



1.



2.

## Sports, Songs, & Sustainability

Maryland Heights adds three more recreation opportunities to the map: Fee Fee Ballfields, St. Louis Music Park and the Sustainability Center project.



3.

The definition of recreation is simple: an activity done for enjoyment when one is not working. Recreation can mean different things to every individual. One person may unwind by throwing a baseball, another may play an instrument, someone else may want to tend to a garden after a long day at work. Whatever your mode of recreation may be, it is true that recreational activities can assist with depression, anxiety, stress and creates a healthy physical and mental balance in life. We all need that break!

Maryland Heights has always strived to bring residents the best recreation amenities possible, Aquaport and Community Center being two prime examples. These three new opportunities are the latest endeavors and we are proud that each one is vastly different to better serve our diverse community.

**1. Fee Fee Ballfields** - Located at 2719 Fee Fee Rd. next to the Public Works Garage, the City has acquired over 10 acres of property. Over the next few years, the City will turn this land into a multi-sport complex with at least three functional fields. Field 1, closest to Fee Fee Rd. has been completed and is now available to rent. Residents can rent this field for \$10/hour (Non-Residents for \$15/hour) by contacting Recreation Specialist, Britney Moore at [bmoore@marylandheights.com](mailto:bmoore@marylandheights.com) or (314) 738-2548. When not reserved, residents are free to use this field for skill development and pickup games.

**2. St. Louis Music Park** - This new music venue is located within the Centene Community Ice Center at 750 Casino Center Dr. The unique outdoor space transforms from outdoor skating rink in the winter to a 4,500 seat concert venue during the warmer seasons. COVID-19 delayed the opening in 2020 but the 2021 season has been proving to

be a very successful year and a variety of artists have booked the space up all the way until October. If you would like to check out the line up, visit [www.visitmarylandheights.org/events](http://www.visitmarylandheights.org/events).

**3. Sustainability Center Project** - Located next door to Pattonville High School, this five acre property will soon become  
*See Sports, Songs & Sustainability, page 3*

## Newsletter

September 2021

### IN THIS ISSUE

Last Chance to Register Your Block Party	pg. 2
Ditch the Junk	pg. 2
A Message From the Mayor	pg. 2
Sports, Songs, & Sustainability, <i>Continued from Cover</i>	pg. 3
Community Spotlight	pg. 3
Municipal Calendar	pg. 3
Back to School Road Rules	pg. 4
Decorate a Stepping Stone for the Maria Lucas Memorial	pg. 4
Volunteers Needed for Volunteer Service Day	pg. 4
Council Minutes	pg. 5
September is National Service Dog Month	pg. 5
Beautification Commission Plays Integral Part for Sculpture on the Move	pg. 6
Upcoming Parks and Recreation Programs, Events & Updates	pg. 6
Yard of the Month Winners	pg. 7



POPULAR ANNUAL  
FINANCIAL REPORT

For the fiscal year ended December 31, 2020

CITY OF MARYLAND HEIGHTS, MISSOURI



OUR MISSION  
We will provide superior services that enhance the quality and opportunity of life in order to attract and retain residents, businesses and investment in our city, through innovation and prudent regulatory services.

Included in this issue:  
**2020 Popular Annual  
Financial Report**

## Last Chance to Register Your Block Party!

On **Saturday, September 25**, the City is assisting residents with hosting successful block parties for our annual Maryland Heights Night Out tradition. Register your block party online at [www.marylandheights.com/MHNO](http://www.marylandheights.com/MHNO). **Registration will end on September 17.**

Upon registration, visits from police officers, firefighters and elected officials can be requested. New for 2021, visits from the Parks and Recreation and Public Work departments can also be requested.

Police K-9 visits are first come, first serve; this means that early registrations will be given priority in scheduling visits. Party hosts will receive a party planning kit that includes game and activity ideas. Goodies and giveaways for the kids will be supplied the week prior to the event. Flyers created by Communications will also be distributed by party hosts.

If you have not seen an invitation to a block party, it could mean that no one in your area is organizing one. Call or email Trisha Hall at (314) 738-2497, [thall@marylandheights.com](mailto:thall@marylandheights.com) to find out where your closest party is or if you have any questions about MHNO.

## Ditch the Junk

*Get rid of your clutter at these upcoming events!*

### Electronic Recycling • September 18 Government Center, 11911 Dorsett Rd.

Safely discard of nearly anything with a cord or battery. Most items are free to recycle, but fees apply to certain items. For a complete list of what's accepted and fees, visit [www.mrcycling.net/list/](http://www.mrcycling.net/list/). If you are interested in recycling a CRT (big back) TV, a few vouchers remain that will cover the cost to discard one CRT TV (a \$30-\$50 value). *One voucher per household.* For more information or to register, visit: [www.marylandheights.com/RecyclingEvents](http://www.marylandheights.com/RecyclingEvents) or call (314) 291-6550. **Preregistration is required.**

### Bulk Waste Day • October 9 • 8 a.m. - 12 p.m.\* \*(Or until the dumpsters are full) Community Center, 2300 McKelvey Rd.

Dumpsters will be placed on the lot for residents to ditch their bulk waste. Furniture, mattress sets, and carpet bundles are among the items that will be accepted. For more information, visit [www.marylandheights.com/BulkWasteDay](http://www.marylandheights.com/BulkWasteDay) or call (314) 291-6550. No preregistration is required.

### Paper Shredding • October 16 Government Center, 11911 Dorsett Rd.

Residents can bring up to five file-sized boxes of paper to shred safely on-site. **Preregistration is required.** Visit [www.marylandheights.com/PaperShred](http://www.marylandheights.com/PaperShred) or call (314) 291-6550 for more information.

## A Message From the Mayor

It's hard to believe that summer is already coming to an end. As the kids head back to school, please keep safety in mind.

Officer Mancusi has provided an excellent diagram of road rules on **page 4**.

And while I am hopeful that one day we can all go mask-free, it seems that with the variant spreading and an increase in hospital visits, we still have more time before that can happen. Please remember that businesses and facilities are able to put their own restrictions on whether or not you need a mask, show your vaccination card or proof of a negative test. These decisions are driven by advice from the Department of Public Health and it is the right of the businesses and facilities to put such restrictions in place.

Simultaneously, it is also your decision whether or not to get the vaccination. One thing to keep in mind is that this is a GLOBAL pandemic. People in countries all over the world are experiencing the loss of loved ones over this virus. We need to stop the spread of this virus and everyone has to do their part. I ask that you please put your differences aside and do what you can to protect yourself, your loved ones and the people around you who are not yet able to get the vaccine.

The kindness and generosity of our little town never fails to impress me. This past July, we gathered together to unveil the Maria Lucas memorial, a statue of two children reading sitting atop the earth. This statue encompasses the childlike wonder and bright



**Mayor Mike Moeller**  
878-6730

spirit that everyone loved about Maria. It was an extremely moving and beautiful tribute to a wonderful soul we tragically lost in 2020. If you happened to know Maria, you knew how she was able to reach out and share her wonderful energy with others. We are inviting members of the community to join us at the Fall Family Fair on October 16 at Vago Park. Staff will have all supplies available to decorate a stepping stone that will be placed around her memorial. See **page 4** for details.

We have been amazed at the amount of school supplies that are being collected in Maria's memory. I am always impressed at the response from our community when our neighbors are in need. Thank you to everyone who has donated to this cause. We are looking forward in getting the supplies into the hands of our local school districts. At the time of print, the collection was nearing its deadline so look for an update in the next newsletter.

