



Agenda
Olivette City Council Meeting
August 9, 2016
7:00 PM
Council Chambers of City Hall
9473 Olive Boulevard
Olivette, MO 63132

1. Roll Call
2. Communications
3. City Manager's Report
4. City Council Reports
5. July Monthly Financial Report

Documents:

[JULY 2016 FINANCIAL REPORT.PDF](#)

6. Bond Funds Quarterly Investment Report
A quarterly report of holdings and maturities of investments held by 5/3 Securities of our Series 2014 GO Bond funds.

Documents:

[QUARTERLY INVESTMENT REPORT- BOND FUNDS.PDF](#)

7. Hearing From Citizens

Documents:

[HEARING FROM CITIZENS.PDF](#)

8. A Catalyst Strategy For The Economic Enhancement Of Olivette
In May of 2015, Development Strategies was hired to create a development strategy that would assist the City in planning for two redevelopment areas. Development Strategies will present their final report "A Catalyst Strategy for the Economic Enhancement of Olivette".

Documents:

[DEVELOPMENT STRATEGIES FINAL REPORT.PDF](#)
[A CATALYST STRATEGY FOR OLIVETTE.PDF](#)

9. Bill #2817 - An Ordinance Fixing The Annual Rate Of Tax Levy For 2016 On All Property Within The City Of Olivette, Providing For The Extension Of Said Taxes On The Books Of The Collector By The County Clerk And Providing For The Collection Thereof - First Reading
First reading to set 2016 Tax Rates

Documents:

[2016 REAL ESTATE AND PERSONAL PROPERTY TAX RATE FIRST READING.PDF](#)

10. Bill #2818 - An Ordinance To Amend The Title Of Chapter 520 Excavations And Grading And Adopt A New Chapter Title Called Chapter 520 Rights Of Way Usage And Grading And Enact A New Article I Titled Rights Of Way Usage Code - First Reading

This ordinance will amend and rename Chapter 520 Excavations and Grading. Chapter 520 will now be called "Rights of Way Usage and Grading", and Article I Excavations of the renamed Chapter 520 will be repealed and replaced with a new article titled Article I Rights of Way Usage Code.

Documents:

[CCS-BILL 2818 TA CH 520 RIGHTS OF WAY USAGE CODE.PDF](#)

11. Bill #2819 – An Ordinance Of The City Of Olivette, Missouri, To Establish A Procedure To Disclose Potential Conflicts Of Interest And Substantial Interests For Certain Municipal Officials – First Reading

Every two years, the Missouri Ethics Commission requires that political subdivisions adopt an ordinance to require Financial Interest Statements for Political Subdivisions (short form) to be filed by elected officials and key appointed officials. The City of Olivette last adopted this ordinance as Ordinance #2523 on August 12, 2014.

Documents:

[BILL 2819 - CONFLICTS OF INTEREST.PDF](#)

12. Application For Liquor License For LuLu's Asian Kitchen, Located At 9626 Olive Boulevard. Lu Lu's Asian Kitchen is a restaurant to be located in the Olivette Center, in a tenant space address of 9626 Olive Boulevard. Lu Lu's is applying for a liquor license to authorize sales 7-days a week. Liquor Licenses are issued by the City Council in accordance with Chapter 600 Liquor Control of the Olivette Municipal Code.

Documents:

[CCS-LIQUOR LICENSE APP-LULUS ASIAN KITCHEN.PDF](#)

13. Consideration Of 1989 John Deere Backhoe As Surplus

The 1989 John Deere backhoe (asset # 8853) serves as reserve equipment for winter salt loading or emergency operations. After 27 years of use the machine requires too much maintenance to be a cost effective component of the Public Works equipment fleet.

Documents:

[1989 JD BACKHOE SUBMITTAL.PDF](#)

14. Selection Of City Center Washer-Extractor

A recommendation of selection of a vendor for a new Washer/Extractor for Fire Department use in the City Center. Request for proposal responses were opened on August 1, 2016, with 3 responding vendors. See the accompanying memo and additional information on responders.

Documents:

[SELECTION OF WASHER-EXTRACTOR FOR CITY CENTER.PDF](#)

15. Review And Approval Of The Minutes Of The July 26, 2016 City Council Meeting
The City Council is asked to review and approve the minutes from the July 26, 2016 City Council meeting.

Documents:

[DRAFT COUNCIL MINUTES 2016-07-26.PDF](#)

16. Hearing From Citizens (Part 2)

Documents:

[HEARING FROM CITIZENS - PART 2.PDF](#)

17. City Attorney's Report

City Attorney Paul Martin will give a verbal report to the City Council.

18. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444

Individuals desiring to speak at the meeting are asked to fill out speaker cards available on the speaker's podium and submit the cards to the City Clerk prior to the call to order and roll call. Speakers are respectfully asked to hold comments to three (3) minutes to allow all those who wish a chance to speak. Speakers will be called on to speak during the "Hearing from Citizens" portion of the meeting. Please address all comments to the Mayor.

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you.

Please note that the City Council may adjourn to closed session pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client matters pursuant to Section 610.021(1), real estate matters pursuant to Section 610.021(2), personnel matters pursuant to 610.021(3), audit matters pursuant to Section 610.021(17), or for any other reason allowed by Missouri law.

The news media may obtain copies of this notice by contacting:

Barbara Sondag
City Manager
9473 Olive Boulevard
Olivette, Missouri 63132
(314) 993-0444

Posted this 5th day of August, 2016 at 1:00 PM.

Myra G. Bennett

Myra G. Bennett, CMC/MPCC
City Clerk
City of Olivette



CITY COUNCIL AGENDA SUBMISSION
August 9, 2016

Agenda Item:

Financial Reports for the month ending 7/31/2016

Description:

Included in the Council packets are financial reports for the period July 1, 2015 through July 31, 2016. The reports include a Revenue and Expenditures Summary for Funds 01 through 40 and a Revenue and Expenditures Detail for Funds 01 through 40.

Recommended Action:

No action necessary – monthly financial report

Attachments:

1. Monthly Financial Report

Funding Request:

None

Submitted by:

Darren Mann, CPA
DEPARTMENT HEAD



Memorandum

To: City Council
From: Darren Mann, Finance Director
Subject: July Financial Report
Date: August 3, 2016

Included with this memo is a summary as well as detailed reports for Funds 01 through 40. The reporting period is the month of July which means prior year actual is reporting July 1, 2015 through July 31, 2015 and then current year actual is reporting July 1, 2016 through July 31, 2016. In addition to reporting year to date actual, there are columns for the annual budget and percent of budget. The final column shows the variance between current year and prior year.

Detailed review of General Fund (Fund 01)

With one month complete (8.3%), our total revenues are below expectations at 7.33% but are higher than last year by \$92,353. Expenditures ended July at 9.81% of budget and \$36,178 lower than last July. With only one month reporting, timing of receipts and payments can temporarily distort the results making analysis an exercise in exceptions rather than meaningful reporting.

Revenues: Sales taxes are once again remaining strong with other revenue sources around the 8.3% expected with one month of reporting. Property taxes will pull on year to date percentages until collection in December. Utility taxes continue to lag on the telecom front but once again remain within our budget expectations again this year and verifying disappointing budgets. Other income benefited from later than usual snow billings as the rate increase was contemplated and the community center category is reporting higher this year than last due to accelerated collections for soccer as a result of registration

Expenditures: Individual department expenditures are at expected levels with the current year reporting very similar to prior year.

Detailed Review of Grants Fund (Fund 02)

Revenue: The Grants Fund is used to track the revenue received from outside agencies for grants. July revenue was for MoDOT overtime grant reimbursements of \$13,771.

Expenditures: Expenditures in the grants fund reflect required match or the expenditures related to the grants received. The payment was made for the fitness equipment for the new facility what will be reimbursed by FEMA at 95%.

Detailed Review of Capital Projects Fund (Fund 05)

Revenue: Revenue for the Capital Projects Fund is generated through sales taxes and property taxes. Sales taxes remittances exceeded expectations at 11.5%.

Expenditures: Total expenditures for July were 5.3% of budget. The operational department in the Capital Projects Fund is the Streets Department ended the month at 6.5% of budget.

Detailed Review of Dielman NID Fund (Fund 11) - NO ACTIVITY

Revenue: Revenue for the Dielman NID Fund is funded through annual assessments with no activity in July.

Expenditures: No activity in July with an interest only debt service payment expected in August.

Detailed Review of North Price NID Fund (Fund 13)

Revenue: Revenue for the North Price NID Fund will come from annual assessments once the project is completed. No draws were made on the temporary financing facility in July.

Expenditures: Expenditures for the NID project totaled \$142,161 in July.

Detailed Review of Pension Fund (Fund 15)

Revenue: Revenue for the Pension Fund comes from collections of real estate and personal property taxes. Collections for the year are expected to be low until December.

Expenditures: The pension incurs expenditures for investment and actuarial services with the remainder of the collection going to the pension plan as employer contributions in December and June. No expenditures were made in July.

Detailed Review Fire Operations Fund (Fund 20)

Revenue: Revenue for the Fire Operations Fund is funded through a specific sales tax. Sales taxes remittances exceeded expectations at 11.5%.

Expenditures: Expenditures charged to this fund cover three fire fighters and associated benefit costs. Recent vacancies in the department have led to lower expenditures recently in this fund but the department has now eliminated the vacancies and expect the expenditures to become steadier. Expenditures for July were 6.4% of budget.

Detailed Review Equipment Replacement (Fund 25)

For the first time since this format of reporting began we'll see activity in this fund in the form of a transfer to the capital improvement fund.

Detailed Review of Municipal Center Const. & DS (Fund 26)

Revenue: Revenue for the Municipal Center Fund comes from collections of real estate and personal property taxes. Property taxes are expected to lag expectations until collection in December. Investment earnings on the idle bond funds are also reported here.

Expenditures: Expenditures for the new facility are tracked in Fund 26. To date expenditures for the municipal center total \$5,327,276. In addition, debt service payments for September and March are included here with the next payment expected in August.

Detailed Review Stormwater/Parks (Fund 30)

Revenue: Revenue for the Stormwater/Parks Fund is generated through a specific sales tax. Sales taxes remittances exceeded expectations at 11.7%.

Expenditures: The operational department in the Stormwater/Parks Fund is Parks Maintenance and it ended July at 8.48% of budget.

Detailed Review Sewer Lateral (Fund 40)

Revenue: Revenue for the Sewer Lateral Fund is funded by an annual \$50 collection per household. Collections are anticipated to lag expectations until December.

Expenditures: Expenditures come in the form of reimbursements to citizens for qualified sewer lateral problems. Reimbursements are at 10.8% of budget.

Fund Balances (unaudited) as of the end of July 2016:

General Fund – Fund 01:	\$ 4,318,440
Grants Fund – Fund 02:	\$ (45,023)
Capital Projects – Fund 05:	\$ 1,340,709
Dielman NID – Fund 11:	\$ 55,626
North Price NID – Fund 13:	\$ (149,881)
Pension Fund – Fund 15:	\$ 6,810
Fire Operations – Fund 20:	\$ 17,029
Equipment Replacement – Fund 25:	\$ 343,710
Dielman Facility 2014 - Fund 26:	\$ 8,486,417
Parks – Fund 30:	\$ 1,141,144
Escrow – Fund 35	\$ 37
Sewer Lateral – Fund 40	\$ 643,517

July 2016 - Dashboard				
Fund	Sales Tax	Property Tax	Total Revenue	% of Budget
01 – General Fund	\$196,507	\$18,603	\$535,923.16	7.33%
05 – Capital Improvement	\$56,537	\$779	\$57,317	6.48%
15 – Pension	NA	\$2,531	\$2,531	.45%
20 – Fire Operations	\$33,257	NA	\$33,257	11.47%
26 – Debt Service	NA	\$4,121	\$9,040	.85%
30 – Stormwater/Parks	\$66,515	NA	\$66,515	11.67%

REVENUE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Revenues							
Parks and Recreation	359,500.00	25,167.57	7.00	301,250.00	37,603.64	12.48	12,436.07
Court	318,500.00	36,202.87	11.37	321,750.00	28,343.63	8.81	-7,859.24
Medical Transport Fees	180,000.00	12,516.99	6.95	155,000.00	19,211.54	12.39	6,694.55
Investment Income	6,500.00	512.99	7.89	20,000.00	2,044.63	10.22	1,531.64
Licenses	259,000.00	1,494.47	0.58	265,500.00	11,866.99	4.47	10,372.52
Other Income	92,000.00	7,678.58	8.35	102,000.00	39,989.62	39.21	32,311.04
Permits	186,965.00	14,707.66	7.87	201,425.00	15,180.00	7.54	472.34
Property Taxes	1,715,000.00	4,968.89	0.29	1,718,000.00	18,602.73	1.08	13,633.84
Sales Tax	1,832,400.00	161,714.11	8.83	1,930,000.00	196,506.82	10.18	34,792.71
Transfers	143,400.00	0.00	0.00	75,500.00	0.00	0.00	0.00
Utility Taxes	2,255,500.00	178,605.96	7.92	2,217,500.00	166,573.56	7.51	-12,032.40
Revenues	7,348,765.00	443,570.09	6.04	7,307,925.00	535,923.16	7.33	92,353.07
Grand Total Net Effect:	7,348,765.00	443,570.09	6.04	7,307,925.00	535,923.16	7.33	92,353.07

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Legislative	129,908.00	9,972.06	7.68	133,920.00	9,961.55	7.44	-10.51
Administration	136,255.00	11,019.24	8.09	142,700.00	12,088.73	8.47	1,069.49
Finance Department	348,040.00	25,834.53	7.42	370,000.00	30,816.81	8.33	4,982.28
Municipal Court	147,090.00	11,336.40	7.71	133,520.00	9,277.12	6.95	-2,059.28
City Attorney	100,000.00	997.50	1.00	100,000.00	18,398.75	18.40	17,401.25
Research & Information	44,195.00	2,815.00	6.37	27,308.00	1,573.00	5.76	-1,242.00
Planning & Zoning	550.00	0.00	0.00	550.00	0.00	0.00	0.00
Community Affairs/OOTG	27,200.00	2,585.00	9.50	31,922.00	0.00	0.00	-2,585.00
Zoning Board Of Adjustment	1,025.00	0.00	0.00	1,350.00	0.00	0.00	0.00
Economic Development	13,880.00	0.00	0.00	9,030.00	0.00	0.00	0.00
City Hall Redevelopment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Old Bonhomme Road Agreement	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Elections	9,010.00	0.00	0.00	9,010.00	0.00	0.00	0.00
Rabies Control	57,985.00	5,239.42	9.04	59,270.00	5,359.80	9.04	120.38
Fire Department	2,226,395.00	217,122.84	9.75	2,220,007.00	221,597.65	9.98	4,474.81
Police Department	2,489,407.00	221,251.41	8.89	2,494,092.00	213,132.70	8.55	-8,118.71
Community Center	187,787.00	8,823.16	4.70	167,870.00	9,349.15	5.57	525.99
Recreation	359,480.00	29,034.65	8.08	385,272.00	42,759.03	11.10	13,724.38
Planning & Comm Devpmt	403,410.00	31,313.32	7.76	402,005.00	39,069.99	9.72	7,756.67
Refuse Collection	357,700.00	22,825.08	6.38	378,541.00	23,141.34	6.11	316.26

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Municipal Property-General	130,448.00	12,772.76	9.79	133,590.00	9,006.76	6.74	-3,766.00
Insurance	99,000.00	67,447.00	68.13	107,000.00	71,629.00	66.94	4,182.00
Expenditures	7,348,765.00	680,389.37	9.26	7,306,957.00	717,161.38	9.81	36,772.01
Grand Total Net Effect:	-7,348,765.00	-680,389.37	9.26	-7,306,957.00	-717,161.38	9.81	-36,772.01

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 02 - Grants							
Revenues							
Dept: 0000	2,130,000.00	3,853.48	0.18	1,500,000.00	13,770.94	0.92	9,917.46
Revenues	2,130,000.00	3,853.48	0.18	1,500,000.00	13,770.94	0.92	9,917.46
Expenditures							
Fire Department	0.00	0.00	0.00	60,000.00	57,537.00	95.90	57,537.00
Police Department	25,000.00	3,853.48	15.41	29,000.00	1,256.69	4.33	-2,596.79
Parks	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00
Old Bonhomme Improv. Project	2,105,000.00	0.00	0.00	1,400,000.00	0.00	0.00	0.00
Expenditures	2,130,000.00	3,853.48	0.18	1,500,000.00	58,793.69	3.92	54,940.21

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 05 - Capital Projects Fund							
Revenues							
Dept: 0000	875,000.00	46,192.13	5.28	885,000.00	57,316.56	6.48	11,124.43
Revenues	875,000.00	46,192.13	5.28	885,000.00	57,316.56	6.48	11,124.43
Expenditures							
Fire Department	34,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Police Department	61,025.00	0.00	0.00	68,500.00	19,697.00	28.75	19,697.00
Street Department	571,464.00	36,288.27	6.35	566,918.00	37,133.83	6.55	845.56
Street Dept. Improvements	195,000.00	0.00	0.00	230,000.00	0.00	0.00	0.00
Old Bonhomme Improv. Project	0.00	2,943.11	0.00	260,000.00	17,801.71	6.85	14,858.60
N. Price NID Improv. Project	0.00	0.00	0.00	250,000.00	0.00	0.00	0.00
Capital Expenses	43,511.00	0.00	0.00	38,521.00	0.00	0.00	0.00
Expenditures	905,000.00	39,231.38	4.33	1,413,939.00	74,632.54	5.28	35,401.16

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REVENUE/EXPENDITURE REPORT

OLIVETTE

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7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 11 - Dielman NID Improvement Dist.							
Revenues							
Dept: 0000	45,000.00	0.00	0.00	47,000.00	0.00	0.00	0.00
Revenues	45,000.00	0.00	0.00	47,000.00	0.00	0.00	0.00
Expenditures							
Capital Expenses	47,857.00	6,296.25	13.16	48,000.00	0.00	0.00	-6,296.25
Expenditures	47,857.00	6,296.25	13.16	48,000.00	0.00	0.00	-6,296.25

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REVENUE/EXPENDITURE REPORT

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	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 13 - North Price NID							
Revenues							
Dept: 0000	1,943,000.00	0.00	0.00	1,877,221.00	0.00	0.00	0.00
Revenues	1,943,000.00	0.00	0.00	1,877,221.00	0.00	0.00	0.00
Expenditures							
N. Price NID Improv. Project	943,000.00	3,561.61	0.38	627,221.00	142,160.75	22.67	138,599.14
Capital Expenses	1,000,000.00	0.00	0.00	1,250,000.00	0.00	0.00	0.00
Expenditures	1,943,000.00	3,561.61	0.18	1,877,221.00	142,160.75	7.57	138,599.14

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REVENUE/EXPENDITURE REPORT

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7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 15 - Pension Fund							
Revenues							
Dept: 0000	558,000.00	1,591.98	0.29	562,000.00	2,530.77	0.45	938.79
Revenues	558,000.00	1,591.98	0.29	562,000.00	2,530.77	0.45	938.79
Expenditures							
Pension Plan	548,000.00	0.00	0.00	562,000.00	0.00	0.00	0.00
Expenditures	548,000.00	0.00	0.00	562,000.00	0.00	0.00	0.00

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REVENUE/EXPENDITURE REPORT

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7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 20 - Fire Operations Fund							
Revenues							
Dept: 0000	280,000.00	26,728.67	9.55	290,000.00	33,257.27	11.47	6,528.60
Revenues	280,000.00	26,728.67	9.55	290,000.00	33,257.27	11.47	6,528.60
Expenditures							
Fire Department	224,591.00	20,602.91	9.17	244,800.00	15,679.06	6.40	-4,923.85
Expenditures	224,591.00	20,602.91	9.17	244,800.00	15,679.06	6.40	-4,923.85

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REVENUE/EXPENDITURE REPORT

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7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 25 - Equipment Replacement Fund							
Expenditures							
Street Dept. Improvements	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00
Expenditures	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 26 - Municipal Center-Const. & DS							
Revenues							
Dept: 0000	992,000.00	5,794.96	0.58	1,067,000.00	9,039.63	0.85	3,244.67
Revenues	992,000.00	5,794.96	0.58	1,067,000.00	9,039.63	0.85	3,244.67
Expenditures							
City Hall Redevelopment	1,012,000.00	36.63	0.00	8,100,000.00	23,004.40	0.28	22,967.77
New Facility Expenditures	0.00	17.75	0.00	0.00	41.40	0.00	23.65
Capital Expenses	1,000,000.00	169,767.50	16.98	900,000.00	0.00	0.00	-169,767.50
Expenditures	2,012,000.00	169,821.88	8.44	9,000,000.00	23,045.80	0.26	-146,776.08

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 30 - Local Parks/Storm Water Fund							
Revenues							
Dept: 0000	562,000.00	53,457.24	9.51	570,000.00	66,514.50	11.67	13,057.26
Revenues	562,000.00	53,457.24	9.51	570,000.00	66,514.50	11.67	13,057.26
Expenditures							
Parks	467,305.00	27,322.07	5.85	421,961.00	35,798.91	8.48	8,476.84
Capital Improvements	144,225.00	0.00	0.00	245,000.00	0.00	0.00	0.00
Expenditures	611,530.00	27,322.07	4.47	666,961.00	35,798.91	5.37	8,476.84

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 35 - Escrow Trust Fund							
Revenues							
Dept: 0000	480.00	41.90	8.73	500.00	36.80	7.36	-5.10
Revenues	480.00	41.90	8.73	500.00	36.80	7.36	-5.10
Expenditures							
Escrow expenses	480.00	0.00	0.00	500.00	0.00	0.00	0.00
Expenditures	480.00	0.00	0.00	500.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 40 - Sewer Lateral Fund							
Revenues							
Dept: 0000	135,720.00	771.85	0.57	136,000.00	507.76	0.37	-264.09
Revenues	135,720.00	771.85	0.57	136,000.00	507.76	0.37	-264.09
Expenditures							
Sewer Improvements	104,336.00	5,146.20	4.93	104,340.00	8,101.70	7.76	2,955.50
Expenditures	104,336.00	5,146.20	4.93	104,340.00	8,101.70	7.76	2,955.50
Grand Total Net Effect:	-1,005,594.00	-137,403.57	13.66	-8,633,040.00	-175,238.22	2.03	-37,834.65

