



**project and increasing expected revenue from Municipal Park Commission grants by \$686,000**

- 2. Bill \_\_, a proposed ordinance enacting a “PDO” planned district for Nu-Calgon on approximately 7 acres located at the northwest corner of Schuetz Road and Fee Fee Road (Petition of Nu-Calgon)**
- 3. Bill \_\_, a proposed ordinance repealing Ordinance 2010-3434 and enacting a new ordinance in lieu thereof to establish a “PDCR” planned district at 12525 Sport Port Road (Petition of HSL Sports LLC with the consent of the City of Maryland Heights)**
- 4. Bill \_\_, a proposed ordinance authorizing the Mayor to enter into a contract with Miracle Recreation through the National Cooperative Purchasing Alliance to provide and install outdoor fitness equipment at Vago Park**
- 5. Bill \_\_, a proposed ordinance authorizing the Mayor to enter into a contract with Landscape Structures through the National Cooperative Purchasing Alliance to provide and install a toddler playground at the Maryland Heights Community Center**
- 6. Bill \_\_, a proposed ordinance authorizing the Mayor to enter into a contract with Landscape Structures through the National Cooperative Purchasing Alliance to provide playground, installation, safety surfacing and concrete pad at Vago Park**
- 7. Bill \_\_, a proposed an ordinance authorizing the city administrator to enter into a contract for public relations services**

**M. A vote may be taken to close part of the meeting for discussion of matters of pending litigation, legal action/advice, personnel, and/or acquisition of property involving the City in accordance with Section 610-021 RSMo.**

**N. ADJOURNMENT**

The City of Maryland Heights is working to comply with the Americans with Disabilities Act (ADA). Reasonable accommodations will be provided when requested. To request an accommodation, please call the Government Center, 291-6550 Voice (V) or use Relay Missouri 1-800-735-2966 TDD at least 48 hours in advance of the meeting and communicate your needs.



**MINUTES**

**REGULAR CITY COUNCIL MEETING**

**Maryland Heights Government Center**

**May 5, 2016 – 7:00 p.m.**

**CALL TO ORDER**

A meeting of the City Council of the City of Maryland Heights was held on Thursday, May 5, 2016, at the Government Center, 11911 Dorsett Road. Mayor Moeller presided and called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Moeller led the Pledge of Allegiance.

**ROLL CALL**

Council Members Present

Council Members Absent

- Councilwoman Baker
- Councilman Carver
- Councilman Caverly
- Councilman Dirck
- Councilman Hunt
- Councilwoman McCormick
- Councilman Park
- Councilman Rhea

Following roll call, the City Clerk reported a quorum was present.

Also present were: J. Delia, Deputy Chief of Police, D. Watson, Director of Finance, J. Oldroyd, Director of Community Development, M. Vaughan, Director of Parks and Recreation, G. Macaluso, Communications Manager, H. Paperner City Attorney, and J. Cova, City Clerk.

**APPROVAL OF AGENDA**

Moved by Councilman Rhea, seconded by Councilwoman McCormick, and unanimously carried, to approve the agenda as submitted.

**APPROVAL OF MINUTES**

**4/19/16 – Reorg.  
04/21/16 –Regular**

Moved by Councilman Dirck, seconded by Councilwoman McCormick and unanimously carried, to approve the reorganizational meeting minutes of April 19, 2016 and the regular meeting minutes of April 21, 2016.

**APPOINTMENTS AND PRESENTATIONS**

Mr. Chuck Williams, Region VI Director of the American Public Works Association, presented the Mayor and Public Works staff with the certificate of accreditation. Mr. Williams stated that the City is only the 112<sup>th</sup> city in the country to receive the prestigious accreditation and were commended on three specific practices that would be shared with other APWA cities.

Director of Public Works, Bryan Pearl, thanked staff member Matt McGrath for his work as manager of the process.

**PUBLIC FORUM**

None

**COUNCIL COMMENTS**

1. Councilman Rhea stated the first concert in Creve Coeur Park, as part of the Summer Concert Series, would be Friday, May 13<sup>th</sup>
2. Councilman Caverly stated there would be a Finance and Administration Committee Meeting on Monday, May 9, 5:30 p.m., Government Center, and a Community Development and Neighborhood Preservation Committee meeting on Tuesday, May 10, 5:30 p.m., Government Center.
3. Councilwoman Baker stated there would be a Community and Public Relations meeting on Thursday, May 19<sup>th</sup> at 5:30 p.m. at the Government Center prior to the City Council Meeting.
4. Councilman Dirck stated that the Public Improvements Committee meeting for May has been cancelled.