Towards the end of the month, the City will be celebrating our neighborhoods with our annual Maryland Heights Night Out (MHNO) block parties. I encourage everyone to host and/or attend your closest neighborhood block party while following CDC guidelines for public safety. Please visit [www.marylandheights.com/MHNO](http://www.marylandheights.com/MHNO) or call (314) 738-2497 for more information. It's really a fun night for the entire town and remains a strong tradition for the City.

Have a safe and relaxing Labor Day!

*mike moeller*

**Sports, Songs & Sustainability**, *continued from cover*

**3. Sustainability Center Project, Continued**

the home of a campus focused on urban agriculture and renewable resources. This project is a partnership between the property owner, Waste Connections, and the City of Maryland Heights and will include greenhouses, offices, meeting and classroom space for educational programs. The first phase of the project features the construction of two Ceres Net Zero greenhouses (<https://ceresgs.com/>). One of the greenhouses will be used exclusively by Pattonville High School students and faculty, providing a unique hands-on learning opportunity.

Closely following the greenhouses, an interpretive center hosting offices and meeting space will be constructed. Future phases will include a community garden, walking trails, and pavilions. Grading activity has begun and construction will begin in the fall with anticipation of being open in late summer 2022.

Visit [www.marylandheights.com/activeprojects](http://www.marylandheights.com/activeprojects) to follow this project and other current and future developments in the City of Maryland Heights.



*Rendering of the Sustainability Interpretive Center*

# Community Spotlight

Congratulations to 10 year old resident, Cy'Myia Jordan for being crowned Miss Missouri Junior Preteen Cover Girl. Ms. Jordan will be attending Nationals in November, so wish her luck!

Ms. Jordan has been very active in serving her community. She recently volunteered through KidSmart to help collect school supply donations towards the largest school supply drive in Missouri. She has also volunteered at the St. Louis Foodbank.

We are very proud that Cy'Myia will be representing Maryland Heights! Great job Cy'Myia!

*After being crowned Miss Missouri, one of Cy'Myia's first photo ops was to the Government Center to meet Mayor Moeller.*



## Municipal Calendar

SEPTEMBER		
9/1	4:00 p.m.	Pop-Up Market (MHCC)
9/2	7:00 p.m.	City Council Meeting
9/3	7:00 p.m.	Summer Concert (Vago Park)
9/6		Labor Day (City Offices Closed)
9/7	5:30 p.m.	Administration and Finance Committee
9/8	6:00 p.m.	Beautification Commission
9/8	6:00 p.m.	Public Improvements Committee
9/9	6:00 p.m.	Yappy Hour (Dogport)
9/10	5:00 p.m.	Dog Days of Summer (Aquaport)
9/14	5:30 p.m.	Community Development Committee
9/14	7:00 p.m.	Planning Commission
9/15	6:30 p.m.	Parks and Rec. Advisory Comm. (MHCC)
9/16	7:00 p.m.	City Council Meeting
9/17	6:00 p.m.	Summer Concert (Vago Park)
9/17	8:15 p.m.	Family Movie Night (Vago Park)
9/18	9:00 a.m.	Electronic Recycling ( <i>Preregistration required</i> )
9/18	10:00 a.m.	Chalk the Lot (MHCC)
9/23	6:00 p.m.	Cultural Arts Commission (MHCC)
9/25	7:00 a.m.	City Wide Sale
9/25	3:00 p.m.	Maryland Heights Night Out
9/28	7:00 p.m.	Planning Commission

\*Maryland Heights Community Center is abbreviated as MHCC.

OCTOBER		
10/7	7:00 p.m.	City Council Meeting
10/8	7:00 p.m.	Family Movie Night (Vago Park)
10/9	8:00 a.m.	Bulk Waste Cleanup Day (MHCC)
10/9	11:00 a.m.	Tons of Trucks
10/9	8:00 a.m.	Fall Pickleball Tournament (MHCC)
10/10		
10/12	5:30 p.m.	Community Development Committee
10/12	7:00 p.m.	Planning Commission
10/13	6:00 p.m.	Beautification Commission
10/13	6:00 p.m.	Public Improvements Committee
10/16	9:00 a.m.	Paper Shredding Event
10/16	11:00 a.m.	Fall Family Fair (Vago Park)
10/19	5:30 p.m.	Family Bingo (MHCC)
10/20	6:30 p.m.	Parks and Rec. Advisory Comm. (MHCC)
10/21	7:00 p.m.	City Council Meeting
10/23	1:00 p.m.	MH Beer Run (St. Louis Music Park)
10/24	1:00 p.m.	Celebrate India (MHCC)
10/26	7:00 p.m.	Planning Commission
10/28	6:00 p.m.	Halloween Parade (Westport Plaza)

*In-person meetings are now back in session. Visit [www.marylandheights.com/Calendar](http://www.marylandheights.com/Calendar) for meeting dates, agendas and other information. Special events may be canceled or require registration. Please check [www.marylandheights.com](http://www.marylandheights.com) or call (314) 291-6550 to confirm details.*

# BACK TO SCHOOL ROAD RULES

Maryland Heights Police Department September 2021

TWO LANE ROADS	4 OR MORE LANE HIGHWAYS	
<p>Vehicles traveling in both directions <b>MUST</b> stop.</p>	<p>Vehicles behind the bus <b>MUST</b> stop. Vehicles traveling the opposite direction should proceed with <b>CAUTION</b>.</p>	



## PEDESTRIAN CROSSING

### KNOW WHEN YOU HAVE TO STOP FOR SCHOOL BUSES

The image illustrates when you should stop for school buses. ALL vehicles that are behind the bus **MUST STOP!!!!** The vehicles that are traveling in the opposite direction has different rules due to the number of traffic lanes.

*Officer Terry Mancusi*

#### REDUCE YOUR SPEED

Be aware of school zones. You will have plenty of time to slow down to ensure possible pedestrians or stopped traffic in the area.

#### WATCH FOR PEDESTRIANS

Always yield to pedestrians. Drive slowly and carefully in the school zone areas. Do Not be texting and driving in these areas.

#### OBEY CROSSING GUARDS OR OFFICERS

Crossing guards have the authority to stop traffic to allow students and parents cross the road safely.

## Volunteers Needed for Volunteer Service Day

**Saturday, November 6 • 8:30 a.m. - Noon**

Make a difference in our community by volunteering to assist elderly and disabled residents with leaf cleanup and other minor yard work. Tasks will primarily be raking and bagging leaves and may include some weeding and minor shrub trimming. Leaf bags will be provided. Volunteers are encouraged to bring a rake and work gloves. No special skills are needed and all willing volunteers are encouraged to sign-up.

This is a great volunteer opportunity for Boy and Girl Scout troops, civic organizations, church groups and students looking to fulfill volunteer hours. Our last event was cancelled due to inclement weather and we have many yards to cover. Please help us spread the word. We could use as much help as we can get!

Volunteers will meet at 8:15 a.m. at the Community Center to sign-in, obtain a volunteer tshirt, grab a light breakfast and have a brief orientation. All yard work will wrap up by Noon.

Those eligible for assistance can fill out an application online at the link below or at the Welcome Desk. The application deadline is October 1. To register yourself or a group, visit [www.marylandheights.com/Volunteer](http://www.marylandheights.com/Volunteer).

## Decorate a Stepping Stone for the Maria Lucas Memorial

On Thursday, July 22 at Vago Park, the City held a memorial for Maria Lucas, Parks and Recreation's Customer Service Specialist whose life was taken in February 2020. During the memorial, the Maria Lucas Memorial was unveiled.

