

# *The* CITY JOURNAL

*Official Publication of* THE CITY OF ST. LOUIS

FRANCIS G. SLAY  
*Mayor*

JAMES F. SHREWSBURY  
*Vice President, Board of Aldermen*

DARLENE GREEN  
*Comptroller*

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## JOURNAL OF THE **Board of Aldermen**

OF THE  
CITY OF ST. LOUIS

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REGULAR  
SESSION  
2000-2001

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### PRELIMINARY

The following is a preliminary  
draft of the minutes of the  
meeting on

**Friday, July 13, 2001**

These minutes are unofficial and  
subject to Aldermanic approval.

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City of St. Louis Board of Aldermen  
Chambers, July 13, 2001.

The roll was called and the following  
Aldermen answered to their names: Smith,  
Flowers, Bosley, Ryan, Ford-Griffin, Reed,  
Young, Conway, Ortmann, Schmid, Villa,  
Heitert, Wessels, Gregali, Florida, Shrewsbury,  
Roddy, Kennedy, McMillan, Tyus, Long,  
Jones, Sondermann, Bauer, Kirner, Clay,  
Carter and Krewson - 28.

*"Almighty God, source of all authority,  
we humbly ask guidance in our deliberations  
and wisdom in our conclusions. Amen."*

#### ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None.

#### INTRODUCTION OF HONORED GUEST

None.

#### APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Wessels moved to approve the  
minutes for June 29, 2001.

Seconded by Mr. Villa.

Carried unanimously by voice vote.

#### REPORT OF CITY OFFICIALS Report of the Clerk of the Board of Aldermen

Board of Aldermen, July 13, 2001,  
St. Louis, Missouri.

To the President of the Board of  
Aldermen:

I wish to report that on the 6<sup>th</sup> day of July 2001, I delivered to the Office of the Mayor of the City of St. Louis the following board bills that were truly agreed to and finally adopted.

#### **Board Bill No. 50**

An ordinance approving the Redevelopment Plan for 3655 Shenandoah and 4154 Russell Blvd.

#### **Board Bill No. 51**

An ordinance approving the Redevelopment Plan for 3446 Pestalozzi.

#### **Board Bill No. 52**

An ordinance approving the Redevelopment Plan for 3500 Utah Street.

#### **Board Bill No. 53**

An ordinance approving the Redevelopment Plan for Arsenal/Hartford/Wyoming/Indiana Area.

#### **Board Bill No. 58**

An ordinance approving a Redevelopment Plan for the 6430 Wise Avenue Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", known as the 6430 Wise Avenue Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated March 27, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 62**

An ordinance approving a Redevelopment Plan for the 1709 & 1711 Lafayette Avenue Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", known as the 1709 & 1711 Lafayette Avenue Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated February 20, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is unoccupied but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 63**

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the 2044 Harris Avenue Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated April 24, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no

property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 64**

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the 1960 E. Adelaide Ave. Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated April 24, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that **any** property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is unoccupied, but if it should become occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 69**

An ordinance approving a Redevelopment Plan for the 2927 Hampton Ave. Area ("Area") after the Area is blighted as defined in Section 99.320 of the Revised

Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), and containing a description of the boundaries of said blighted area, in the City of St. Louis ("City") attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated May 22, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 82**

An ordinance approving the Redevelopment Plan for 2931, 2933 Harper Street Area.

#### **Board Bill No. 83**

An ordinance approving the Redevelopment Plan for 1943-45 Lynch St. Area.

#### **Board Bill No. 84**

An ordinance approving the Redevelopment Plan for 2701 S. 10<sup>th</sup> St. Area.

#### **Board Bill No. 85**

An ordinance approving the Redevelopment Plan for 3244 Minnesota Ave. Area.

#### **Board Bill No. 86**

An ordinance reaffirming the approval of the Redevelopment Plan for 4708 S. Broadway St. Area.

#### **Board Bill No. 87**

An ordinance approving the Redevelopment Plan for 4227-31 California Ave. Area.

#### **Board Bill No. 88**

An ordinance approving the Redevelopment Plan for 4529 Nebraska Ave. Area.

#### **Board Bill No. 90**

An ordinance approving the Redevelopment Plan for 2744-46, 50 Rutger Ave. Area.

#### **Board Bill No. 94**

An ordinance approving the Redevelopment Plan for 330 N. Newstead Ave. Area.

#### **Board Bill No. 95**

An ordinance approving the Redevelopment Plan for 4353 McPherson Ave. Area.

#### **Board Bill No. 2**

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the N. Grand Blvd. / Kossuth Ave./ Bailey Ave. Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated March 28, 2000 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 31 (Committee Substitute)**

An ordinance finding that a blighted area exists in the City known as the 3536-38 Arsenal, 3539-41 Hartford Ave. Area.

#### **Board Bill No. 32**

An ordinance finding that a blighted area exists in the City known as the S. Grand Blvd./ Juanita/Hartford/Arkansas Area

#### **Board Bill No. 92**

An ordinance approving the Redevelopment Plan for 1112 Olive St. Area.

#### **Board Bill No. 93**

An ordinance approving the Redevelopment Plan for 2112-16 Victor Ave. Area.

Fred F. Steffen, Clerk  
Board of Aldermen

#### **Office of the Mayor**

Room 200 City Hall  
1200 Market Street  
St. Louis, Missouri 63103  
(314) 622-3201  
Fax (314) 622-4061  
July 11, 2001  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit to your honorable board the following individuals for reappointment and appointment to the Board of Directors for the St. Louis Public Library:

The reappointment of Mr. Thomas F. Schlafly (D), who resides at 8 Portland Place, 63108, and whose term will expire on June 1, 2003.

The reappointment of Mr. Richard Teitelman (I), who resides at 3745 Lindell Blvd., #602W, 63108, and whose term will expire on June 1, 2003.

The reappointment of Ms. Marilyn Fought (R), who resides at 4377 McPherson, 63108, and whose term will expire on June 1, 2004.

The reappointment of Mr. John Garvey (I), who resides at 5215 Neosho, 63109, and whose term will expire on June 1, 2004.

The appointment of Ms. Peggy Koch (D), who resides at 3555 Longfellow Blvd., 63104, and whose term will expire on June 1, 2002, replacing Marcia Kerz.

The appointment of Ms. Yvonne Strauther (D), who resides at 3156 Geyer, 63104, and whose term will expire on June 1, 2003, replacing Yvonne Hammonds.

The appointment of Mr. Barry Winters (I), who resides at 4449 Holly Avenue, 63115, and whose term will expire on June 1, 2002, replacing Judge David Mason.

May I ask for your Honorable Board's favorable consideration of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor  
City of St. Louis

Mr. Bauer requested that the appointment of Thomas Schlafly, Richard Teitelman, Marilyn Faught, John Garvey, Peggy Koch, Yvonne Strauther and Barry Winters to the Board of Directors for the St. Louis Library be assigned to the Committee on Intergovernmental Affairs.

Room 200 City Hall  
1200 Market Street  
St. Louis, Missouri 63103  
(314) 622-3201  
Fax (314) 622-4061  
July 11, 2001  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit to your honorable board the following individuals for appointment to the Tax Increment Financing Committee:

The reappointment of Mr. Jonathan Kleinbard, who resides at 3655 Flora, 63110, and who is the deputy director of the Missouri Botanical Gardens. His term will expire on December 31, 2004.

The appointment of David Newberger, who resides at 4954 Lindell Blvd., Apt. 8W, 63108, and who is an Attorney. His term will expire on December 31, 2003, replacing Mr. Eric Young.

May I ask for your Honorable Board's favorable consideration of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor  
City of St. Louis

Mr. Bauer requested that the appointment of Jonathan Kleinbard, Gail Brown-Rozelle and David Newberger to the Tax Increment Financing Commission be assigned to the Committee on Housing, Urban Development and Zoning.

Room 200 City Hall  
1200 Market Street  
St. Louis, Missouri 63103  
(314) 622-3201  
Fax (314) 622-4061  
July 10, 2001

Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103  
Dear Members of the Board:

I have the honor to return to you herewith, with my approval endorsed thereon, the following: Board Bill Nos. 75 (Floor Substitute), 49 (Committee Substitute), 73 (Floor Substitute) and 74.

