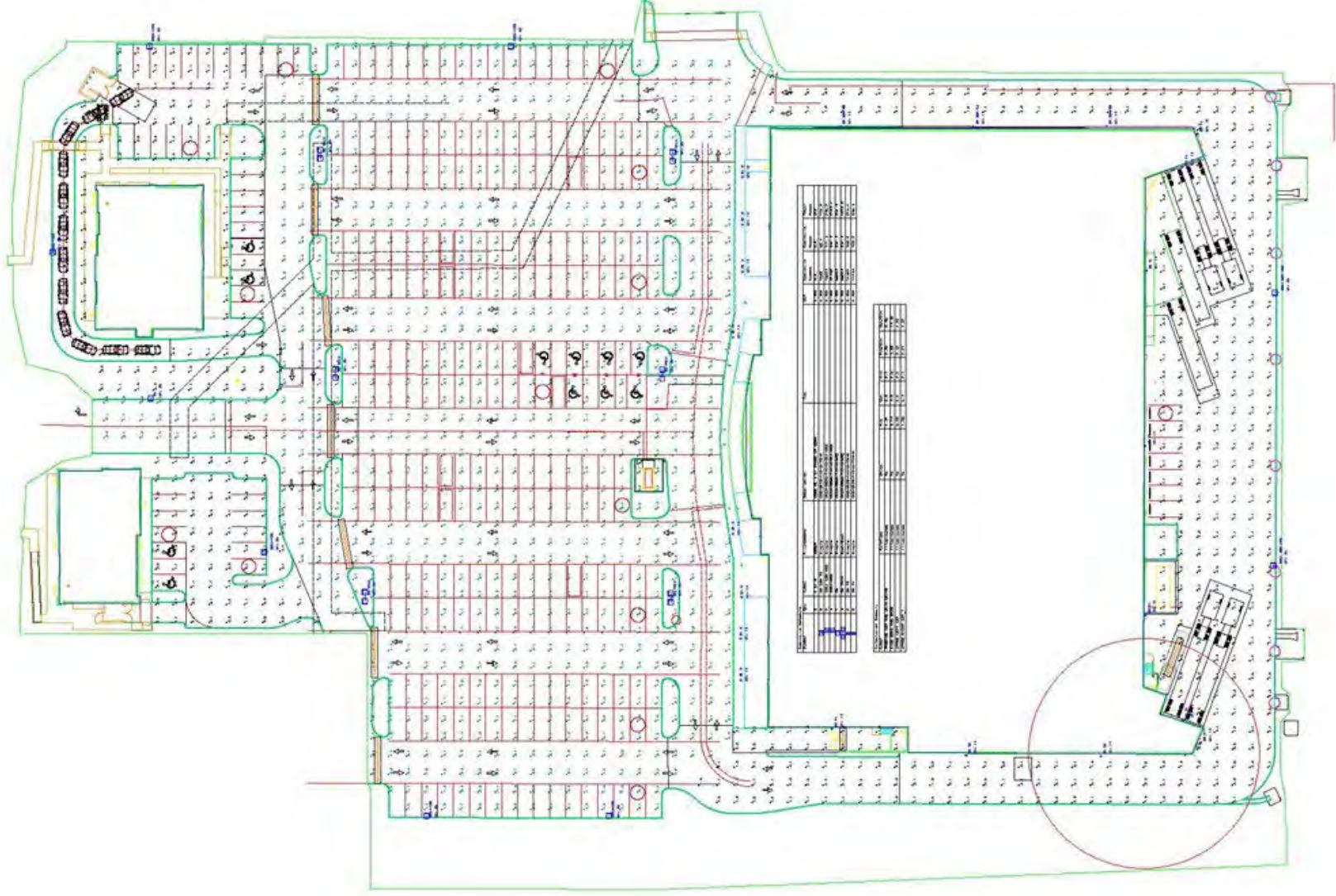
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Date: 3-28-23
Time: 10:00 AM
Project: 3-16-23