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Revenues							
Acct Class: COM Parks and Recreation							
0550.00 CC Room Rentals	80,000.00	4,235.74	5.29	70,000.00	2,967.00	4.24	-1,268.74
0552.00 CC Vending Machines	1,000.00	0.00	0.00	750.00	57.75	7.70	57.75
0553.00 Youth Soccer	73,500.00	818.80	1.11	53,000.00	26,355.37	49.73	25,536.57
0554.00 Youth Basketball	17,500.00	0.00	0.00	16,500.00	0.00	0.00	0.00
0555.00 Youth Baseball	52,000.00	0.00	0.00	40,000.00	0.00	0.00	0.00
0556.00 Adult Softball	8,500.00	0.00	0.00	5,500.00	400.00	7.27	400.00
0559.00 Halloween Program	0.00	0.00	0.00	500.00	0.00	0.00	0.00
0560.00 Day Camp	65,000.00	13,589.03	20.91	70,000.00	5,719.03	8.17	-7,870.00
0561.00 Programs	20,000.00	1,059.00	5.30	20,000.00	785.49	3.93	-273.51
0562.00 Olivette On The Go	30,000.00	5,000.00	16.67	10,000.00	0.00	0.00	-5,000.00
0563.00 Turkey Trot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0563.01 Turkey Trot Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0590.00 Rent-City Parks	12,000.00	465.00	3.88	15,000.00	1,319.00	8.79	854.00
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Parks and Recreation	359,500.00	25,167.57	7.00	301,250.00	37,603.64	12.48	12,436.07
Acct Class: CORT Court							
0500.00 Court Fines	255,000.00	30,259.50	11.87	270,000.00	24,736.50	9.16	-5,523.00
0501.00 Court Bonds Forfeited	18,000.00	2,050.00	11.39	15,000.00	500.00	3.33	-1,550.00
0502.00 Court Costs	36,000.00	3,114.37	8.65	28,500.00	2,341.13	8.21	-773.24
0504.00 Court Costs-Restitution	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0505.00 Local Police Training Fees	3,500.00	259.00	7.40	3,250.00	390.00	12.00	131.00
0507.00 Biometrics System	6,000.00	520.00	8.67	5,000.00	376.00	7.52	-144.00
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Court	318,500.00	36,202.87	11.37	321,750.00	28,343.63	8.81	-7,859.24
Acct Class: FEES Medical Transport Fees							
0475.00 Medical Transport Fees	180,000.00	12,516.99	6.95	155,000.00	19,211.54	12.39	6,694.55
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Medical Transport Fees	180,000.00	12,516.99	6.95	155,000.00	19,211.54	12.39	6,694.55
Acct Class: INV Investment Income							
0525.00 Investment Income	6,500.00	512.99	7.89	20,000.00	2,044.63	10.22	1,531.64
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Investment Income	6,500.00	512.99	7.89	20,000.00	2,044.63	10.22	1,531.64
Acct Class: LIC Licenses							
0429.00 Financial Institutions Tax	500.00	0.00	0.00	0.00	0.00	0.00	0.00
0430.00 Automobile Fees	38,000.00	418.40	1.10	38,000.00	500.99	1.32	82.59
0431.00 Merchants & Mfg Licenses	162,000.00	484.57	0.30	170,000.00	0.00	0.00	-484.57
0431.01 Service Licenses	51,000.00	425.00	0.83	50,000.00	100.00	0.20	-325.00
0432.00 Liquor Licenses	6,000.00	37.50	0.63	6,000.00	0.00	0.00	-37.50
0434.00 Animal Licenses	1,500.00	129.00	8.60	1,500.00	31.00	2.07	-98.00
0450.10 Residential Building Permits	0.00	0.00	0.00	0.00	539.00	0.00	539.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Revenues							
Acct Class: LIC Licenses							
0450.20 Commercial Building Permits	0.00	0.00	0.00	0.00	10,136.00	0.00	10,136.00
0450.30 Inspections	0.00	0.00	0.00	0.00	210.00	0.00	210.00
0466.10 Residential Stormwater Review	0.00	0.00	0.00	0.00	350.00	0.00	350.00
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Licenses	259,000.00	1,494.47	0.58	265,500.00	11,866.99	4.47	10,372.52
Acct Class: OI Other Income							
0415.00 NID Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0575.00 Miscellaneous Revenue	52,000.00	1,582.78	3.04	77,000.00	29,944.52	38.89	28,361.74
0600.00 Snow Removal	40,000.00	6,095.80	15.24	25,000.00	10,045.10	40.18	3,949.30
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Other Income	92,000.00	7,678.58	8.35	102,000.00	39,989.62	39.21	32,311.04
Acct Class: PER Permits							
0450.00 Building Permits	115,000.00	7,586.52	6.60	123,000.00	7,100.00	5.77	-486.52
0452.00 Street Opening Permits	2,750.00	250.00	9.09	4,125.00	300.00	7.27	50.00
0454.00 Sign Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0456.00 Residential Inspections	27,000.00	3,025.00	11.20	27,000.00	4,340.00	16.07	1,315.00
0457.00 Residential Occupancy Permits	5,500.00	540.00	9.82	0.00	790.00	0.00	250.00
0458.00 Business Inspections	3,520.00	320.00	9.09	4,000.00	80.00	2.00	-240.00
0459.00 Business Occupancy Permits	370.00	20.00	5.41	600.00	10.00	1.67	-10.00
0460.00 Garage Sale Permits	100.00	35.00	35.00	500.00	10.00	2.00	-25.00
0461.00 Demolition Permits	5,000.00	186.14	3.72	5,000.00	990.00	19.80	803.86
0462.00 Elevator Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0464.00 Subdivision Fees	450.00	0.00	0.00	650.00	0.00	0.00	0.00
0465.00 Residential rental permits	21,375.00	1,995.00	9.33	19,000.00	960.00	5.05	-1,035.00
0466.00 Zoning Fees	5,900.00	750.00	12.71	17,550.00	600.00	3.42	-150.00
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Permits	186,965.00	14,707.66	7.87	201,425.00	15,180.00	7.54	472.34
Acct Class: PROP Property Taxes							
0401.00 Real Estate Tax-Current	1,375,000.00	0.00	0.00	1,387,000.00	0.00	0.00	0.00
0402.00 Real Estate Tax-Prior	25,000.00	3,555.17	14.22	0.00	1,175.59	0.00	-2,379.58
0403.00 Personal Property Tax-Current	212,000.00	0.00	0.00	225,000.00	0.00	0.00	0.00
0404.00 Personal Property Tax-Prior	5,000.00	1,413.72	28.27	0.00	2,027.46	0.00	613.74
0405.00 Utility Tax-State Assessed	38,000.00	0.00	0.00	45,000.00	0.00	0.00	0.00
0410.00 Elmwood Fire District	60,000.00	0.00	0.00	61,000.00	15,399.68	25.25	15,399.68
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Property Taxes	1,715,000.00	4,968.89	0.29	1,718,000.00	18,602.73	1.08	13,633.84
Acct Class: STAX Sales Tax							
0433.00 Gasoline Tax	203,000.00	15,277.29	7.53	205,000.00	17,452.53	8.51	2,175.24
0435.00 Cigarette Tax	21,400.00	1,831.90	8.56	25,000.00	3,748.25	14.99	1,916.35
0437.00 Sales Tax	1,305,000.00	126,066.40	9.66	1,325,000.00	155,992.18	11.77	29,925.78

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Revenues							
Acct Class: STAX Sales Tax							
0439.00 Local Option Use Tax	207,000.00	10,218.14	4.94	270,000.00	11,433.85	4.23	1,215.71
0585.00 State Veh Fee & Tax Increases	96,000.00	8,320.38	8.67	105,000.00	7,880.01	7.50	-440.37
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Sales Tax	1,832,400.00	161,714.11	8.83	1,930,000.00	196,506.82	10.18	34,792.71
Acct Class: TRAN Transfers							
0670.00 Trans from sewer lateral fund	28,000.00	0.00	0.00	30,000.00	0.00	0.00	0.00
0670.01 Transfer fr Escrow Trust Fund	1,000.00	0.00	0.00	500.00	0.00	0.00	0.00
0670.02 Transfer-Park Fund	84,400.00	0.00	0.00	45,000.00	0.00	0.00	0.00
0670.06 Transfer from Cap Imp	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00
0670.09 Transfer From Grants Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Transfers	143,400.00	0.00	0.00	75,500.00	0.00	0.00	0.00
Acct Class: UT Utility Taxes							
0420.00 Ameren UE	930,000.00	98,868.61	10.63	960,000.00	92,362.70	9.62	-6,505.91
0421.00 Laclede Gas	420,000.00	15,895.71	3.78	420,000.00	15,500.18	3.69	-395.53
0421.01 Laclede Energy Resources	2,500.00	22.61	0.90	2,500.00	0.00	0.00	-22.61
0421.02 Contium Energy Services	1,000.00	0.00	0.00	1,000.00	40.99	4.10	40.99
0422.00 County Water	160,000.00	722.85	0.45	165,000.00	908.62	0.55	185.77
0423.00 Landline Gross Receipts	241,000.00	20,179.38	8.37	241,000.00	20,691.72	8.59	512.34
0424.00 Franchise Fee-Cable TV	130,000.00	15,142.07	11.65	123,000.00	13,976.56	11.36	-1,165.51
0425.00 Cell Phone Gross Receipts	371,000.00	27,774.73	7.49	305,000.00	23,092.79	7.57	-4,681.94
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Utility Taxes	2,255,500.00	178,605.96	7.92	2,217,500.00	166,573.56	7.51	-12,032.40
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Revenues	7,348,765.00	443,570.09	6.04	7,307,925.00	535,923.16	7.33	92,353.07
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Grand Total Net Effect:	7,348,765.00	443,570.09	6.04	7,307,925.00	535,923.16	7.33	92,353.07

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 1000 Legislative							
A100.00 Salaries	86,100.00	6,041.81	7.02	90,000.00	6,300.36	7.00	258.55
A400.00 Longevity	2,388.00	181.25	7.59	0.00	0.00	0.00	-181.25
A600.00 FICA	6,771.00	428.43	6.33	6,900.00	433.97	6.29	5.54
A700.00 State Unemployment	460.00	0.00	0.00	500.00	0.00	0.00	0.00
B190.00 Misc. Professional Services	3,200.00	215.00	6.72	3,200.00	0.00	0.00	-215.00
B240.00 Travel & Training	4,245.00	0.00	0.00	4,515.00	0.00	0.00	0.00
B310.00 Notices & Advertising	250.00	0.00	0.00	250.00	0.00	0.00	0.00
B320.00 Printing	250.00	0.00	0.00	250.00	0.00	0.00	0.00
B440.00 Telephone	600.00	35.21	5.87	700.00	40.06	5.72	4.85
B542.00 Copier Expenses	1,300.00	0.00	0.00	1,200.00	73.69	6.14	73.69
B545.00 Computer Repairs & Maint.	750.00	20.00	2.67	750.00	52.56	7.01	32.56
B730.00 Workmens Comp	190.00	87.41	46.01	200.00	95.70	47.85	8.29
B780.00 Group Health & Liability	14,504.00	2,628.24	18.12	14,600.00	2,693.10	18.45	64.86
B790.00 Life & Long Term Disability	650.00	112.96	17.38	1,000.00	51.14	5.11	-61.82
B914.00 Association Dues	6,100.00	155.00	2.54	6,105.00	155.00	2.54	0.00
B920.00 Reception	400.00	0.00	0.00	2,300.00	0.00	0.00	0.00
C110.00 Office Supplies	700.00	0.00	0.00	400.00	0.00	0.00	0.00
C125.00 Books/Publications`	150.00	0.00	0.00	150.00	0.00	0.00	0.00
C470.00 Awards & Gifts	900.00	66.75	7.42	900.00	65.97	7.33	-0.78
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Legislative	129,908.00	9,972.06	7.68	133,920.00	9,961.55	7.44	-10.51
Dept: 1200 Administration							
A100.00 Salaries	102,300.00	7,679.81	7.51	108,000.00	7,908.38	7.32	228.57
A400.00 Longevity	515.00	0.00	0.00	0.00	0.00	0.00	0.00
A600.00 FICA	7,865.00	563.64	7.17	8,300.00	577.62	6.96	13.98
A700.00 State Unemployment	155.00	0.00	0.00	200.00	0.00	0.00	0.00
B210.00 Auto Allowance	4,200.00	350.00	8.33	4,200.00	350.00	8.33	0.00
B240.00 Travel & Training	2,000.00	15.00	0.75	3,750.00	690.00	18.40	675.00
B310.00 Notices & Advertising	100.00	0.00	0.00	0.00	0.00	0.00	0.00
B320.00 Printing	100.00	0.00	0.00	40.00	0.00	0.00	0.00
B440.00 Telephone	2,000.00	49.21	2.46	1,400.00	150.88	10.78	101.67
B542.00 Copier Expenses	1,000.00	0.00	0.00	800.00	64.68	8.09	64.68
B545.00 Computer Repairs & Maint.	1,145.00	20.00	1.75	900.00	105.12	11.68	85.12
B730.00 Workmens Comp	240.00	110.41	46.00	300.00	143.55	47.85	33.14
B780.00 Group Health & Liability	10,785.00	2,080.96	19.29	10,900.00	2,004.95	18.39	-76.01
B790.00 Life & Long Term Disability	750.00	116.22	15.50	1,000.00	63.56	6.36	-52.66
B914.00 Association Dues	1,300.00	0.00	0.00	1,360.00	15.00	1.10	15.00
B920.00 Reception	300.00	0.00	0.00	300.00	0.00	0.00	0.00
C110.00 Office Supplies	400.00	0.00	0.00	150.00	0.00	0.00	0.00
C125.00 Books/Publications`	100.00	0.00	0.00	300.00	14.99	5.00	14.99

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EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 1200 Administration							
C310.00 Gas & Oil	1,000.00	33.99	3.40	800.00	0.00	0.00	-33.99
Administration							
	136,255.00	11,019.24	8.09	142,700.00	12,088.73	8.47	1,069.49
Dept: 1300 Finance Department							
A100.00 Salaries	204,500.00	15,291.27	7.48	216,000.00	16,062.35	7.44	771.08
A400.00 Longevity	303.00	11.57	3.82	0.00	0.00	0.00	-11.57
A600.00 FICA	15,667.00	1,100.39	7.02	16,600.00	1,141.02	6.87	40.63
A700.00 State Unemployment	590.00	64.79	10.98	700.00	0.00	0.00	-64.79
B110.00 Audit	15,000.00	0.00	0.00	20,000.00	0.00	0.00	0.00
B115.00 Payroll Services	11,850.00	933.85	7.88	13,600.00	1,178.34	8.66	244.49
B167.00 Software Support & Maintenance	3,990.00	0.00	0.00	4,200.00	0.00	0.00	0.00
B220.00 Postage	5,385.00	0.00	0.00	6,385.00	1,000.00	15.66	1,000.00
B240.00 Travel & Training	1,850.00	229.75	12.42	1,500.00	531.84	35.46	302.09
B310.00 Notices & Advertising	250.00	0.00	0.00	275.00	0.00	0.00	0.00
B320.00 Printing	1,750.00	125.04	7.15	2,050.00	0.00	0.00	-125.04
B440.00 Telephone	3,200.00	177.27	5.54	3,100.00	259.29	8.36	82.02
B542.00 Copier Expenses	1,500.00	0.00	0.00	1,500.00	0.00	0.00	0.00
B545.00 Computer Repairs & Maint.	2,575.00	80.00	3.11	3,200.00	246.52	7.70	166.52
B730.00 Workmens Comp	465.00	213.92	46.00	500.00	239.24	47.85	25.32
B780.00 Group Health & Liability	38,000.00	6,402.92	16.85	41,800.00	6,582.24	15.75	179.32
B790.00 Life & Long Term Disability	1,680.00	153.60	9.14	2,000.00	130.41	6.52	-23.19
B914.00 Association Dues	595.00	0.00	0.00	780.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	340.00	20.00	5.88	240.00	20.00	8.33	0.00
B991.00 Administrative Bank Charges	7,700.00	725.04	9.42	7,320.00	639.63	8.74	-85.41
B992.00 Admin. Cty Coll PP/Auto	25,000.00	75.54	0.30	25,250.00	62.65	0.25	-12.89
C110.00 Office Supplies	5,850.00	229.58	3.92	3,000.00	2,723.28	90.78	2,493.70
Finance Department							
	348,040.00	25,834.53	7.42	370,000.00	30,816.81	8.33	4,982.28
Dept: 1400 Municipal Court							
A100.00 Salaries	70,000.00	5,005.80	7.15	65,000.00	4,768.46	7.34	-237.34
A200.00 Extra Help	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
A400.00 Longevity	0.00	18.02	0.00	0.00	0.00	0.00	-18.02
A500.00 Overtime	200.00	0.00	0.00	200.00	0.00	0.00	0.00
A600.00 FICA	5,510.00	368.02	6.68	5,000.00	343.27	6.87	-24.75
A700.00 State Unemployment	470.00	18.45	3.93	400.00	7.95	1.99	-10.50
B135.00 Municipal Court Legal Services	30,000.00	2,257.00	7.52	29,000.00	1,000.00	3.45	-1,257.00
B190.00 Misc. Professional Services	0.00	0.00	0.00	100.00	0.00	0.00	0.00
B240.00 Travel & Training	2,100.00	0.00	0.00	2,100.00	0.00	0.00	0.00
B310.00 Notices & Advertising	0.00	0.00	0.00	200.00	0.00	0.00	0.00
B320.00 Printing	100.00	56.05	56.05	100.00	0.00	0.00	-56.05

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 1400 Municipal Court							
B440.00 Telephone	1,100.00	73.13	6.65	1,100.00	79.13	7.19	6.00
B540.00 Equipment Repair	120.00	0.00	0.00	0.00	0.00	0.00	0.00
B542.00 Copier Expenses	0.00	0.00	0.00	0.00	74.20	0.00	74.20
B545.00 Computer Repairs & Maint.	1,200.00	620.00	51.67	1,000.00	105.12	10.51	-514.88
B730.00 Workmens Comp	280.00	128.81	46.00	300.00	143.55	47.85	14.74
B780.00 Group Health & Liability	14,625.00	1,867.62	12.77	10,700.00	1,916.66	17.91	49.04
B790.00 Life & Long Term Disability	415.00	61.80	14.89	500.00	31.08	6.22	-30.72
B912.00 Regis Com & Cont	10,500.00	667.75	6.36	10,000.00	667.75	6.68	0.00
B914.00 Association Dues	120.00	0.00	0.00	120.00	0.00	0.00	0.00
B917.00 Prisoner Housing Contract	3,950.00	0.00	0.00	2,200.00	0.00	0.00	0.00
C110.00 Office Supplies	2,100.00	193.95	9.24	3,500.00	139.95	4.00	-54.00
D320.00 Institutional Equipment	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00
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Municipal Court	147,090.00	11,336.40	7.71	133,520.00	9,277.12	6.95	-2,059.28
Dept: 1450 City Attorney							
B130.00 Legal Services	100,000.00	997.50	1.00	100,000.00	18,398.75	18.40	17,401.25
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City Attorney	100,000.00	997.50	1.00	100,000.00	18,398.75	18.40	17,401.25
Dept: 1500 Research & Information							
B160.00 Public Relations/Publicity Ser	10,000.00	0.00	0.00	5,000.00	1,200.00	24.00	1,200.00
B165.00 Web Site Design/Maintenance	15,000.00	1,545.00	10.30	3,620.00	0.00	0.00	-1,545.00
B167.00 Software Support & Maintenance	1,500.00	1,045.00	69.67	373.00	373.00	100.00	-672.00
B220.00 Postage	4,000.00	225.00	5.63	4,000.00	0.00	0.00	-225.00
B320.00 Printing	9,000.00	0.00	0.00	8,520.00	0.00	0.00	0.00
B910.00 Codification of Ordinance	4,195.00	0.00	0.00	5,195.00	0.00	0.00	0.00
C110.00 Office Supplies	500.00	0.00	0.00	600.00	0.00	0.00	0.00
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Research & Information	44,195.00	2,815.00	6.37	27,308.00	1,573.00	5.76	-1,242.00
Dept: 1601 Planning & Zoning							
B240.00 Travel & Training	100.00	0.00	0.00	100.00	0.00	0.00	0.00
B320.00 Printing	250.00	0.00	0.00	250.00	0.00	0.00	0.00
C120.00 Maps & Publications	200.00	0.00	0.00	200.00	0.00	0.00	0.00
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Planning & Zoning	550.00	0.00	0.00	550.00	0.00	0.00	0.00
Dept: 1605 Community Affairs/OOTG							
B220.00 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B310.00 Notices & Advertising	500.00	0.00	0.00	0.00	0.00	0.00	0.00
B320.00 Printing	500.00	0.00	0.00	0.00	0.00	0.00	0.00
B620.00 Rental, Linen/Equipment	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	11,000.00	1,350.00	12.27	0.00	0.00	0.00	-1,350.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 1605 Community Affairs/OOTG							
B995.00 Contracts - Special Events	3,500.00	1,235.00	35.29	31,922.00	0.00	0.00	-1,235.00
C250.00 Institutional Supplies	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00
C251.00 Supplies - Special Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C275.00 Signage	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00
C430.00 Uniform Accessories	950.00	0.00	0.00	0.00	0.00	0.00	0.00
C470.00 Awards & Gifts	550.00	0.00	0.00	0.00	0.00	0.00	0.00
C490.00 Miscellaneous Commodities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Affairs/OOTG	27,200.00	2,585.00	9.50	31,922.00	0.00	0.00	-2,585.00
Dept: 1606 Zoning Board Of Adjustment							
B240.00 Travel & Training	75.00	0.00	0.00	50.00	0.00	0.00	0.00
B310.00 Notices & Advertising	350.00	0.00	0.00	300.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	600.00	0.00	0.00	1,000.00	0.00	0.00	0.00
Zoning Board Of Adjustment	1,025.00	0.00	0.00	1,350.00	0.00	0.00	0.00
Dept: 1607 Economic Development							
B190.00 Misc. Professional Services	7,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00
B240.00 Travel & Training	250.00	0.00	0.00	250.00	0.00	0.00	0.00
B310.00 Notices & Advertising	350.00	0.00	0.00	200.00	0.00	0.00	0.00
B320.00 Printing	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
B914.00 Association Dues	80.00	0.00	0.00	80.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	4,000.00	0.00	0.00	1,500.00	0.00	0.00	0.00
C120.00 Maps & Publications	200.00	0.00	0.00	0.00	0.00	0.00	0.00
Economic Development	13,880.00	0.00	0.00	9,030.00	0.00	0.00	0.00
Dept: 1610 City Hall Redevelopment							
B190.00 Misc. Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Hall Redevelopment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dept: 1612 Old Bonhomme Road Agreement							
D234.00 Old Bonhomme Improv. Project	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Old Bonhomme Road Agreement	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Dept: 1800 Elections							
B310.00 Notices & Advertising	60.00	0.00	0.00	60.00	0.00	0.00	0.00
B320.00 Printing	300.00	0.00	0.00	300.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	8,650.00	0.00	0.00	8,650.00	0.00	0.00	0.00
Elections	9,010.00	0.00	0.00	9,010.00	0.00	0.00	0.00
Dept: 2000 Rabies Control							
A100.00 Salaries	35,750.00	2,705.77	7.57	38,500.00	2,855.19	7.42	149.42

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 2000 Rabies Control							
A400.00 Longevity	1,768.00	135.29	7.65	0.00	0.00	0.00	-135.29
A600.00 FICA	2,872.00	197.86	6.89	3,100.00	198.68	6.41	0.82
A700.00 State Unemployment	220.00	0.00	0.00	200.00	0.00	0.00	0.00
A970.00 Clothing Allowance	150.00	0.00	0.00	150.00	0.00	0.00	0.00
B540.00 Equipment Repair	100.00	0.00	0.00	100.00	0.00	0.00	0.00
B551.00 Truck Repair	500.00	0.00	0.00	200.00	0.00	0.00	0.00
B730.00 Workmens Comp	510.00	234.62	46.00	600.00	287.09	47.85	52.47
B780.00 Group Health & Liability	11,000.00	1,820.78	16.55	10,900.00	1,997.45	18.33	176.67
B790.00 Life & Long Term Disability	595.00	33.96	5.71	400.00	21.39	5.35	-12.57
B990.00 Misc.Contract Serv.	2,500.00	0.00	0.00	3,100.00	0.00	0.00	0.00
C310.00 Gas & Oil	1,500.00	111.14	7.41	1,500.00	0.00	0.00	-111.14
C320.00 Auto Accessories	200.00	0.00	0.00	200.00	0.00	0.00	0.00
C461.00 Animal Licenses	120.00	0.00	0.00	120.00	0.00	0.00	0.00
C490.00 Miscellaneous Commodities	200.00	0.00	0.00	200.00	0.00	0.00	0.00
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Rabies Control	57,985.00	5,239.42	9.04	59,270.00	5,359.80	9.04	120.38
Dept: 2500 Fire Department							
A100.00 Salaries	1,431,000.00	106,082.41	7.41	1,472,000.00	110,480.64	7.51	4,398.23
A150.00 Holiday Pay	17,000.00	0.00	0.00	16,000.00	0.00	0.00	0.00
A300.00 Salary Adjustment	9,000.00	600.04	6.67	0.00	0.00	0.00	-600.04
A400.00 Longevity	39,034.00	2,519.29	6.45	0.00	0.00	0.00	-2,519.29
A500.00 Overtime	25,500.00	3,866.74	15.16	30,000.00	4,582.29	15.27	715.55
A600.00 FICA	114,000.00	8,196.66	7.19	116,500.00	8,382.93	7.20	186.27
A700.00 State Unemployment	4,000.00	0.00	0.00	3,800.00	0.00	0.00	0.00
A970.00 Clothing Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B150.00 Medical Expenses	11,830.00	0.00	0.00	12,860.00	175.00	1.36	175.00
B167.00 Software Support & Maintenance	10,980.00	1,905.30	17.35	11,050.00	0.00	0.00	-1,905.30
B190.00 Misc. Professional Services	1,650.00	0.00	0.00	1,680.00	0.00	0.00	0.00
B220.00 Postage	100.00	0.00	0.00	100.00	0.00	0.00	0.00
B240.00 Travel & Training	20,700.00	30.00	0.14	22,500.00	474.55	2.11	444.55
B245.00 Tuition Reimbursement	1,800.00	0.00	0.00	1,800.00	0.00	0.00	0.00
B310.00 Notices & Advertising	300.00	75.00	25.00	200.00	0.00	0.00	-75.00
B320.00 Printing	1,500.00	86.24	5.75	1,150.00	0.00	0.00	-86.24
B440.00 Telephone	10,175.00	467.48	4.59	8,015.00	678.98	8.47	211.50
B510.00 Bldg. Repair & Maintenance	2,000.00	418.00	20.90	1,000.00	38.08	3.81	-379.92
B540.00 Equipment Repair	15,000.00	0.00	0.00	13,000.00	255.00	1.96	255.00
B542.00 Copier Expenses	975.00	0.00	0.00	900.00	16.16	1.80	16.16
B545.00 Computer Repairs & Maint.	13,810.00	0.00	0.00	11,595.00	985.61	8.50	985.61
B550.00 Auto Repair	2,080.00	0.00	0.00	1,880.00	780.04	41.49	780.04
B551.00 Truck Repair	20,000.00	792.67	3.96	20,000.00	409.71	2.05	-382.96