Sincerely,  
FRANCIS G. SLAY  
Mayor  
City of St. Louis

Room 200 City Hall  
1200 Market Street  
St. Louis, Missouri 63103  
(314) 622-3201  
Fax (314) 622-4061  
June 29, 2001  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the honor to return to you herewith, with my approval endorsed thereon, the following: Board Bill Nos. 8, 34, 41, 42, 43, 44, 45, 47 (Committee Substitute), 54, 55 (Committee Substitute), 57, 60, 65, 68 (Committee Substitute), 15, 19 (Committee Substitute), 25, 26 (Committee Substitute), 27, 28 (Committee Substitute), 37, 38, 56, and 39.

Sincerely,  
FRANCIS G. SLAY  
Mayor  
City of St. Louis

### Petitions & Communications

St. Louis Development Corporation  
1015 Locust Street, Suite 1200  
St. Louis, MO 63101  
(314) 622-3400  
TDD (314) 259-3435  
Fax (314) 231-2341  
Fax (314) 622-3413  
July 5, 2001  
Mr. Fred Steffen  
Board of Aldermen  
City Hall - Room 230  
1200 Market Street  
St. Louis, MO 63103

Project: Mill Creek North  
Redevelopment Area

Redeveloper: Pursang Properties L.L.C.

Use: Commercial/Residential

In accordance with Missouri Law, I am submitting this notice that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") has accepted a

redevelopment proposal for 3323 Locust St. located in the Mill Creek North Redevelopment Area. LCRA intends to enter into a development agreement, and to take such other action as may be necessary to assure compliance with the Redevelopment Plan approved on November 13, 1984, by the Board of Aldermen by Ordinance 59297.

Please do not hesitate to contact me if you have any questions or comments on this matter. Thank you.

Sincerely,  
Dale E. Ruthsatz, Deputy Director  
Economic Development

### BOARD BILLS FOR PERFECTION -INFORMAL CALENDAR

None.

### BOARD BILLS FOR THIRD READING -INFORMAL CALENDAR

None.

### RESOLUTIONS -INFORMAL CALENDAR

None.

**Board Member McMillan** introduced by request:

#### Board Bill No. 135

An ordinance approving the redevelopment plan for 3639 Cottage Ave. Area.

**Board Member Bosley** introduced by request:

#### Board Bill No. 136

An ordinance approving the redevelopment plan for 3600 N. Grand Blvd. Area.

**Board Member Bosley** introduced by request:

#### Board Bill No. 137

An ordinance approving the redevelopment plan for 2101-33 East Prairie Ave. and 3811 West Florissant Ave. Area

**Board Member Bosley** introduced by request:

#### Board Bill No. 138

An ordinance approving the redevelopment plan for 3827 Ashland Ave. Area.

**Board Member Bosley** introduced by request:

#### Board Bill No. 139

An ordinance approving the redevelopment plan for 1448 E. Adelaide Ave. Area.

Board Bill No. 140 was not used during this session.

**Board Member Kennedy** introduced by request:

#### **Board Bill No. 141**

An ordinance providing for the extension and improvement of the municipal waterworks system by the installation and replacement of valving and water mains, and the cleaning and relining of water mains in the water distribution system of the City at an estimated cost of \$1,500,000.00 Dollars.

#### **REFERENCE TO COMMITTEE OF BOARD BILLS**

B.B. 135 - Neighborhood Development  
 B.B. 136 - Neighborhood Development  
 B.B. 138 - Neighborhood Development  
 B.B. 139 - Neighborhood Development  
 B.B. 137 - Housing, Urban Development & Zoning  
 B.B. 141 - Public Utilities

#### **SECOND READING AND REPORT OF STANDING COMMITTEES**

Ms. Young of the Committee on Legislation submitted the following report which was read.

Board of Aldermen Committee report, July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Legislation to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

#### **Board Bill No. 122 (Committee Substitute)**

An ordinance pertaining to ward boundaries for the City of St. Louis; repealing Ordinance

62476, codified as Chapter 2.12 of the Revised Code of the City of St. Louis 1994 Anno.; establishing new ward boundaries; with an emergency clause.

Alderman Young  
 Chairman of the Committee

Mr. Wessels of the Committee on Housing, Urban Development & Zoning submitted the following report which was read.

Board of Aldermen Committee report, July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Housing, Urban Development & Zoning to whom was referred the following Board Bills, report that they

have considered the same and recommend adoption.

#### **Board Bill No. 114**

An ordinance approving a Redevelopment Plan for the 6220 Rosebury Avenue Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A"; finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated February 20, 2001, for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is occupied and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 125 (Committee Substitute)**

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Adams Park School and Adams Park Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated June 26, 2001 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for

development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid in the form of revenue bonds may be necessary to enable the Area to be redeveloped in accordance with the Plan; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan

#### **July 11, 2001 REPORT OF THE HOUSING, URBAN DEVELOPMENT AND ZONING COMMITTEE ST. LOUIS DEVELOPMENT HEARINGS**

The Aldermanic Housing, Urban Development and Zoning Committee held hearings on June 13 and June 20, 2001, regarding Resolution #10. Barbara Geisman, Deputy Mayor for Development, Alderwoman April Ford Griffin and Alderman Freeman Bosley, Sr. and Alderman James Sondermann testified.

The objective of the hearings was to identify impediments to the development process in the City of St. Louis, recommend changes and to set a schedule for a Housing, Urban Development and Zoning Committee review of the effectiveness of the development process.

#### *TESTIMONY*

The testimony and discussion covered a multitude of areas of development as administered through the St. Louis Development Corporation and the Community Development Agency. Residential and commercial development issues, as well as the home repair programs, were covered in detail.

#### **SUMMARY**

##### HOME REPAIR

The primary difficulty experienced with the home repair program was the slow nature and the relatively small number of loans completed. Substantial funds go unused each year due to the slow process. Homeowners delay repairs and in some cases are forced to abandon their homes because the loans are not made. Thus, the unreasonably slow process has a real cost in human terms.

The three to one cash-match in the home repair that was in place for a year or more has been abandoned by Ms. Geisman and all lending agencies have been notified of the change. Ms. Geisman will see if those home owners who contributed the match money can be reimbursed..

Contracting with a company to do a number of repair jobs was suggested as one way to get a better quality of contractor for the homeowner.

The issue was raised of new homeowners asking for loans immediately after closing on the purchase of a property. Some realtors seem to be inappropriately advising buyers that the City has funds to help repair their homes.

The number of loans made varies widely by ward. Data provided by the Community Development Administration (Appendix I) provides the number of loans made by Ward from 1994 through 2000. The range in year 2000 was one (1) home loan made in Ward 16 to thirty eight (38) made in the 26<sup>th</sup> Ward. During the seven year period (1994-2000) 2388 loans were made in north city, 1270 in south city and 292 in the central city. On a ward basis this breaks down to an average of 199 (north), 58.4 (central) and 115.5 (south).

#### **RECOMMENDATIONS:**

1. No changes should occur in wards where housing corporations are making a satisfactory number of loans and operating in compliance with city and federal guidelines.
2. Currently CDA and Neighborhood Housing Services provide a great deal of service to each homeowner. A more limited service model will speed the loan transactions and thereby enable more people to be served. One suggestion was to move to a model similar to a bank. This model would have CDA/NHS providing a loan but make the homeowner responsible for the other aspects of the application process.
3. Another suggestion is to consider having banks administer the program or a portion of the program.
4. CDA/NHS currently have a policy which requires the homeowner to live in their home 6 months or more before receiving a home repair loan. Home repair funds should not be used by the real estate industry to sell property in need of substantial repair. The policy should be revised to require a two year period of home ownership before an application can be made.

*ACQUISITION, DEMOLITION AND SITE PREPARATION:*

#### **REAL ESTATE**

Purchase by LRA is a tool used to gain site control of distressed properties. This keeps properties out of the hands of real estate speculators, and allows the City to make them available to rehabbers or for demolition and new construction. The real estate department does a good job of purchasing the properties, but the following problem areas have been identified:

1. When purchases are made at tax sale (May, June, July & August) property purchases must be confirmed in Circuit Court. This process normally takes 2-3 months in the private sector. It seems to take 6-8 months when SLDC does the legal work. This is considered to be too long to wait for development to begin.
2. The demolition process required to allow for new construction or a side yard use is too slow. It often takes 12 months or more to get a building demolished. The primary reason for delay seems to be the time it takes to get an environmental review. Until recently only one staff member was capable of doing environmental assessment work. The committee heard testimony from Mr. Phil Hoge that four non-city agencies were available to provide this service. The committee knew of no examples where the service was offered in lieu of the lone staffer.
3. A reverter clause is a standard clause which provides the city with a means of reclaiming property in which developers have failed to act in a timely manner. At the present time some transfer deeds utilized by LRA lack a reverter clause or some similar type of protective clause.