**MAYOR'S REPORT**

The next regular meeting is Thursday, May 19, 2016 at 7:00 p.m.

**CITY ADMIN. REPORT**

Mr. Krischke asked Director of Parks and Recreation to introduce new recreation specialist Melissa Musgrove and Communications Manager, Gabrielle Macaluso, introduced Public Relations Assistant, Trisha Bakula.

**CITY ATTORNEY'S REPORT**

The City Attorney reported that St. Louis County Code Section 701.250 attempting to establish standards for police departments in incorporated municipalities, was overturned by the St. Louis County Circuit Court.

**CITY CLERK'S REPORT**

Certification of Legislation

The City Clerk certified for the record that all legislation on the Agenda, as

approved, was posted and available for public inspection and was also posted on the city's website.

Invoice Report Received  
for the Record

The invoice report certified by David Watson, attached hereto and made a part of these minutes, was accepted for the record as submitted

ATTACHMENT 2016-05-05-A: Invoices Report, pp. 1-5 in the amount of \$2,303,677.97 certified by David Watson, Director of Finance.

Resolution of the  
Economic Development  
Commission

Also for the record, a Resolution of the Economic Development Commission related to the Chapter 353 Redevelopment Plan for NuCalgon at the northwest corner of Schuetz and Fee Fee Roads was accepted.

ATTACHMENT 2016-05-05-B: Resolution of the Economic Development Commission expressing its recommendations to the City Council with respect to NuCalgon Chapter 353 Redevelopment Area

## **OLD BUSINESS**

None

## **NEW BUSINESS**

**Resolution 2016-1211**  
Increasing 2016 Park Bund  
Budget for fitness and  
playground equipment

Resolution 2016-1211 was introduced, a resolution increasing the 2016 Park Fund Budget by \$200,000 in the Vago Park Playground Project and by \$555,000 in the McKelvey Woods Nature Park Project and increasing the expected revenue from Municipal Parks Commission Grants by \$686,000.

Moved by Councilman Dirck, seconded by Councilman Caverly and unanimously carried, to approve Resolution 2016-1211 by title only.

**Bill 4190**  
"PDO" Planned District  
NuCalgon – Schuetz and  
Fee Fee Roads  
(Assigned Ord. No. 2016-  
4127)

Bill 4190 was introduced, an ordinance enacting a "PD" Planned District for NuCalgon on approximately seven acres located at the northwest corner of Schuetz Road and Fee Fee Road (Petition of NuCalgon).

Moved by Councilman Carver, seconded by Councilman Rhea and unanimously carried, to approve the first reading of Bill 4190 by title only.

Moved by Councilman Dirck, seconded by Councilwoman Baker, to approve the second reading of Bill 4190 by title only.

The vote thereon was as follows:

Councilwoman McCormick	“Aye”
Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“Aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4190 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval.

**Bill 4191**  
 “PDCR” Planned District  
 for Sportport – 12525  
 Sportport Road (*Assigned*  
*Ord. No. 2016-4128*)

Bill 4191 was introduced, an ordinance repealing Ordinance 2010-3434 and enacting a new ordinance in lieu thereof to establish a “PDCR” Planned District at 12525 Sportport Road (Petition of HSL Sports LLC with the consent of the City of Maryland Heights).

Moved by Councilman Carver, seconded by Councilman Park, and unanimously carried to approve the first reading of Bill 4191 by title only and make supporting documentation part of the record.

Moved by Councilman Carver, seconded by Councilman Dirck, to approve the second reading of Bill 4191 by title only.

The vote thereon was as follows:

Councilwoman McCormick	“Aye”
Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“Aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4191 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval.

ATTACHMENT 2016-05-05-C: Planning Commission Recommendation to City Council dated May 2, 2016, submitted by Michael Zeek, AICP, City Planner, Subj: Rezoning from “NU” Non Urban to “PDCR” Planned District – Commercial Recreation for the existing recreation facility at 12525 Sportport Road

**Bill 4192**  
Contract – Miracle  
Recreation – Fitness  
Equipment – vago Park  
(Assigned Ord. No. 2016-  
4129)

Bill 4192 was introduced, an ordinance authorizing the Mayor to enter into a contract with Miracle Recreation through the National Joint Purchasing Alliance to provide and install outdoor fitness equipment at Vago Park.

Moved by Councilman Rhea, seconded by Councilwoman McCormick, and unanimously carried, to approve the first reading of Bill 4192 by title only and make supporting documentation part of the record.