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 2500 Fire Department							
B620.00 Rental, Linen/Equipment	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
B630.00 Radio Repair	1,335.00	0.00	0.00	1,335.00	0.00	0.00	0.00
B730.00 Workmens Comp	100,000.00	46,004.17	46.00	101,800.00	48,709.87	47.85	2,705.70
B780.00 Group Health & Liability	228,056.00	37,481.24	16.44	217,000.00	40,776.86	18.79	3,295.62
B790.00 Life & Long Term Disability	11,030.00	1,482.60	13.44	11,000.00	822.82	7.48	-659.78
B912.00 Regis Com & Cont	1,375.00	97.50	7.09	1,375.00	97.50	7.09	0.00
B914.00 Association Dues	1,960.00	0.00	0.00	2,000.00	0.00	0.00	0.00
B915.00 Contracted Programs	50,335.00	0.00	0.00	58,350.00	0.00	0.00	0.00
B920.00 Reception	300.00	0.00	0.00	350.00	0.00	0.00	0.00
B970.00 Clothing Allowance	15,350.00	1,173.69	7.65	15,300.00	0.00	0.00	-1,173.69
B980.00 Car Wash	435.00	0.00	0.00	432.00	29.99	6.94	29.99
B990.00 Misc.Contract Serv.	11,000.00	671.78	6.11	11,000.00	0.00	0.00	-671.78
C110.00 Office Supplies	1,300.00	124.22	9.56	1,300.00	80.23	6.17	-43.99
C120.00 Maps & Publications	120.00	0.00	0.00	120.00	0.00	0.00	0.00
C125.00 Books/Publications`	2,200.00	0.00	0.00	3,300.00	222.88	6.75	222.88
C210.00 Building Maintenance Supplies	250.00	0.00	0.00	250.00	0.00	0.00	0.00
C250.00 Institutional Supplies	400.00	0.00	0.00	500.00	18.34	3.67	18.34
C310.00 Gas & Oil	18,000.00	1,010.64	5.61	18,000.00	0.00	0.00	-1,010.64
C420.00 Fire Fighting Supplies	10,125.00	3,580.83	35.37	10,125.00	1,124.52	11.11	-2,456.31
C430.00 Uniform Accessories	340.00	0.00	0.00	340.00	97.80	28.76	97.80
C455.00 Medical Supplies	17,200.00	456.34	2.65	17,200.00	857.85	4.99	401.51
C470.00 Awards & Gifts	350.00	0.00	0.00	400.00	0.00	0.00	0.00
C490.00 Miscellaneous Commodities	1,500.00	0.00	0.00	1,500.00	1,500.00	100.00	1,500.00
Fire Department	2,226,395.00	217,122.84	9.75	2,220,007.00	221,597.65	9.98	4,474.81
Dept: 2600 Police Department							
A100.00 Salaries	1,563,000.00	117,093.70	7.49	1,665,000.00	117,390.80	7.05	297.10
A150.00 Holiday Pay	16,000.00	1,275.00	7.97	16,000.00	1,275.00	7.97	0.00
A300.00 Salary Adjustment	13,500.00	1,006.26	7.45	0.00	0.00	0.00	-1,006.26
A400.00 Longevity	72,100.00	5,126.34	7.11	0.00	0.00	0.00	-5,126.34
A500.00 Overtime	23,000.00	70.21	0.31	23,000.00	3,031.18	13.18	2,960.97
A511.00 Court Appearance	10,000.00	745.47	7.45	8,000.00	717.44	8.97	-28.03
A600.00 FICA	129,622.00	9,334.29	7.20	130,000.00	8,935.45	6.87	-398.84
A700.00 State Unemployment	4,300.00	98.96	2.30	4,300.00	0.00	0.00	-98.96
B150.00 Medical Expenses	3,485.00	0.00	0.00	4,095.00	0.00	0.00	0.00
B167.00 Software Support & Maintenance	6,630.00	0.00	0.00	4,630.00	0.00	0.00	0.00
B190.00 Misc. Professional Services	7,110.00	-30.00	-0.42	12,795.00	0.00	0.00	30.00
B220.00 Postage	350.00	0.00	0.00	200.00	0.00	0.00	0.00
B240.00 Travel & Training	15,000.00	445.00	2.97	16,830.00	1,274.93	7.58	829.93
B245.00 Tuition Reimbursement	7,200.00	519.00	7.21	9,000.00	0.00	0.00	-519.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 2600 Police Department							
B310.00 Notices & Advertising	1,000.00	0.00	0.00	600.00	0.00	0.00	0.00
B320.00 Printing	1,235.00	200.23	16.21	1,525.00	0.00	0.00	-200.23
B440.00 Telephone	7,600.00	593.02	7.80	9,300.00	712.73	7.66	119.71
B510.00 Bldg. Repair & Maintenance	400.00	0.00	0.00	400.00	0.00	0.00	0.00
B540.00 Equipment Repair	2,100.00	0.00	0.00	1,600.00	140.00	8.75	140.00
B542.00 Copier Expenses	1,200.00	0.00	0.00	3,000.00	26.26	0.88	26.26
B545.00 Computer Repairs & Maint.	12,200.00	0.00	0.00	14,170.00	1,024.92	7.23	1,024.92
B550.00 Auto Repair	10,000.00	97.31	0.97	10,000.00	409.13	4.09	311.82
B630.00 Radio Repair	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
B730.00 Workmens Comp	51,000.00	23,462.13	46.00	52,000.00	24,881.27	47.85	1,419.14
B780.00 Group Health & Liability	282,000.00	48,105.81	17.06	256,000.00	48,565.16	18.97	459.35
B790.00 Life & Long Term Disability	11,920.00	1,693.29	14.21	13,000.00	842.49	6.48	-850.80
B912.00 Regis Com & Cont	45,000.00	3,341.26	7.43	40,700.00	3,206.93	7.88	-134.33
B914.00 Association Dues	1,375.00	0.00	0.00	1,470.00	150.00	10.20	150.00
B915.00 Contracted Programs	100,010.00	0.00	0.00	116,600.00	0.00	0.00	0.00
B917.00 Prisoner Housing Contract	2,200.00	0.00	0.00	2,820.00	101.66	3.60	101.66
B970.00 Clothing Allowance	13,800.00	0.00	0.00	13,800.00	0.00	0.00	0.00
B980.00 Car Wash	1,000.00	0.00	0.00	1,550.00	95.92	6.19	95.92
B990.00 Misc.Contract Serv.	7,235.00	4,832.00	66.79	7,885.00	0.00	0.00	-4,832.00
C110.00 Office Supplies	4,000.00	79.95	2.00	4,000.00	0.00	0.00	-79.95
C120.00 Maps & Publications	300.00	0.00	0.00	0.00	0.00	0.00	0.00
C125.00 Books/Publications`	200.00	0.00	0.00	0.00	0.00	0.00	0.00
C250.00 Institutional Supplies	1,200.00	0.00	0.00	1,550.00	351.43	22.67	351.43
C255.00 Police Suplies	4,255.00	0.00	0.00	2,397.00	0.00	0.00	0.00
C275.00 Signage	300.00	0.00	0.00	300.00	0.00	0.00	0.00
C310.00 Gas & Oil	46,200.00	2,387.18	5.17	38,300.00	0.00	0.00	-2,387.18
C320.00 Auto Accessories	1,400.00	0.00	0.00	400.00	0.00	0.00	0.00
C410.00 Ammunition	5,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00
C430.00 Uniform Accessories	2,180.00	775.00	35.55	2,975.00	0.00	0.00	-775.00
C440.00 Photo Supplies	300.00	0.00	0.00	400.00	0.00	0.00	0.00
T100.03 Transfer to Grants Fund -Match	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Police Department	2,489,407.00	221,251.41	8.89	2,494,092.00	213,132.70	8.55	-8,118.71
Dept: 3000 Community Center							
A100.00 Salaries	38,500.00	0.00	0.00	53,500.00	2,520.00	4.71	2,520.00
A200.00 Extra Help	59,570.00	5,105.21	8.57	15,000.00	2,494.50	16.63	-2,610.71
A500.00 Overtime	0.00	0.00	0.00	0.00	141.75	0.00	141.75
A600.00 FICA	7,505.00	285.44	3.80	8,200.00	386.98	4.72	101.54
A700.00 State Unemployment	600.00	48.52	8.09	600.00	19.44	3.24	-29.08
A970.00 Clothing Allowance	0.00	0.00	0.00	200.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 3000 Community Center							
B150.00 Medical Expenses	200.00	0.00	0.00	100.00	0.00	0.00	0.00
B190.00 Misc. Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B220.00 Postage	200.00	0.00	0.00	250.00	30.00	12.00	30.00
B240.00 Travel & Training	150.00	0.00	0.00	100.00	0.00	0.00	0.00
B310.00 Notices & Advertising	500.00	0.00	0.00	200.00	0.00	0.00	0.00
B320.00 Printing	0.00	30.18	0.00	0.00	107.71	0.00	77.53
B410.00 Electricity	18,000.00	2,723.93	15.13	18,000.00	0.00	0.00	-2,723.93
B420.00 Heating Fuel	9,000.00	-3.00	-0.03	9,000.00	118.25	1.31	121.25
B430.00 Water	2,000.00	0.00	0.00	2,000.00	97.26	4.86	97.26
B440.00 Telephone	5,800.00	414.18	7.14	6,800.00	541.44	7.96	127.26
B450.00 Sewer	1,650.00	0.00	0.00	1,650.00	91.26	5.53	91.26
B510.00 Bldg. Repair & Maintenance	8,000.00	98.45	1.23	8,350.00	526.50	6.31	428.05
B540.00 Equipment Repair	700.00	0.00	0.00	700.00	881.61	125.94	881.61
B542.00 Copier Expenses	250.00	0.00	0.00	720.00	224.35	31.16	224.35
B545.00 Computer Repairs & Maint.	1,200.00	40.00	3.33	3,100.00	183.96	5.93	143.96
B620.00 Rental, Linen/Equipment	400.00	0.00	0.00	0.00	0.00	0.00	0.00
B730.00 Workmens Comp	1,300.00	598.05	46.00	1,400.00	669.88	47.85	71.83
B780.00 Group Health & Liability	11,322.00	-539.78	-4.77	6,000.00	-2,017.79	-33.63	-1,478.01
B790.00 Life & Long Term Disability	290.00	0.00	0.00	1,000.00	20.09	2.01	20.09
B990.00 Misc.Contract Serv.	0.00	0.00	0.00	19,800.00	1,150.00	5.81	1,150.00
C110.00 Office Supplies	0.00	0.00	0.00	100.00	0.00	0.00	0.00
C210.00 Building Maintenance Supplies	9,500.00	79.85	0.84	7,500.00	741.23	9.88	661.38
C220.00 Grounds Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C230.00 Painting Supplies	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
C240.00 Hard. & Small Tools	500.00	0.00	0.00	250.00	0.00	0.00	0.00
C250.00 Institutional Supplies	900.00	-57.87	-6.43	2,250.00	420.73	18.70	478.60
C310.00 Gas & Oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C430.00 Uniform Accessories	250.00	0.00	0.00	100.00	0.00	0.00	0.00
C490.00 Miscellaneous Commodities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D210.00 Building & Improvements	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00
D311.00 Office Equipment	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00
D320.00 Institutional Equipment	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00
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Community Center	187,787.00	8,823.16	4.70	167,870.00	9,349.15	5.57	525.99
Dept: 3200 Recreation							
A100.00 Salaries	108,500.00	7,890.78	7.27	106,100.00	7,994.38	7.53	103.60
A200.00 Extra Help	61,240.00	13,026.54	21.27	63,812.00	15,281.28	23.95	2,254.74
A400.00 Longevity	547.00	0.00	0.00	0.00	0.00	0.00	0.00
A500.00 Overtime	0.00	0.00	0.00	0.00	153.94	0.00	153.94
A600.00 FICA	13,028.00	1,656.05	12.71	13,200.00	1,772.62	13.43	116.57

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 3200 Recreation							
A700.00 State Unemployment	1,300.00	182.15	14.01	1,300.00	120.41	9.26	-61.74
A970.00 Clothing Allowance	0.00	0.00	0.00	200.00	0.00	0.00	0.00
B150.00 Medical Expenses	300.00	0.00	0.00	100.00	0.00	0.00	0.00
B167.00 Software Support & Maintenance	4,850.00	0.00	0.00	2,845.00	18.00	0.63	18.00
B180.00 Supplemental Rent	14,000.00	0.00	0.00	17,000.00	0.00	0.00	0.00
B220.00 Postage	3,920.00	0.00	0.00	4,440.00	0.00	0.00	0.00
B240.00 Travel & Training	1,750.00	0.00	0.00	1,050.00	0.00	0.00	0.00
B310.00 Notices & Advertising	1,150.00	0.00	0.00	900.00	0.00	0.00	0.00
B320.00 Printing	2,700.00	58.25	2.16	6,100.00	0.00	0.00	-58.25
B440.00 Telephone	3,200.00	207.09	6.47	2,400.00	267.85	11.16	60.76
B542.00 Copier Expenses	1,100.00	0.00	0.00	2,880.00	0.00	0.00	0.00
B545.00 Computer Repairs & Maint.	3,000.00	20.00	0.67	1,800.00	183.96	10.22	163.96
B730.00 Workmens Comp	5,770.00	2,654.44	46.00	5,900.00	2,823.07	47.85	168.63
B780.00 Group Health & Liability	17,000.00	1,849.74	10.88	16,500.00	1,997.45	12.11	147.71
B790.00 Life & Long Term Disability	900.00	104.58	11.62	1,000.00	66.13	6.61	-38.45
B913.00 Recreation Summer Program	24,600.00	690.00	2.80	26,000.00	3,867.52	14.88	3,177.52
B914.00 Association Dues	525.00	0.00	0.00	670.00	0.00	0.00	0.00
B915.00 Contracted Programs	3,500.00	0.00	0.00	11,000.00	140.00	1.27	140.00
B916.00 CARE Report - Youth Ath/Camps	13,000.00	0.00	0.00	13,000.00	8.00	0.06	8.00
B990.00 Misc.Contract Serv.	0.00	0.00	0.00	11,025.00	0.00	0.00	0.00
B995.00 Contracts - Special Events	9,350.00	0.00	0.00	10,800.00	4,019.25	37.22	4,019.25
B996.00 Contracts-Adult Prog/Athl/Tour	5,000.00	0.00	0.00	9,500.00	1,872.00	19.71	1,872.00
C110.00 Office Supplies	1,200.00	0.00	0.00	1,000.00	0.00	0.00	0.00
C220.00 Grounds Maintenance Supplies	3,000.00	0.00	0.00	3,750.00	0.00	0.00	0.00
C250.00 Institutional Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C251.00 Supplies - Special Events	4,000.00	451.29	11.28	2,100.00	109.50	5.21	-341.79
C252.00 Supplies - Youth Prog/Day Camp	5,100.00	243.74	4.78	6,800.00	266.52	3.92	22.78
C430.00 Uniform Accessories	26,500.00	0.00	0.00	34,000.00	0.00	0.00	0.00
C431.00 Shirts - Youth Prog/Day Camps	1,000.00	0.00	0.00	2,850.00	1,489.00	52.25	1,489.00
C471.00 Sports Awards	5,500.00	0.00	0.00	0.00	0.00	0.00	0.00
C472.00 Awards - Special Events	0.00	0.00	0.00	150.00	0.00	0.00	0.00
C473.00 Awards - Adult Prog/Athl?Tourn	250.00	0.00	0.00	400.00	228.25	57.06	228.25
C510.00 Equipment - Youth Athl/Camps	4,250.00	0.00	0.00	1,300.00	0.00	0.00	0.00
C511.00 Equip - Adult Prog/Athl/Tourn	600.00	0.00	0.00	3,400.00	79.90	2.35	79.90
D320.00 Institutional Equipment	7,850.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreation	359,480.00	29,034.65	8.08	385,272.00	42,759.03	11.10	13,724.38
Dept: 4010 Planning & Comm Devpmt							
A100.00 Salaries	264,000.00	17,180.72	6.51	269,500.00	22,730.01	8.43	5,549.29
A200.00 Extra Help	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 4010 Planning & Comm Devpmt							
A400.00 Longevity	8,060.00	517.82	6.42	0.00	0.00	0.00	-517.82
A500.00 Overtime	200.00	0.00	0.00	0.00	0.00	0.00	0.00
A600.00 FICA	21,300.00	1,299.65	6.10	20,700.00	1,558.51	7.53	258.86
A700.00 State Unemployment	1,230.00	11.31	0.92	1,100.00	0.00	0.00	-11.31
A970.00 Clothing Allowance	900.00	0.00	0.00	900.00	0.00	0.00	0.00
B120.00 Architectural & Engineer Svc	3,400.00	0.00	0.00	7,500.00	0.00	0.00	0.00
B150.00 Medical Expenses	250.00	0.00	0.00	0.00	0.00	0.00	0.00
B220.00 Postage	2,580.00	0.00	0.00	2,695.00	30.00	1.11	30.00
B240.00 Travel & Training	5,100.00	25.00	0.49	7,540.00	225.00	2.98	200.00
B310.00 Notices & Advertising	750.00	75.00	10.00	500.00	0.00	0.00	-75.00
B320.00 Printing	2,245.00	33.28	1.48	2,245.00	13.50	0.60	-19.78
B440.00 Telephone	9,900.00	567.53	5.73	9,000.00	771.06	8.57	203.53
B542.00 Copier Expenses	870.00	35.75	4.11	1,220.00	39.33	3.22	3.58
B545.00 Computer Repairs & Maint.	2,750.00	100.00	3.64	2,500.00	105.12	4.20	5.12
B550.00 Auto Repair	600.00	0.00	0.00	600.00	0.00	0.00	0.00
B730.00 Workmens Comp	9,400.00	4,324.39	46.00	9,600.00	4,593.47	47.85	269.08
B780.00 Group Health & Liability	41,000.00	5,401.22	13.17	46,200.00	8,305.17	17.98	2,903.95
B790.00 Life & Long Term Disability	1,750.00	190.94	10.91	3,000.00	163.82	5.46	-27.12
B912.00 Regis Com & Cont	14,000.00	500.00	3.57	6,000.00	500.00	8.33	0.00
B914.00 Association Dues	1,000.00	370.00	37.00	1,245.00	35.00	2.81	-335.00
C110.00 Office Supplies	1,565.00	0.00	0.00	2,800.00	0.00	0.00	0.00
C120.00 Maps & Publications	345.00	0.00	0.00	345.00	0.00	0.00	0.00
C125.00 Books/Publications`	150.00	0.00	0.00	500.00	0.00	0.00	0.00
C240.00 Hard. & Small Tools	50.00	0.00	0.00	50.00	0.00	0.00	0.00
C310.00 Gas & Oil	4,800.00	217.83	4.54	3,200.00	0.00	0.00	-217.83
C320.00 Auto Accessories	865.00	462.88	53.51	1,065.00	0.00	0.00	-462.88
D311.00 Office Equipment	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00
D320.00 Institutional Equipment	1,150.00	0.00	0.00	0.00	0.00	0.00	0.00
Planning & Comm Devpmt	403,410.00	31,313.32	7.76	402,005.00	39,069.99	9.72	7,756.67
Dept: 4050 Refuse Collection							
B830.00 Refuse Collect. Cont.	268,700.00	22,825.08	8.49	289,541.00	23,141.34	7.99	316.26
B835.00 Leaf/Limb Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B993.00 Leaf collection	89,000.00	0.00	0.00	89,000.00	0.00	0.00	0.00
Refuse Collection	357,700.00	22,825.08	6.38	378,541.00	23,141.34	6.11	316.26
Dept: 4061 Municipal Property-General							
A100.00 Salaries	52,810.00	4,042.05	7.65	57,100.00	4,265.27	7.47	223.22
A400.00 Longevity	2,641.00	202.10	7.65	0.00	0.00	0.00	-202.10
A500.00 Overtime	100.00	0.00	0.00	0.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 01 - General Fund							
Expenditures							
Dept: 4061 Municipal Property-General							
A600.00 FICA	4,252.00	307.75	7.24	4,400.00	309.19	7.03	1.44
A700.00 State Unemployment	200.00	-0.01	-0.01	200.00	0.00	0.00	0.01
A970.00 Clothing Allowance	540.00	18.50	3.43	540.00	18.46	3.42	-0.04
B410.00 Electricity	26,500.00	3,749.09	14.15	27,000.00	0.00	0.00	-3,749.09
B420.00 Heating Fuel	7,250.00	0.00	0.00	9,000.00	142.85	1.59	142.85
B430.00 Water	2,250.00	0.00	0.00	2,600.00	0.00	0.00	0.00
B440.00 Telephone	600.00	0.00	0.00	1,200.00	94.73	7.89	94.73
B450.00 Sewer	2,900.00	0.00	0.00	4,300.00	321.45	7.48	321.45
B510.00 Bldg. Repair & Maintenance	12,000.00	1,240.88	10.34	9,500.00	535.30	5.63	-705.58
B540.00 Equipment Repair	500.00	0.00	0.00	0.00	0.00	0.00	0.00
B730.00 Workmens Comp	1,685.00	775.17	46.00	1,800.00	861.27	47.85	86.10
B780.00 Group Health & Liability	10,600.00	1,852.94	17.48	10,700.00	1,900.16	17.76	47.22
B790.00 Life & Long Term Disability	420.00	67.82	16.15	500.00	32.34	6.47	-35.48
C210.00 Building Maintenance Supplies	5,000.00	516.47	10.33	4,750.00	525.74	11.07	9.27
C275.00 Signage	200.00	0.00	0.00	0.00	0.00	0.00	0.00
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Municipal Property-General	130,448.00	12,772.76	9.79	133,590.00	9,006.76	6.74	-3,766.00
Dept: 4500 Insurance							
B710.00 False Arrest	60,000.00	29,719.00	49.53	65,000.00	32,582.00	50.13	2,863.00
B715.00 Public Officials Liability	12,000.00	11,109.00	92.58	15,000.00	11,294.00	75.29	185.00
B720.00 Fiduciary Ins	1,000.00	2,783.00	278.30	1,000.00	2,646.00	264.60	-137.00
B760.00 Blanket Liability Policy	26,000.00	23,836.00	91.68	26,000.00	25,107.00	96.57	1,271.00
B780.00 Group Health & Liability	0.00	68,075.47	0.00	0.00	144,778.12	0.00	76,702.65
B780.01 Contra-Group Health /Liability	0.00	-68,075.47	0.00	0.00	-144,778.12	0.00	-76,702.65
B790.00 Life & Long Term Disability	0.00	2,299.18	0.00	0.00	2,479.78	0.00	180.60
B790.01 Contra-Life & L/T Disability	0.00	-2,299.18	0.00	0.00	-2,479.78	0.00	-180.60
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Insurance	99,000.00	67,447.00	68.13	107,000.00	71,629.00	66.94	4,182.00
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Expenditures	7,348,765.00	680,389.37	9.26	7,306,957.00	717,161.38	9.81	36,772.01
<hr/>							
Grand Total Net Effect:	-7,348,765.00	-680,389.37	9.26	-7,306,957.00	-717,161.38	9.81	-36,772.01

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 02 - Grants							
Revenues							
Dept: 0000							
0610.00 Grants	2,130,000.00	3,853.48	0.18	1,500,000.00	13,770.94	0.92	9,917.46
0670.05 Transfer From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0670.06 Transfer from Cap Imp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dept: 0000	2,130,000.00	3,853.48	0.18	1,500,000.00	13,770.94	0.92	9,917.46
Revenues	2,130,000.00	3,853.48	0.18	1,500,000.00	13,770.94	0.92	9,917.46
Expenditures							
Dept: 2500 Fire Department							
D320.00 Institutional Equipment	0.00	0.00	0.00	60,000.00	57,537.00	95.90	57,537.00
Fire Department	0.00	0.00	0.00	60,000.00	57,537.00	95.90	57,537.00
Dept: 2600 Police Department							
A500.00 Overtime	25,000.00	3,853.48	15.41	24,000.00	1,256.69	5.24	-2,596.79
C250.00 Institutional Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C430.00 Uniform Accessories	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D320.00 Institutional Equipment	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
D330.00 Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00
T100.00 Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Police Department	25,000.00	3,853.48	15.41	29,000.00	1,256.69	4.33	-2,596.79
Dept: 3100 Parks							
C220.03 Tree Maintenance	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
Parks	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
Dept: 3110 Capital Improvements							
D225.00 Park Improvements	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00
Dept: 4023 Old Bonhomme Improv. Project							
D234.00 Old Bonhomme Improv. Project	2,105,000.00	0.00	0.00	1,400,000.00	0.00	0.00	0.00
T100.01 Transfer To Capital Impr. Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Old Bonhomme Improv. Project	2,105,000.00	0.00	0.00	1,400,000.00	0.00	0.00	0.00
Expenditures	2,130,000.00	3,853.48	0.18	1,500,000.00	58,793.69	3.92	54,940.21