#### **RECOMMENDATIONS:**

1. Many of the properties that require confirmation hearings are going into the City real estate inventory do not have developers waiting. In these instances, a 6-8 month delay for confirmation hearing may be acceptable. However, any property purchased or identified by the Alderman as an immediate development property should be confirmed in 2-3 months, when possible.
2. Sufficient staff should be hired to handle environmental reviews in a timely fashion. Some standards should be set by SLDC management to expedite this process.
3. A review should be made to determine the average length of time it takes to acquire, confirm, demolish and prepare a site for development. Some reasonable standards should then be set on each action. Exceptions to the standards should be noted by SLDC management and intervention should occur when necessary.

4. A reverter clause or some similar type of protection should be included in all real estate transaction in which the LRA is the seller.

5. If development of a demolition site is imminent, the city should consider making the demolition work the responsibility of the developer. This may be quicker and less costly than having the City contract for the demolition.

#### **OTHER DEVELOPMENT ISSUES:**

Aldermen expressed a desire to receive information pertaining to tax sales, HUD listings and other distressed property information when available. Recently, CDA provided a listing of the July 10, 2001 tax sale. This was very helpful.

Ms. Geisman testified that one of her goals is to increase the number of individuals employed as project managers. This would prove beneficial to all areas of the City and the committee members are supportive of this effort.

The geographic balance of commissions is a concern and goal of Aldermen from all areas of the City.

The cost of real estate to non profit housing corporations was raised. The question was why charge a sales price to a corporation subsidized with block grant funds? The policy of charging the same cost for all areas of the City was discussed. CDA/SLDC staff such as housing analysts and business district managers can be very helpful and are crucial to the development process. However, there seems to be a wide range of skill level and effectiveness of the various staff members.

It was reported that the Master plan in the 5<sup>th</sup> Ward was substantially complete in December and editing was the only thing required. As of June 13<sup>th</sup>, the plan was still incomplete.

A "how to guide" to development in the City was identified as a need. This guide would be a great service to both potential developers and aldermen.

The issue of how and who should determine the level of gap financing for a project was discussed at length with varying opinions.

In general, the development agencies and the process were thought to be inconsistent, too slow, and not consumer friendly. There seem to be too many staff who tell aldermen and developers what can't be done and too few who try to find a way to make things work.

#### **RECOMMENDATIONS:**

1. Information pertaining to tax sales, HUD sales listings and distressed property

should be provided to Aldermen on a regular basis.

2. Increasing the pool of capable rehab companies will help all areas of the City and every effort should be made to include this as a primary goal.

3. All areas of the city should be represented on commissions and boards.

4. The policy of setting sale prices on City owned real estate should be revised to more accurately reflect market prices.

5. Aldermen work closely with housing analysts and business district managers. Aldermen should be consulted as to the effectiveness of those they work with.

6. A "How To" guide to explain the City development process should be developed, printed and made available to the public and the Aldermen.

7. A clear mission statement is needed to give the development agencies, the aldermen and the public a better understanding of what the agencies are responsible for and how they plan to discharge that responsibility.

8. When Federal and State laws are obviously flawed and result in impediments to the City development process, it is incumbent on the City to seek assistance from our Federal and State elected officials.

9. Some believe that the St. Louis County government development staff has a less restrictive view of Federal and State laws. City officials should spend some time with County counterparts to see if we can exchange mutually beneficial information

10. A renewed effort should be made to inform the public of the many successful efforts by development staff, aldermen and business owners to retain and attract business.

Businesses expand and locate in the city, often with the assistance of empowerment zone designation, tax abatement, tax increment financing, facade improvement funds and other types of incentives, but relatively few of these efforts make it to the news media. The HUDZ committee believes there are many good stories to tell but few are told. The publicity effort is a responsibility of the development staff. This effort should be a high priority. Media releases about projects occurring in all parts of the city should be issued on a regular basis and copies should be sent to the aldermen in which the activity takes place.

11. Consideration should be given to establish a Main Street program in some city business districts and the use of the National-Trust for Historic Preservation. Other cities, such as Boston, Massachusetts, have been

successful in revitalizing business districts through collaboration between private and public entities. Although our efforts in St. Louis have met with success, even more dramatic improvement may be achieved through a more focused effort. See Appendix II.

The Housing, Urban Development and Zoning Committee offers the above recommendations in the spirit of cooperation and collaboration. We appreciate the participation of Deputy Mayor Geisman and the development staff in the hearings and the committee wishes to continue this process. It is our plan to hold a hearing in November, 2001 to discuss and evaluate the changes which have occurred in the development process as well as the result of these changes.

Respectfully submitted,  
Alfred Wessels, Chairman  
Housing, Urban Development  
and Zoning

#### **Resolution No. 10**

**WHEREAS**, the slow pace by which City-assisted residential and commercial developments occur continues to be a source of frustration and concern to the residents of this City as well as the members of this Board of Aldermen; and

**WHEREAS**, the demolition of city owned property, the processing of home repair loans and the general lack of coordination in the effort to stimulate commercial development in this city are but a few of the issues we need to address if the City of St. Louis is to take advantage of development and growth opportunities; and

**WHEREAS**, the availability of funding for these projects becomes a secondary concern if the process by which the projects are developed is inadequate and ineffectual; and

**WHEREAS**, a meaningful and public discussion of these issues is well within the purview of the Housing, Urban Development and Zoning Committee; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we direct the Committee on Housing, Urban Development and Zoning to convene a series of hearings to discuss the current state of city assisted development and to produce a report detailing any finding and recommendations which the Committee deems reasonable. We further direct the Committee to call any and all witnesses necessary to accomplish this task and to be empowered to subpoena such witnesses if required.

Introduced the 27th day of April, 2001 by:

Honorable Alfred Wessels, Alderman 13th Ward  
Honorable Craig Schmid, Alderman 10th Ward  
Honorable Freeman Bosley, Sr., Alderman 3rd Ward  
Honorable Peggy Ryan, Alderwoman 4th Ward

Alderman Wessels  
Chairman of the Committee

Mr. Bosley of the Committee on Streets, Traffic & Refuse submitted the following report which was read.

Board of Aldermen Committee report,  
July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Streets, Traffic & Refuse to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

#### **Board Bill No. 89**

An ordinance recommended by the Parking Commission of the City of St. Louis and authorizing and directing the City acting through the Treasurer of the City in his capacity as Supervisor of Parking, to issue subordinated parking revenue bonds in an aggregate principal amount not to exceed \$50,000,000; setting forth certain terms and conditions for such bonds; approving and authorizing the execution and delivery of the bond purchase agreement; and authorizing the taking of further actions with respect thereto; authorizing the taking of other actions, approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; and containing severability and emergency clauses.

Alderman Bosley  
Chairman of the Committee

Ms. Tyus of the Committee on Public Safety submitted the following report which was read.

Board of Aldermen Committee report,  
July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Public Safety to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

#### **Board Bill No. 91 (Committee Substitute)**

An ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Twenty-Seventh Ward, as said boundaries are currently defined or

may be defined in the future, for a period of three year from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances, and the issuance of a drink license to persons operating a restaurant at a previously non-licensed premises; and containing an emergency clause.

**Board Bill No. 120  
(Committee Substitute)**

An ordinance pertaining to public nuisances, amending Section Fourteen of Ordinance 64693, allowing the Comptroller to issue a special assessment to recover the cost of any demolition or repair required to abate a public nuisance prior to the occurrence of such action by placing a lien against the property and containing an emergency clause.

**Board Bill No. 123**

An Ordinance authorizing and directing the Director of Public Safety, on behalf of the City of St. Louis, to enter into and execute a Grant Agreement with the Bureau of Justice Assistance for a grant to fund bulletproof vests, appropriating said funds and authorizing the Safety Manager on behalf of the City, upon approval of the Board of Estimate and Apportionment, to expend the funds by entering into contracts or otherwise for grant purpose and containing an emergency clause.