Moved by Councilman Rhea, seconded by Councilwoman McCormick, to approve the second reading of Bill 4192 by title only.

The vote thereon was as follows:

Councilwoman McCormick	“Aye”
Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“Aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4192 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval.

ATTACHMENT 2016-05-05-D: Memorandum dated April 25, 2016 to Mayor Moeller from Mary Vaughan, Subj: Fitness Equipment

**Bill 4193**  
Contract – Landscape  
Structures – Toddler  
Playground – Community  
Center (Assigned Ord. No.  
2016-4130)

Bill 4193 was introduced, an ordinance authorizing the Mayor to enter into a contract with Landscape Structures through the National Cooperative Purchasing Alliance to provide and install a toddler playground at the Maryland Heights Community Center.

Moved by Councilman Carver, seconded by Councilwoman Baker and unanimously carried, to approve the first reading of Bill 4193 by title only and make supporting documentation part of the record.

Moved by Councilman Carver, seconded by Councilman Park, to approve the second reading of Bill 4193 by title only.

The vote thereon was as follows:

Councilwoman McCormick	“Aye”
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Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4193 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval

ATTACHMENT 2016-05-05-E: Memorandum dated May 5, 2016 to Mayor Moeller from Mary Vaughan, Subj: Community Center Playground Purchase

**Bill 4194**  
 Contract – Landscape Structures – Playground at Vago Park (*Assigned Ord. No. 2016-4131*)

Bill 4194 was introduced, an ordinance authorizing the Mayor to enter into a contract with Landscape Structures through the National Cooperative Purchasing Alliance to provide playground, installation, safety surfacing and concrete pad at Vago Park.

Moved by Councilman Rhea, seconded by Councilwoman Baker and unanimously carried, to approve the first reading of Bill 4194 by title only and make supporting documentation part of the record.

Moved by Councilman Rhea, seconded by Councilwoman McCormick, to approve the second reading of Bill 4194 by title only.

The vote thereon was as follows:

Councilwoman McCormick	“Aye”
Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4194 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval.

ATTACHMENT 2016-05-05-F: Memorandum dated May 2, 2016 to Mayor Moeller from Mary Vaughan, Subj: All Inclusive Playground Purchase

**Bill 4195**

Contract – Workman  
Communications Group –  
Public Relations Services  
(Assigned Ord. No. 2016-  
4132)

Bill 4195 was introduced, an ordinance authorizing the Mayor to enter into a contract with Workman Communications Group for Public Relations services.

Moved by Councilman Carver, seconded by Councilman Rhea and unanimously carried to approve the first reading of Bill 4195 by title only.

Moved by Councilman Carver, seconded by Councilwoman Baker, to approve the second reading of Bill 4195 by title only.

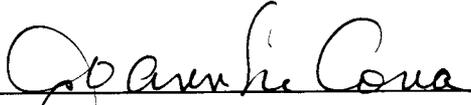
The vote thereon was as follows:

Councilwoman McCormick	“Aye”
Councilman Park	“Aye”
Councilman Rhea	“Aye”
Councilwoman Baker	“Aye”
Councilman Carver	“Aye”
Councilman Caverly	“Aye”
Councilman Dirck	“Aye”
Councilman Hunt	“Aye”

Bill 4195 passed 8 Aye, 0 Nay, to be submitted to the Mayor for approval.

**Adjourn**

There being no further business this evening, moved by Councilman Caverly, seconded by Councilman Carver to adjourn at 7:28 p.m.