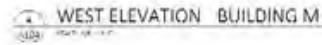
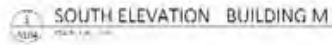
BAXTER FARMS and NURSERIES
3411 CREVE COEUR BLVD. SUITE 100
ST. LOUIS, MISSOURI 63114

Landscaping Planting Plan Etc.
Market at Olive
University City, MO
Prepared for: Developer

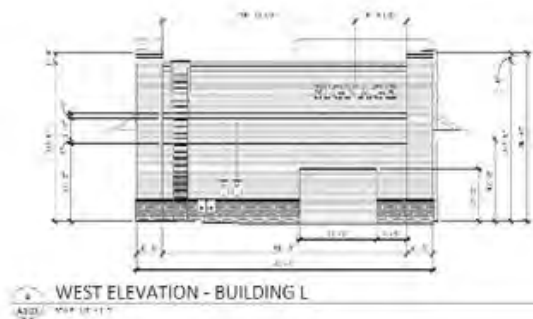
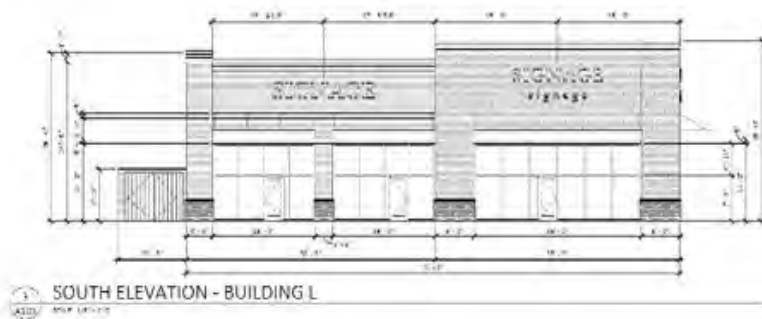
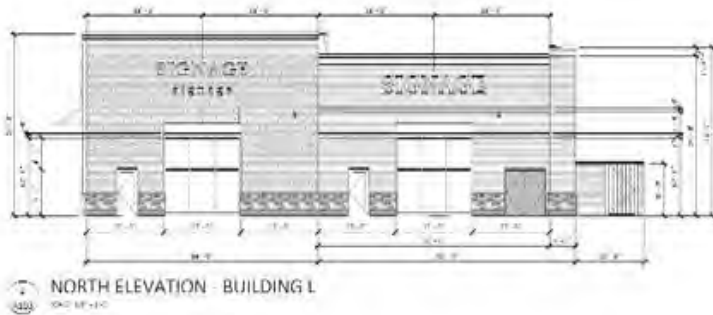
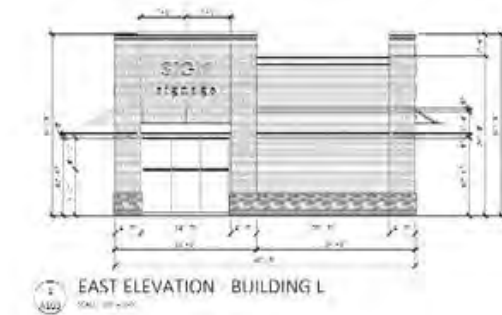
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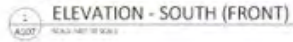
Exhibit A





A104





RENDERINGS -
BUILDING M

A107

ELEVATION - NORTH (REAR)

ELEVATION - EAST



COMPANY, NAME & ADDRESS
 (Print name)

CASCO
Construction Accounting Software

DIERBERGS MARKETS - UNIVERSITY CITY
 OUTLOT L

MARKET AT OLIVE
 UNIVERSITY CITY, MO 63132



LEAD DEVELOPER/COOPERATION
 ARCHITECTURAL
 Registered for the 2017/18
 Registration Date: 1/15/18