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 05 - Capital Projects Fund							
Revenues							
Dept: 0000							
0438.00 Capital Improvement Sales Tax	475,000.00	45,452.91	9.57	490,000.00	56,537.37	11.54	11,084.46
0580.00 Bridge & Road Fund From County	250,000.00	739.22	0.30	245,000.00	779.19	0.32	39.97
0670.08 Transfer from Eq Replacement	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00
0670.09 Transfer From Grants Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E300.00 Debt issuance proceeds	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Dept: 0000	875,000.00	46,192.13	5.28	885,000.00	57,316.56	6.48	11,124.43
Revenues	875,000.00	46,192.13	5.28	885,000.00	57,316.56	6.48	11,124.43
Expenditures							
Dept: 2500 Fire Department							
D330.00 Vehicles	34,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Department	34,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Dept: 2600 Police Department							
D320.00 Institutional Equipment	17,525.00	0.00	0.00	12,000.00	0.00	0.00	0.00
D330.00 Vehicles	43,500.00	0.00	0.00	56,500.00	19,697.00	34.86	19,697.00
Police Department	61,025.00	0.00	0.00	68,500.00	19,697.00	28.75	19,697.00
Dept: 4020 Street Department							
A100.00 Salaries	255,581.00	16,379.83	6.41	279,000.00	16,874.31	6.05	494.48
A200.00 Extra Help	25,000.00	638.00	2.55	25,000.00	1,850.20	7.40	1,212.20
A400.00 Longevity	5,112.00	310.28	6.07	0.00	0.00	0.00	-310.28
A500.00 Overtime	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
A600.00 FICA	21,464.00	1,220.31	5.69	21,500.00	1,233.67	5.74	13.36
A700.00 State Unemployment	1,100.00	0.00	0.00	900.00	0.00	0.00	0.00
A970.00 Clothing Allowance	2,220.00	55.50	2.50	2,500.00	55.38	2.22	-0.12
B120.00 Architectural & Engineer Svc	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00
B150.00 Medical Expenses	300.00	0.00	0.00	600.00	0.00	0.00	0.00
B190.00 Misc. Professional Services	500.00	0.00	0.00	1,000.00	0.00	0.00	0.00
B240.00 Travel & Training	1,750.00	0.00	0.00	2,209.00	0.00	0.00	0.00
B245.00 Tuition Reimbursement	500.00	0.00	0.00	0.00	0.00	0.00	0.00
B310.00 Notices & Advertising	1,500.00	0.00	0.00	750.00	0.00	0.00	0.00
B440.00 Telephone	3,950.00	179.51	4.54	3,530.00	258.26	7.32	78.75
B510.00 Bldg. Repair & Maintenance	0.00	0.00	0.00	0.00	78.75	0.00	78.75
B530.00 Street and ROW Maintenance	18,000.00	0.00	0.00	40,000.00	0.00	0.00	0.00
B540.00 Equipment Repair	9,500.00	0.00	0.00	4,000.00	459.84	11.50	459.84
B545.00 Computer Repairs & Maint.	3,100.00	79.39	2.56	2,014.00	52.56	2.61	-26.83
B551.00 Truck Repair	9,000.00	0.00	0.00	4,000.00	0.00	0.00	0.00
B620.00 Rental, Linen/Equipment	2,500.00	0.00	0.00	4,000.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 05 - Capital Projects Fund							
Expenditures							
Dept: 4020 Street Department							
B730.00 Workmens Comp	17,500.00	8,050.73	46.00	17,900.00	8,564.90	47.85	514.17
B780.00 Group Health & Liability	46,127.00	5,357.94	11.62	45,500.00	5,575.75	12.25	217.81
B790.00 Life & Long Term Disability	1,600.00	249.34	15.58	2,000.00	141.12	7.06	-108.22
B810.00 Lighting	39,340.00	2,847.40	7.24	35,550.00	0.00	0.00	-2,847.40
B914.00 Association Dues	350.00	0.00	0.00	350.00	0.00	0.00	0.00
C110.00 Office Supplies	0.00	0.00	0.00	385.00	0.00	0.00	0.00
C230.00 Painting Supplies	500.00	0.00	0.00	350.00	0.00	0.00	0.00
C240.00 Hard. & Small Tools	2,500.00	169.65	6.79	3,850.00	0.00	0.00	-169.65
C250.00 Institutional Supplies	1,200.00	0.00	0.00	750.00	0.00	0.00	0.00
C260.00 Snow Removal Supplies	62,250.00	0.00	0.00	30,630.00	0.00	0.00	0.00
C270.00 Maintenance Materials	15,000.00	130.39	0.87	18,000.00	1,817.11	10.10	1,686.72
C275.00 Signage	1,000.00	202.14	20.21	1,000.00	171.98	17.20	-30.16
C310.00 Gas & Oil	12,270.00	393.86	3.21	8,900.00	0.00	0.00	-393.86
C320.00 Auto Accessories	3,500.00	24.00	0.69	3,500.00	0.00	0.00	-24.00
C490.00 Miscellaneous Commodities	250.00	0.00	0.00	250.00	0.00	0.00	0.00
Street Department	571,464.00	36,288.27	6.35	566,918.00	37,133.83	6.55	845.56
Dept: 4021 Street Dept. Improvements							
D230.00 Construction	60,000.00	0.00	0.00	128,000.00	0.00	0.00	0.00
D233.00 Dielman Street Reconstruction	0.00	0.00	0.00	54,000.00	0.00	0.00	0.00
D331.00 Trucks	105,000.00	0.00	0.00	0.00	0.00	0.00	0.00
D380.00 Construction Equipment	0.00	0.00	0.00	48,000.00	0.00	0.00	0.00
T100.00 Transfer to General Fund	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Dept. Improvements	195,000.00	0.00	0.00	230,000.00	0.00	0.00	0.00
Dept: 4023 Old Bonhomme Improv. Project							
D234.00 Old Bonhomme Improv. Project	0.00	2,943.11	0.00	260,000.00	17,801.71	6.85	14,858.60
T100.03 Transfer to Grants Fund -Match	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Old Bonhomme Improv. Project	0.00	2,943.11	0.00	260,000.00	17,801.71	6.85	14,858.60
Dept: 4024 N. Price NID Improv. Project							
D237.00 N. Price NID Improv. Project	0.00	0.00	0.00	250,000.00	0.00	0.00	0.00
N. Price NID Improv. Project	0.00	0.00	0.00	250,000.00	0.00	0.00	0.00
Dept: 4850 Capital Expenses							
E110.00 Bond Principal Payments	43,511.00	0.00	0.00	38,521.00	0.00	0.00	0.00
Capital Expenses	43,511.00	0.00	0.00	38,521.00	0.00	0.00	0.00
Expenditures	905,000.00	39,231.38	4.33	1,413,939.00	74,632.54	5.28	35,401.16

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 11 - Dielman NID Improvement Dist.							
Revenues							
Dept: 0000							
0415.00 NID Assessments	45,000.00	0.00	0.00	47,000.00	0.00	0.00	0.00
Dept: 0000	45,000.00	0.00	0.00	47,000.00	0.00	0.00	0.00
Revenues	45,000.00	0.00	0.00	47,000.00	0.00	0.00	0.00
Expenditures							
Dept: 4850 Capital Expenses							
E110.00 Bond Principal Payments	35,000.00	0.00	0.00	35,000.00	0.00	0.00	0.00
E210.00 Bond Interest Payments	12,592.00	6,296.25	50.00	12,500.00	0.00	0.00	-6,296.25
E215.00 Fiscal Agent Fees	265.00	0.00	0.00	500.00	0.00	0.00	0.00
Capital Expenses	47,857.00	6,296.25	13.16	48,000.00	0.00	0.00	-6,296.25
Expenditures	47,857.00	6,296.25	13.16	48,000.00	0.00	0.00	-6,296.25

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 13 - North Price NID							
Revenues							
Dept: 0000							
E300.00 Debt issuance proceeds	1,943,000.00	0.00	0.00	1,877,221.00	0.00	0.00	0.00
Dept: 0000	1,943,000.00	0.00	0.00	1,877,221.00	0.00	0.00	0.00
Revenues	1,943,000.00	0.00	0.00	1,877,221.00	0.00	0.00	0.00
Expenditures							
Dept: 4024 N. Price NID Improv. Project							
B120.00 Architectural & Engineer Svc	0.00	0.00	0.00	0.00	3,437.00	0.00	3,437.00
B130.00 Legal Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D237.00 N. Price NID Improv. Project	943,000.00	3,561.61	0.38	627,221.00	138,723.75	22.12	135,162.14
N. Price NID Improv. Project	943,000.00	3,561.61	0.38	627,221.00	142,160.75	22.67	138,599.14
Dept: 4850 Capital Expenses							
E110.00 Bond Principal Payments	1,000,000.00	0.00	0.00	1,250,000.00	0.00	0.00	0.00
Capital Expenses	1,000,000.00	0.00	0.00	1,250,000.00	0.00	0.00	0.00
Expenditures	1,943,000.00	3,561.61	0.18	1,877,221.00	142,160.75	7.57	138,599.14

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 15 - Pension Fund							
Revenues							
Dept: 0000							
0401.00 Real Estate Tax-Current	485,000.00	0.00	0.00	490,000.00	0.00	0.00	0.00
0402.00 Real Estate Tax-Prior	4,500.00	1,142.33	25.39	0.00	1,885.32	0.00	742.99
0403.00 Personal Property Tax-Current	66,500.00	0.00	0.00	72,000.00	0.00	0.00	0.00
0404.00 Personal Property Tax-Prior	2,000.00	449.65	22.48	0.00	645.45	0.00	195.80
Dept: 0000	558,000.00	1,591.98	0.29	562,000.00	2,530.77	0.45	938.79
Revenues	558,000.00	1,591.98	0.29	562,000.00	2,530.77	0.45	938.79
Expenditures							
Dept: 8000 Pension Plan							
B190.00 Misc. Professional Services	40,000.00	0.00	0.00	41,000.00	0.00	0.00	0.00
B930.00 Pension Plan City	508,000.00	0.00	0.00	521,000.00	0.00	0.00	0.00
Pension Plan	548,000.00	0.00	0.00	562,000.00	0.00	0.00	0.00
Expenditures	548,000.00	0.00	0.00	562,000.00	0.00	0.00	0.00

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 20 - Fire Operations Fund							
Revenues							
Dept: 0000							
0440.00 Fire Dept.Operations Sales Tax	280,000.00	26,728.67	9.55	290,000.00	33,257.27	11.47	6,528.60
Dept: 0000	280,000.00	26,728.67	9.55	290,000.00	33,257.27	11.47	6,528.60
Revenues	280,000.00	26,728.67	9.55	290,000.00	33,257.27	11.47	6,528.60
Expenditures							
Dept: 2500 Fire Department							
A100.00 Salaries	175,832.00	14,301.25	8.13	176,000.00	8,598.61	4.89	-5,702.64
A150.00 Holiday Pay	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
A300.00 Salary Adjustment	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00
A400.00 Longevity	295.00	0.00	0.00	0.00	0.00	0.00	0.00
A500.00 Overtime	1,000.00	0.00	0.00	3,000.00	0.00	0.00	0.00
A600.00 FICA	13,764.00	1,023.70	7.44	13,800.00	650.29	4.71	-373.41
A700.00 State Unemployment	1,000.00	147.84	14.78	900.00	66.30	7.37	-81.54
B730.00 Workmens Comp	13,000.00	5,980.54	46.00	13,300.00	6,363.86	47.85	383.32
B780.00 Group Health & Liability	16,900.00	-850.42	-5.03	34,800.00	0.00	0.00	850.42
B790.00 Life & Long Term Disability	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00
Fire Department	224,591.00	20,602.91	9.17	244,800.00	15,679.06	6.40	-4,923.85
Expenditures	224,591.00	20,602.91	9.17	244,800.00	15,679.06	6.40	-4,923.85

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 25 - Equipment Replacement Fund							
Expenditures							
Dept: 4021 Street Dept. Improvements							
T100.01 Transfer To Capital Impr. Fund	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00
Street Dept. Improvements	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00
Expenditures	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00

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REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 26 - Municipal Center-Const. & DS							
Revenues							
Dept: 0000							
0401.00 Real Estate Tax-Current	815,000.00	0.00	0.00	887,000.00	0.00	0.00	0.00
0402.00 Real Estate Tax-Prior	12,500.00	908.91	7.27	0.00	3,102.67	0.00	2,193.76
0403.00 Personal Property Tax-Current	112,000.00	0.00	0.00	120,000.00	0.00	0.00	0.00
0404.00 Personal Property Tax-Prior	1,500.00	593.57	39.57	0.00	1,018.09	0.00	424.52
0525.00 Investment Income	51,000.00	4,292.48	8.42	60,000.00	4,918.87	8.20	626.39
Dept: 0000	992,000.00	5,794.96	0.58	1,067,000.00	9,039.63	0.85	3,244.67
Revenues	992,000.00	5,794.96	0.58	1,067,000.00	9,039.63	0.85	3,244.67
Expenditures							
Dept: 1610 City Hall Redevelopment							
B120.00 Architectural & Engineer Svc	400,000.00	0.80	0.00	0.00	17,128.96	0.00	17,128.16
B130.00 Legal Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B190.00 Misc. Professional Services	0.00	35.83	0.00	0.00	157.34	0.00	121.51
D210.00 Building & Improvements	612,000.00	0.00	0.00	8,100,000.00	5,718.10	0.07	5,718.10
D565.00 Improvements to Groundbreaking	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Hall Redevelopment	1,012,000.00	36.63	0.00	8,100,000.00	23,004.40	0.28	22,967.77
Dept: 1611 New Facility Expenditures							
B992.00 Admin. Cty Coll PP/Auto	0.00	17.75	0.00	0.00	41.40	0.00	23.65
New Facility Expenditures	0.00	17.75	0.00	0.00	41.40	0.00	23.65
Dept: 4850 Capital Expenses							
E110.00 Bond Principal Payments	600,000.00	0.00	0.00	565,000.00	0.00	0.00	0.00
E210.00 Bond Interest Payments	400,000.00	169,767.50	42.44	334,500.00	0.00	0.00	-169,767.50
E215.00 Fiscal Agent Fees	0.00	0.00	0.00	500.00	0.00	0.00	0.00
Capital Expenses	1,000,000.00	169,767.50	16.98	900,000.00	0.00	0.00	-169,767.50
Expenditures	2,012,000.00	169,821.88	8.44	9,000,000.00	23,045.80	0.26	-146,776.08

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 30 - Local Parks/Storm Water Fund							
Revenues							
Dept: 0000							
0441.00 Parks/Stm Water Sales Tax	562,000.00	53,457.24	9.51	570,000.00	66,514.50	11.67	13,057.26
Dept: 0000	562,000.00	53,457.24	9.51	570,000.00	66,514.50	11.67	13,057.26
Revenues	562,000.00	53,457.24	9.51	570,000.00	66,514.50	11.67	13,057.26
Expenditures							
Dept: 3100 Parks							
A100.00 Salaries	141,374.00	10,740.13	7.60	152,000.00	11,546.72	7.60	806.59
A200.00 Extra Help	37,000.00	2,981.72	8.06	39,614.00	2,110.00	5.33	-871.72
A400.00 Longevity	10,049.00	730.36	7.27	0.00	0.00	0.00	-730.36
A500.00 Overtime	2,000.00	0.00	0.00	2,000.00	897.32	44.87	897.32
A600.00 FICA	14,567.00	896.08	6.15	11,800.00	1,004.35	8.51	108.27
A700.00 State Unemployment	1,000.00	13.90	1.39	600.00	11.86	1.98	-2.04
A970.00 Clothing Allowance	600.00	0.00	0.00	600.00	0.00	0.00	0.00
B150.00 Medical Expenses	200.00	-87.68	-43.84	250.00	0.00	0.00	87.68
B190.00 Misc. Professional Services	0.00	0.00	0.00	0.00	34.75	0.00	34.75
B240.00 Travel & Training	1,580.00	0.00	0.00	1,827.00	0.00	0.00	0.00
B310.00 Notices & Advertising	0.00	0.00	0.00	0.00	150.00	0.00	150.00
B320.00 Printing	0.00	24.97	0.00	0.00	0.00	0.00	-24.97
B410.00 Electricity	5,000.00	563.14	11.26	5,000.00	0.00	0.00	-563.14
B420.00 Heating Fuel	1,200.00	-41.59	-3.47	900.00	38.56	4.28	80.15
B430.00 Water	5,000.00	0.00	0.00	4,000.00	0.00	0.00	0.00
B440.00 Telephone	5,255.00	142.00	2.70	4,900.00	307.12	6.27	165.12
B450.00 Sewer	3,500.00	41.59	1.19	3,000.00	166.02	5.53	124.43
B510.00 Bldg. Repair & Maintenance	8,000.00	712.96	8.91	8,000.00	97.60	1.22	-615.36
B520.00 Grounds Maintenance	49,500.00	1,570.00	3.17	37,180.00	10,140.00	27.27	8,570.00
B540.00 Equipment Repair	7,250.00	39.85	0.55	4,200.00	0.00	0.00	-39.85
B545.00 Computer Repairs & Maint.	0.00	40.00	0.00	0.00	52.56	0.00	12.56
B551.00 Truck Repair	3,000.00	0.00	0.00	3,000.00	62.00	2.07	62.00
B620.00 Rental, Linen/Equipment	3,300.00	0.00	0.00	3,000.00	0.00	0.00	0.00
B730.00 Workmens Comp	5,000.00	2,300.21	46.00	5,100.00	2,440.28	47.85	140.07
B780.00 Group Health & Liability	31,000.00	5,469.58	17.64	31,000.00	5,589.25	18.03	119.67
B790.00 Life & Long Term Disability	1,050.00	180.52	17.19	2,000.00	93.39	4.67	-87.13
B914.00 Association Dues	780.00	0.00	0.00	940.00	0.00	0.00	0.00
B990.00 Misc.Contract Serv.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C110.00 Office Supplies	100.00	0.00	0.00	0.00	0.00	0.00	0.00
C210.00 Building Maintenance Supplies	1,000.00	0.00	0.00	2,000.00	656.39	32.82	656.39
C220.00 Grounds Maintenance Supplies	8,000.00	0.00	0.00	9,000.00	39.92	0.44	39.92
C220.01 Annual Beautification	9,500.00	0.00	0.00	11,000.00	49.48	0.45	49.48

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 30 - Local Parks/Storm Water Fund							
Expenditures							
Dept: 3100 Parks							
C220.02 Turf Management	6,500.00	218.00	3.35	9,000.00	212.54	2.36	-5.46
C220.03 Tree Maintenance	16,000.00	0.00	0.00	6,500.00	0.00	0.00	0.00
C230.00 Painting Supplies	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
C240.00 Hard. & Small Tools	1,400.00	0.00	0.00	1,550.00	98.80	6.37	98.80
C250.00 Institutional Supplies	2,000.00	215.05	10.75	2,000.00	0.00	0.00	-215.05
C275.00 Signage	2,500.00	0.00	0.00	4,500.00	0.00	0.00	0.00
C310.00 Gas & Oil	6,000.00	571.28	9.52	8,300.00	0.00	0.00	-571.28
C320.00 Auto Accessories	200.00	0.00	0.00	200.00	0.00	0.00	0.00
T100.00 Transfer to General Fund	74,900.00	0.00	0.00	45,000.00	0.00	0.00	0.00
Parks	467,305.00	27,322.07	5.85	421,961.00	35,798.91	8.48	8,476.84
Dept: 3110 Capital Improvements							
D210.00 Building & Improvements	0.00	0.00	0.00	225,000.00	0.00	0.00	0.00
D225.00 Park Improvements	17,225.00	0.00	0.00	20,000.00	0.00	0.00	0.00
D230.00 Construction	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00
D310.00 Recreation Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D331.00 Trucks	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00
D380.00 Construction Equipment	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvements	144,225.00	0.00	0.00	245,000.00	0.00	0.00	0.00
Expenditures	611,530.00	27,322.07	4.47	666,961.00	35,798.91	5.37	8,476.84

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 35 - Escrow Trust Fund							
Revenues							
Dept: 0000							
0575.00 Miscellaneous Revenue	480.00	41.90	8.73	500.00	36.80	7.36	-5.10
Dept: 0000	480.00	41.90	8.73	500.00	36.80	7.36	-5.10
Revenues	480.00	41.90	8.73	500.00	36.80	7.36	-5.10
Expenditures							
Dept: 3535 Escrow expenses							
T100.00 Transfer to General Fund	480.00	0.00	0.00	500.00	0.00	0.00	0.00
Escrow expenses	480.00	0.00	0.00	500.00	0.00	0.00	0.00
Expenditures	480.00	0.00	0.00	500.00	0.00	0.00	0.00

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

OLIVETTE

7/1/2016 to 7/31/2016 CY ATD: 7/1/2016 to 6/30/2017 PY YTD:
7/1/2015 to 7/31/2015 PY ATD: 7/1/2015 to 6/30/2016

	PY Amended Annual Budget	PY YTD Actual	Previous Year % of Budget	CY Amended Annual Budget	CY YTD Actual	Current Year % of Budget	Yr-Over-Yr YTD Variance
Fund: 40 - Sewer Lateral Fund							
Revenues							
Dept: 0000							
0525.00 Investment Income	720.00	71.85	9.98	1,000.00	57.76	5.78	-14.09
0570.00 Sewer Lateral Fees	135,000.00	700.00	0.52	135,000.00	450.00	0.33	-250.00
Dept: 0000	135,720.00	771.85	0.57	136,000.00	507.76	0.37	-264.09
Revenues	135,720.00	771.85	0.57	136,000.00	507.76	0.37	-264.09
Expenditures							
Dept: 4040 Sewer Improvements							
B992.01 Admin Co. Coll-Sewer Lat Fees	1,336.00	7.00	0.52	1,340.00	4.50	0.34	-2.50
D236.00 Sewer Lateral Improvements	75,000.00	5,139.20	6.85	75,000.00	8,097.20	10.80	2,958.00
T100.00 Transfer to General Fund	28,000.00	0.00	0.00	28,000.00	0.00	0.00	0.00
Sewer Improvements	104,336.00	5,146.20	4.93	104,340.00	8,101.70	7.76	2,955.50
Expenditures	104,336.00	5,146.20	4.93	104,340.00	8,101.70	7.76	2,955.50
Grand Total Net Effect:	-1,005,594.00	-137,403.57	13.66	-8,633,040.00	-175,238.22	2.03	-37,834.65

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets



CITY COUNCIL AGENDA SUBMISSION
August 9, 2016

Agenda Item:

Quarterly Investment Report – Bond Funds

Description:

In accordance with our current investment policy, please find attached a prepared summary and statement provided by 5/3 Securities for our Series 2014 GO Bond funds.

\$4.7 million was transferred to our operating accounts since our last report for April.

Maturities are set to average \$1,000,000 per month to November and are expected to cash needs so maturities from here on out are planned to be pulled back for City Center costs.

Earnings to date on the bond funds are just shy of \$70,500.