At the **Fall Family Fair on October 16 at Vago Park**, the City will be offering an opportunity for the community to decorate stepping stones that will be placed around the new Maria Lucas Memorial. All ages are welcome and all supplies will be provided.

If you are interested in decorating a stepping stone, please sign up for a time by visiting [www.marylandheights.com/Maria](http://www.marylandheights.com/Maria).



*To keep Maria's legacy at Summer Camp, campers decorated stones in her memory on their last day at camp. Maria worked as a Summer Camp Counselor for several years.*



# POPULAR ANNUAL FINANCIAL REPORT

For the fiscal year ended December 31, 2020

## CITY OF MARYLAND HEIGHTS, MISSOURI



Department of Finance  
11911 Dorsett Road  
Maryland Heights, MO 63043  
(314) 291-6550  
[www.marylandheights.com](http://www.marylandheights.com)  
[MHLife@marylandheights.com](mailto:MHLife@marylandheights.com)



### OUR MISSION

We will provide superior municipal services in a safe and appealing setting in order to attract and retain residents committed to our city, thriving businesses and premier hospitality venues.

# WHAT'S A PAFR?

The 2020 Popular Annual Financial Report (PAFR) is designed to inform residents of Maryland Heights and other interested parties about how the City is doing financially in a format that is easily understandable. We hope the PAFR can convey the City's finances for those that may feel confused by, or uninterested in, accounting jargon.

Each year, the City of Maryland Heights prepares a Comprehensive Annual Financial Report that provides detailed information about the City's financial position. The Comprehensive Annual Financial Report is prepared in conformance with generally accepted accounting principles (GAAP) and provides detailed information and includes an audit from an independent firm of licensed certified public accountants. To view the Comprehensive Annual Financial Report in its entirety, please visit [www.marylandheights.com/2020AnnualReport](http://www.marylandheights.com/2020AnnualReport) or the Government Center. The PAFR is not a substitute for the Comprehensive Annual Financial Report.

The information contained herein is taken from the City's Comprehensive Annual Financial Report and is presented for the purpose of communicating the City's financial position.

City functions are comprised of governmental and business-type activities.

## TABLE OF CONTENTS

- Financial Summary & City Functions.....3
- Governmental Activities.....4
- Governmental Revenues.....4
- Governmental Expenditures.....5
- Governmental Fund Balances.....6
- Governmental Activities Debt.....7
- Tax Increment Financing.....7
- Business-Type Activities.....8
- Net Position.....9
- Major Tax Sources Information .....10
- 2020 in Review.....11
- City Council & Community Info.....12

## AWARD FOR OUTSTANDING ACHIEVEMENT IN POPULAR ANNUAL FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the City of Maryland Heights for its Popular Annual Financial Report for the year ended December 31, 2019. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability and reader appeal.

An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA.



Government Finance Officers Association

Award for  
Outstanding  
Achievement in  
Popular Annual  
Financial Reporting

Presented to

**City of Maryland Heights  
Missouri**

For its Annual  
Financial Report  
for the Fiscal Year Ended

**December 31, 2019**

*Christopher P. Morrill*

Executive Director/CEO

# GOVERNMENTAL ACTIVITIES

Governmental activities are functions of the City that are principally supported by taxes and intergovernmental revenues.

The 2020 financial results of the City of Maryland Heights for general government purposes were as follows (in thousands):

## All Funds – Governmental

Revenues	\$ 33,278,527
Transactions related to TIF Bonds	(657,214)
Transfer to Community Ice Center	(6,411,450)
Other Sources/uses	474,318
Expenditures:	(41,144,792)
Difference:	\$ (14,460,611)
Fund Balances - beginning 2020	54,246,934
Fund Balances - at the end 2020	<u>\$ 39,786,323</u>

# BUSINESS-TYPE ACTIVITIES

Business-type activities are functions of the City that are intended to recover their costs through user fees and charges.

In 2018, the City established the Community Ice Center Fund to account for the financing, construction, and operation of a new 275,000 square foot facility featuring three indoor and one outdoor ice rinks. The facility opened in September of 2019.

## Community Ice Center

Revenues	\$ 4,598,107
Expenses	(9,232,638)
Transfer in	6,411,450
Change in Net Position	\$ 1,776,919
Net position at end of 2019	17,430,505
<b>Net position at end of 2020</b>	<b><u>19,207,424</u></b>



# CITY FUNCTIONS

## Governmental Activities and Services

- Police Services
  - Administration
  - Patrol
  - Detective Bureau
  - Dispatching
  - Community Services
  - Community Response Unit
- Public Works
  - Administration and Engineering
  - Street Maintenance
  - Street Lighting
  - Storm Water
  - Sewer Lateral
  - Trash Hauling/Recycling
  - Capital Improvements
- Parks and Recreation
  - Administration
  - Recreation
  - Community Center Maintenance
  - Aquaport
  - Parks Maintenance
- Community Development
  - Planning and Zoning
  - Economic Development
  - Tourism
  - Building and Code Inspections
- General and Administration
  - Mayor and Council
  - City Clerk
  - City Administration
  - Communications
  - Finance
  - Information Technology

## Governmental Activities: Tax Increment Financing

- Dorsett Road
- Westport Plaza

## Business-Type Activities

- Community Ice Center

# GOVERNMENTAL ACTIVITIES

(Not Including Tax Increment Financing)

## REVENUES

City revenues decreased 18.8 percent (\$6.9 million) in 2020 from 2019.

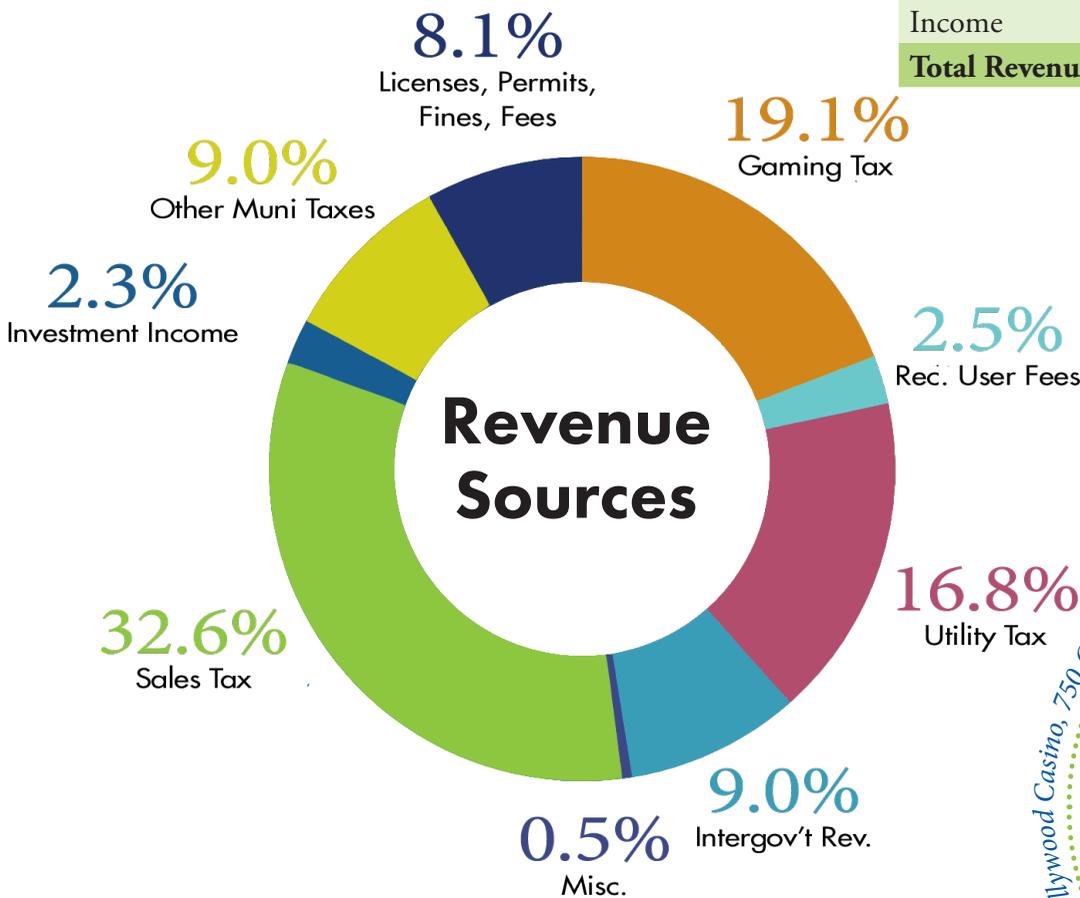
The COVID-19 coronavirus had a major impact on 2020 City revenues; the following revenues declined a combined total of \$8.9 million compared to 2019:

- Gaming taxes were down \$4.3 million, a decrease of 42.9%
- Sales taxes were down \$1.5 million, a decrease of 12.5%
- Recreation user fees were down \$1.4 million, a decrease of 66%
- Utility gross receipts taxes were down \$.5 million, a decrease of 9.3%
- Court fees and fines were down \$.5 million, a decrease of 50%
- Investment income was down \$.7 million, a decrease of 43%
- Tourism taxes were down \$.2 million, a decrease of 57%

In 2020 the City received \$1.9 million in CARES Act funds from St. Louis County to assist in the funding of public safety services during the pandemic.

## WHERE DOES THE MONEY COME FROM?

<i>In Thousands of Dollars</i>	2018	2019	2020
Gaming Tax	\$10,010	\$9,983	\$5,704
Sales Tax	11,074	11,246	9,716
Utility Tax	6,373	5,538	5,021
Intergovernmental	1,887	488	2,687
Licenses, Permits, Fines, Fees	3,271	2,839	2,423
Other Municipal Taxes	2,999	2,981	2,687
Recreation User Fees	2,098	2,158	740
Miscellaneous	148	112	160
Investment Income	857	1,369	688
<b>Total Revenue</b>	<b>\$38,717</b>	<b>\$36,714</b>	<b>\$29,826</b>



# GOVERNMENTAL ACTIVITIES

(Not Including Tax Increment Financing)

## EXPENDITURES

Total expenditures increased \$1.9 million in 2020 from 2019 primarily the result of higher capital outlay in 2020. Notably, in 2020 the City expended \$5 million on renovations to the City's water park, Aquaport.

Operating expenditures decreased \$666 thousand (2.3%) in 2020 primarily due to the impact of the pandemic. Demand on City services were lessened and some expenditures were reduced in 2020. Notably, various recreational facilities were closed at times and programs suspended in response to health concerns surrounding the COVID-19 pandemic, including a complete shutdown for the season of the City's water park. Thus, Parks and Recreation operating expenditures were \$1 million lower in 2020 than 2019.

## WHERE DOES THE MONEY GO?

<i>In Thousands of Dollars</i>	2018	2019	2020
Legislative	\$148	\$180	\$146
General Services	2,117	2,238	2,357
Finance	1,420	1,386	1,468
Judicial	337	348	349
Human Services	217	194	183
Community Development	2,069	2,210	2,352
Public Works	5,733	5,845	5,616
Police Services	11,264	11,019	11,331
Parks & Recreation	5,214	5,135	4,087
<b>Total Operating</b>	<b>28,519</b>	<b>28,555</b>	<b>27,889</b>
Debt Service	978	975	977
Capital Outlay	4,981	5,758	8,304
<b>Total Expenditure</b>	<b>\$34,478</b>	<b>\$35,288</b>	<b>\$37,170</b>



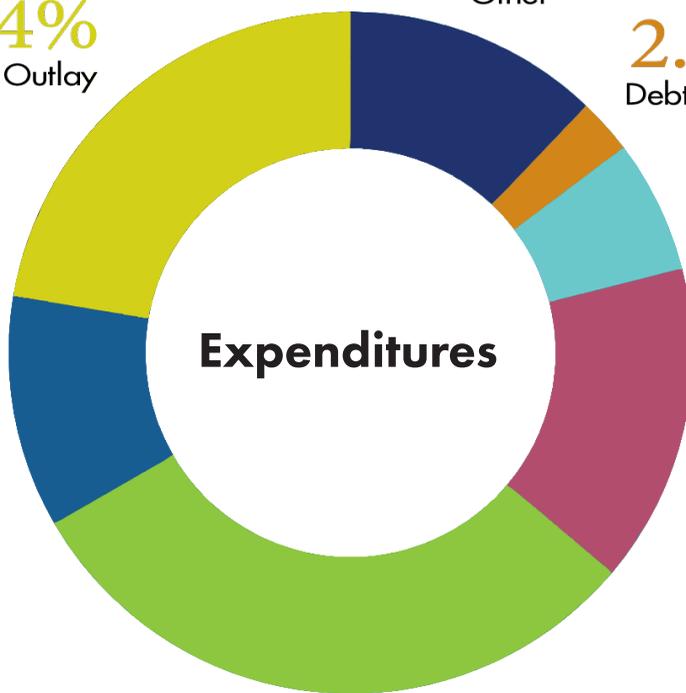
22.4%  
Capital Outlay

12.1%  
Other

2.6%  
Debt Service

6.3%  
Community Development

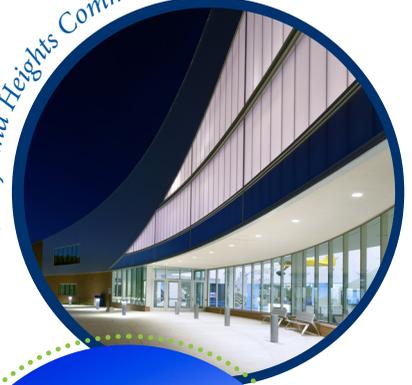
11.0%  
Parks and Rec.