Project Number: 25048660

Informational/Book
 10/18/18 - 04/30/19
 License No.: 204027008
 Expiration Date: 2/15/20

Drawn/Checked/	XMH/	EJE
Project Number	25048660	
Owner Date	1/1	
Rev Date	1/1	
Permit Date	2/1	

RENDERINGS -
BUILDING M

A108



ELEVATION - SOUTH (FRONT)



ELEVATION - EAST



DIEBBERGS MARKETS - UNIVERSITY CITY
OUTLOT 1
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132



CASCO

CONSENT TO PUBLISH: A REVIEWER

CH2S, INCORPORATED
BOSTON, MASS.
Registration No. 507546
Inventors: Carl J. J. J. J.

Drawn/Checked	KMH/ KLB
Project Number	2104863
Owner Date	—/—/—
Bid Date	—/—/—
Permit Date	—/—/—

RENDERINGS -
BUILDING L

A105



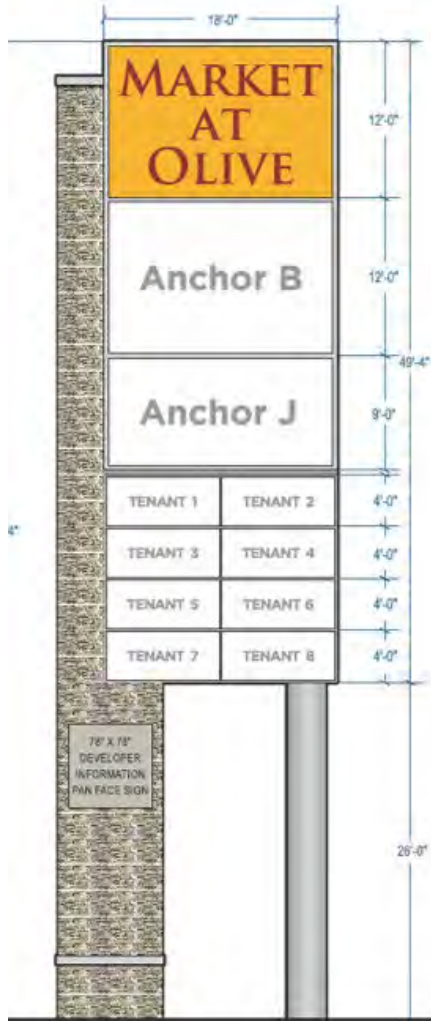
ELEVATION - WEST



2 ELEVATION - NORTH (REAR)
AUG 1992

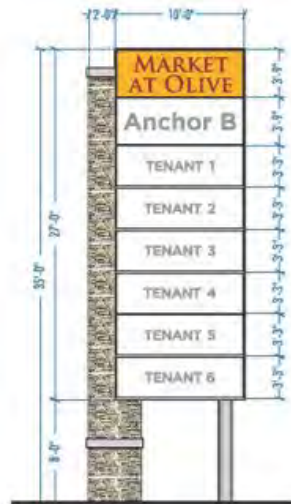


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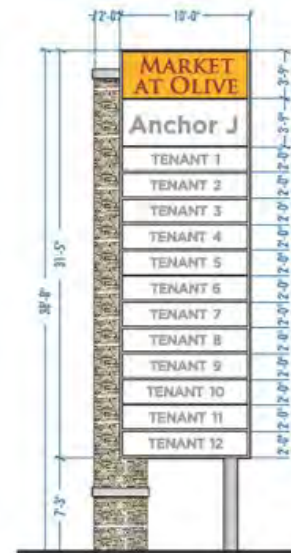