  
CITY CLERK

5/19/16  
DATE



# City of MARYLAND HEIGHTS

VENDOR NAME	DESCRIPTION	CHECK AMOUNT
A GRAPHIC RESOURCE INC	City Newsletter Printing 2016	6,779.00
ABS ENGRAVING LLC	Plaque	52.00
ACE HARDWARE	Supplies	653.28
ADVANCED ENVIRONMENTAL	Concrete Repairs Garage Floor	7,770.00
AMEREN	Various City Electric Services	3,701.51
AMEREN	Various City Electric Services	1,186.65
AMERICAN BURGLARY	Alarm Monitoring	105.00
ANDREWS, CARLY	Activity Refund	170.00
APPLIED CONCEPTS	Radar Repair	1,153.50
ARCHIVESOCIAL INC	Archive Services for City's Social Media	2,388.00
AS YOU LIKE IT	Senior Luncheon Caterers	840.00
AT&T	Phone Services	205.72
AT&T	Phone Services	192.81
AZAVAR AUDIT SOLUTIONS INC	Revenue Audit Services Gas/Electric	2,286.72
BAILON, LOURDES	Room Deposit Refund	350.00
BALABAN, STELA	Instructor Fees	350.00
BIRENBAUM, SHARON	Senior Lunch Entertainment	250.00
BROWN, ANGELA	Room Deposit Refund	75.00
BUETTNER, DIANNE	Petty Cash Reimbursement	107.97
BURNS AND MCDONNELL	Engineering for Charente Stormwater	7,875.60
C & R MECHANICAL COMPANY	HVAC Repairs	1,570.81
CARTER WATERS	Concrete Crew Supplies	170.66
CINTAS CORPORATION	First Aid Supplies	199.84
CITY OF ST PETERS MUNICIPAL	Court Bond Refund	225.00
CLARKSON, LORRAINE	Instructor Fees	30.00
CLINE, NANCY	Instructor Fees	450.00
CROCI, PETTY CASH CUSTODIAN, SUE	Petty Cash Reimbursement	173.46
DAUM, LOIS	Utility Tax Rebate	100.34
DAVIS EQUIPMENT CORPORATION	Supplies	19.51
DEGREGORIO, JOSEPH R	Senior Trip Tour Guide	700.00
DON BROWN CHEVROLET AND GMAC	2016 Chevrolet Tahoe	38,372.00
ED ROEHR SAFETY PRODUCTS	Vehicle Changeover	13,231.40

City of Maryland Heights

May 5, 2016

Attachment "A"

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# City of MARYLAND HEIGHTS

VENDOR NAME	DESCRIPTION	CHECK AMOUNT
ENERGY PETROLEUM COMPANY	Diesel Fuel	626.35
FAMILY SUPPORT PAYMENT CENTER	Garnishment	2,318.50
FLOWERS, CAROLYN	Room Deposit Refund	75.00
FORMAX	Business Cards	368.02
FORMAX	Printing Forms	290.14
FRED WEBER, INC.	Rock/Landfill	61.28
FURFARO, MARY	Mileage Reimbursement	46.44
G&K SERVICES	Floor Mat Service	429.10
GEOTECHNOLOGY INC	Community Center Geotechnical Services	9,325.60
GERSHENSON CONSTRUCTION	Progress Parkway Roadway Improvement	236,930.00
GILMORE & BELL	Professional Services	875.00
GLAENZER, CRYSTAL	Room Deposit Refund	25.00
GRAINGER	Supplies	878.43
HAZELWOOD MUNICIPAL COURT	Court Bond Refund	400.00
HELGET GAS PRODUCTS INC.	Tank Rental	43.50
HEWLETT PACKARD ENTERPRISE	Computer Supplies/Equipment	3,088.20
HUMMERT GRAPHICS LLC	Sign Materials	619.00
ICMA-RC	Deferred Compensation	15,183.62
ICMA-RC	Roth IRA Payment	1,175.72
ICON MECHANICAL	HVAC Repairs	240.00
INDUSTRIAL SOAP COMPANY	Janitorial Supplies	242.16
JUGGLING JEFF	Concert Entertainment	125.00
K&S ASSOCIATES INC	Community Center Construction Services	1,317,627.36
KIRCHHOFF, VALERIE	Cultural Arts Concert Fees	1,000.00
LABARGE JR, JOHN V	Garnishment	990.00
LEON UNIFORM	Patrol Uniforms	816.86
LINCOLN NATIONAL LIFE INSUR CO	May 2016	22,064.26
LINGUA, JAN	Room Deposit Refund	25.00
MACALUSO, GABRIELLE	Reimbursement	45.92
MARYLAND HEIGHTS POLICE	Police Association Dues	2,508.00
MEDTOX DIAGNOSTICS INC	Lakeside Drug Testing Program	270.92
MEDTOX LABORATORIES INC	Lakeside Drug Testing Program	37.74

City of Maryland Heights

May 5, 2016

Attachment "A"