30.5%  
Police Services

15.1%  
Public Works

Maryland Heights Community Center



Maryland Heights Government Center

# GOVERNMENTAL ACTIVITIES

*(Not Including Tax Increment Financing)*

## FUND BALANCES AT DEC. 31, 2020

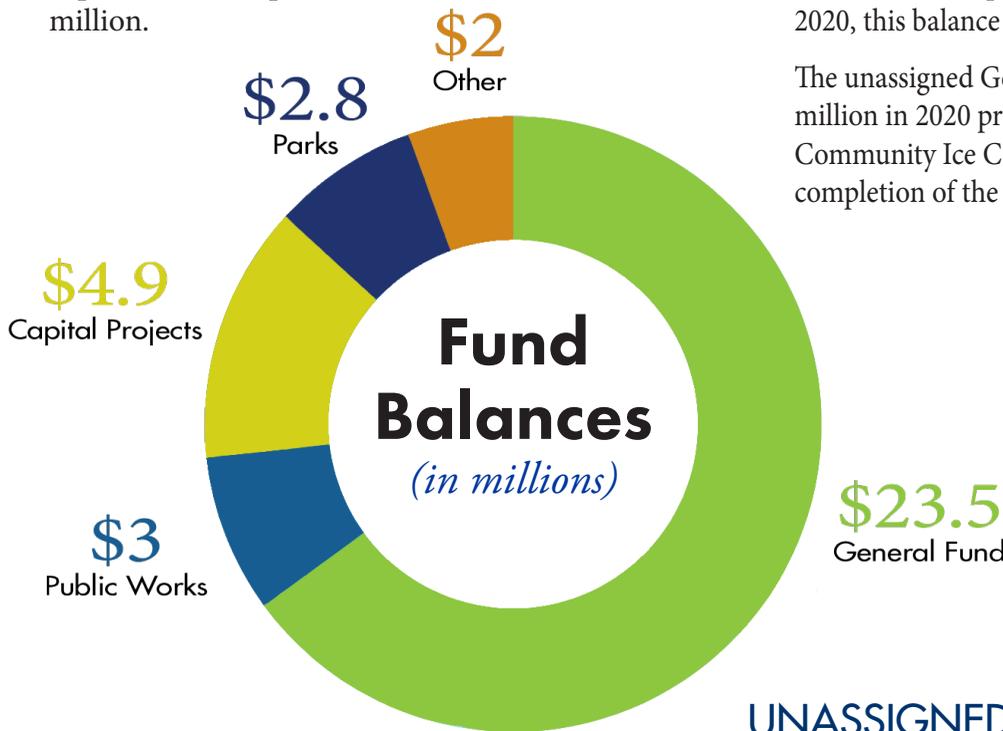
Funds totaling \$36.2 million were available at year-end. The City maintains an accounting system that separates resources into various funds based on the restricted or committed use of the monies.

Included in these amounts are commitments for future contracts (“encumbrances”) and other certain specific future uses of fund resources (e.g., prepaid expenses). These portions of fund balances total \$2 million.

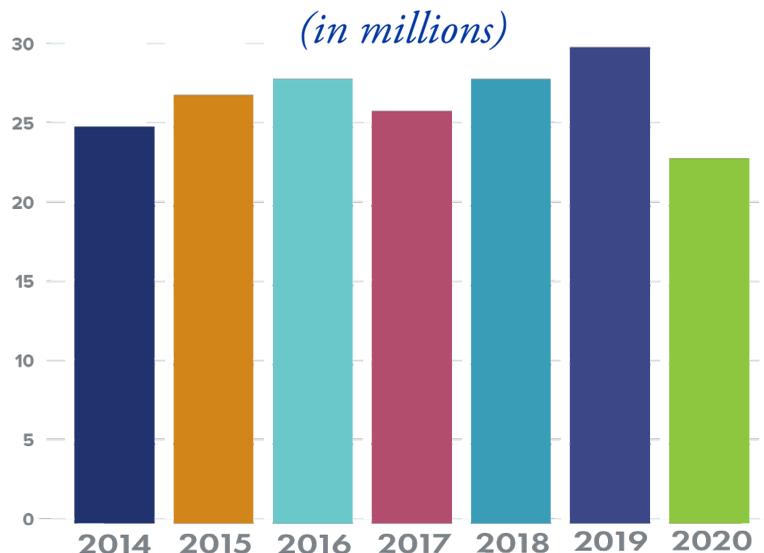
The General Fund is the city’s major operating fund. It is used to account for all financial resources except those that are required to be accounted for in another fund.

The unassigned fund balance of the General Fund at the end of the year represents funds available that the city can use for any of its purposes. The City’s goal is to maintain an unassigned General Fund balance equal to 75% of annual General Fund expenditures (\$17.6 million). At the end of 2020, this balance was \$23.5 million.

The unassigned General Fund balance decreased by \$6.7 million in 2020 primarily as a result of transfers to the Community Ice Center Fund (Enterprise Fund) to finance completion of the facility.



## UNASSIGNED GENERAL FUND BALANCE (2014 - 2020)



# DEBT RELATED TO GOVERNMENTAL ACTIVITIES

In January, 2015 the City issued \$15 million in Certificates of Participation, a form of leasehold revenue bonds, to finance half the cost of the new community center. The certificates bear interest ranging from 2% to 3.15%. At the end of 2020 the total principal outstanding was \$11,880,000.

The debt service is expected to be paid from the Park Fund using part of the proceeds of the City's half-cent sales dedicated to Parks. Annual debt service requirements will total about \$980,000 each year through 2035.

## COMMUNITY CENTER DEBT SCHEDULE

Year	Principal	Interest	Total
2021	665,000	314,082	979,082
2022	675,000	300,682	975,682
2023	690,000	286,862	976,862
2024 - 2028	3,705,000	1,181,721	4,886,721
2029 - 2033	4,255,000	628,540	4,883,540
2034 - 2035	1,890,000	59,890	1,949,890
<b>Total</b>	<b>\$11,880,000</b>	<b>\$2,771,777</b>	<b>\$14,651,777</b>

## TAX INCREMENT FINANCING

The City has established two Tax Increment Financing (TIF) Districts pursuant to Missouri statutes. TIFs allow for the redevelopment of the areas and use incremental tax revenues to provide for eligible expenditures related to the project.

### TIF DISTRICT FINANCIAL SUMMARY

During 2020	Westport Plaza	Dorsett	Total
Revenues	\$ 3,238,553	\$ 231,232	\$ 3,469,785
Expenditures	3,724,715	249,970	3,974,685
Difference	(486,162)	(18,738)	(504,900)
Sale of Property	0	349,490	349,490
Bonds Issued	20,355,000	0	20,355,000
Notes Refunded	(21,012,214)	0	(21,012,214)
Change	(1,143,376)	330,752	(812,624)
Balance, January 1	4,184,708	154,709	4,339,417
Balance, December 31	\$ 3,041,332	\$ 485,461	\$ 3,526,793

### TIF DISTRICT OUTSTANDING DEBT

	Westport Plaza	Dorsett	Total
December 31, 2020	\$ 20,355,000	NONE	\$ 20,355,000

*Tax Increment Financing debt are special, limited obligations of the City, payable solely from certain pledged revenues, other monies pledged, and applicable guaranties. The debt does not directly, indirectly, or contingently obligate the City.*



# BUSINESS-TYPE ACTIVITIES

In 2018, the City established the Community Ice Center Fund to account for the financing, construction, and operation of a new 275,000 square foot facility featuring three indoor and one outdoor ice rinks. The facility opened in September of 2019.

Revenues generated from leases, including a 30-year lease with the St. Louis Blues National Hockey League franchise for use as their training and practice facility, and other user fees are expected to provide for the operating, capital and debt service needs.

In 2020, revenues from leases, sponsorships and programs totaled \$3.9 million. Additionally, a grant from the St. Louis County Port Authority and contributions from a special taxing district provided \$593,166 and investment income was \$58,079. Expenses for operating, debt service and depreciation amounted to \$9,232,638. A transfer of \$150,000 from the City’s Park Fund pursuant to a financing agreement and transfers totaling \$6,261,450 from the City’s General Fund also provided funds for the Ice Center. Unrestricted net position at December 31, 2020 amounted to a negative \$452,794, an increase of \$5.5 million, primarily due to the transfer from the General Fund.