Recommended Action:

No action necessary – quarterly reports required by investment policy

Attachments:

1. Investment Summary and July Statement

Funding Request:

None

Submitted by:

Darren Mann, CPA
DEPARTMENT HEAD



2014 GO Bonds 5/3 Securities Investment Tracking

Dur @ purch	Institution Name	Purchase Date	Maturity Date	Par	Cost Basis	Market Value	YTM	Realized Earnings
18 month	UNITED BK VERNON	2/2/2015	8/2/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,000.00)	0.60%	\$ 1,500.00
7 month	US Treasury Bill	1/28/2016	8/31/2016	\$ 1,000,000.00	\$ (1,007,051.56)	\$ (1,000,660.00)	0.50%	\$ 5,000.00
13 month	COMPASS BANK	7/24/2015	8/31/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,027.50)	0.60%	\$ 756.16
7 month	Federal Home Loan Bank	1/29/2016	9/9/2016	\$ 950,000.00	\$ (966,012.63)	\$ (951,643.50)	0.51%	\$ 9,500.00
21 month	Federal Home Loan Bank	1/26/2015	10/14/2016	\$ 1,995,000.00	\$ (1,999,056.59)	\$ (1,995,498.75)	0.45%	\$ 14,293.07
12 month	Santander Bank NA	10/28/2015	10/28/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,057.50)	0.65%	
15 month	AMEX BANK	7/24/2015	10/31/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,110.00)	0.60%	\$ 1,504.11
12 month	Comenity Capital Bank	11/2/2015	11/2/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,067.50)	0.60%	\$ 998.65
12 month	Beal Bank	11/4/2015	11/2/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,060.00)	0.60%	
12 month	Bank of Baroda New York	11/12/2015	11/10/2016	\$ 250,000.00	\$ (250,000.00)	\$ (250,072.50)	0.65%	
12 month	Bank of Missouri Perryville	2/10/2016	2/10/2017	\$ 250,000.00	\$ (250,000.00)	\$ (250,182.50)	0.70%	\$ 723.98
12 month	Apple Bank for Savings NY	2/10/2016	2/10/2017	\$ 250,000.00	\$ (250,000.00)	\$ (250,182.50)	0.70%	
Realized Maturities								\$ 114,599.46
Matches July Fifth Third Securities Statement				\$ 6,195,000.00	\$ (6,222,120.78)	\$ (6,198,562.25)		\$ 148,875.43
				Purchase Par	Cost Basis	Market Value		
	Portfolio Initial Cash Balance	\$	23,719.30					
	Net maturity/reinvest activity	\$	5,348,990.77					
	Wire Out	\$	(5,593,247.31)					
	Investment income (Gross)	\$	225,607.14		Cost Basis	\$ 6,222,120.78		
Matches JULY Fifth Third Securities Statement - Cash Position				\$ 5,069.90		Cash Position	\$ 5,069.90	
		\$	(0.00)			\$ 6,227,190.68		
						\$ 6,227,190.68		
	Change in Investment Value	\$	(23,558.53)					Account 26-0000-0014.10 - Unrealized Gn (Ls)
	Account Value per Statement	\$	<u>6,203,632.15</u>					Account 26-0000-0013.00 JULY Balance

ENV# CEBBXFDPPBBFZPDH_BBBBB
 FIFTH THIRD SECURITIES, INC.
 MD 1M0B2A
 5050 KINGSLEY DRIVE
 CINCINNATI, OH 45263



CTY OF OLIVETTE - 2014 GO BONDS
 CONST ACCT
 DARREN MANN
 9473 OLIVE BLVD
 OLIVETTE MO 63132

STATEMENT FOR THE PERIOD JULY 1, 2016 TO JULY 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation

By the courtesy of:
 SHEARER/HERALD/EDMON

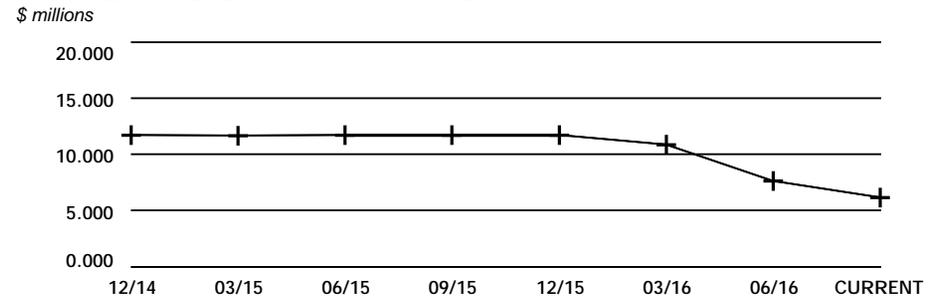
For questions about your accounts:
 Local: 615 687 3070
 In-State: 615 687 3072
 National: 888 889 1025

TOTAL VALUE OF YOUR PORTFOLIO **\$6,203,632.15**

FOR YOUR INFORMATION

Fifth Third Securities, Inc. Investments offered through Fifth Third Securities, Inc., member FINRA/SIPC

CHANGE IN VALUE OF YOUR PORTFOLIO



Change In Value Of Your Portfolio information can be found in Miscellaneous Footnotes at the end of this statement.

Account carried with National Financial Services LLC, Member NYSE, SIPC

Fifth Third Securities, Inc.

MN _CEBBXFDPPBBFZPDH_BBBBB 20160729

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$7,651,471.98	\$11,753,487.39
Additions and Withdrawals	(\$1,450,000.00)	(\$5,593,247.31)
Income	\$4,880.37	\$69,408.02
Taxes, Fees and Expenses	\$0.00	\$0.00
Change in Investment Value	(\$2,720.20)	(\$26,015.95)
ENDING VALUE (AS OF 07/31/16)	\$6,203,632.15	\$6,203,632.15

Refer to Miscellaneous Footnotes for more information on Change in Investment Value.

Free Credit Balance \$5,069.90

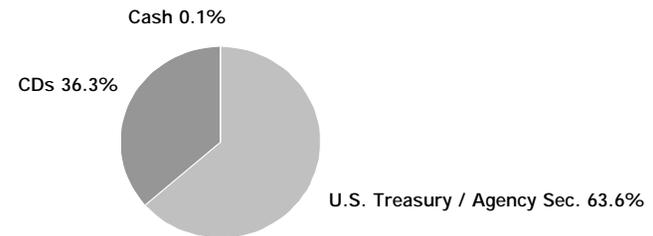
Free credit balances (FCB) include cash credits from the sale of long positions, deposits, cash dividends, and interest payments which have not been transferred to a money market fund or FDIC core position. FCB also includes multi-currency positions, FCASH and credit balances that exceed the amount required to satisfy your margin obligations. Refer to the back of your statement for more information.

INCOME

TAXABLE	Current Period	Year-to-Date
Taxable Interest	\$4,880.37	\$69,408.02
TOTAL TAXABLE	\$4,880.37	\$69,408.02
TOTAL INCOME	\$4,880.37	\$69,408.02

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

ACCOUNT ALLOCATION



	Percent	Prior Period	Current Period
Cash	0.1 %	\$151.03	\$5,069.90
CDs	36.3	\$3,701,464.50	\$2,250,760.00
U.S. Treasury / Agency Sec.	63.6	\$3,949,856.45	\$3,947,802.25
TOTAL	100.0 %	\$7,651,471.98	\$6,203,632.15

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



Account Overview *continued*

REALIZED GAIN (LOSS)	<i>Current Period</i>	<i>Year-to-Date</i>
Short Term Gain	\$38.50	\$607.94
Short Term Loss	\$0.00	\$370.25
Disallowed Short Term Loss	\$0.00	\$0.00
TOTAL SHORT TERM GAIN (LOSS)	\$38.50	\$237.69
Long Term Gain	\$0.00	\$0.00
Long Term Loss	\$0.00	\$0.00
Disallowed Long Term Loss	\$0.00	\$0.00
TOTAL LONG TERM GAIN (LOSS)	\$0.00	\$0.00

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for your tax reporting purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information

MESSAGES AND ALERTS

Please note that the FDIC insured deposit at Fifth Third Bank under the Fifth Third BD Program is not covered by SIPC. The FDIC insured deposit is eligible for FDIC insurance subject to FDIC coverage limits at the time funds are deposited at Fifth Third Bank. As referenced in the Fifth Third BD Program disclosure document, clients are responsible for monitoring their total assets at Fifth Third Bank to determine the extent of available FDIC coverage.

National Financial Services LLC NFS is required by the Securities Exchange Act of 1934 to provide certain financial information from its Statement of Financial Condition. At December 31, 2015, NFS, an affiliate of Fidelity Brokerage Services LLC, had net capital of \$3,377 million, which was 13.81 percent of aggregate debit items and exceeded its minimum requirement by \$2,888 million. To acquire the Statement of Financial Condition, log on to www.mybrokerageinfo.com.

Fifth Third Securities reminds you to please promptly report any inaccuracies or discrepancies in your account to Brokerage Operations by calling 1-888-889-1025. Please reconfirm any oral communications in writing to your Investment Professional to further protect your rights under the Securities Investor Protection Act SIPA. National Financial Services will never contact customers in relation to requests for banking credentials.

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



Holdings

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

For additional information regarding your holdings, please refer to the footnotes at the end of the statement.

CASH AND CASH EQUIVALENTS - 0.08% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 07/31/16	Current Market Value	Estimated Annual Income
Cash					
NET CASH POSITION				\$5,069.90	
Total Cash and Cash Equivalents				\$5,069.90	

HOLDINGS > FIXED INCOME - 99.92% of Total Account Value

ALERT: You have a fixed income position due to mature within the next 90 days.

For an explanation of fixed income pricing, please see the last page. Redemption schedule(s), bond rating(s), and other information are provided where available. If information does not appear regarding a particular investment, it is not available. The ratings on this statement are provided by Standard & Poor's and/or Moody's to rate the quality based on the respective rating agency's assessment. "Ratings information from Standard & Poor's ("S&P") may not be reproduced. S&P credit ratings are statements of opinion and are not statements of fact or recommendations to purchase, hold, or sell securities, nor do they address the suitability of securities for investment purposes, and should not be relied on as investment advice. S&P does not guarantee the accuracy, completeness, timeliness or availability of any information, including ratings, and is not responsible for errors or omissions (negligent or otherwise). S&P gives no express or implied warranties, including but not limited to any warranties of merchantability or fitness for a particular purpose or use. S&P shall not be liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including lost income or profits and opportunity costs) in connection with any use of ratings."

Accrued Interest - Represents interest accumulated since the last coupon date on certain fixed income securities which may not yet have been paid by the issuer or received by NFS. There is no guarantee that the accrued interest will be paid by the issuer.

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 07/31/16	Estimated Current Market Value	Estimated Annual Income	Total Cost Basis	Unrealized Gain (Loss)
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CDs

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



HOLDINGS > FIXED INCOME *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 07/31/16	Estimated Current Market Value	Estimated Annual Income	Total Cost Basis	Unrealized Gain (Loss)
<p>Certificates of Deposit (CDs), including Market Indexed CDs and Market Linked CDs (collectively, MCDs) are generally shown at estimated market prices based upon a matrix or model pricing method that may not represent the actual price if sold prior to maturity. However, CDs and MCDs may be shown at face value for up to seven calendar days from date of issue if estimated market prices have not been received from a third party pricing vendor. The actual value of CDs and MCDs may be different from their purchase price. CDs and MCDs are subject to interest rate risk. The estimated market price reflected for MCDs may not be based on the actual closing value of the linked market index on the final maturity date and the market value of MCDs may not correspond directly to increases or decreases in the underlying linked market index. You may sell CDs or MCDs in the secondary market subject to market conditions. The secondary market for CDs and MCDs is generally illiquid. If sold prior to maturity, the value of MCDs may be less than the purchase amount or face value. The sale or redemption of any fixed income security prior to maturity may result in a substantial gain or loss, and an early withdrawal penalty may apply. Certain MCDs may only be redeemed on pre-specified liquidation dates and may have call features that allow the issuer to call the MCD prior to maturity. Certain Step Rate CDs are also subject to reinvestment risk if call provisions are exercised by the issuer and if a CD with a comparable rate is not available.</p> <p>See sales materials or contact your broker/dealer for additional information.</p>							
UNITED BK VERNON ROCKVILLE CT 0.60000%	909552AT8	250,000	\$1.00	\$250,000.00	\$1,500.00	\$250,000.00	
<p>08/02/2016 CD FDIC INSURED CASH CPN PMT SEMI-ANNUAL ON AUG 02, FEB 02 Next Interest Payable: 08/02/16 Estimated Yield 0.60% Accrued Interest \$743.84 Average Unit Cost \$1.00 Adjusted Cost Basis</p>							
COMPASS BK BIRMINGHAM ALA 0.60000%	20451PMT0	250,000	\$1.00011	\$250,027.50	\$1,500.00	\$250,000.00	
<p>08/31/2016 CD FDIC INSURED CASH CPN PMT SEMI-ANNUAL ON JAN 31, JUL 31 Estimated Yield 0.60% Accrued Interest \$4.11 Average Unit Cost \$1.00 Adjusted Cost Basis</p>							
SANTANDER BK NATL ASSN 0.65000%	80280JJP7	250,000	\$1.00023	\$250,057.50		\$250,000.00	
<p>10/28/2016 FDIC INSURED CASH CPN PMT @ MATURITY ON OCT 28 1ST CPN DTE 10/28/2016 Accrued Interest \$1237.67 Average Unit Cost \$1.00 Adjusted Cost Basis</p>							
						\$250,000.00	\$27.50
						\$250,000.00	\$57.50

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Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



HOLDINGS > FIXED INCOME *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 07/31/16	Estimated Current Market Value	Estimated Annual Income	Total Cost Basis	Unrealized Gain (Loss)
AMERICAN EXP FED SVGS BK INSTL 0.60000% 10/31/2016 CD FDIC INSURED CPN PMT SEMI-ANNUAL ON JAN 29, JUL 29 Estimated Yield 0.60% Accrued Interest \$12.33 Average Unit Cost \$1.00 Adjusted Cost Basis	02587CDX5 CASH	250,000	\$1.00044	\$250,110.00	\$1,500.00	\$250,000.00	
						\$250,000.00	D \$110.00
BEAL BANK USA CD 0.60000% 11/02/2016 FDIC INSURED CPN PMT @ MATURITY ON NOV 02 1ST CPN DTE 11/02/2016 Accrued Interest \$1113.70 Average Unit Cost \$1.00 Adjusted Cost Basis	07370WUU8 CASH	250,000	\$1.00024	\$250,060.00		\$250,000.00	
						\$250,000.00	D \$60.00
COMENITY CAP BK UTAH 0.60000% 11/02/2016 FDIC INSURED CPN PMT MONTHLY Next Interest Payable: 08/02/16 Estimated Yield 0.60% Accrued Interest \$123.29 Average Unit Cost \$1.00	20033ANP7 CASH	250,000	\$1.00027	\$250,067.50	\$1,500.00	\$250,000.00	\$67.50
BANK BARODA NEW YORK BRH 0.65000% 11/10/2016 FDIC INSURED CPN PMT @ MATURITY ON NOV 10 1ST CPN DTE 11/10/2016 Average Unit Cost \$1.00	06062QDH4 CASH	250,000	\$1.00029	\$250,072.50		\$250,000.00	\$72.50
BANK OF MO PERRYVILLE CD 0.70000% 02/06/2017 FDIC INSURED CPN PMT MONTHLY Next Interest Payable: 08/04/16 Estimated Yield 0.69% Accrued Interest \$134.25 Average Unit Cost \$1.00 Adjusted Cost Basis	06424QCF2 CASH	250,000	\$1.00073	\$250,182.50	\$1,750.00	\$250,000.00	
						\$250,000.00	D \$182.50

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



HOLDINGS > FIXED INCOME *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 07/31/16	Estimated Current Market Value	Estimated Annual Income	Total Cost Basis	Unrealized Gain (Loss)
APPLE BK FOR SVGS N Y CD 0.70000% 02/10/2017 FDIC INSURED CPN PMT @ MATURITY ON FEB 10 1ST CPN DTE 02/10/2017 Accrued Interest \$829.45 Average Unit Cost \$1.00	03784JQC1 CASH	250,000	\$1.00073	\$250,182.50		\$250,000.00	\$182.50
Total CDs		2,250,000		\$2,250,760.00	\$7,750.00	\$2,250,000.00	\$760.00
U.S. Treasury / Agency Securities							
UNITED STATES TREAS NTS NOTE 1.00000% 08/31/2016 MOODY'S Aaa CPN PMT SEMI-ANNUAL ON FEB 29, AUG 29 Next Interest Payable: 08/31/16 Accrued Interest \$4184.78 Average Unit Cost \$100.04 Adjusted Cost Basis YTD Amortized Premium	912828RF9 CASH	1,000,000	\$100.066	\$1,000,660.00	\$10,000.00	\$1,002,930.68	
						\$1,000,433.50	D \$226.50
FEDERAL HOME LOAN BANKS 2.00000% 09/09/2016 CONS BD MOODY'S Aaa /S&P AA+ CPN PMT SEMI-ANNUAL ON MAR 09, SEP 09 Next Interest Payable: 09/09/16 Accrued Interest \$7494.44 Average Unit Cost \$100.16 Adjusted Cost Basis YTD Amortized Premium	313370TW8 CASH	950,000	\$100.173	\$951,643.50	\$19,000.00	\$958,623.74	
						\$951,528.91	D \$114.59
FEDERAL HOME LOAN BANKS 0.52000% 10/14/2016 CONS BD MOODY'S Aaa /S&P AA+ CPN PMT SEMI-ANNUAL ON APR 14, OCT 14 Next Interest Payable: 10/14/16 Accrued Interest \$3083.38 Average Unit Cost \$100.01	3130A3M35 CASH	1,995,000	\$100.025	\$1,995,498.75	\$10,374.00	\$1,997,385.22	

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Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



HOLDINGS > FIXED INCOME *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 07/31/16	Estimated Current Market Value	Estimated Annual Income	Total Cost Basis	Unrealized Gain (Loss)
Adjusted Cost Basis						\$1,995,286.37	D
YTD Amortized Premium	\$695.01 E						\$212.38
Total U.S. Treasury / Agency Securities		3,945,000		\$3,947,802.25	\$39,374.00	\$3,947,248.78	\$553.47
Total Fixed Income		6,195,000		\$6,198,562.25	\$47,124.00	\$6,197,248.78	\$1,313.47
Total Securities				\$6,198,562.25	\$47,124.00	\$6,197,248.78	\$1,313.47
TOTAL PORTFOLIO VALUE				\$6,203,632.15	\$47,124.00	\$6,197,248.78	\$1,313.47

Activity

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

PURCHASES, SALES, AND REDEMPTIONS

Settlement Date	Account Type	Transaction	Description	Quantity	Amount	Total Cost Basis	Realized Gain (Loss)
Securities Purchased							
07/15/16	CASH	YOU BOUGHT	FEDL HOME LOAN BK CONS DISC NT 0.00000% 07/29/2016 MATURES @ 99.9914444	450,000	(\$449,961.50)	\$449,961.50	
Total Securities Purchased					(\$449,961.50)		
Redemptions							
07/15/16	CASH	REDEEMED	BANC CALIF NA IRVINE CA CD 0.35000% 07/15/2016 REDEMPTION PAYOUT #REOR R0054912010000	(250,000)	\$250,000.00		

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



PURCHASES, SALES, AND REDEMPTIONS *continued*

Settlement Date	Account Type	Transaction	Description	Quantity	Amount	Total Cost Basis	Realized Gain (Loss)
07/15/16	CASH	REDEEMED	SAFRA NATL BK NEW YORK INSTL CD 0.30000% 07/15/2016 REDEMPTION PAYOUT #REOR R0054919570000	(200,000)	\$200,000.00		
07/28/16	CASH	REDEEMED	GOLDMAN SACHS BK USA NY CD 0.60000% 07/28/2016 REDEMPTION PAYOUT #REOR R0055104410000 Adjusted Cost Basis	(250,000)	\$250,000.00	\$250,000.00	D
07/28/16	CASH	REDEEMED	KEY BK NATL ASSN OHIO 0.55000% 07/28/2016 CD REDEMPTION PAYOUT #REOR R0055104470000 Adjusted Cost Basis	(250,000)	\$250,000.00	\$250,000.00	D
07/29/16	CASH	REDEEMED	ALLY BK MIDVALE UTAH CD 0.55000% 07/29/2016 REDEMPTION PAYOUT #REOR R0055122010000 Adjusted Cost Basis	(250,000)	\$250,000.00	\$250,000.00	D
07/29/16	CASH	REDEEMED	BANK HAPOALIM B M NEW YORK 0.55000% 07/29/2016 CD REDEMPTION PAYOUT #REOR R0055122210000	(250,000)	\$250,000.00		
07/29/16	CASH	REDEEMED	FEDL HOME LOAN BK CONS DISC NT 0.00000% 07/29/2016 MATURES REDEMPTION PAYOUT #REOR R0100457770000 ST Gain \$38.50	(450,000)	\$450,000.00	\$449,961.50	\$38.50
Total Redemptions					\$1,900,000.00		

Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



ACTIVITY > ADDITIONS AND WITHDRAWALS > OTHER ADDITIONS AND WITHDRAWALS

Date	Account Type	Transaction	Description	Quantity	Amount
Other Additions and Withdrawals					
07/29/16	CASH	WIRE TRANS TO BANK	WD51172699		(\$1,450,000.00)
Total Other Additions and Withdrawals					(\$1,450,000.00)
TOTAL ADDITIONS AND WITHDRAWALS					(\$1,450,000.00)

ACTIVITY > INCOME > TAXABLE INCOME

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
Taxable Interest					
07/02/16	CASH	INTEREST	COMENITY CAP BK UTAH 0.60000% 11/02/2016		\$123.29
07/04/16	CASH	INTEREST	BANK OF MO PERRYVILLE CD 0.70000% 02/06/2017		\$143.84
07/15/16	CASH	INTEREST	BANC CALIF NA IRVINE CA CD 0.35000% 07/15/2016		\$218.15
07/15/16	CASH	INTEREST	SAFRA NATL BK NEW YORK INSTL CD 0.30000% 07/15/2016		\$149.18
07/28/16	CASH	INTEREST	GOLDMAN SACHS BK USA NY CD 0.60000% 07/28/2016		\$747.95
07/28/16	CASH	INTEREST	KEY BK NATL ASSN OHIO 0.55000% 07/28/2016 CD		\$685.62
07/29/16	CASH	INTEREST	ALLY BK MIDVALE UTAH CD 0.55000% 07/29/2016		\$685.62

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Statement for the Period July 1, 2016 to July 31, 2016

CITY OF OLIVETTE - 2014 GO BONDS CONSTRUCTION ACCT - Corporation



ACTIVITY > INCOME > TAXABLE INCOME *continued*

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
07/29/16	CASH	INTEREST	AMERICAN EXP FED SVGS BK INSTL 0.60000% 10/31/2016 CD		\$747.95
07/29/16	CASH	INTEREST	BANK HAPOALIM B M NEW YORK 0.55000% 07/29/2016 CD		\$1,378.77
Total Taxable Interest					\$4,880.37
Total Taxable Income					\$4,880.37
TOTAL INCOME					\$4,880.37

Footnotes and Cost Basis Information

Amortization, accretion and similar adjustments to cost basis have been provided for many fixed income securities (and some bond-like equities), however, they are not provided for certain types, such as short-term instruments, Unit Investment Trusts, foreign fixed income securities, or those that are subject to early prepayment of principal (pay downs). Where current year premium or acquisition premium amortization is provided, the prior years' cumulative amortization is reflected in the adjusted cost basis, but we cannot provide a breakdown or the total of such prior amortization amounts.

NFS is required to report certain cost basis and related information to the IRS on the Form 1099-B. Your official 1099-B forms for certain transactions will reflect which lots have been sold for tax purposes. To apply a specific identification cost basis method to 1099-B reporting, appropriate instructions must be on file with NFS or be received by NFS before the trade has settled. Absent such instructions, NFS determines cost basis at the time of sale based on its default methods of average cost for open-end mutual funds and first-in, first-out (FIFO) for all other (including ETFs) unless your broker dealer has elected to use another default method. NFS applies FIFO (or other disposal method, if applicable) based on its records, which may be different from yours. For transactions that are not subject to 1099-B cost basis reporting, you should refer to your trade confirmations and other applicable records to determine which lots were considered sold for tax purposes.

While NFS must meet IRS requirements with respect to certain information required to be reported to the IRS, NFS-provided cost basis, realized gain and loss, and holding period information may not reflect all adjustments necessary for your tax reporting purposes. NFS makes no warranties with respect to and specifically disclaims any liability arising out of a customer's use of, or any tax position taken in reliance upon, such information.

For investments in partnerships, NFS does not make any adjustments to cost basis information as the calculation of basis in such investments requires supplemental information from the partnership on its income and distributions during the period you held your investment. Partnerships usually provide this additional information on a Form K-1 issued by April 15th of the following year.

Consult your tax advisor for further information.

Cost basis and gain/loss information is provided as a service to corporate accounts. The information listed in the year-to-date gain/loss summary section is based on a calendar year (January - December). If your business/entity has a fiscal year end other than December 31st for tax purposes, the year-to-date information will not apply. If you have questions about your tax situation, consult your tax advisor.