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# City of MARYLAND HEIGHTS

VENDOR NAME	DESCRIPTION	CHECK AMOUNT
MEIER, SCOTT	Property Damage Reimbursement	326.43
METROPOLITAN ST LOUIS SEWER	Various City Sewer Services	346.84
MIDWEST POOL MANAGEMENT	Aquaport Pool Management Fees	49,849.00
MISSOURI AMERICAN WATER CO	Various City Water Services	968.71
MISSOURI AMERICAN WATER CO	Various City Water Services	1,021.38
MISSOURI DEPT OF REVENUE(CVC)	Remit CVC Fees-March 2016	7,151.39
MISSOURI DEPT OF REVENUE(DMV)	Application For Title	11.00
MISSOURI DEPT. OF REVENUE	Missouri Withholding Tax	21,829.00
MISSOURI LAGERS	April 2016	123,280.32
MOORE, WALTER	Court Bond Refund	300.00
MSU	MACA Conference Registration	400.00
NCI	Supplies	283.46
NEOFUNDS BY NEOPOST	Postage	1,609.99
NEWMAN TRAFFIC SIGNS	Sign Material	525.00
NSC DIVERSIFIED	Toner	1,337.00
OFFICE OF THE CIRCUIT CLERK	Garnishment	538.24
OHIO CHILD SUPPORT PAYMENT	Garnishment	93.23
PAPERNER, HOWARD	Legal Services	446.50
PAPERNER, HOWARD	Legal Services	8,342.50
PASLEY, THOMAS	Instructor Fees	675.00
PAYFLEX SYSTEMS USA INC	April 2016	341.55
PECKHAM GUYTON ALBERS & VEITS	Nu Calgon Professional Services	9,160.00
POLICE CONSULTANTS INC	Examination Fees	6,674.45
PRIORITY XPRESS COURIERS	Delivery Services	28.00
PRO CHEM INC	Supplies	661.08
RAPP, JACQUELINE M	Court Bond Refund	200.00
RECREATION COUNCIL OF	Room Deposit Refund	25.00
REESE, BARBARA	Room Deposit Refund	75.00
REJIS COMMISSION	REJIS Support Fees	41.50
RILEY, MICHAEL LEE	Court Bond Refund	350.00
ROBERTS, JUSTIN LEE	Court Bond Refund	300.00
ROLA, ANDREW	Court Bond Refund	200.00

City of Maryland Heights

May 5, 2016

Attachment "A"

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# City of MARYLAND HEIGHTS

VENDOR NAME	DESCRIPTION	CHECK AMOUNT
ROTTLER PEST SOLUTIONS	Pest Control Services	257.50
ROYAL PAPERS INC	Janitorial Supplies	411.82
RUFUS, KHARI DIALLO	Court Bond Refund	200.00
SAINTE LOUIS COMPOSTING INC	Landfill	75.00
SCHMITTEL'S NURSERY	Mulch/Landscaping Supplies	174.00
SCOTT, JOHN	Senior Lunch Entertainment	150.00
SEIBER, WILLIAM JOSEPH	Court Bond Refund	100.00
SMITH, DAUNA	Travel Advance	449.19
SMITH, KIVA	Room Deposit Refund	75.00
SPEARMAN, DAVID	Court Bond Refund	50.00
SPECIALTY MAILING	Mature Matters Postage	319.89
ST LOUIS AREA HEALTH INSURANCE	May 2016	186,609.21
ST LOUIS COUNTY CIRCUIT CLERK	Bond Refund	150.00
ST LOUIS COUNTY MUNICIPAL	Newly Elected Officials Seminar	30.00
STANDARD REFRIGERATION	Cooler Repairs	312.50
STANLEY, JOSEPH	Tuition Reimbursement 2016	2,780.00
STAPLES ADVANTAGE	Office Supplies	3,925.02
STATE OF MISSOURI	Seizure Funds	817.00
STEMPIN, CARRIE	Room Deposit Refund	250.00
STEWART, MATTHEW ALAN	Court Bond Refund	200.00
TAYLOR SR, ARMOND D	Seizure Funds	834.00
TECH ELECTRONICS	Projector	397.40
TERRY, SHERI	Instructor Fees	2,074.88
THE DANIEL AND HENRY CO	Public Employee Bonds	1,879.00
THOMAS, ROBIN BUSH	Court Bond Refund	100.00
TOPE PLUMBING	Sanitary Sewer Lateral Investigations	2,115.00
TORNATORE'S	Reception for Councilman Gold	1,412.25
TOTAL LOCK & SECURITY	Supplies	113.50
TREASURER, STATE OF MISSOURI	Remit State LET Fees-March 2016	1,010.00
U. S. TREASURY	Federal Withholding Tax	143,470.21
UNITED WAY OF GREATER ST LOUIS	1st Quarter 2016	753.44
WEATHERTECH	Vehicle Floor Mats	401.95