## COMMUNITY ICE CENTER FUND

Revenues and Contributions	2019	2020
Operating Revenues	\$1,941,117	\$3,946,862
Contributions from Legacy Ice Foundation		
Contributions from Community Improvement District	465,253	93,166
Grant Revenue—St. Louis County Port Authority	500,000	500,000
Investment Income	922,721	58,079
<b>Total Revenues</b>	<b>\$3,829,091</b>	<b>\$4,598,107</b>
Transfer from Governmental Funds	100,000	6,411,450
<b>Total Revenues, Contributions and Transfers-In</b>	<b>3,929,091</b>	<b>11,009,557</b>
Expenses		
Operating Expenses	\$3,359,769	\$6,520,798
Trustee Fees		5,874
Interest Expense	2,697,568	2,705,966
<b>Total Expenses</b>	<b>\$6,057,337</b>	<b>\$9,232,638</b>
Increase/Decrease in Net Position	\$2,128,246	1,776,919
Net Position January 1	19,558,751	17,430,505
<b>Net Position December 31</b>	<b>17,430,505</b>	<b>19,207,424</b>

## COMMUNITY ICE CENTER DEBT SCHEDULE

Year	Principal	Interest	Total
2021	845,000	2,690,391	3,535,391
2022	635,000	2,657,731	3,292,731
2023	710,000	2,627,741	3,337,741
2024 - 2028	5,240,000	12,525,964	17,765,964
2029 - 2033	7,210,000	11,061,155	18,271,155
2034 - 2038	8,985,000	9,063,163	18,048,163
2039 - 2043	11,500,000	6,498,499	17,998,499
2044 - 2048	13,855,000	3,262,088	17,117,088
2049	6,070,000	151,750	6,221,750
<b>Total</b>	<b>\$55,550,000</b>	<b>\$53,258,295</b>	<b>\$108,808,295</b>



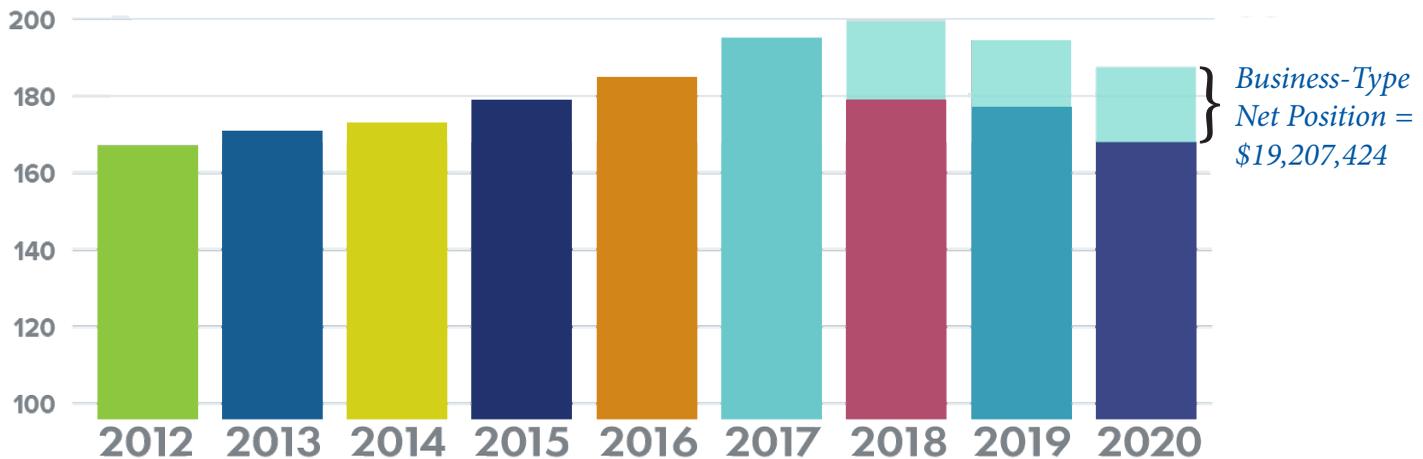
# NET POSITION

As previously noted, this report emphasizes the 2020 financial results and the available fund balances as of December 31, 2020 of all governmental and business-type funds. Governmental funds focus on near-term inflows and outflows of expendable resources and the resulting balances available at the end of the fiscal year.

The City also issues Government-wide financial statements in its Comprehensive Annual Financial Report. These statements are designed to provide readers with a broad overview of the City similar to a private-sector business. Included is a “Statement of Net Position.” This statement defines net position as the difference between all assets and all liabilities. The key consideration in analyzing net position is not so much the amount itself but the direction and speed at which it is increasing or decreasing. The City’s net position had increased steadily through 2017 as shown below. The combined net position of governmental and business-type activities totaled \$188 million at the end of 2020. Governmental net position decreased in 2018, 2019 and 2020 due to the issuance of tax increment financing outstanding debt for the Westport Plaza redevelopment area and transfers to the Enterprise Fund (Community Ice Center).

## GOVERNMENTAL & BUSINESS-TYPE ACTIVITIES NET POSITION (2012-2020)

*(in millions of dollars)*



# SALES TAX RATES IN MARYLAND HEIGHTS

The total tax on retail sales in Maryland Heights is 8.2375%.

Levying Jurisdiction	Rate	Maryland Heights 2020 Share*
State of Missouri	4.225%	NONE
St. Louis County — General	1.000%	4,106,090
St. Louis County — Transportation	1.250%	NONE
St. Louis County — Public Safety	0.500%	\$1,429,749
Various Others	0.7625%*	NONE
<b>Maryland Heights — Parks</b>	<b>0.500%</b>	<b>\$4,163,097</b>
<b>Total</b>	<b>8.2375%</b>	<b>\$9,698,936</b>

\*Does not include incremental sales tax distributed to tax increment financing districts.



## SALES TAX COMPARISONS

The total sales tax rate in Maryland Heights is one of the lowest of municipalities in St. Louis County. The tax rates of surrounding cities:

City	Rate
Hazelwood	9.7375%
Kirkwood	9.7375%
Des Peres	9.2375%
Olivette	9.2375%
St. Ann	8.9875%
Town and Country	8.9875%
Bridgeton	8.9875%
Creve Coeur	8.9875%
Chesterfield	8.7375%
<b>Maryland Heights</b>	<b>8.2375%</b>

Note: The City of Maryland Heights does not levy a property tax.

## UTILITY TAX

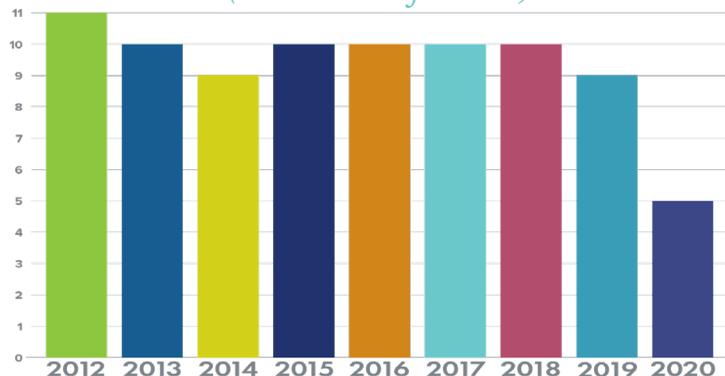
The City levies a 5.5% gross receipts tax on utilities doing business within its boundaries. This tax is passed onto customers by the utility company and remitted to the City each subsequent month. The majority of this tax, 80%, is generated by commercial properties.