**Board Bill No. 134  
(Committee Substitute)**

An ordinance repealing Ordinances \_\_\_\_\_ and \_\_\_\_\_ enacting a new ordinance in lieu thereof prohibiting the issuance of any package or drink liquor licenses for any premises within the boundaries of the Twentieth and First Wards, as said boundaries are currently defined, for a period of three years from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances; and containing an emergency clause.

Alderwoman Tyus  
Chairman of the Committee

Mr. Kennedy of the Committee on Public Utilities submitted the following report which was read.

Board of Aldermen Committee report, July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Public Utilities to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

**Board Bill No. 76**

An Ordinance to establish mandatory minimum consumer practices and protections for cable operators hereafter providing service in the City of St. Louis with definitions of terms, severability, penalty and emergency provisions.

**Board Bill No. 77  
(Committee Substitute)**

An ordinance relating to certain television systems; repealing Ordinance 58462, as amended by Ordinance 64773, and Ordinance 64773; with definitions of terms; providing for the granting of franchises to construct, operate and maintain cable television systems within the City of St. Louis; providing procedures for the award of cable television franchises, and prescribing certain terms and conditions of such franchises; providing methods and standards for the regulation, operation and maintenance of cable television systems pursuant to franchises; providing penalties for violations; and regulating open video systems.

**Board Bill No. 78**

An ordinance approving a settlement agreement between the City of St. Louis and St. Louis Tele-Communications, Inc., a Missouri corporation; authorizing and directing the Communications Commissioner and Comptroller to execute, on behalf of the City of St. Louis, such settlement agreement in substantially the form attached.

**Board Bill No. 79**

An ordinance relating to cable television; reported on by the Board of Public Service; granting a renewal cable television franchise for a term of fifteen years to St. Louis Tele-Communications, Inc., a Missouri corporation, providing cable television services as AT&T Broadband, for the upgrading, operation and maintenance of a cable television system in the City of St. Louis, upon specified terms and conditions, with definitions of terms; and providing for the regulation of such franchise.

**Board Bill No. 80**

An ordinance relating to broadband Internet access.

**Board Bill No. 133**

An ordinance relating to cable television; recommended by the Board of Public Service; amending Ordinance 59197, as amended by Ordinances 64436, 64770, 64911, 65093 and 65186; extending the expiration date of the term of the cable television franchises granted by Ordinance 59197 for certain areas in the City from August 13, 2001, until the earlier of October 31, 2001, or the effective date of a renewal franchise, and extending the deadline

for response to the Request for Renewal Proposal for Cable Television Franchise previously issued pursuant to Ordinance 64882 until October 31, 2001, unless a renewal franchise issued shall be effective on or prior to October 31, 2001, in which event no such response shall be required.

Alderman Kennedy  
Chairman of the Committee

Mr. Shrewsbury of the Committee on Transportation & Commerce submitted the following report which was read.

Board of Aldermen Committee report, July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Transportation & Commerce to whom was referred the following appointments, report that they have considered the same and recommend adoption.

The appointment of Reginald Scott and Matthew McBride to the Port Authority Commission.

Mr. Shrewsbury moved to approve the appointment of Reginald Scott and Matthew McBride to the Port Authority Commission.

Seconded by Ms. Ford-Griffin.

Carried unanimously by voice vote.

Alderman Shrewsbury  
Chairman of the Committee

**REPORT OF  
SPECIAL COMMITTEES**

None.

**BOARD BILLS FOR PERFECTION**

Mr. Conway moved that Board Bill No. 115 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Gregali.

Carried by the following vote.

Ayes: Smith, Flowers, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Kirner, Clay, Carter and Krewson - 25.

Noes: Tyus - 1

Present:0

Mr. Conway moved that Board Bill No. 116 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Ortmann.

Carried by the following vote.

Ayes: Smith, Flowers, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Kirner, Clay, Carter and Krewson - 25.

Noes: Tyus - 1

Present:0

Mr. Conway moved that Board Bill No. 117 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Ortmann.

Carried by the following vote:

Ayes: Smith, Flowers, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Kirner, Clay, Carter and Krewson - 25.

Noes: Tyus - 1.

Present:0

Mr. Conway moved that Board Bill No. 118 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Schmid

Carried by the following vote:

Ayes: Smith, Flowers, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Kirner, Clay, Carter and Krewson - 25

Noes: Tyus. 1

Present:0

Mr. McMillan moved that Board Bill No. 12 (Committee Substitute) before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Kirner.

Carried unanimously by voice vote.

Mr. Schmid moved that Board Bill No. 101 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Ortmann.

Carried unanimously by voice vote.

Mr. McMillan moved that Board Bill No. 102 before the Board for perfection, be

perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Kirner.

Carried unanimously by voice vote.

Mr. Ortmann moved that Board Bill No. 108 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Ms. Florida.

Carried unanimously by voice vote.

Mr. Ortmann moved that Board Bill No. 109 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Ms. Florida.

Carried unanimously by voice vote.

Ms. Krewson moved that Board Bill No. 124 before the Board for perfection, be placed on the informal calendar. perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by

Carried unanimously by voice vote.

Mr. Conway moved that Board Bill No. 126 before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass".

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

Mr. Conway moved to suspend the rules for the purpose of moving the following Board Bills to the third reading calendar for final passage: Board Bill Nos. 115, 116, 117 and 118.

Seconded by Mr. Kirner

Carried by the following vote:

Ayes: Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 26

Noes: Smith and Tyus - 2

Present:0

Mr. Conway moved to suspend the rules for the purpose of moving the following Board Bills to the third reading calendar for final passage: Board Bill Nos. 12 (Committee Substitute), 101, 102, 108, 109 and 126.

Seconded by Mr. Kirner.

Carried by the following vote:

Ayes: Smith, Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Tyus, Long, Jones, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 27

Noes: 0

Present: Flowers. 1

### THIRD READING CONSENT CALENDAR

Mr. Wessels moved for third reading and final passage of Board Bill Nos. 12 (Committee Substitute), 101, 102, 108, 109 and 126 .

Seconded by Mr. Villa.

Carried by the following vote:

Ayes: Smith, Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Tyus, Long, Jones, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 28.

Noes:0

Present:0

### Board Bill No. 12 (Committee Substitute)

An ordinance recommended by the Board of Public Service to vacate public surface rights for vehicle, equestrian and pedestrian travel on 1) the 15 foot wide east/west and north/south alleys in City Block 3750 as bounded by Enright Avenue, Spring Avenue, Delmar Boulevard, and Vandeventer Avenue; 2) Delmar Boulevard from Vandeventer Avenue to Spring Avenue; 3) an irregular portion of Enright Avenue at Spring Avenue (a.k.a. Enright Avenue Cut-off); 4) Carpenter Place from Enright Avenue south 155 feet to alley, and 5) the 15 foot wide east/west alley in City Block 3751 as bounded by Delmar Boulevard, Spring Avenue, Washington Boulevard and Vandeventer Avenue in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

### Board Bill No. 101

An ordinance recommended by the Board of Public Service to vacate public surface rights for vehicle, equestrian and pedestrian travel on a 50 foot portion of Indiana Avenue south of Miami and abutting City Block 1654 for Monroe School located at 3641 Missouri in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter

authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

#### **Board Bill No. 102**

An ordinance recommended by the Board of Public Service to vacate public surface rights for vehicle, equestrian and pedestrian travel on Benton Street from Glasgow Avenue to Elliott Avenue and the 15 foot wide north/south alley in City Block 1898 as bonded by Montgomery, Baldwin (vacated), Benton, and Glasgow in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

#### **Board Bill No. 108**

An ordinance repealing Sections Two and Three of Ordinance 58461 relating to the rate of levy for the South Grand Square Special Business District reducing the rate of levy to zero to be effective on the effective date of Ordinance \_\_\_\_\_ (Board bill # 109) establishing a Community Improvement District in the area of the South Grand Community Improvement District.

#### **Board Bill No. 109**

An ordinance approving the Petition of the South Grand Community Improvement District, Inc. and property owners and establishing the South Grand Community Improvement District, and containing a severability clause and an emergency clause.