# City of MARYLAND HEIGHTS

VENDOR NAME	DESCRIPTION	CHECK AMOUNT
WEGER, AMANDA L	Court Bond Deposit	100.00
WEINMAN SHELTER FUND/TREAS	Remit Adult Abuse Fees-March 2016	2,110.00
WILLIS, BRENT	Court Bond Refund	200.00
WILLIS, RAYMOND REED	Court Bond Refund	250.00
WOLTMAN TROPHIES & AWARDS	Plaque	85.00
ZEBEC OF NORTH AMERICA INC	Aquaport Inner Tubes	944.60
ZEP SALES & SERVICE	Janitorial Supplies	211.14
<b>Grand Total</b>		<b><u>2,303,677.97</u></b>

I HEREBY CERTIFY THAT THE ABOVE EXPENDITURES ARE PRESENTED PURSUANT TO  
AND IN COMPLIANCE WITH ALL STATE AND CITY ORDINANCES

*David V. Watson*

DAVID V. WATSON, DIRECTOR OF FINANCE

**RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF  
MARYLAND HEIGHTS, MISSOURI, EXPRESSING ITS RECOMMENDATIONS TO THE  
CITY COUNCIL OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, WITH RESPECT TO  
THE CHAPTER 353 DEVELOPMENT PLAN NU-CALGON REDEVELOPMENT AREA AND  
THE REAL PROPERTY TAX ABATEMENT DESCRIBED THEREIN**

**WHEREAS**, the City Council of the City of Maryland Heights, Missouri (the "City Council"), has created the Economic Development Commission of the City of Maryland Heights, Missouri (the "Commission"); and

**WHEREAS**, pursuant to Section 2-1037 of the Maryland Heights Municipal Code, the Commission, among other duties, makes "recommendations to the City Council as to desirable legislation concerning actions, plans or programs designed to promote economic development in the City;" and

**WHEREAS**, pursuant to Section 20-134 of the Maryland Heights Municipal Code, the Commission shall review any development plan submitted to the City pursuant to Section 20-133 of the Maryland Heights Municipal Code; and

**WHEREAS**, Nu-Calgon Wholesaler, Inc. ("Nu-Calgon") has previously submitted an application for real property tax abatement (the "Application") pursuant to Chapter 353, RSMo. ("Chapter 353") relating to the redevelopment of property owned or controlled by an affiliate of Nu-Calgon at the northwest corner of the intersection of Schuetz and Fee Fee in the City (the "Redevelopment Area"); and

**WHEREAS**, on April 8, 2016, Nu-Building, LLC and Nu-Building Redevelopment Corporation (collectively, the "Developer"), affiliates of Nu-Calgon, submitted the Chapter 353 Development Plan Nu-Calgon Redevelopment Area (the "Development Plan") pursuant to Section 20-133 of the Maryland Heights Municipal Code; and

**WHEREAS**, the Development Plan envisions the demolition of the existing improvements within the Project Area and the construction of an approximately 120,000 square foot facility, consisting of approximately 20,000 square feet of two-story office/training space and approximately 100,000 square feet of warehouse/distribution space; and

**WHEREAS**, attached to the Development Plan is a report from PGAV Planners dated April 6, 2016, which updates the "Analysis for Designation of the Fee/Schuetz Redevelopment Area as a Blighted Area Under the Provisions of Chapter 353" dated October 3, 2011 previously prepared by PGAV Planners (collectively, the "Blighting Study"), describing certain blighting factors present in the Redevelopment Area that support a finding that the Redevelopment Area is a "Blighted Area" as that term is defined in Chapter 353; and

**WHEREAS**, the Commission held a meeting on April 12, 2016 to review the Application, the Development Plan, the proposed real property tax abatement and the Blighting Study.

**NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, AS FOLLOWS:**

**Section 1.** The Commission hereby finds that:

a. The Redevelopment Area qualifies as a "Blighted Area" pursuant to Chapter 353 for the reasons described in the Blighting Study.

City of Maryland Heights  
Economic Development Commission Resolution  
April 12, 2016  
Page 1 of 2

b. The redevelopment activities described in the Development Plan are likely to cure the factors that cause the Redevelopment Area to be blighted.

c. Due to the blighting factors present in the Redevelopment Area and the extraordinary costs of development that would be reasonably incurred to remediate the blight, it is unlikely that the Redevelopment Area will be redeveloped in the manner described in the Application without the use of public incentives.

d. The requested level of ad valorem property tax abatement is necessary for the proposed redevelopment activities to occur.

**Section 2.** The Commission recommends to the City Council that the City Council follow all procedures required by Chapter 353 and applicable local ordinances to:

a. Approve the Development Plan.

b. Enter into a redevelopment agreement with the Developer, which redevelopment agreement shall prescribe the terms upon which real property tax abatement pursuant to Chapter 353 may be granted by the City.