D - Adjusted cost basis reflects any cumulative original issue discount, premium, or acquisition premium, and it assumes such amounts were amortized by the taxpayer over the life of the security



CITY COUNCIL AGENDA SUBMISSION

Agenda Item:

Hearing from Citizens

Description:

Olivette citizens and businesses express concerns, discuss issues, and make requests of the City Council's assistance in getting matters resolved.

The Mayor and City Council would like to remind the audience of the following:

1. The purpose is to hear your concerns, issues, and questions.
2. Cards submitted after the beginning of 1st "Hearing from Citizens" will not be called until the 2nd "Hearing from Citizens".
3. The Chair has discretion to allow individuals to speak without previously submitting a card; however, those individuals will also need to complete a card.
4. Personal attacks of Council Member, Staff, and/or individuals are not permissible.
5. Any question should be directed to the Chair and only the Chair.
6. Questions concerning agenda items may be addressed by Council or staff at the time the agenda item is discussed.
7. Questions that are not pertaining to agenda items may receive an answer by the method of your choice; indicated at the bottom of the submittal cards.
8. Profanity is not allowed.
9. Campaigning and electioneering are not permitted.

"Hearing from Citizens" is not intended to be an open discussion. It is intended to provide an opportunity for citizens to be heard at official meetings.

When called, please step to the podium; state your name and your address before addressing your subject matter.

Each person has up to three (3) minutes to speak. Should your time elapse, you are welcome to continue at the second hearing from citizen's session again, for up to 3 minutes.



CITY COUNCIL AGENDA SUBMISSION
August 9, 2016

Agenda Item:

A Catalyst Strategy for the Economic Enhancement of Olivette

Description:

In May of 2015, Development Strategies was hired to create a development strategy that would assist the City in planning the redevelopment of two areas – I-170/Olive and the current City Hall area. Representatives from Development Strategies will present their final report, "A Catalyst Strategy for the Economic Enhancement of Olivette".

Recommended Action:

No Action Required

Attachments:

A Catalyst Strategy for the Economic Enhancement of Olivette

Funding Request: N/A

Submitted by:

Barbara Sondag
CITY MANAGER



A CATALYST STRATEGY FOR THE ECONOMIC ENHANCEMENT OF OLIVETTE



JUNE 2016

DEVELOPMENTSTRATEGIES®

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13		CHAPTER 2: Regional Context and Opportunity Areas
19		CHAPTER 3: Demographic and Market Trends
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98		CHAPTER 7: Conclusions and Recommendations
		<i>End Notes</i>
		<i>Acknowledgements</i>
		<i>Appendix</i>

Chapter 1

INTRODUCTION AND SITE MARKETABILITY

OLIVETTE OPPORTUNITY AREAS

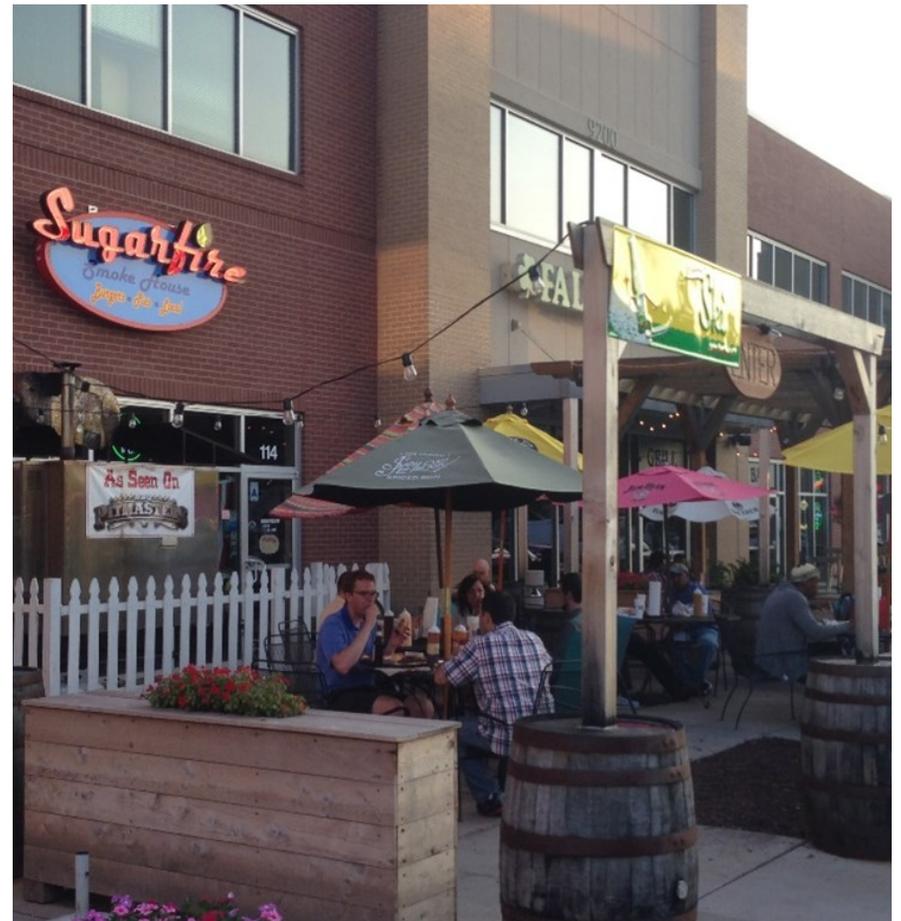
Thriving cities tend to be those that best adapt to changing circumstances over time. Often, windows of opportunity present themselves, but they are fleeting—they must be seized upon in the right way in order to have a lasting benefit for the community. By identifying the right opportunities, and the right way to act upon them, a city can set its course for the next generation. It is with this desire that this Economic Catalyst Strategy has been undertaken.

Recognizing that the Olive corridor was not reinventing itself into the more livable and economically vibrant community center that Olivette residents desired, city leaders undertook a Strategic Plan in 2005 called “The Center of Opportunity” which established a new vision for the Olive Corridor. It identified redevelopment opportunities near the I-170 interchange that would create a community gateway and better retail options, and identified an opportunity to create a city center in the vicinity of the municipal building.

After 10 years of table-setting by city officials, there is a desire to accelerate private market development along the corridor to realize this publically-supported vision. Evidence shows there is increasing demand for development throughout the Central County area, with young professionals and families drawn to its good school districts, access to jobs and retail amenities, and proximity to cultural amenities. Yet Olivette has not realized its development potential.

The purpose of this effort is to catalyze private development by focusing on two catalyst sites, and ways in which the City can participate to ensure the best possible outcomes—ones that will set new precedents for the corridor and spur further development. These catalyst sites—the Municipal Site and the Interchange Site at I-170 and Olive—have been selected for this purpose. This study focuses on the levers that need to be pulled in order to ensure that the development of these opportunity areas reach their full potential. In doing so, the City is seeking to self-determine its future, by being an active participant in the realization of a new vision of what the Olive Corridor can be.

Development Strategies was commissioned by the City of Olivette to better understand what development demand exists along the Olive Corridor and the types of products that must be offered at these opportunity sites to capture this market demand. This study considers market opportunity, the market strategy to leverage public and private investment to the fullest community benefit, the economic realities of development planning and the need for public-private partnerships, and the economic strategy to utilize tools to further the goals and vision established in the City’s Strategic Plan.



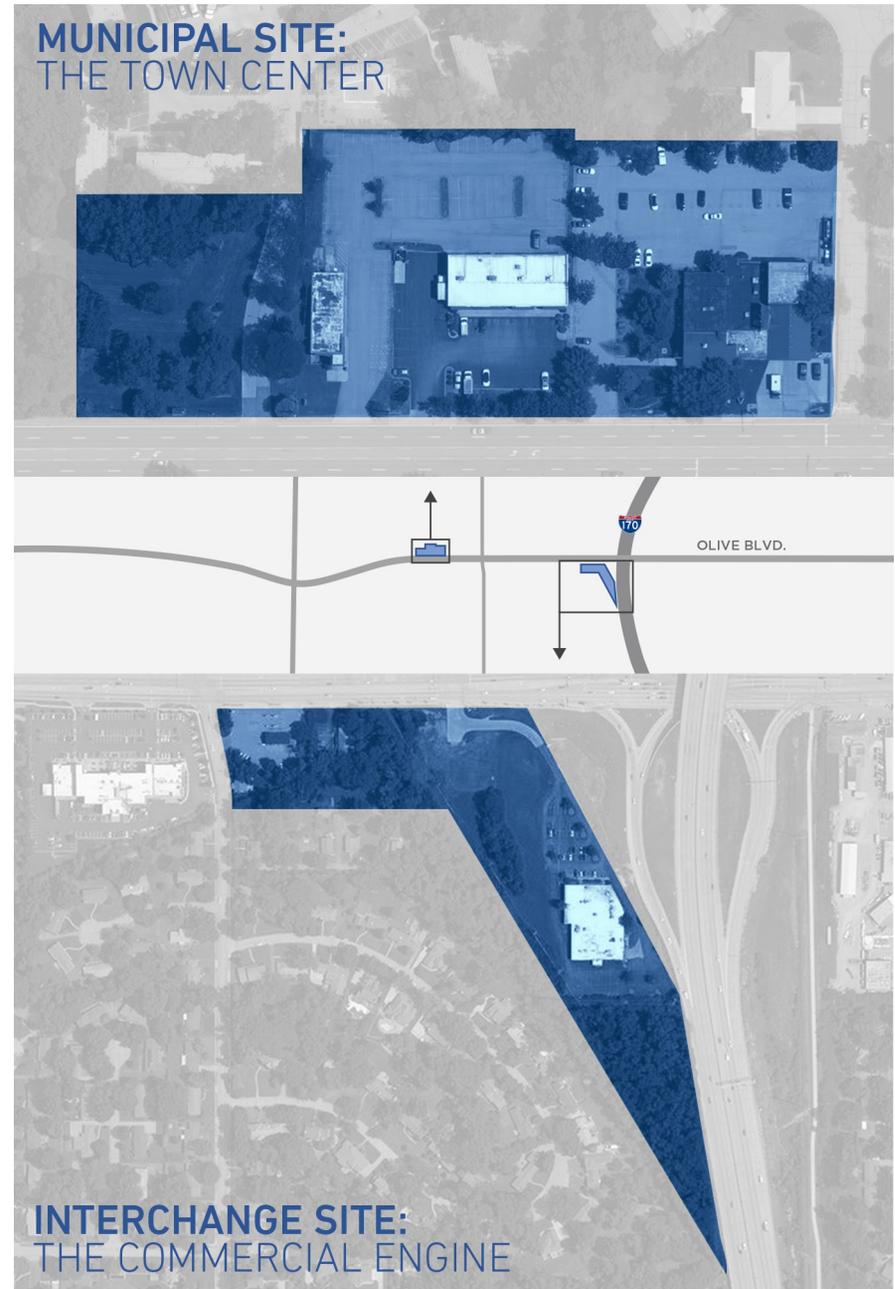
OLIVETTE OPPORTUNITY AREAS

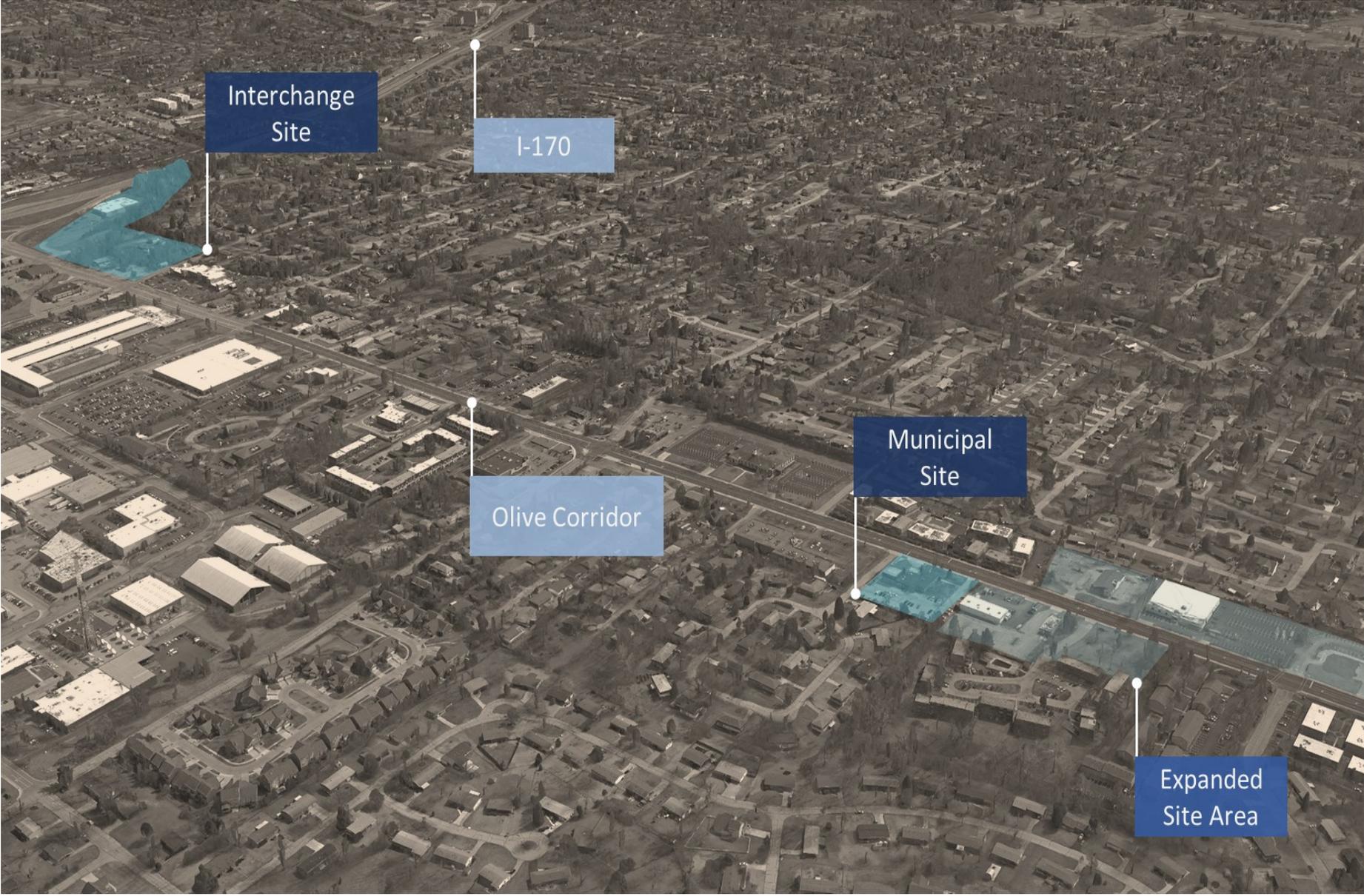
MUNICIPAL SITE/CITY CENTER

The municipal site sits roughly at the center of Olivette, making it easily accessible to all. It is well-placed to fulfill multiple goals that the City has for Olive Boulevard—attract and retain residents, provide retail and civic amenities for the community in a well-defined center, and catalyze high-quality development on nearby, underdeveloped commercial sites. The site contains approximately 1.5 acres, and additional commercial sites could be assembled to total three developable acres.

INTERCHANGE SITE

It is rare to find an interchange site like the one at I-170 and Olive—underdeveloped, of significant size, and along two high-traffic corridors that have experienced significant retail development. While the site is challenged somewhat by its unusual shape and varied grade, its access and visibility are excellent. It is the gateway to the city, and any development on it will set the tone for the rest of the Olive corridor through Olivette. While the municipal site is poised to serve and transform the local Olivette community, the interchange site can be a regional destination and therefore serve as an economic catalyst. It covers approximately 12 acres.





Interchange Site

I-170

Olive Corridor

Municipal Site

Expanded Site Area

MARKETABILITY: AREA CONTEXT FOR CATALYST SITES



A number of factors affect the ability of sites to attract different groups to live, shop, work, and recreate. These cumulative factors—their marketability—are often influenced as much by what is near a site as what is developed directly on it.

Given the volume of traffic that passes along Olive each day, there is an opportunity for the city to build up the corridor, attract more activity along it, and transform it into an attractive and dynamic activity center for both residents and visitors. The catalyst sites have a number of nearby assets that make them marketable for varying amounts and types of residential and retail development, in particular. Following is a partial list.

DOWNTOWN CLAYTON

Located just two miles to the South of the interchange site, Downtown Clayton is the St. Louis region's second largest employment center. It has over seven million square feet of (largely Class A) office space, and one million square feet of retail. It's 35,000 employees tend to be employed in high-wage professional occupations.



DANFORTH CENTER / MONSANTO HEADQUARTERS

A significant amount of high-wage employment lies just one mile west of the municipal site, making it very marketable for residential use. Monsanto is among the St. Louis region's biggest employers, with over 4,000 people, including many professionals in business management and science. While the Danforth Center currently has fewer employees (roughly 340), it is a rapidly-growing cornerstone in a regional strategy to grow and incubate the St. Louis region as a center for bioscience research. It currently employs 170 scientists and ambitious plans are underway to expand.



LADUE SCHOOL DISTRICT

Olivette's location within the Ladue School District is immensely valuable for the marketability of residential real estate. With over 4,000 students, it is a sizeable school district that rates very highly. Schooldigger.com rated it the ninth best school district in the state of Missouri (out of 491) for 2015, and the Missouri Department of Education gave it a score of 99 percent (out of 100) for the same year.



CREVE COEUR / CITYPLACE

Another high-wage office employment center lies three miles to the west of the municipal site, on Olive Boulevard, in Downtown Creve Coeur/ CityPlace. CityPlace has over 1.2 million square feet of Class A office space that offer high-wage jobs, and feature prominent employers, such as Microsoft. It also has several desired retailers, including Trader Joe's.



BRENTWOOD / GALLERIA RETAIL

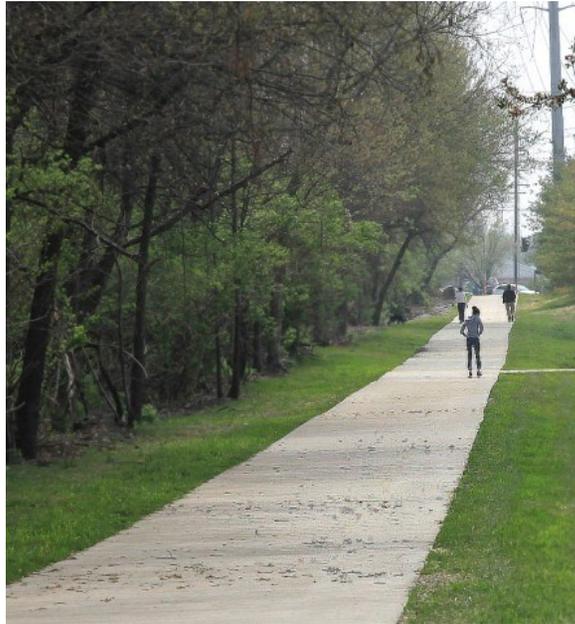
Just three miles to the south of the interchange site lies the greatest concentration of retail, with the widest range of retailers, in the St. Louis region. Between the Galleria Mall and various lifestyle centers and big box developments, the area has over two million square feet of retail. It has several coveted retailers, including Pottery Barn, REI, Whole Foods, The Container Store, and many more.

MARKETABILITY: AREA CONTEXT FOR CATALYST SITES



I-170 INTERCHANGE

According to MoDOT, the interchange receives 120,000 trips per day, providing excellent vehicular access and visibility to potential retail, office, or hospitality uses at the interchange. The I-170 corridor links several of the St. Louis region's biggest assets, including employment in Downtown Clayton, retail in Brentwood, and Lambert International Airport.



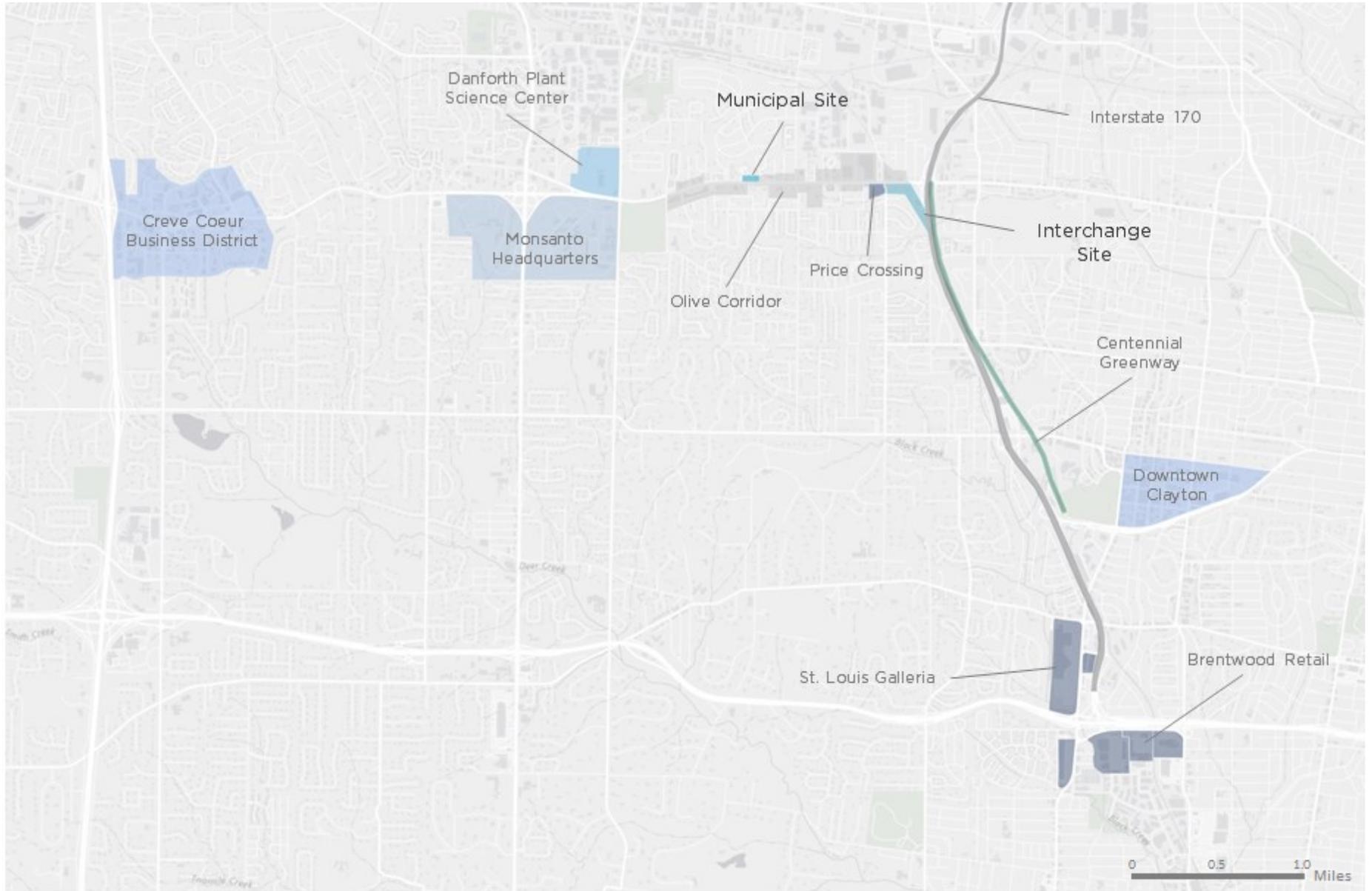
CENTENNIAL GREENWAY

The Centennial Greenway is currently three miles in length, and links the interchange site to Downtown Clayton and Shaw park. It is part of the ever-expanding regional greenway system that is being funded by Great Rivers Greenway, and is an excellent marketability and lifestyle amenity that can be further tied into with bike and pedestrian enhancements along the Olive Corridor.



PRICE CROSSING

Developed roughly 10 years ago, Price Crossing represents the first relatively large-scale private investment in the Olive Corridor, following the Strategic Plan effort in 2005. It is anchored by the flagship Sugarfire Smokehouse, which consistently rates among the highest quality barbeque restaurants in the St. Louis region, as well as one of the most popular.



MARKET AND ECONOMICS: ANALYSIS AND STRATEGY

This process includes market analysis to establish a baseline of development opportunities that are possible at the study sites and provides the market strategies needed to create the environment in which that development is marketable. Development projects are then tested against economic considerations such as land and construction costs, to see if policies are needed to improve the likelihood of desirable developments.

Market and economic analysis are required, in tandem, to fully understand development conditions, and why some types of development are more or less likely to occur without public intervention. While market analysis established a baseline of understanding on the revenue side of the development equation—how much development can occur, and what rents and sale prices are achievable, economic analysis considers the cost side of the equation, which includes land and development costs, and whether or not a desired product can realistically be delivered to the market.