## GAMING TAX

Casino gaming arrived in Maryland Heights in March of 1997 and immediately became a major source of tax revenue to fund the City’s governmental activities and infrastructure improvements. The City as a “host city” as defined by Missouri law, receives a tax of \$1 per casino admission and 2.1% of net gaming receipts. The City’s share of the taxes peaked at over \$17 million in 2000 but has steadily decreased as more casinos have entered the St. Louis market. In 2020 the casino was closed from March 17 to June 16 due to COVID-19 concerns. Upon reopening, the activities were subject to strict restraints imposed by health officials. Consequently, gaming taxes were \$5,704,191 in 2020, down 43% from 2019.

### GAMING TAXES (2012-2020)

(in millions of dollars)



# 2020 IN REVIEW

## CAPITAL PROJECTS

The City's capital improvement plan (CIP) for the next five years (2021 to 2025) projects investment in infrastructure improvements, major equipment, and facilities of about \$20.6M. Given the impacts on revenues due to the pandemic, the vast majority of capital projects planned for 2020 were deferred to future years. The only significant capital improvement project in 2020 was renovations to the city's water park, Aquaport of \$5 million.

## CREDIT RATING

Due to strong reliance on revenue sources impacted by the pandemic and uncertainties on the financial viability of the Community Ice Center, S&P Global downgraded the City's issuer credit rating to BBB+. With an optimistic view of the post pandemic economy and the opportunity to operate at full capacity, the City is confident that the rating will be reviewed and restored to a higher level.

## ECONOMIC DEVELOPMENT

Development in Maryland Heights continued throughout 2020, despite the COVID-19 pandemic. The Centene Community Ice Center was completed, including St. Louis Music Park, an outdoor rink that transitions into a multi-purpose venue for concerts, festivals and other large, outdoor events. Beck Flavors, a long-term Maryland Heights business, purchased additional property to expand their manufacturing operations. Several large property acquisitions occurred during 2020, which will kick start industrial developments. Several residential developments such as The Flats at Dorsett Ridge and the Rose Meadow Subdivision also continued throughout the year creating more housing options within the city.

## OTHER EXCITING DEVELOPMENTS

The Maryland Heights Fire District is currently undergoing major renovations to their Fire Station #1. Aquaport, the City's water park, had not seen major renovations or changes since the addition of a feature in 2006. The project broke ground in early 2020 and while delays were experienced due to COVID-19 related issues, the construction wrapped up during 2021. Renovations included a surfing simulator, updated restrooms, concessions, office and admission spaces, a new filtration system and updated children's area.

Also in 2020, the City was the recipient of a grant to develop a community interpretive and sustainability campus on a five acre site. This property will be the future home to greenhouses, community gardens, and a classroom space to teach visitors about the importance of sustainability, renewable resources, recycling and much more. These developments will truly enhance the quality of life not only for Maryland Heights residents but visitors to the region.

## ECONOMIC DIVERSITY

Maryland Heights is a suburban community located in northwest St. Louis County, Missouri with a diverse economic base represented by a mixture of many industries, numerous commercial enterprises, office buildings, and support services. The travel and hospitality industry has a major impact on the City's economy and service demands. Many firms have located in the city, creating a healthy mixture of commerce. Prominent names include Edward Jones, Charter Communications, Magellan Behavioral Health, Watlow Electric, World Wide Technologies, and United Healthcare of the Midwest.

The City's economy is also bolstered by a strong presence of hospitality, entertainment and recreation uses. Maryland Heights is home to nearly 4,000 hotel rooms, Hollywood Casino, Creve Coeur Park, Hollywood Casino Amphitheatre, the Westport Plaza entertainment complex and numerous restaurants and several other entertainment venues. The Centene Community Ice Center and St. Louis Music Park will assist in bringing visitors to the area.

# MAYOR AND CITY COUNCIL

(as of June 30, 2021)



**Mayor**  
**Mike Moeller**  
(314) 878-6730

## WARD 1



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(573) 330-0415



**Susan Taylor**  
(314) 484-7627

## WARD 2



**Kim Baker**  
(314) 275-4954



**Howard Abrams**  
(314) 432-0814

## WARD 3



**Chuck Caverly**  
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**Nancy Medvick**  
*Pres. Pro Tem*  
(314) 703-8987

## WARD 4



**Steve Borgmann**  
(314) 393-9448



**Norm Rhea**  
(314) 739-0096

# COMMUNITY PROFILE

Maryland Heights, Missouri

## QUICK FACTS

### 27,472 RESIDENTS

- 14.7% of residents are age 65 or over
- 50.4% of residents are female
- 49.6% of residents are male
- 18.3% of residents are foreign-born

### HOUSEHOLDS 13,092

- Median Household Income: \$63,594
- Per Capita Income: \$29,587
- Median Value of Owner Occupied Housing: \$156,900

### EST. 1985 GOVERNMENT

- Incorporation Date: May 9, 1985
- Structure: Mayor/Council/City Administrator
- Area: 23.42 square miles
- Number of Employees (Full-Time): 200
- Number of Police Officers: 81
- Miles of Streets Maintained: 97.12
- Number of Street Lights: 1,961
- Issuer Credit Rating (S&P): BBB+

### BUSINESSES 2,037

- Employment Hub of 45,000 jobs
- Unemployment Rate: 5.5%
- Top 5 Largest Employers
  - Edward Jones: 1,874
  - Charter Communications: 1,805
  - World Wide Technology: 1,432
  - Magellan Health Services: 1,350
  - Hollywood Casino: 1,256

# Council Minutes

The following is a summary of action taken at the July 1 and July 15 City Council meetings. For complete meeting minutes, visit [www.marylandheights.com/minutes](http://www.marylandheights.com/minutes).

## July 1:

- Authorized the Mayor to enter into an amended escrow agreement guaranteeing subdivision improvements with Mound City Homes, LLC and the escrow holder regarding improvements within Rose Meadow Subdivision
- Authorized the city to issue its taxable industrial revenue bonds (Westport Commerce Center Project) for the purpose of providing funds to pay the costs of acquiring, constructing and improving facilities for an industrial development project in the city; and authorizing the city to enter into certain agreements and take certain other actions in connection with the issuance of the bonds

## July 15:

- Enacted a conditional use permit for outdoor storage of materials at 11789 Borman Drive (Petition of Intelica CRE).
- Authorized the City of Maryland Heights, Missouri, to issue its taxable industrial revenue bonds (Millpark Partners, LLC Project), Series 2021, in a principal amount not to exceed \$15,000,000, for the purpose of providing funds to pay the costs of acquiring, constructing and improving an industrial development project in the city and authorizing the city to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.

## September is National Service Dog Month

If you don't utilize a service dog but are crazy about animals, it can be very confusing to know how to behave around them. Dogs are incredible creatures and it's no wonder that those who usually interact with pets can make the common error of trying to pet or give a service dog attention. Did you know that this simple act of love could endanger the lives of their handler? These special dogs are trained and work so closely to their owner that even relatives living within the same household are told to not give the dog special attention. We've compiled the following tips so you can better understand the important relationship between service dog and handler:

1. **If a service dog tries to get your attention, listen to them!** Some dogs have been trained to locate help in the event of a fall or seizure. If a dog who is labeled as a service dog won't leave you alone, look around and follow them. You could save someone's life.
2. **Do not distract these animals.** When you see them out and about in public, these animals are actively working. Doing their job without distractions is critical to their handler's safety. Unless a handler has specifically invited you to interact with their animal, you should leave them alone.
3. **Teach your children and pets.** Kids and other animals cannot read the label on the service animal and won't know the importance of their job. Explain to kids that the animal is doing a very important job and needs to focus (just like taking a test!). Keep your own animals a distance away.
4. **Remember that they could be working even if they don't look like they are.** If a handler and their service animal are relaxing, the animal may still need to remain vigilant in case of a medical emergency.
5. **Handlers do not have to answer your questions.** The function of having a service animal is not always obvious and people are different. Some people feel very comfortable talking about how their service animal helps them, others prefer not to disclose their medical information. Respect their privacy.
6. **No need to question legitimacy.** It's true that there have been cases of people disguising their pets as Emotional Support Animals. This can cause suspicion among the

public. Remember that there is no logical reason to assume that a handler is lying without any evidence. It's important to remember that many disabilities are "invisible" and the animal may be assigned to a handler due to epilepsy, psychiatric disorders, hearing impairments and a variety of other conditions that are not immediately obvious to observers.