#### **Board Bill No. 126**

An ordinance establishing the per ward expenditures of the Ward Capital Improvements Account funds appropriated in Fund 1220 of Ordinance 65198 (CSBB No. 1) in the amount of Nine Million Dollars (\$9,093,750) and containing an emergency clause.

### **THIRD READING, REPORT OF THE ENGROSSMENT COMMITTEE AND FINAL PASSAGE OF BOARD BILLS**

Board of Aldermen, Committee Report, St. Louis, July 16, 2001.

To the President of the Board of Aldermen:

The Committee on Engrossed and Enrolled Bills to whom was referred the following Board Bills report that they have considered the same and they are truly engrossed.

Mr. Conway moved for third reading and final passage of Board Bill No. 115.

Seconded by Mr. Ortmann.

Carried by the following vote:

Ayes: Smith, Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 27

Noes: Tyus. 1

Present:0

#### **Board Bill No. 115**

An ordinance designating a portion of the city of St. Louis, Missouri a redevelopment area; approving a redevelopment plan; approving redevelopment project pursuant to the real property tax increment allocation redevelopment act; and making findings related thereto.

Mr. Conway moved for third reading and final passage of Board Bill No. 116

Seconded by Mr. Kirner.

Carried by the following vote:

Ayes: Smith, Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Jones, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 27

Noes: Tyus. 1

Present:0

#### **Board Bill No. 116**

An ordinance affirming approval of the 3800 Park Avenue redevelopment area and redevelopment project area; adopting tax increment allocation financing; establishing the 3800 Park Avenue special allocation fund of St. Louis; and authorizing the mayor to enter into contracts to facilitate revenue allocation and collection.

Mr. Conway moved for third reading and final passage of Board Bill No. 117

Seconded by Mr. Kirner.

Carried by the following vote:

Ayes: Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 25.

Noes: Smith and Tyus. 2

Present:0

#### **Board Bill No. 117**

An ordinance authorizing the execution of a redevelopment agreement and other related actions in connection with redevelopment of the 3800 Park Avenue redevelopment project area.

Mr. Conway moved for third reading and final passage of Board Bill No. 118

Seconded by Mr. Kirner.

Carried by the following vote:

Ayes: Flowers, Bosley, Ryan, Ford-Griffin, Reed, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Kennedy, McMillan, Long, Sondermann, Bauer, Kirner, Clay, Carter and Krewson - 25.

Noes: Smith and Tyus. 2

Present:0

#### **Board Bill No. 118**

An ordinance recommended by the board of estimate and apportionment authorizing and directing the issuance and delivery of up to \$390,000.00 principal amount of tax increment revenue notes (3800 park avenue redevelopment area) series 2001 of the city of St. Louis, Missouri, for the purpose of financing certain projects, prescribing the form and details of said notes; and providing for the creation of certain funds and accounts and providing for the payment of the principal of and interest on said notes as they become due.

### **REPORT OF THE ENROLLMENT COMMITTEE**

Board of Aldermen, Committee Report, St. Louis, July 16, 2001.

To the President of the Board of Aldermen

The Committee on Engrossed and Enrolled Bills to whom was referred the following Board Bills report that they have considered the same and they are truly enrolled.

#### **Board Bill No. 115**

An ordinance designating a portion of the city of St. Louis, Missouri a redevelopment area; approving a redevelopment plan; approving redevelopment project pursuant to the real property tax increment allocation redevelopment act; and making findings related thereto.

#### **Board Bill No. 116**

An ordinance affirming approval of the 3800 Park Avenue redevelopment area and redevelopment project area; adopting tax increment allocation financing; establishing the 3800 Park Avenue special allocation fund of

St. Louis; and authorizing the mayor to enter into contracts to facilitate revenue allocation and collection.

#### **Board Bill No. 117**

An ordinance authorizing the execution of a redevelopment agreement and other related actions in connection with redevelopment of the 3800 Park Avenue redevelopment project area.

#### **Board Bill No. 118**

An ordinance recommended by the board of estimate and apportionment authorizing and directing the issuance and delivery of up to \$390,000.00 principal amount of tax increment revenue notes (3800 park avenue redevelopment area) series 2001 of the city of St. Louis, Missouri, for the purpose of financing certain projects, prescribing the form and details of said notes; and providing for the creation of certain funds and accounts and providing for the payment of the principal of and interest on said notes as they become due.

#### **Board Bill No. 12 (Committee Substitute)**

An ordinance recommended by the Board of Public Service to vacate public surface rights for vehicle, equestrian and pedestrian travel on 1) the 15 foot wide east/west and north/south alleys in City Block 3750 as bounded by Enright Avenue, Spring Avenue, Delmar Boulevard, and Vandeventer Avenue; 2) Delmar Boulevard from Vandeventer Avenue to Spring Avenue; 3) an irregular portion of Enright Avenue at Spring Avenue (a.k.a. Enright Avenue Cut-off); 4) Carpenter Place from Enright Avenue south 155 feet to alley, and 5) the 15 foot wide east/west alley in City Block 3751 as bounded by Delmar Boulevard, Spring Avenue, Washington Boulevard and Vandeventer Avenue in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

#### **Board Bill No. 101**

An ordinance recommended by the Board of Public Service to vacate public surface rights for vehicle, equestrian and pedestrian travel on a 50 foot portion of Indiana Avenue south of Miami and abutting City Block 1654 for Monroe School located at 3641 Missouri in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

#### **Board Bill No. 102**

An ordinance recommended by the Board of Public Service to vacate public surface rights

for vehicle, equestrian and pedestrian travel on Benton Street from Glasgow Avenue to Elliott Avenue and the 15 foot wide north/south alley in City Block 1898 as bonded by Montgomery, Baldwin (vacated), Benton, and Glasgow in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

#### **Board Bill No. 108**

An ordinance repealing Sections Two and Three of Ordinance 58461 relating to the rate of levy for the South Grand Square Special Business District reducing the rate of levy to zero to be effective on the effective date of Ordinance \_\_\_\_\_ (Board bill # 109) establishing a Community Improvement District in the area of the South Grand Community Improvement District.

#### **Board Bill No. 109**

An ordinance approving the Petition of the South Grand Community Improvement District, Inc. and property owners and establishing the South Grand Community Improvement District, and containing a severability clause and an emergency clause.

#### **Board Bill No. 126**

An ordinance establishing the per ward expenditures of the Ward Capital Improvements Account funds appropriated in Fund 1220 of Ordinance 65198 (CSBB No. 1) in the amount of Nine Million Dollars (\$9,093,750) and containing an emergency clause.

Board Bills Numbered 115, 116, 117, 118, 12 (Committee Substitute), 101, 102, 108, 109 and 126 were read and all other business being suspended, Mr. Shrewsbury, in the presence of the Board and in open session, affixed his signature in accordance with the provisions of the Charter.

#### **COURTESY RESOLUTIONS CONSENT CALENDAR**

Mr. Shrewsbury introduced Resolution Nos. 84 and 86 and the Clerk was instructed to read same.

#### **Resolution No. 84**

**WHEREAS**, we have been apprised that after Forty-five years of dedicated service to the City of St. Louis with the St. Louis Metropolitan Police Department, Daniel Wagner will retire on July 31, 2001; and

**WHEREAS**, Daniel Wagner began his career with the St. Louis Metropolitan Police Department on October 6, 1955; and

**WHEREAS**, during her forty-five years of service, Daniel Wagner has performed the duties of Switchboard Operator, Office Clerk,

Lead Record Clerk, Senior Clerk and Property Clerk; and

**WHEREAS**, since May 11, 1993 Daniel Wagner has served as Senior Property Clerk; and

**WHEREAS**, Daniel Wagner has been a valued employee whose experience and commitment will be missed by the employees of the St. Louis Metropolitan Police Department and the Citizens of the City of St. Louis; and

**WHEREAS**, Daniel Wagner has been a loving and devoted husband to his wife of Thirty-seven years, Dorothy Wagner; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to congratulate Daniel Wagner for Forty-five years of commitment and loyalty to the citizens of the City of St. Louis and we wish him peace and happiness in his retirement and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced on the 13th day of July, 2001 by:

Honorable James Sondermann, Alderman 23rd Ward

#### **Resolution No. 86**

**WHEREAS**, the Mississippi River Trail (MRT) is a ten state cycling route in the process of development intended to connect more than two thousand miles of diverse landscape between Lake Itasca, Minnesota and the Gulf of Mexico; and

**WHEREAS**, the MRT is one of sixteen National Millennium Trails in this country designed to introduce travelers to the rich history and natural beauty of the United States; and

**WHEREAS**, the MRT will offer visitors from around the world a unique look at the Mighty Mississippi and the small town and large metropolitan areas which populate its banks; and

**WHEREAS**, for more than two hundred years the City of St. Louis has played an integral role in the history and culture of the Mississippi River and will greatly contribute to the eclectic experience of cycling along the MRT; and

**WHEREAS**, the challenge of developing the MRT provides a unique opportunity for the City of St. Louis to join with other communities along the river in providing the resources needed to create a world class attraction;

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we commend the efforts of the Mississippi River Trial Corporation in developing the concept of the Mississippi River Trail and we encourage the full participation of the City of St. Louis and the State of Missouri in establishing a local link to this creative endeavor.