While analysis provides a baseline of understanding, it is the strategies that add the value. Market strategies ensure that the conditions—including improvements to the public realm, effective marketing and branding, and the design of products to target specific markets—area created that enable market potentials to be realized. Economic strategies align economic policies with strategic community initiatives to create conditions under which desired development can occur.

MARKET ANALYSIS

In the first portion of this report, a market study is conducted in order to understand the scope of development products that are supportable within the downtown. Site context is understood, demographics are studied, current product supply is surveyed, and demand is analyzed, resulting in a marketable housing program.

MARKET STRATEGY

Building upon the market study, a market strategy evaluates ways in which to add value to existing and potential market opportunities. A market strategy will take a set of market opportunities and mold them into something that is better than the sum of their parts, whether through curating the right mix of uses or tenants, creating an inviting public realm, identifying optimal locations, adding amenities, aligning design (such as architectural features) with consumer demand, or targeting underserved niches.

DEVELOPMENT PLAN

In this phase, development economics—construction and acquisition costs, facility operations, etc.—meet market analysis. This is known as feasibility testing, which involves identifying products—be they housing, retail, etc.—for which the economic returns justify the development costs. If a project passes this test, it is well on its way to becoming a “real project”. Often the amount of density that is achievable can make or break the viability of a project, so site feasibility testing is an important component. The goal of a development plan is often to identify one or more catalyst projects that can potentially stimulate an even greater amount of development that is both feasible and supported by the community.

ECONOMIC STRATEGY

Often a number of opportunities are identified that would benefit a community, but the development projects are not quite viable—often because the development costs are greater than the economic returns. In such instances, the potential benefits to the community must be carefully weighed against public involvement—financial or otherwise, to determine if the ends justify the means. In addition to evaluating the potential economic value of public assistance, the development strategy provides policy suggestions and recommendations to improve economic conditions and thus achieve desired development.

DEVELOPMENT STRATEGY PROCESS

Conditions Survey
Site Marketability Analysis (SWOT)
Context Mapping
Demographic Analysis

Urban Design
Architecture
Public Space
Circulation

Interior Design
Land Use

Construction Costs
Operations and Maintenance
Land/ Acquisition Costs

Job Creation/Economic Output
Gap Financing
Incentives Analysis
Tax Capture

SITE CONTEXT
ANALYSIS

MARKET
ANALYSIS

LAND USE
PROGRAM

PLACEMAKING

MARKET
STRATEGY

MARKETABLE
DEVELOPMENT
CONCEPT

FEASIBILITY
TESTING AND
SITE CAPACITY

DEVELOPMENT
PLAN

ECONOMIC &
FISCAL IMPACTS

IMPLEMENTATION
STRATEGIES

DEVELOPMENT
STRATEGY

Supply Analysis
Competitive Market Analysis
Demand Projections
Demand Opportunity Gaps

Spatial Analysis

Competitive Positioning
Quality and Amenities
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Best Uses
Anchors
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Market Strategy

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Economic Strategy

DEVELOPMENT STRATEGIES
2011 | Robert Lewis | Matthew Wetli

DEVELOPMENT STRATEGIES®

KEY STAKEHOLDERS

An integral part of any development process involves engaging with stakeholders who could be impacted, either positively or negatively, by any redevelopment.

Development Strategies met with a variety of stakeholders in the Olivette community to understand their vision for development at the opportunity areas. These stakeholders included local business owners and employers, city

residents, and land owners of sites adjacent to and nearby the opportunity areas. Further, Development Strategies met with developers who work in the St. Louis region, particularly those with experience in and around Olivette and the Central County area, to elicit their feedback on what types of development would be marketable and feasible at the opportunity areas. A full list of stakeholder meeting attendees is included in the Appendix.



Chapter 2

REGIONAL CONTEXT AND OPPORTUNITY AREAS

MARKET TRENDS

Demographic shifts and changes in lifestyle preferences are impacting how people live, work, play, and interact with their environments.

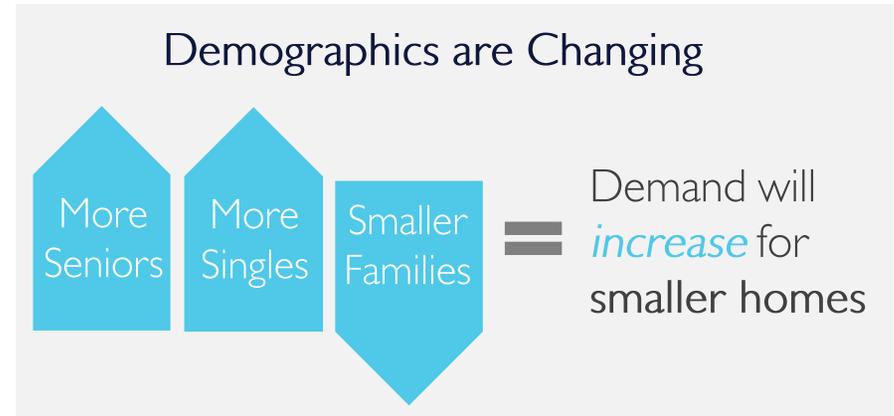
These shifts can be seen not just on a national scale but regionally and locally as well. These factors have far-reaching and significant impacts on what types of new real estate development will be successful, including in Olivette and the surrounding Central County area.

MARKET TRENDS

The population is growing and shifting demographically, implying that the types of housing offered will have to be altered to meet changing needs. Major trends include:

- **National growth:** The U.S. will reach 400 million people around 2040, up 100 million from 2005.
- **Housing demand:** The next 100 million people will require 40 million homes. Add 30 million replacement homes, and 70 million homes will be constructed through 2040, an average of two million homes per year.¹
- **Fewer families:** Households are becoming more diverse. In 1960, 48 percent of households had children. By 2025, this number will be reduced to 28 percent. Simultaneously, 28 percent of housing units in 2025 will be occupied by a single person, up from 13 percent of units in 1960.²
- **More seniors:** The population is aging: 41 million of the next 100 million will be over 65.¹

At the same time, consumer preference surveys show a shift in housing and community preferences that align with these demographic shifts. Surveys indicate a slight majority or sizeable minority prefer walkable communities and will live in dense, walkable environments if it places them closer to jobs and amenities.



- **Walkability:** 33 percent of residents in conventional suburbs prefer a more walkable environment.³
- **Mix of uses:** 49 percent prefer a neighborhood where they can walk to nearby shopping.³
- **Underserved market:** 20 to 40 percent of residents showed a preference for compact, walkable neighborhoods, but only five percent live in such an environment.³
- **Smaller homes and lifestyle:** 55 percent would accept a smaller house if it meant more options to walk, cycle, or take transit.³ Additionally, four national studies have shown that many people are willing to trade housing size for shorter commutes.⁴

Based on these data and given the city's location relative to employment and amenity centers, Olivette is well-placed for successful new development, particularly if the right community design is put in place to promote a walkable environment along Olive Boulevard that provides access to both existing and potential newly-developed retail and community amenities.

OLIVETTE'S PLACE IN THE REGION

As the most central community within Central County, Olivette reflects greater trends within Saint Louis County in terms of demographics and economics. While it has captured some of the growth and affluence of communities to the south and west, the opportunity areas present a change to further improve the city, particularly areas to the north of Olive Boulevard.

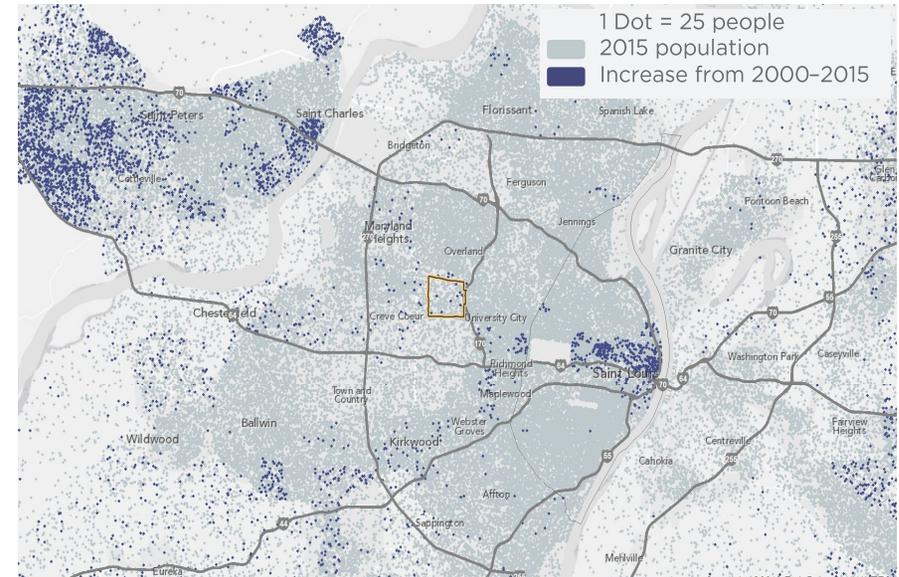
POPULATION CHANGE

While most areas of St. Louis County experienced population loss over the past 15 years, the population growth it has enjoyed has been clustered around major transportation corridors, including Olive Boulevard. Olivette's growth rate has been comparable to or better than its neighboring communities, demonstrating its particular desirability even within the Central County area. Going forward, Olivette has the potential to attract current residents from both the City of St. Louis and St. Charles County who value its central location, as well as new residents to the area looking for good schools and a close-in suburban community with proximity to regional amenities.

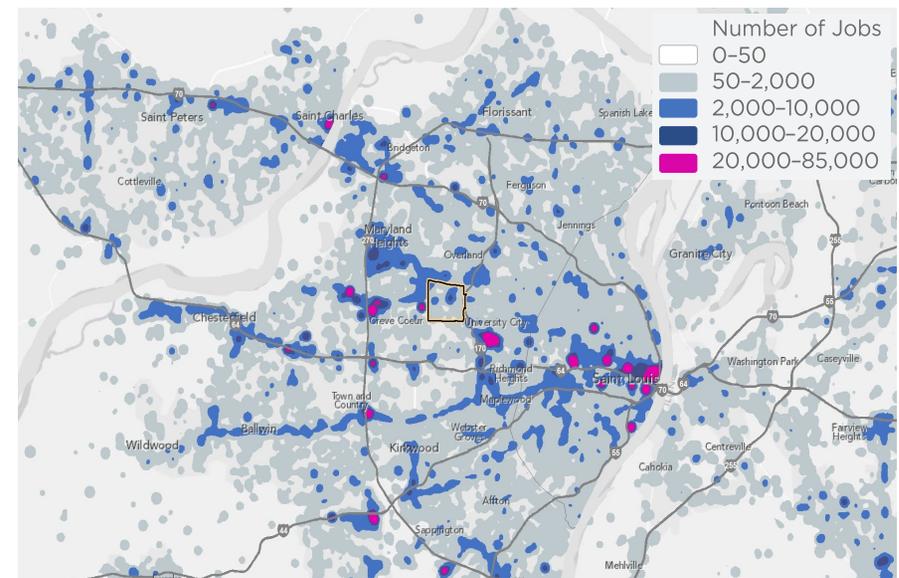
ACCESS TO EMPLOYMENT

As in most places, St. Louis' employment centers are clustered around major highways, and in particular around the region's central corridor. In addition to having a significant number of jobs within the city borders, Olivette is adjacent to some of the largest concentrations of employment in the region, including in Creve Coeur and University City. Besides being an attraction for new residents, Olivette's position also makes it a high-traffic pass-through for commuters, making it an ideal location for retail establishments as well.

POPULATION CHANGE



ACCESS TO EMPLOYMENT

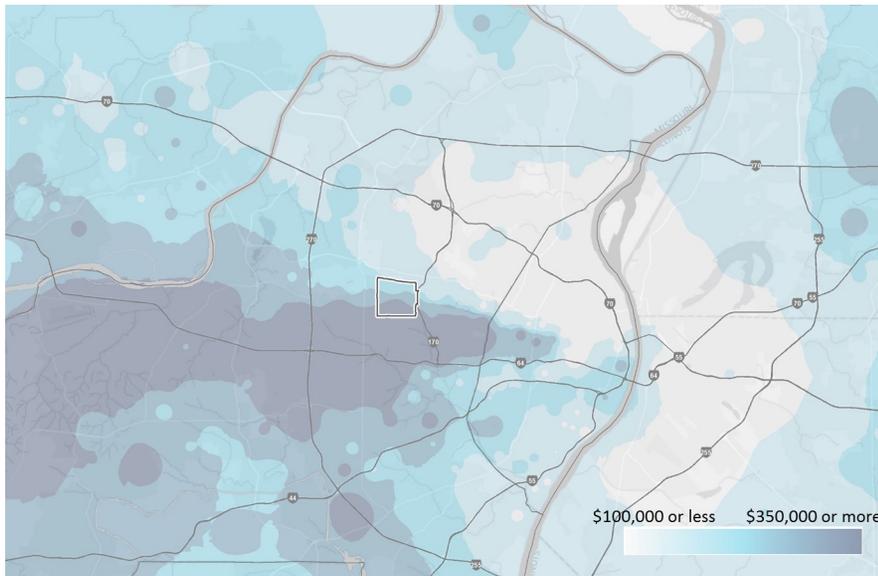


HOUSEHOLD INCOME AND HOUSING VALUE

As with population and jobs, the highest household incomes in the region are clustered around the central corridor, particularly Interstate 64. The distribution of household income in Olivette is reflective of the county as a whole, with more affluent households to the south of Olive and lower-income households to the north. This spectrum in income illustrates both a market for a variety of housing products and retail amenities, as well as an opportunity for increasing the median household income along Olive with the introduction of new housing development.

Housing values in the region track with household income, as would be expected, and in Olivette the change in housing values from south to north is noticeable. New development along Olive could serve to bring up the housing values not only along the corridor but throughout the city in general.

HOUSING VALUES



POPULATION METRICS

City of Olivette

500

New residents since 2000

178

New home permits since 2006

20%

Growth in median home value
Since 2010

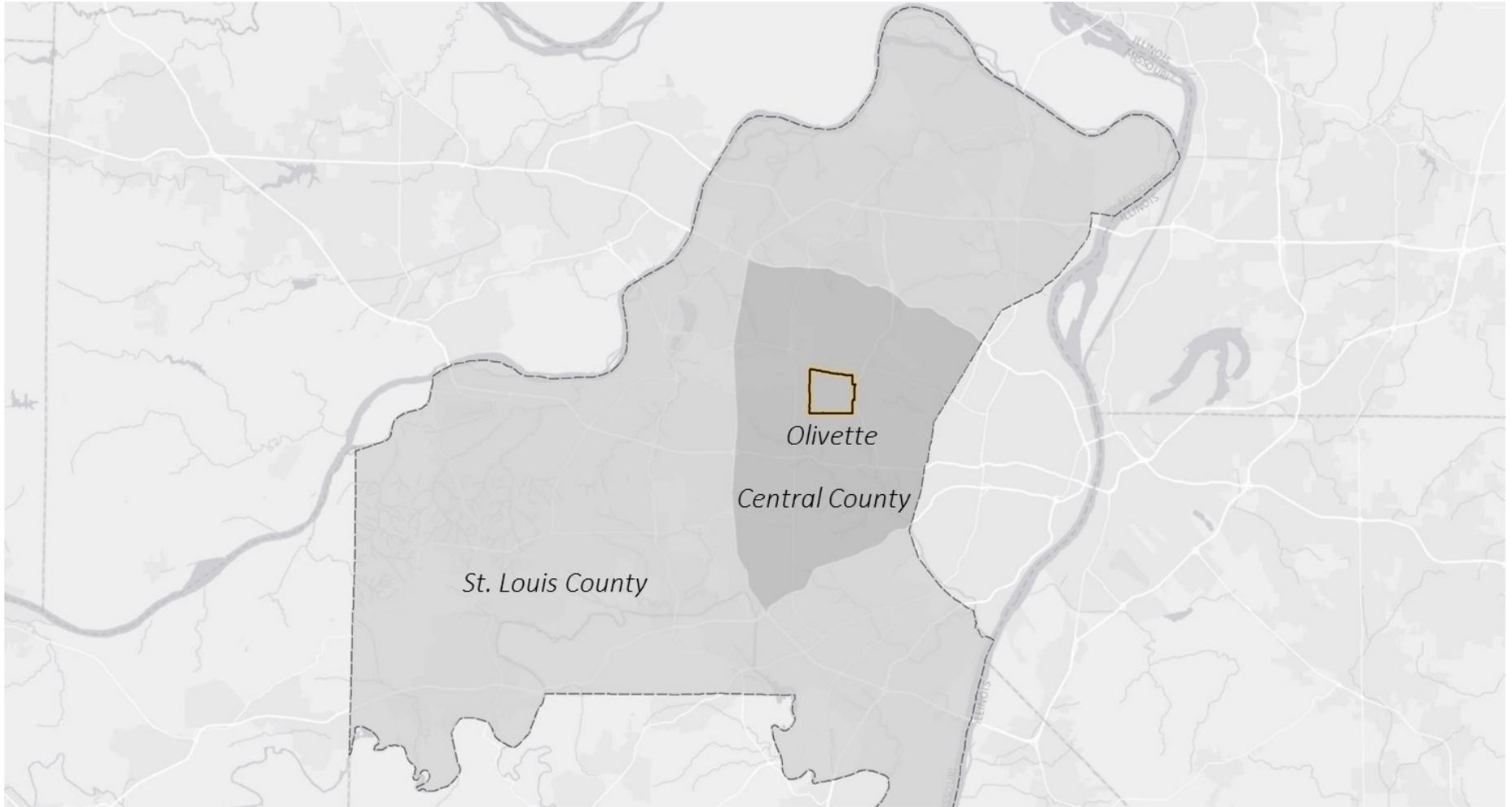
370,000

Jobs within a ten-minute drive of
Central Olivette

60%

Of residents have bachelor's
degree or higher

Source: Esri, 2016



	Olivette	St. Louis Central County	St. Louis County
POPULATION GROWTH 2010 - 2015	0.39	-0.05%	-0.12%
MEDIAN HOUSEHOLD INCOME	\$70,000	\$54,000	\$58,000
MEDIAN HOUSING VALUE	\$355,000	\$213,000	\$206,000

Source: Esri, 2016

Chapter 3

DEMOGRAPHIC AND MARKET TRENDS

HOUSING

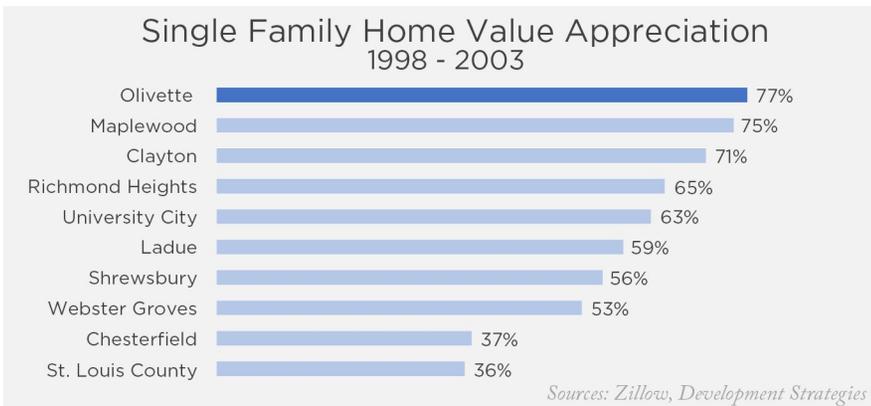
RESIDENTIAL MARKET: OVERVIEW

While demand for new condominium and dense townhome development is recovering, developing rental housing targeted at young professionals and empty nesters is a stronger short-term opportunity.

FOR-SALE HOUSING TRENDS

Following a flurry of building activity from the late 1990s through the mid-2000s, the national for-sale housing market collapsed in 2008. While the St. Louis region's housing market had been and remains weaker than the national market overall, it did not experience the same dramatic dip in housing prices. Today, median housing prices in the St. Louis MSA are higher than they were in 2005.

The for-sale housing market in Central St. Louis County particularly has thrived in recent years. Many municipalities in the area have seen home values appreciate by over 50 percent in the past 15 years, significantly higher than the county average of 36 percent appreciation. Olivette is at the top of the list of municipalities experiencing this increase, with home values in the city rising 77 percent from 1998 to 2013.

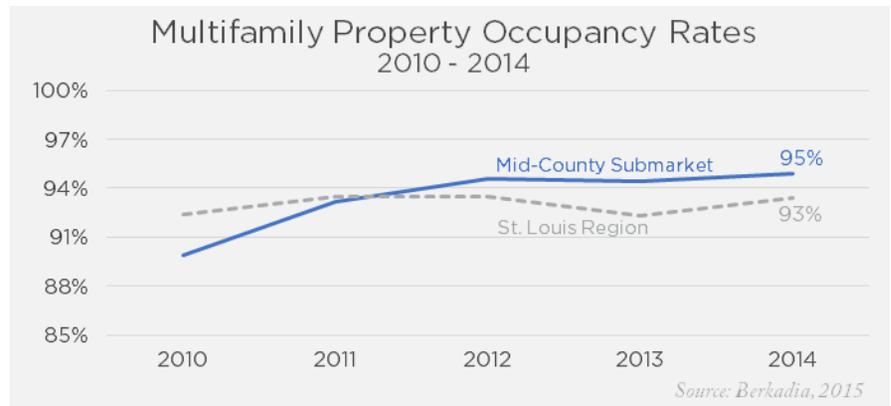


RENTAL HOUSING TRENDS

At the same time, the rental housing market has experienced a significant rebound since 2009. A number of reasons have been cited for this recovery:

- **Reduced Supply Delivery:** Unit completions were down substantially from 2010 to 2013, allowing existing supply to be absorbed.
- **Millennials:** The Millennial generation—a cohort larger than the baby boomers—has reached peak renter age. Perhaps more significantly, they are beginning to be hired into the employment market. Roughly **70 percent** of all job gains in 2010 went to workers in the prime renter demographic of 20- to 34-year-olds, according to Marcus & Millichap.
- **Homeownership is Down:** After peaking at almost 69 percent in 2006, homeownership has decreased to **65 percent**, resulting in the addition of over three million renter-occupied homes, according to the U.S. Census.

As with the for-sale housing market, the rental housing market in the Central County area become stronger over the past five years. While rental occupancy rates in the St. Louis MSA has remained relatively stable since 2010, rates in Central County have increased five percentage points in the same period and is higher than the region overall.



RESIDENTIAL MARKET: MARKET AREAS

Demographics and consumer data suggests a population that would support new housing products, given good access to jobs and amenities in Central County.

DEFINITION OF MARKET AREAS

In market analysis, a Primary Market Area (PMA) is typically defined as the smallest geographic area from which a high percentage (often 75 percent) of support for a project will be drawn. In some cases, particularly in large metropolitan regions, a Secondary Market Area (SMA) is identified as the origin for most of the remaining support, in order to focus the analysis on the most relevant geographies for a project. Market boundaries are sometimes defined by hard boundaries, such as rivers, highways and other major thoroughfares, railroads, etc. Often, market areas are defined by soft boundaries—that is, marked changes in socio-economic condition, such as income, density, ethnicity, and educational attainment.

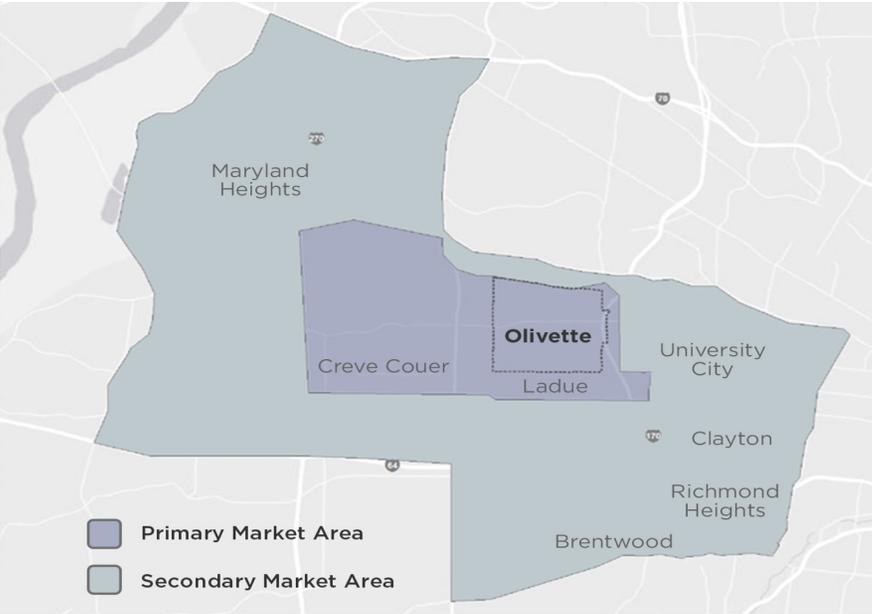
OLIVETTE MARKET AREAS

Olivette is located in Central St. Louis County. This area is defined by good access to jobs and amenities, with proximity to interstates 64, 170, and 270. Any new residential development in Olivette will likely attract residents from the surrounding communities who have already demonstrated their interest in the area. The residential PMA includes the city of Olivette itself, as well as parts of the bordering cities of Creve Coeur, University City, Ladue, and Maryland Heights. Residents in these communities would be attracted to a new housing product, particularly one located on a major thoroughfare such as Olive Boulevard. The residential SMA includes the remainder of the bordering cities, as well as parts of Clayton, Brentwood, and Richmond Heights.