**ADOPTED** by the Economic Development Commission of the City of Maryland Heights, Missouri, this 12th day of April, 2016.

  
Michael James, Chairman



# City of MARYLAND HEIGHTS

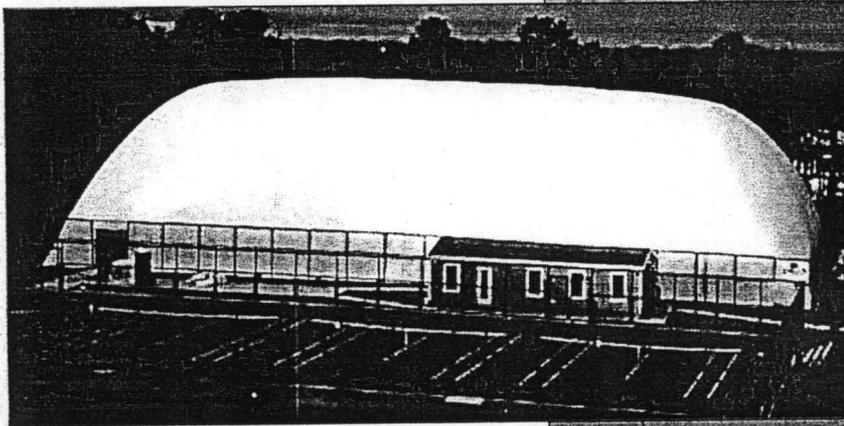
11911 Dorsett Road  
Maryland Heights, MO 63043  
t: 314.291.6550  
f: 314.291.7457  
www.marylandheights.com

## PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Approval of a rezoning from "NU" Non-Urban District to "PDCR" Planned District—Commercial Recreation to allow air dome structures at the existing community recreation facility at 12525 Sport Port Road.

- The property is approximately 84.5 acres in area and is in the Howard Bend Planning Area.
- The property is currently in the "NU" Non-Urban District.
- The applicant is HSL Sports LLC c/o Greensfelder, Hempker & Gale PC.
- The Planning Commission made a unanimous recommendation for approval of an amended draft ordinance on April 26, 2016.