Introduced on the 13th day of July, 2001 by:  
Honorable Phyllis Young, Alderwoman 7th Ward

Unanimous consent having been obtained Resolution Nos. 84 and 86 stood considered.

Mr. Shrewsbury moved that Resolution Nos. 84 and 86 be adopted, at this meeting of the Board.

Seconded by Mr. Villa.

Carried unanimously by voice vote.

### FIRST READING OF RESOLUTIONS

Ms. Young introduced Resolution No. 85 and requested that it be assigned to the Committee on Housing, Urban Development & Zoning for hearing.

#### Resolution No. 85

RESOLUTION NUMBER 85 goes here

Mr. Gregali moved to suspend the rules for the purpose of introducing Resolution No. 87.

Seconded by Mr. Ortmann.

Carried by the following vote:

Mr. Gregali introduced Resolution No. 87 and requested that it be assigned to the Committee on Neighborhood Development for hearing.

#### Resolution No. 87

**WHEREAS**, in recent years the Stolar Partnership has provided legal counsel to various departments and offices of the City of St. Louis; and

**WHEREAS**, as a result of this representation the Stolar Partnership has received an unknown amount of public funds in payment of the legal fees billed by the attorneys handling the City business; and

**WHEREAS**, for the last several months the Stolar Partnership has provided legal representation before the City Board of Adjustment for the corporate entity attempting to build a K-Mart store at the corner of Chippewa and Kingshighway; and

**WHEREAS**, as a result of the Board of Adjustment's recent ruling in this matter a

lawsuit has been filed by attorneys for the Stolar Partnership on behalf of their client; and

**WHEREAS**, the Office of the City Counselor is required to defend the decision of the Board of Adjustment and it is anticipated that considerable time and effort will be expended by employees of the City in defense of this lawsuit; and

**WHEREAS**, there is the appearance of a conflict of interest and an ethical impropriety in the actions of the attorneys for the Stolar Partnership to the extent that they receive public funds for work performed on behalf of the City of St. Louis and cause to expenditure of City resources by filing lawsuits against the City on behalf of private clients;

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we direct the Committee on Neighborhood Development to convene a hearing to determine the nature and extent of all contracts for employment between the Stolar Partnership and the City of St. Louis or any city or county office, department, division or agency of the City of St. Louis and further to seek a determination from the appropriate authorities as to the possible existence of a conflict of interest resulting from the dual representation of Stolar Partnership attorneys and

**WE FURTHER AUTHORIZE** the Neighborhood Development Committee to issue subpoenas to procure the necessary testimony and documentation for a complete review of this matter and to provide the full Board of Aldermen with a report of their findings.

Introduced on the 13th day of July, 2001 by:

Honorable Stephen Gregali, Alderman 14th Ward

### SECOND READING OF RESOLUTIONS

None.

### MISCELLANEOUS AND UNFINISHED BUSINESS

None

### ANNOUNCEMENTS

None.

### EXCUSED ALDERMEN

All Aldermen were present.

### ADJOURNMENT

Mr. Wessels moved that the Board hold a special meeting on Tuesday, July 17, 2001.

Seconded by Mr. Villa.

Ms. Tyus requested that the motion be made in writing to the Clerk.

Mr. Schmid moved to adjourn.

Seconded by Ms. Tyus.

Failed by the following vote:

Ayes: Smith, Bosley, Reed, Schmid, Kennedy, McMillan, Tyus, Clay and Carter - 9

Noes: Flowers, Ryan, Griffin, Young, Conway, Ortmann, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Jones, Sondermann, Bauer, Kirner and Krewson - 18

Present: 0

Motion to convene a special meeting carried by the following vote:

Ayes: Flowers, Ryan, Griffin, Young, Conway, Ortmann, Schmid, Villa, Heitert, Wessels, Gregali, Florida, Shrewsbury, Roddy, Long, Jones, Sondermann, Bauer, Kirner and Krewson - 20

Noes: Smith, Bosley, Reed, ennedey, McMillan, Tyus, Clay and Carter - 8

Present: 0

Mr. Wessels moved to adjourn under rules to return Tuesday, July 17, 2001.

Seconded by Mr. Villa.

Carried unanimously by voice vote.

Respectfully submitted,  
Fred F. Steffen, Clerk  
Board of Aldermen

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## BOARD OF PUBLIC SERVICE

### REGULAR MEETING St. Louis, MO - July 17, 2001

Board met at 1:45 P.M.

Present: Directors Visintainer, Suelmann, Selders, Bess, Thomas, Bushmeyer and Acting President Kuss.

Absent: Director Griggs. (excused)

Request of the Director of Airport to be excused from the Regular Meeting of July 17, 2001 designating Mr. Don Huber to act in his behalf was received and leave of absence granted.

Minutes of the Regular Meeting of July 10, 2001 were unanimously approved.

The following documents were referred by the Secretary:

**July 11, 2001**

To the Directors of Public Utilities and Streets: 105791, MCI/WorldCom, start at n/w corner of Skinker and University, hand trench west.

To the Director of Streets: 105792, Cheltenham Neighborhood Association, hang banners in outlining neighborhood; 4 on Hampton, 3 on Macklind, 4 on Oakland and 5 on Manchester.

To the Directors of Streets and Public Safety: 105793, City Realty, Inc., encroach in R.O.W. along St. Charles at Tucker with dock.

**July 12, 2001**

To the Director of Streets: 105794, McCormick Baron Management Co., hang banners at 3 locations, 25 at O'Fallon Place; 15 at Murphy Park and 12 at The Brewery.

To the Directors of Streets and Public Safety: 105795, Grbic Restaurant and Market, encroach with sidewalk café at 4071 Keokuk.

To the Directors of Health and Hospitals and Public Safety: 105796, The Salvation Army Hope Center for Children, conduct day care center at 3740 Marine.

**July 16, 2001**

To the Directors of Health and Hospitals and Public Safety: 105797, Forest Park Children Center, conduct day care center at 5457 Highland Park Drive. 105173, Urban League d/b/a MLK Head Start, amend permit to conduct day care center at 1437 Laurel to capacity of 74 children.

**July 16, 2001**

To the Directors of Public Utilities and Public Safety: 105798, M.S., J.A. and E.C. Daus/Richard and Michael Codd, resubdivide Lots 1-4 in C.B. 5055 at 3152-64 Alfred.

To the Directors of Health and Hospitals and Public Safety: 105799, Holy Trinity Preschool, conduct day care center at 1420 Mallinckrodt. 105800, Peace for Kids, conduct day care center at 325 No. Newstead. 105801, Purvey and Porter Small World, conduct day care center at 6104a Delmar. 105802, Solemn Child Development Center, conduct day care center at 5933 Lillian.

Communications, reports, recommendations and documents were submitted by Board Members and action thereon taken as follows:

**PRESIDENT**

Detailed plans and specifications for the following work approved and Board set date of August 21, 2001 for opening bids for the work and the Secretary instructed to insert the proper advertisement therefore:

Letting No. 8133 - ADA, Plumbing, Ventilating and Lighting Improvements, Gamble Recreation Center, Gamble and Glasgow

Preliminary approval ordered given and 10 days granted in which to sign same:

Letting No. 8111 - Improvements to McKinley and Summit Avenues, Project No. 00029, Gershenson Construction Co., Inc., #2 Truitt Dr., Eureka, MO 63025, Amount: \$492,890

Letting No. 8119 - Resurfacing, Restoration and Rehabilitation of Streets, Curbs, and Gutter Inlets North and South Broadway Corridor, Stika Concrete Contracting, Co., Inc. 10703 Teshire, St. Louis, MO 63123, Amount: \$918,043.65

Letting No. 8120 - Pilot Residential Sound Insulation Program Part VI, Seals Enterprises, Inc., 1515 No. Warson, Suite 149, St. Louis, MO 63132, Amount: \$366,568.83

Addendum No. 4 to the plans and specifications for Letting No. 8128 - Grattan Street Parkway Building Demolition approved and made part of the original plans.