7. **Do not pretend your pet is a service or support dog.** This just creates an increase in regulations to make life more difficult to people who already have to deal with a medical disorder. If you feel like you would benefit from a service animal, contact your doctor to start this process.
8. **Don't be sad for the service animal.** People assume that these animals are constantly working. These animals do get to enjoy time off and are beloved family members.
9. **Service animals can go where their handlers go.** This federal right is protected under the Americans with Disabilities Act.
10. **Be respectful.** The best way to help the handler and the service animal is to respect their space and right to privacy.



## Beautification Commission Plays Integral Part for Sculpture on the Move

The regional Sculpture on the Move Program is designed to foster relationships between communities and artists and makes it easy to install high-quality, original artwork in communities with minimal cost on a short-term commitment. With the mission to promote the aesthetics of streets, buildings and parks within the City, the Beautification Commission has the crucial role of selecting the works of art that will put on display as part of this series. The commission is comprised of Maryland Heights residents including Chair Cathy Deneckere, Deborah Hopkins, Tammy Schwarz, Nancy Pfister, Carole Voudrie, Alexis Blatz and Ruby Trussel who meet on a monthly basis.

Visit [www.marylandheights.com/arts](http://www.marylandheights.com/arts) for more info or download the Otocast mobile app to view all the sculptures in the St. Louis region.



Artist **Ben Pierce** installs his sculpture "Bench, Please!" at Vago Park earlier this July.

## Upcoming Parks and Recreation Programs, Events & Updates

### Pop-Up Market Closes Season September 1

The final Pop-Up Market of 2021 will be **September 1** from **4:00-8:00 p.m.** at the **Community Center**. Shop from a variety of homemade, handmade and homegrown vendors. For a list of vendors, visit [www.marylandheights.com/popupmarket](http://www.marylandheights.com/popupmarket).

### Rum Drum Ramblers Perform at Vago Park September 3

Enjoy a great evening with friends and family as the Rum Drum Ramblers perform during the Summer Concert Series on **Friday, September 3** from **7:00-9:00 p.m.** at **Vago Park**. This event is free to attend, preregister at [www.marylandheights.com/upcoming](http://www.marylandheights.com/upcoming).

### Dog Days of Summer at Aquaport

Well-mannered dogs, ages 6 months or older, and their humans are invited for a fun evening of swimming at **Aquaport Friday, September 10** from **5:00-8:00 p.m.** All dogs are required to have current vaccination records for rabies and distemper. Dogs will need to be recently bathed and on a leash unless swimming. An adult must accompany children under the age of 18. Cost ranges from \$10-\$20. Call **(314) 738-2599** to register.

### Two Events in One Night at Vago Park September 17

As part of our Summer Concert Series, Miss Jubilee will perform at **Vago Park** on **September 17** from **6:00-8:00 p.m.** Immediately following the concert, as part of our Family Movie Night, we will be showing *Dora and the Lost City of Gold*. Both events are free to attend but preregistration is recommended by visiting [www.marylandheights.com/upcoming](http://www.marylandheights.com/upcoming).



### Calling All Artists!

Chalk the Lot returns to the **Community Center Saturday, September 18**. The annual chalk art competition begins at **10:00 a.m.** and judging takes place at **2:00 p.m.** Participants of all ages are welcome, but must bring their own chalk. Multiple awards will be handed out. Cost to enter is \$5. Register by calling **(314) 738-2599**.

### Zumba Party Returns to Saint Louis Music Park

Join us at the **Saint Louis Music Park** on **Friday, September 24** from **7:00-8:30 p.m.** for a total body workout! There will be multiple instructors and attendance prizes. Cost to attend is \$12.50. Register at [www.marylandheights.com/zumbaparty](http://www.marylandheights.com/zumbaparty).

### Turn Trash Into Treasure at the City Wide Sale

Clean out your basement and turn trash into someone else's treasure during the City Wide Sale on **Saturday, September 25** from **7:00 a.m.-1:00 p.m.** Host your sale from home (\$10) and be included on the official City Wide Sale map or reserve a space at the Community Center (\$25). Fill out an application at [www.marylandheights.com/citywidesale](http://www.marylandheights.com/citywidesale).



Aquaport closes for the season **Monday, September 6**. Weather pending, the FlowRider only will be available on weekends through October. For more details, visit [www.marylandheights.com/aquaport](http://www.marylandheights.com/aquaport).

# Yard of the Month

## Winners

Congratulations to the recipients for 2021's Yard of the Month. You make our community a beautiful place to live and inspire us every time we drive past your picture-perfect properties. The Beautification Committee will be back next season to pick properties for the 2022 "Yard of the Month."



May Winner • 12115 Foxpoint Dr.



June Winner • 11514 Wylewood



July Winner • 11902 Brookmont Dr



August Winner • 12635 Redcoat



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Please deliver as soon as possible.**

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Postal Customer

### Mission

We will provide superior municipal services in a safe and appealing setting in order to attract and retain residents committed to our city, thriving businesses and premier hospitality venues.

#### GOVERNMENT CENTER

**PHONE**  
(314) 291-6550

**FAX**  
(314) 291-7457

**CITY ADMINISTRATOR**  
Tracey Anderson

**CITY CLERK**  
JoAnn Cova

**INTERIM DIRECTOR OF FINANCE**

Cathy Malawy

**DIRECTOR OF COMMUNITY DEVELOPMENT**

Michael Zeek

**DIRECTOR OF PUBLIC WORKS**

Cliff Baber

#### MUNICIPAL COURT

**PHONE**  
(314) 291-6036

**COURT ADMINISTRATOR**  
Gerald Durfee

#### POLICE

**EMERGENCY**  
911

**NON-EMERGENCY**  
(314) 298-8700

**CHIEF OF POLICE**  
Bill Carson

**TIPS HOTLINE**  
(314) 209-TIPS (8477)

#### COMMUNITY CENTER AND AQUAPORT

**2300 MCKELVEY ROAD**  
(314) 738-2599

**SUPERINTENDENT OF RECREATION FACILITIES**  
Adam Peper

#### PUBLIC WORKS

**OFFICE HOURS (8:30 A.M. TO 5:00 P.M./M-F)**  
(314) 738-2250

**AFTER HOURS/EMERGENCY**  
(314) 298-8700

#### CITY WEBSITE

[www.marylandheights.com](http://www.marylandheights.com)

#### EMAIL

[feedback@marylandheights.com](mailto:feedback@marylandheights.com)

#### FACEBOOK

[facebook.com/cityofmarylandheights](https://facebook.com/cityofmarylandheights)

#### TWITTER

[@cityofmh](https://twitter.com/cityofmh)

## CITY COUNCIL MEMBERS

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**Norm Rhea**  
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[nrhea@marylandheights.com](mailto:nrhea@marylandheights.com)

### WARD 4