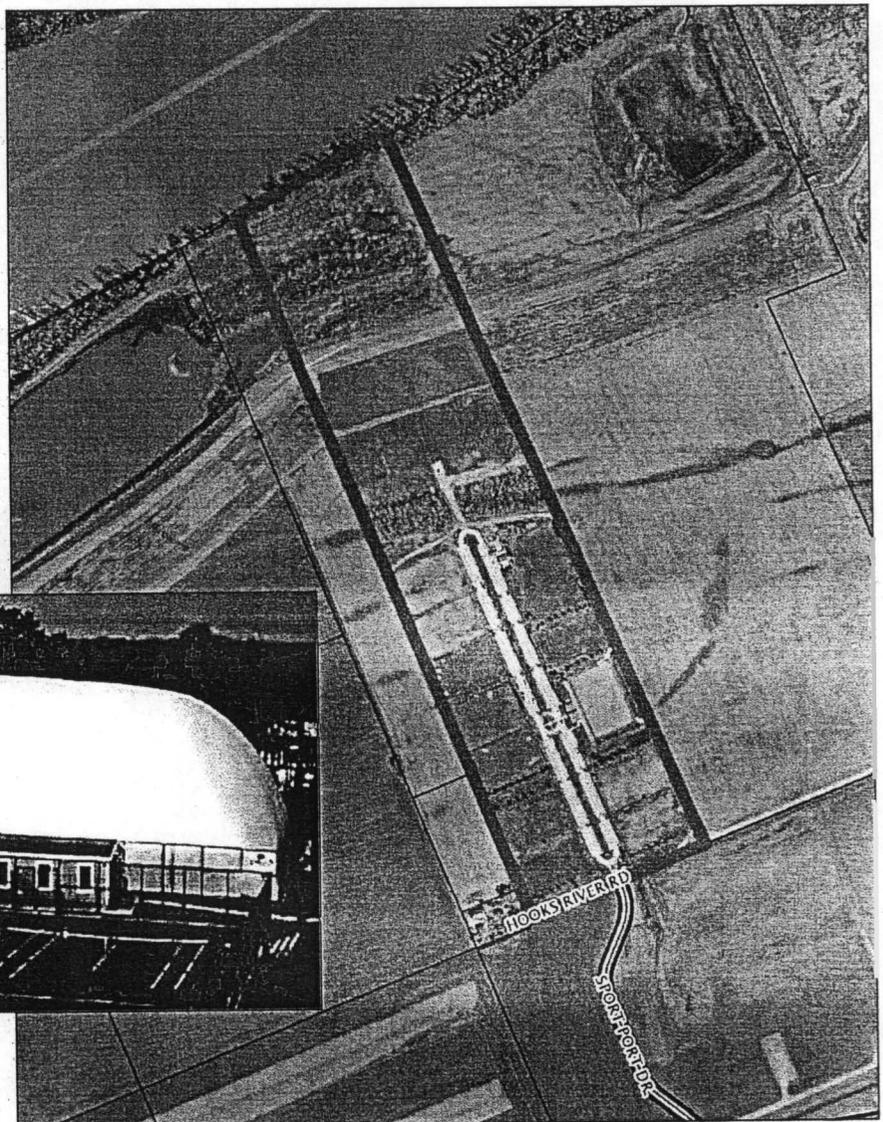
### SAMPLE OF AIR DOME STRUCTURE



Submitted – May 2, 2016

*Michael Zeek*

Michael Zeek, AICP  
CITY PLANNER





City of  
**MARYLAND HEIGHTS**  
PARKS & RECREATION

2344 McKelvey Road  
Maryland Heights, MO 63043  
Tel: 314-738-2599  
Fax: 314-738-2598  
www.marylandheights.com

## MEMORANDUM

**To:** Mayor Moeller  
**From:** Mary Vaughan  
**Re:** Fitness Stations  
**Date:** April 25, 2016

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The Parks and Recreation Department received a grant through the Municipal Parks Grant Commission to install new outdoor Fitness equipment at the back of Vago Park. A structure option was provided by Miracle Recreation to be included in the grant application. The diagram and cost quote are attached.

Miracle Recreation provided a quote for the playground for the grant application. During discussions with the company, we have found that they are listed on a number of joint purchasing contracts, such as the National Joint Purchasing Alliance (NJPA).

The city will receive fitness stations install and concrete surfacing for \$62,749. Funds will be available in the budget increase for the 2016 budget.

I would like to recommend contracting Miracle Recreation to install outdoor fitness equipment at Vago Park in the amount of \$62,749. The work should be completed by midsummer.

If you concur with this recommendation, I would like to further recommend including this item on the May 5, 2016 council meeting for approval.



City of  
**MARYLAND HEIGHTS**  
PARKS & RECREATION

2344 McKelvey Road  
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## MEMORANDUM

**To:** Mayor Moeller  
**From:** Mary Vaughan  
**Re:** Community Center Playground Purchase  
**Date:** May 5, 2016

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As part of the new Community Center, the plans call for a playground in the preschool area. The project team discussed the playground and found that items proposed by Landscape Structures met the requirements of the plan. The diagram and cost quote is attached for your information.

Landscape Structures is listed on a number of joint purchasing contracts. They are listed on the National Cooperative Purchasing Alliance (NCPA). Landscape Structures is one of the leading companies in playground construction.

The cost to the city for the playground and installation is \$31,682 under the purchasing contract. Funds are available in the FFE budget of the project.

I would like to recommend contracting Landscape Structures to install a toddler playground at the Maryland Heights Community Center in the not to exceed amount of \$31,682. The installation will be coordinated with the community center construction company.

If you concur with this recommendation, I like to further recommend including this item on the May 5, 2016 council meeting for approval.



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## MEMORANDUM

**To:** Mayor Moeller  
**From:** Mary Vaughan  
**Re:** All Inclusive Playground Purchase  
**Date:** May 2, 2016

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The Parks and Recreation Department received a grant for the Municipal Parks Grant Commission to install a new all-inclusive playground at the back of Vago Park. A play structure option was provided by Landscape Structures to be included in the grant application. The diagram and cost quote are attached for your information.

Landscape Structures provided a quote for the playground to be submitted with the grant. Since that time it has come to our attention that they are listed on a number of joint purchasing contracts such as the National Cooperative Purchasing Alliance (NCPA).

The playground, installation, safety surfacing and concrete pad cost \$312,365. The original estimate was \$362,038. This is a cost saving of \$49,673. Funds will be available with the budget increase for the 2016 budget.

I would like to recommend contracting with Landscape Structures to install an all-inclusive playground at Vago Park in the amount of \$312,365. The work should be completed by midsummer.

If you concur with this recommendation, I like to further recommend including this item on the May 5, 2016 council meeting for approval.