Addendum No. 3 to the plans and specifications for Letting No. 8129 - St. Louis Fire Station Renovations, Package 2A approved and made part of the original plans.

Addendum No. 1 to the plans and specifications for Letting No. 8130 - Construction Staging Area at Lambert approved and made part of the original plans.

Board declared as emergency work for MSI Life Safety Improvements, Emergency Lighting Renovations, 7600 Hall.

**DIRECTOR OF PUBLIC UTILITIES**

Draft of the following ordinance approved Secretary instructed to forward same to the Board of Aldermen with the recommendation that it be passed:

"Board Bill 133 amending Ordinance 59197, as amended by Ordinance 64436, 64770, 64911, 65093 and 65186; extending the expiration date of the cable television franchises from August 13, 2001, until the earlier of October 31, 2001 or the effective date of a renewal franchise."

**DIRECTORS OF PUBLIC UTILITIES AND STREETS**

2 permits or AT & T and (1) for Southwestern Bell to install communication system ordered approved as follows, subject to certain conditions: 105769, 18<sup>th</sup> and St. Charles; 105770, 18<sup>th</sup> and Lucas; 105774, Grand and Wilmington;

**DIRECTORS OF PUBLIC UTILITIES AND PUBLIC SAFETY**

Application No. 105785, Affordable City Homes of St. Louis, Inc., subdivide parcels of land in C.B. 2153 at 2901 and 2907 St. Vincent, ordered approved, subject to certain conditions.

**DIRECTOR OF STREETS**

Draft of the following ordinance approved and Secretary instructed to forward same to the Board of Aldermen with the recommendation that it be passed:

"An ordinance to conditionally vacate an irregular portion of 18<sup>th</sup> approximately 30' x 108' at Madison."

3 permits ordered approved as follows, subject to certain conditions: 105803, Forest Park Southeast Community Development Corporation Main Street Committee, apply a painted mural on temporary construction wall at 4266-70 Manchester and 1110 Tower Grove; 105794, McCormick Baron Management Co., banners (25) at O'Fallon Place; (15) at Murphy Park and (12) at The Brewery; 105792, Cheltenham Neighborhood Association, banners (4) on Hampton; (3) on Macklind; (4) on Oakland and (5) on Manchester.

**DIRECTORS OF STREETS, PARKS, RECREATION AND FORESTRY, HEALTH AND HOSPITALS & PUBLIC SAFETY**

Application No. 105669, Better Family Life, Inc., hold event July 21, 2001 in Fairgrounds Park ordered approved, subject to certain conditions.

**DIRECTORS OF STREETS AND PUBLIC SAFETY**

Application No. 105786, Jeff Strohmeyer, encroach with steps at 1824 So. 10<sup>th</sup> ordered approved, subject to certain conditions.

**DIRECTORS OF HEALTH AND HOSPITALS AND PUBLIC SAFETY**

Joint recommendation that (7) day care centers and (3) residential care facilities be approved as follows: 105787, Grace Hill Settlement House d/b/a Chippewa Full Day Headstart, 3401 Chippewa; 105789, Grace Hill Settlement House d/b/a Berea Headstart, 3010 Olive; 105788, Grace Hill Settlement House d/b/a Virginia Full Day Headstart, 5325 Virginia ; 105614, Transformation Child Training Center, 4140 Page; 105740, A Brighter Horizon, 3321 Union; 105316, BJ's Tot Town Daycare, 3625 Garrison; 105317, Purvey & Porter Small World Day Care Center, 1902a Union; 103856, Peter & Paul Community Services, Inc. d/b/a Benedict

Joseph Labre Center; 105295, Always Kare Residential Facility, 5076 Waterman; 104638, Reliant Care Bernard, LLC d/b/a Bernard Care Center, 4335 West Pine

3 day care centers ordered filed as follows, projects abandoned: 105453, BJ's Tot Town, 3117-19 No. Grand; 105577, CDI d/b/a Northside Community Headstart, 2510 No. Sarah; 105434, Your Daycare, 2525 So. Kingshighway

### DIRECTOR OF PUBLIC SAFETY

6 Conditional Use Permits ordered approved, with conditions, as submitted by the Hearing Officer, per Board Order No. 766.

The following items were not listed on the posted Agenda: 260205, 260207, 206209

Adjourned to meet Tuesday, July 24, 2001 at 1:45 P.M.

Joseph K. Kuss,  
Acting President

Attest:

Darlene A. Plump,  
Secretary

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## PUBLIC NOTICE

The Board of Public Service will hold a public hearing on Tuesday, August 28, 2001 at 1:45 p.m. in Room 208 City Hall to consider the following taxicab applications presented to this Board in the Year 2001:

Spencer Moore, minimum of 10 taxicabs

Hugo's Taxicab Co., 10 taxicabs

Hicks Cab Co., 5 taxicabs

Ron's Executive Cab Service, Inc., 1 taxicab and 3 - 7 passenger vans

Nuka G. Anue, 1 taxicab

Joseph K. Kuss,  
Acting President

Attest:

Darlene A. Plump,  
Secretary

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### Office of the Board of Public Service City of St. Louis

SEALED PROPOSALS will be received for the Public Work Hereinafter mentioned at the Office of the Board of Public Service, Room 208, City Hall, until 1:45 P.M. **August 14, 2001**, St. Louis, Missouri time, at which time they will be publicly opened and read, viz:

**LETTING NO. 8131:** Pilot Residential Sound Insulation Program, Part VIII at LAMBERT

### ST. LOUIS INTERNATIONAL AIRPORT

#### DEPOSIT: \$5,900.00

Plans, specifications and general information may be obtained in the Office of the Assistant Director of Airports for Planning/Development, 4610 North Lindbergh Blvd. Bridgeton, Missouri 63044, from 8:30 AM to 4:00 PM, Monday through Friday and upon payment of fifty dollars (\$50.00) for each package. Purchased sets become the property of the prospective bidder and no refunds will be made. Information concerning this project may be obtained by telephoning (314) 551-5025.

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 208, City Hall.

Each bidder shall specify in his proposal in figures, without interlineations, alterations or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to be basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, payable to the order of the City Treasurer, for the amount of Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of ten percent (10%). The City will make final payment, including all retained percentages, within ten (10) days after completion of all work and final acceptance.

"The City of St. Louis hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award."

The contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

All labor to be performed under this contract shall be subject to the provisions of Sections 290.210 to 290.340 inclusive, of the Revised Statutes of Missouri, 1986.

The right of the Board of Public Service to reject any or all bids are expressly reserved.

By order of the Board of Public Service,  
**July 10, 2001.**

Joseph K. Kuss,  
Acting President

Attest:

Darlene A. Plump,  
Secretary

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### Office of the Board of Public Service City of St. Louis

SEALED PROPOSALS will be received for the Public Work hereinafter mentioned by the Board of Public Service, Room 208 City Hall, until 1:45 P.M., St. Louis, Missouri time on **AUGUST 21, 2001**, which time they will be publicly opened and read, viz:

**LETTING NUMBER 8133:** ADA, PLUMBING, VENTILATING AND LIGHTING IMPROVEMENTS, GAMBLE RECREATION CENTER, GAMBLE AND GLASGOW, PROJECT NO. 98904, ST. LOUIS, MISSOURI

**DEPOSIT: \$8,375.00**

Drawings, Specifications and Form of Contract may be examined at the Office of the President of the Board of Public Service, Room 301 City Hall.

Sets of Drawings, Specifications and Proposal Form may be obtained by giving three (3) days notice, and upon payment of **THIRTY** dollars (**\$30.00**) for each set.

Purchased sets become the property of the prospective bidder and no refunds will be made.

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 208 City Hall.