1 HIGHWAY PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 49'-4" (592") x 18'-0" (216") = 127,872 / 144 = 888sf

2 NORTH PROJECT PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 27' x 10' = 270sf



3 SOUTH PROJECT PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45,240 / 144 = 314.2sf



WARREN SIGN

ST. LOUIS METRO AREA -
 2955 Arnold Tenbrook Rd.
 Arnold, MO 63010
 636-282-1300

CLIENT
MARKET @ OLIVE

LOCATION
 Market @ Olive

PROJECT
 Pylon Sign Family

SAVED AS
 Market at Olive
 / 3 PYLONS

DRAWING NO.
 8803342Z.1-B

DATE
 03.29.2022

REVISION
 04022 TALLER HWY PYLON

REVISION
 04022 PROJECT PYLONS CONFIG

REVISION
 041122 ANCH J SAME AS A & B

REVISION
 04022 ADD ID TO SOUTH PYLON

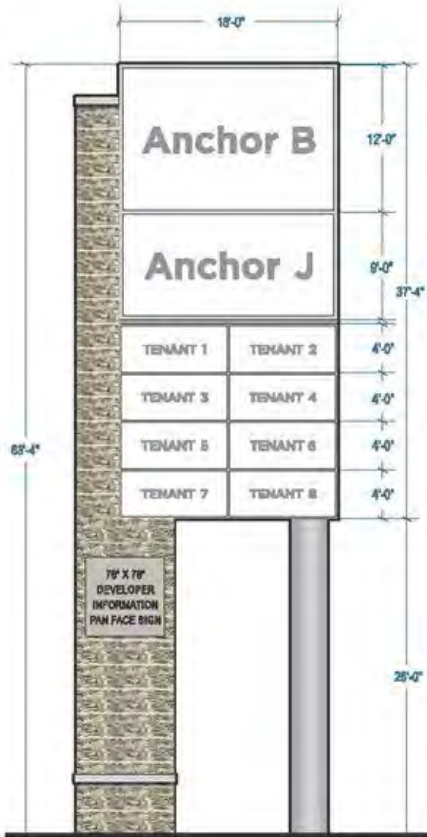
DESIGNED BY
 Scott Wynn

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energy efficient
 signs built to last

WarrenSign.com

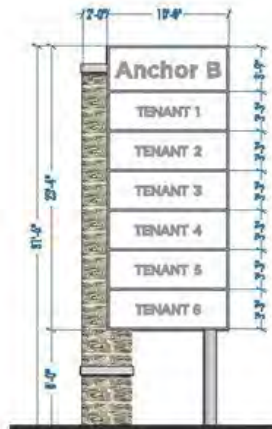
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1 HIGHWAY PYLON - OPTION B

SCALE: 1/8" = 1'

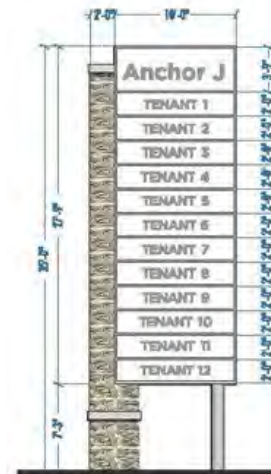
SIGN AREA: 37'-4" (448") x 15'-0" (216") = 96,768 / 144 = 672sf



2 NORTH PROJECT PYLON OPTION B

SCALE: 1/8" = 1'

SIGN AREA: 25'-4" (288") x 10' (120") = 33,600 / 144 = 233.3sf



3 SOUTH PROJECT PYLON OPTION B

SCALE: 1/8" = 1'

SIGN AREA: 27'-0" (336") x 10'-0" (120") = 39,600 / 144 = 275sf



St. Louis Metro Area -
2955 Arnold Tenbrook Rd.
Arnold, MO 63010
636-282-1300

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

SAVED AS
Market at Olive
/3 PYLONS

DRAWING NO.
R80334-22.1-C

DATE
03.29.2022

REVISION
CHANGE CALLER: HWY PYLON

REVISION
CHECK PROJECT PYLONS CONFIG

REVISION
S61122(ANC) SAME AS A & B

REVISION
CHECK REMOVE ANCHOR A

REVISION
DESIGNED BY
Scott Wynn

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