Each bidder shall specify in his proposal in figures, without interlineations, alterations,

or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications, and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to the basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, payable to the Order of the City Treasurer, or a Surety Bond approved by the Comptroller, for the amount of Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of ten (10%) percent. Final payment, including all retained percentages, will be made within ten (10) days after completion of all work and final acceptance by the City.

The City of St. Louis will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The M/WBE goal for this project is 25% and 5%.

Federal funds will be used to assist in the development of this project.

The Contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

All labor to be performed under this contract shall be subject to the provisions of Section 290.210 to 290.340, inclusive, of the Revised Statutes of Missouri.

The right of the Board of Public Service to reject any or all bids is expressly reserved.

By Order of the Board of Public Service,  
**JULY 17, 2001.**

Joseph K. Kuss,  
Acting President

Attest:

Darlene A. Plump,  
Secretary

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## PUBLIC NOTICE

A public hearing will be held by the Board of Adjustment at 1:30 p.m. on Wednesday, July 25, 2001, in Room 208 City Hall to consider the following:

**APPEAL 7968** - Appeal filed by Jenny Shaw, from the determination of the Building Commissioner in the denial of a home occupancy waiver authorizing the Appellant to operate a home day care with 10 children at 3515 Pestalozzi. **Ward 9**

**APPEAL 7969** - Appeal filed by Chippewa Auto Parts, Inc., from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto sales with outside storage at 7090 Lansdowne. **Ward 16 #AO225060-01**

**APPEAL 7970** - Appeal filed by Auto-Tech & Automotive, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an automotive repair with inside and outside storage at 4068 Page Blvd. **Ward 18 #AO224442-01**

**APPEAL 7971** - Appeal filed by Midwest Communication Solutions, Inc., from the determination of the Board of Public Service in the denial of a building permit authorizing the Appellant to install an outdoor pay phone at 3301 Humphrey Street. **Ward 9 #AB220295-01**

**APPEAL 7972** - Appeal filed by Association of African-American Role Models, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a transitional living program at 4309 DeSoto. **Ward 3 #AO225988-01**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

E. Smoot, Chairman

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## PUBLIC NOTICE

A public hearing will be held by the Board of Adjustment at 1:30 p.m. on Wednesday, August 1, 2001, in Room 208 City Hall to consider the following:

**APPEAL 7973** - Appeal filed by Commercial Parking Lot Maintenance, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an office with inside and outside storage of trucks and equipment at 5302 Michigan. **Ward 11 #AO225436-01**

**APPEAL 7974** - Appeal filed by Stone Works, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate inside and outside storage of vehicles and stone on pallets at 1447-51 Wright St. **Ward 5 #AO223723-01**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

K. Duckworth, Chairman

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## PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on **Thursday, August 2, 2001** on the following conditional uses:

**4386 Lindell** - Home Occupancy Waiver - Home Remodeling (Office Use Only) - "E" - Multiple Family Dwelling District. **Ward 17**

**1125 Talmage** - Home Occupancy Waiver - Hauling Cleaning (Office Use Only) - "B" - Two Family Dwelling District. **Ward 17**

**3920 Wilmington 2E** - Home Occupancy Waiver - Lawn Care (Office Use Only) - "B" - Two Family Dwelling District. **Ward 13**

**1726 Annie Malone Dr - AO219218-01** - Church - "C" - Multiple Family Dwelling District. **Ward 4**

**2619 N 14th Street - AO225506-01** - Retail Appliance Store (New & Used) Change of Ownership - "F" - Neighborhood Commercial District. **Ward 5**

**5943 Natural Bridge - AB224486-01** - Interior & Exterior Alterations (Zoning Only) (Church) Plans - "F" - Neighborhood Commercial District. **Ward 1**

**3064 Thomas - AB221729-01** - Interior & Exterior Alterations (Per Plans) (Church) 30 Days Only - "C" - Multiple Family Dwelling District. **Ward 19**

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## NOTICE OF OPEN MEETING

Notice is hereby given that the HUMAN DEVELOPMENT CORPORATION OF METROPOLITAN ST. LOUIS WILL CONDUCT A MEETING AT 12:00 NOON, ON JULY 27, 2001 AT 935 N. VANDEVENTER, ST. LOUIS, MO

A tentative agenda of the meeting includes:

Roll Call of Members Present

Review of Minutes of the June 29, 2001 Meeting

Correspondence

Reports

- 1) Selection of Nominating Committee
- 2) Chairman's Report
- 3) Safety Committee Report
- 4) Budget and Audit Committee Report
- 5) Executive Director's Report

Old Business

New Business

Representatives of the news media may obtain copies of this notice by contacting:

Mrs. Ruth A. Smith  
929 North Spring Avenue  
St. Louis, MO 63108  
(314) 613-2200

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## DEPARTMENT OF PERSONNEL

### NOTICE OF EXAMINATIONS

The Department of Personnel, Room 100 City Hall, City of St. Louis, Missouri, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

Application period for the following examination will close when enough applications are received to fill anticipated vacancies. Please submit applications as soon as possible.

#### AIRPORT POLICE OFFICER

Prom./O.C. 8709

\$31,824 to \$43,446 (Annual Salary Range)

#### CONCRETE FINISHER

Prom./O.C. 8704

\$15.44 to \$21.54 (Hourly Salary Range)

Vacation, Holidays, Sick Leave, Social Security, and Employee Retirement System Benefit privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured in the office of the Department of Personnel, Room 100 City Hall. Applications can be submitted on the Internet. Visit our web site ([www.stlouiscity.com](http://www.stlouiscity.com)) and select Civil Service Job Opportunities.

William C. Duffe,  
Director

July 17, 2001

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## NOTICE TO ALL BIDDERS

CITY ORDINANCE requires that any individual or company who performs work within the City limits must obtain a Business License. This would also apply to business who employ sales or delivery personnel to come into the City. Contracts requiring work to be performed in the City will **NOT** be awarded to unlicensed businesses. Please contact the License Collector, Room 104 City Hall, St. Louis, Missouri, 63103 or phone (314) 622-4528. You may also refer to our on-line site at [www.stlouiscity.com](http://www.stlouiscity.com)

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## SUPPLY COMMISSIONER

Office of the Supply Commissioner, Room 324, City Hall, 1200 Market Street, St. Louis, Missouri 63103, Tuesday, July 24, 2001 - ADVERTISED BIDS will be received by the undersigned to be opened at the office at 12:00 o'clock noon, for the items listed below on the dates specified.

### Notice to All Suppliers

NOTE: It is the policy of the City of St. Louis that all firms desiring to do business with the City of St. Louis must comply with employment practices that are in accordance with the ordinances of the City of St. Louis and the Mayor's Executive Order promulgated there-under to the end that all Contractors and suppliers of materials and services will offer equal opportunity for employment and job advancement to blacks and other minority groups in the St. Louis Metropolitan area.

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TUESDAY, JULY 31, 2001

### MANDATORY PRE-BID MEETING

For the Contract for Batteries (Auto, Tractor/Truck) (Re-advertisement) for a period of two (2) years from date of award. The pre-bid meeting will be on July 31, 2001 at 10:00 AM

in City Hall, Room 324, 1200 Market Street, St. Louis, MO. **Potential bidders must have a representative present at this meeting in order to bid on this contract.** Bids for this contract will be due by Noon on August 14, 2001.

### FLEXIBLE FUEL MINIVAN (Re-Advertisement)

for furnishing the Refuse Division as per Req. #165 on file in this office.

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Printed forms and any further information required will be furnished on application at this office.

**Bidders are invited to be present at the opening of bids. Bid results may be available 30 days following the date of bid opening. If you desire bid results, please include a self-address, stamped envelope with your bid.**

The City of St. Louis desires to purchase recycled products whenever possible, especially items containing post consumer waste materials. If your company can supply recycled products, please provide information to this office.

The right to reject any and all bids is reserved.

Freddie L. Dunlap  
Supply Commissioner  
(314) 622-4580  
[www.stlouiscity.com](http://www.stlouiscity.com)

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## PUBLIC NOTICE

### THE BOARD OF STANDARDIZATION

The Board of Standardization conducts meetings on the 2nd and 4th Wednesday of each month for the purpose of approving proposed supply contracts. The meetings are at 2:00 p.m. in Room 324, City Hall.

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