The two market areas are very similar demographically and socioeconomically. The PMA includes some of Central County’s more affluent communities, while the communities in the SMA are more economically diverse. The PMA’s

population is slightly older than the SMA’s, but it also has a higher percentage of renter-occupied households. These statistics suggest that there is a diverse market for new housing development in the market areas, both in terms of life stage and desired ownership status.

In addition to these two factors, this study relied partly on geo-demographic segmentation analysis, which considers not only conventional demographic variables like age and income, but also neighborhood preferences (i.e. geographic characteristics) and culture, values, and buying habits (psychographic variables). As a result, the market boundaries are not only defined by hard and soft boundaries, but by clusters of households which similar lifestyle preferences. Further, market areas different land uses are different, accounting for differences in individual and household preferences for location when it comes to housing versus employment versus shopping and leisure activities. The market areas for each land use are illustrated in their respective sections that follow.



RESIDENTIAL MARKET: RENTAL SUPPLY

New apartments in the central corridor are leasing quickly, at much higher rents than existing product.

LOCAL SUPPLY

Most existing rental units in Olivette are located in older apartment developments dating back to the 1960s. While these developments are prevalent throughout the St. Louis region, it is notable that the units in Olivette maintain high occupancy rates and high rents relative to similar products elsewhere in the region. For instance, average rents for apartments in Olivette are around \$1,025 a month, which is more similar to rents in the West St. Louis County submarket as opposed to the surrounding Central County submarket. These trends suggest there is strong demand for rental products in Olivette, and that new rental units could be very successful in the city.

NEW RENTAL CONSTRUCTION

There has been significant new rental development in the St. Louis region over the past ten years, including in the Central County area. Some notable nearby developments include Vanguard Crossing in University City, Kings Landing in Creve Coeur, Allegro at the Boulevard in Richmond Heights, and Loft Condominiums at Station Plaza in Kirkwood. While these developments vary in their exterior and interior finishes and amenities, they are all over 90 percent occupied and average rents of \$2,000 per month for two-bedroom units. Two additional upscale apartment rental developments are being built just west of Olivette along Olive Boulevard in Creve Coeur—Vanguard Heights and The Vue at Creve Coeur—and will add over 350 units to the market. Asking rents for Vanguard Heights, which is set to open in early 2016, range from \$2,150 to \$2,750 for a two-bedroom unit.



BUILT 1960
 550 SQ. FT - 1BR
 850 SQ. FT - 2BR
 1,020 SQ. FT - 3BR

AVG. RENT:
1BR: \$1.20/SF
2BR: \$0.98/SF
3BR: \$0.93/SF

72 UNITS—93% OCC.

EDEN ROCK



BUILT 1986
 715 SQ. FT - 1BR
 995 SQ. FT - 2BR

AVG. RENT:
1BR: \$1.35/SF
2BR: \$1.22/SF

206 UNITS—93% OCC.

BONHOMME VILLAGE



BUILT 2013
 750 SQ. FT - 1BR
 1,240 SQ. FT - 2BR
 1,400 SQ. FT - 3BR

AVG. RENT:
1BR: \$1.98/SF
2BR: \$1.84/SF
3BR: \$1.93/SF

202 UNITS—98% OCC.

VANGUARD CROSSING



BUILT 2013
 560 SQ. FT - STUDIO
 760 SQ. FT - 1BR
 1,180 SQ. FT - 2BR

AVG. RENT:
STUDIO: \$1.67/SF
1BR: \$1.61/SF
2BR: \$1.40/SF

309 UNITS—LEASING

STREETS OF ST. CHARLES

RESIDENTIAL MARKET: FOR-SALE SUPPLY

CONDOMINIUMS

A number of upscale and midscale condo products were built in the early 2000s in nearby University City, Clayton, and Creve Coeur. Recent sales of these units indicate a wide spectrum of values that are likely driven by location. For instance, condo units in the Clayton school district sell for \$20 to \$30 more per square foot than those in the University City school district. Further, condos at Mills Crossing, with good visibility from Olive Boulevard, have sold better than those at City Place, which are surrounded and hidden by office buildings and hotels. These variations suggest that the municipal site, with its location on Olive Boulevard in the Ladue school district, has promise for condo development. However, the condo market has not rebounded from the housing crisis as strongly as the rental or single-family for-sale markets, and any potential for new condo development would likely be in the long-term—potentially five to ten years in the future.

TOWNHOMES

Growing preferences for smaller, denser housing products in walkable areas has driven the development of a handful of townhome products in St. Louis. These include the Station Plaza Townhomes in Kirkwood, which have sold in recent years for \$200 per square foot. This product targets downsizing mid-career professionals and retirees looking for the feel of living in a single-family home, but with better access to amenities and fewer home maintenance requirements. While they are designed in a dense layout, it is difficult to accommodate more than 15-20 units per acre, as opposed to 30-40 units per acre for condos or apartments, making them less feasible and attractive for developers.



RESIDENTIAL MARKET: TARGET MARKET ANALYSIS

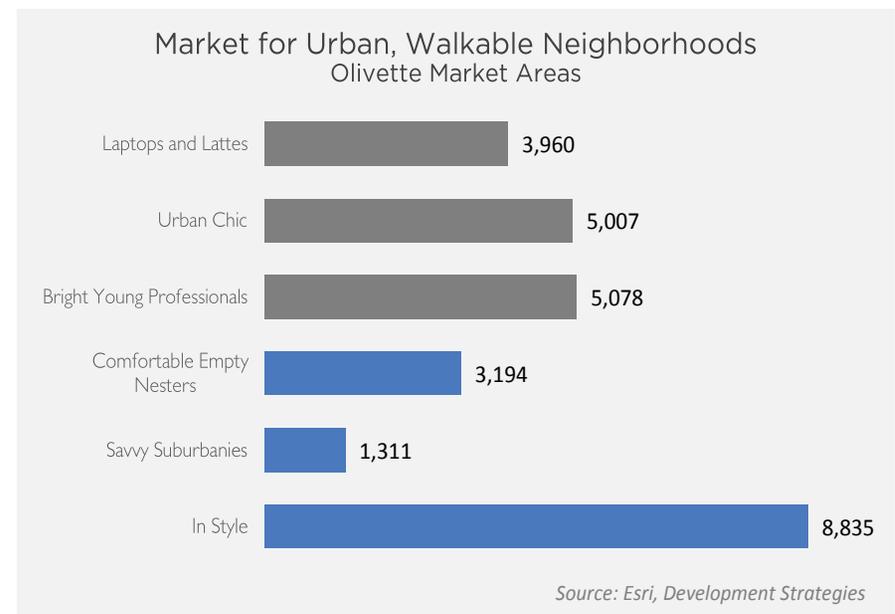
Just as market segmentation and target marketing are used to determine tendencies to buy different types of consumer products—including products as diverse as cars, computers, and dish soap—market segmentation data to identify demand for different types of housing products at a particular location.

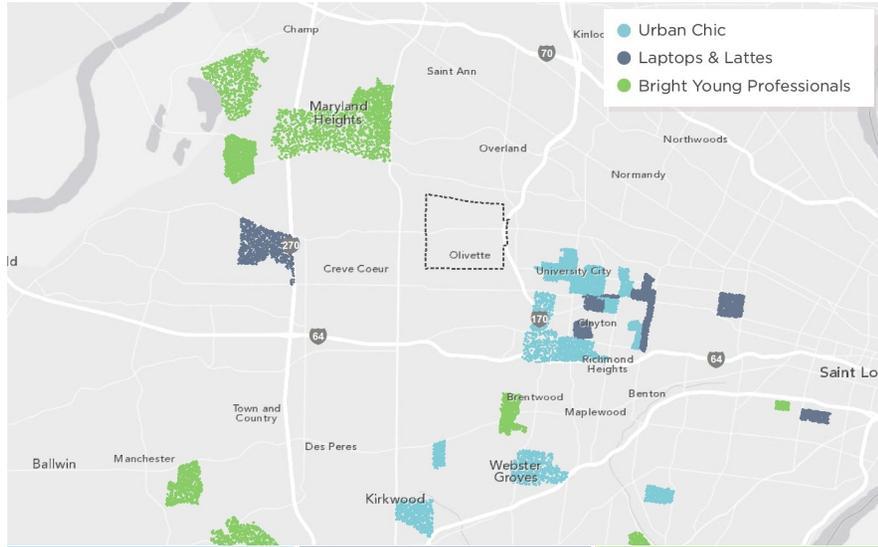
Development Strategies analyzes market segmentation data in order to gain a clearer understanding of how many households might be attracted to a project (or community), who those households will consist of, and where they will come from. Ultimately, this guides the type, pricing, and market position of housing product to be offered at a given site.

The methodology makes use of ESRI’s Community Tapestry™ data, which uses algorithms to link demographic, geographic, and psychographic data to create 65 unique geodemographic segments. In other words, these “segments” are essentially 65 household groupings, each with their own unique combination of demographic (income, age, etc.), geographic, and psychographic (values, culture, etc.) characteristics.

This study identified two categories of target market segments for market rate housing in Olivette: Urban Professionals and Displaced Urbanites. The most affluent of these households can afford the most expensive for-sale housing products, whereas the least affluent are likely to rent the least-expensive rental units.

Regional Market Demand				
Tapestry Group/ Segment	Implied Owner Households	Implied Average Price	Implied Renter Households	Implied Average Rent
Urban Professionals	7,044	\$310,000	7,001	\$1,470
Laptops and Lattes	1,505	\$350,000	2,455	\$1,780
Urban Chic	3,305	\$370,000	1,702	\$1,880
Bright Young Professionals	2,234	\$190,000	2,844	\$960
Displaced Urbanites	10,068	\$270,000	3,272	\$1,130
In Style	6,096	\$250,000	2,739	\$1,100
Comfortable Empty Nesters	2,779	\$260,000	415	\$1,130
Savvy Suburbanites	1,193	\$400,000	118	\$1,730
Totals	17,112	\$290,000	10,273	\$1,360

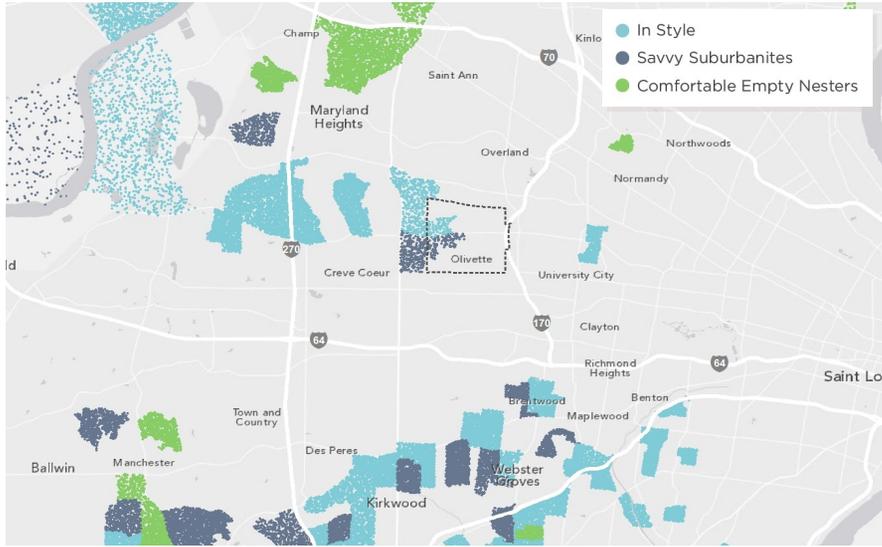




URBAN CHIC	LAPTOPS & LATTES	BRIGHT YOUNG PROFESSIONALS
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MEDIAN HH INCOME \$98,000	MEDIAN HH INCOME \$93,000	MEDIAN HH INCOME \$50,000
AVERAGE AGE 43	AVERAGE AGE 37	AVERAGE AGE 32
PERCENTAGE OF OWNERSHIP 66%	PERCENTAGE OF OWNERSHIP 38%	PERCENTAGE OF OWNERSHIP 44%
AVERAGE HH SIZE 2.4	AVERAGE HH SIZE 1.9	AVERAGE HH SIZE 2.4
PREDOMINANT HH TYPE Couples/ Families	PREDOMINANT HH TYPE Singles/ Couples	PREDOMINANT HH TYPE Couples/ Families

Source: Esri, 2016



IN STYLE	SAVVY SUBURBANITES	COMFORTABLE EMPTY NESTERS
-----------------	---------------------------	----------------------------------

MEDIAN HH INCOME \$66,000	MEDIAN HH INCOME \$104,000	MEDIAN HH INCOME \$68,000
AVERAGE AGE 41	AVERAGE AGE 44	AVERAGE AGE 47
PERCENTAGE OF OWNERSHIP 69%	PERCENTAGE OF OWNERSHIP 91%	PERCENTAGE OF OWNERSHIP 87%
AVERAGE HH SIZE 2.3	AVERAGE HH SIZE 2.8	AVERAGE HH SIZE 2.5
PREDOMINANT HH TYPE Singles/ Couples	PREDOMINANT HH TYPE Couples w/o Children	PREDOMINANT HH TYPE Couples w/o Children

Source: Esri, 2016

RESIDENTIAL MARKET: TARGET MARKET ANALYSIS



URBAN PROFESSIONALS

Urban Professionals tend to be highly educated, earn high incomes, and have a strong preference toward urban living. The group includes a mix of young professional singles and couples along with young families. They prefer living in downtown areas with multifamily housing and walkable amenities.

The Laptops and Lattes and Urban Chic segments are on the higher-end of the income spectrum, and tend to consist of households with couples in their late thirties and early forties, some with young children. They are clustered in some of the region's most desirable communities, including Creve Coeur, Clayton, and the Central West End neighborhood of St. Louis City. Bright Young Professionals, by contrast, are younger and more middle-income, and have located in the garden-style apartment communities in farther-out municipalities such as Maryland Heights and Ballwin.

None of the segments in this group are present in Olivette, although they live in bordering communities. The housing product most likely to attract these households to Olivette are newly-constructed rental apartments in a mid- to high-price range with modern finishes and amenities.

DISPLACED URBANITES

Displaced Urbanites are similar to Urban Professionals both culturally and economically, but tend to live in suburban locations. Many households in these segments are current or soon-to-be empty nesters, as well as couples without children. They may be looking to downsize from a larger home where they raised their children, and move to a more central locations with good access to amenities. While the income range among the segments in this group is substantial, they generally have sophisticated tastes and are looking for restaurant and retail experiences that are more upscale and niche.

Households within this group are already present in Olivette, as well as to the south in Webster Groves and Kirkwood and to the west in Creve Coeur. These households would be attracted by a larger, higher-quality (and higher-priced) rental product than the Urban Professionals group, as well as for-sale condo or attached townhome products.

RESIDENTIAL MARKET: TARGET MARKET DEMAND

Target market analysis yields theoretical demand for roughly 1,750 housing units along the Olive Corridor, split between upscale rentals, and for-sale townhomes and condominium units.

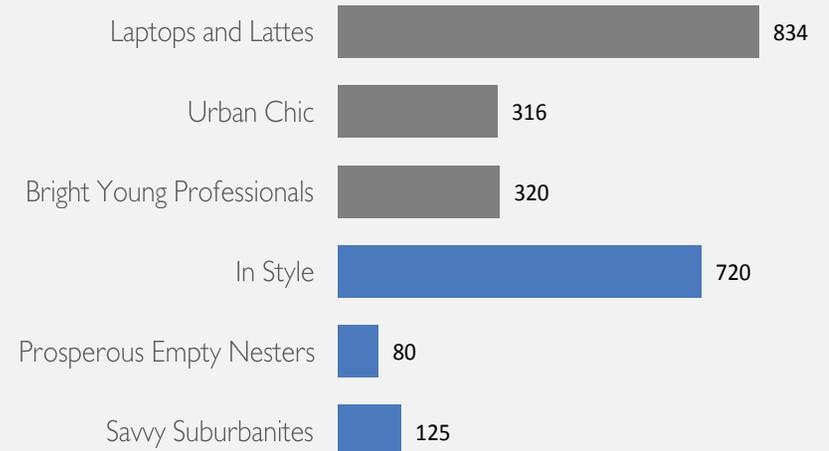
By applying a mathematical model to ESRI Tapestry™ data on market segmentation, demand analysis of target market households indicated demand from nearly 1,750 households for housing along the Olive Corridor. Rental housing will be in higher demand from both sets of market segments—representing around 1,150 units—while the remaining 600 units of demand will be for densely-developed for-sale townhomes or condos.



Olivette Regional Market Demand

Tapestry Group/ Segment	Implied Owner Households	Implied Average Price	Implied Renter Households	Implied Average Rent
Urban Professionals	424	\$310,000	409	\$1,450
Laptops and Lattes	75	\$350,000	123	\$1,780
Urban Chic	208	\$370,000	107	\$1,880
Bright Young Professionals	141	\$190,000	179	\$960
Displaced Urbanites	680	\$280,000	245	\$1,130
In Style	497	\$250,000	223	\$1,100
Comfortable Empty Nesters	69	\$260,000	10	\$1,130
Savvy Suburbanites	114	\$400,000	11	\$1,730
Totals	1,104	\$290,000	654	\$1,330

Estimated Market Demand Olivette Market Areas



Source: Esri, Development Strategies

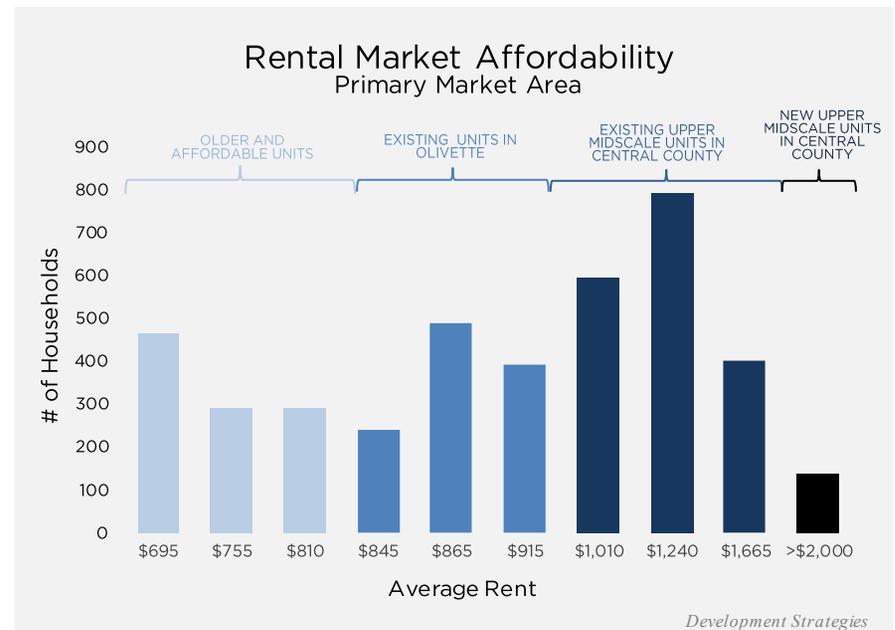
RESIDENTIAL MARKET: CONVENTIONAL DEMAND

Housing affordability analysis reveals deep demand for upscale apartments, with monthly rents of \$1,240, as well as for modest for-sale homes priced between \$170,000 and \$260,000.

Conventional market demand analysis utilizes household income data in the primary and secondary market areas to determine for-sale and rental housing price points that will be in highest demand in the primary and secondary market areas. While target market analysis provides a nuanced look at how consumer preferences in the market align with specific housing products, conventional analysis offers an additional level of understanding of local market conditions and depth of demand. The conventional analysis of the Olivette market areas is illustrated in the charts at right.

The analysis of yields three likely price points for for-sale housing: \$170,000, \$260,000, and \$440,000. These first two price points would be for products targeted at first-time homebuyers, while homes at the higher price point would attract mid-career professional couples and downsizing empty-nesters.

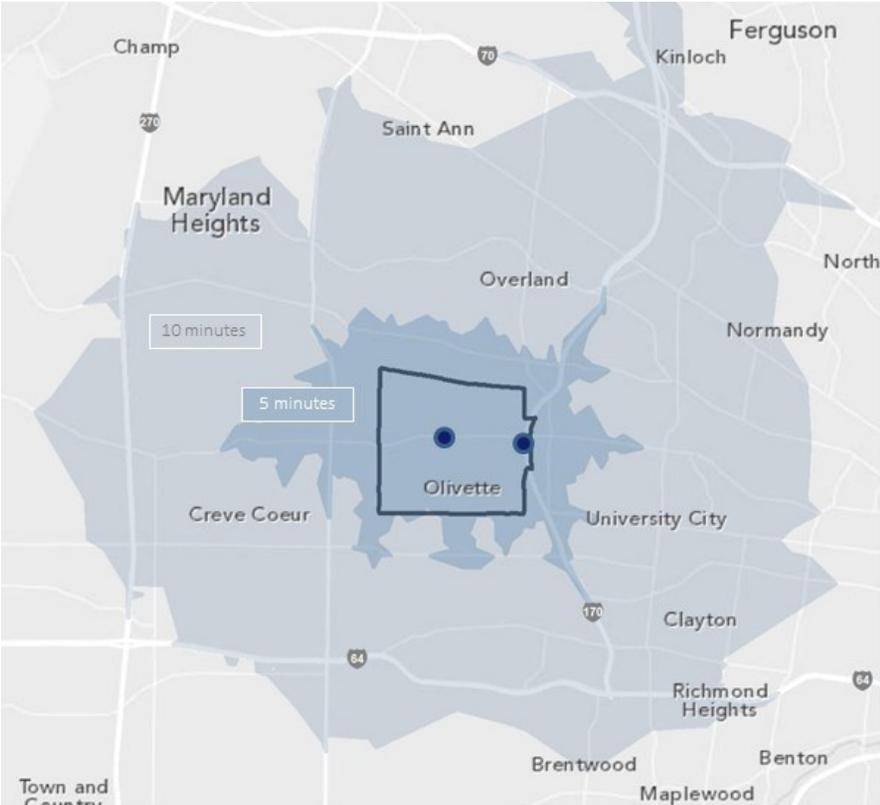
A similar analysis was conducted for rental housing, yielding key monthly market rate rents of \$865 and \$1,240. The lower rental rate would attract young professionals just starting out in their careers who are looking for smaller units, with possibly fewer amenities. The higher rents would be more likely for larger apartments with more amenities, and would target singles and couples a bit further into their careers who are still unmarried or without children and not yet interesting in a for-sale product.



RETAIL

RETAIL MARKET: MARKET AREAS

The market for a retail establishment will generally depend on how far consumers are willing to travel to access it. Some types of establishments, such as grocery stores and pharmacies, will only attract shoppers from short distances away; while others types, such as entertainment venues and high-end restaurants, will pull people from farther away. This study has analyzed two potential markets: a neighborhood market, based on a five-minute drive from central Olivette, that will be attracted by establishments serving daily needs (i.e. supermarkets, pharmacies); and a community market, based on a ten-minute drive, that would travel to establishments serving common needs (i.e. general merchandise, chain restaurants).



Type of Center	Typical Anchor	Gross Leasable Area (Sq. Ft.)	Population Support	Radius (mi.)/Drive Time (mins.)
Neighborhood				
	Drugstore/ Supermarket	30,000 - 100,000	3,000 - 4,000	1.5/5-10
Community				
	Junior Department Store	100,000 - 450,000	40,000 - 150,000	3-5/10-20
Regional				
	1-2 Full-line Department Stores	300,000 - 900,000	>150,000	8/20
Super Regional				
	3-4 Full-line Department Stores	500,000 - 2,000,000	>300,000	12/30

RETAIL MARKET: SUPPLY

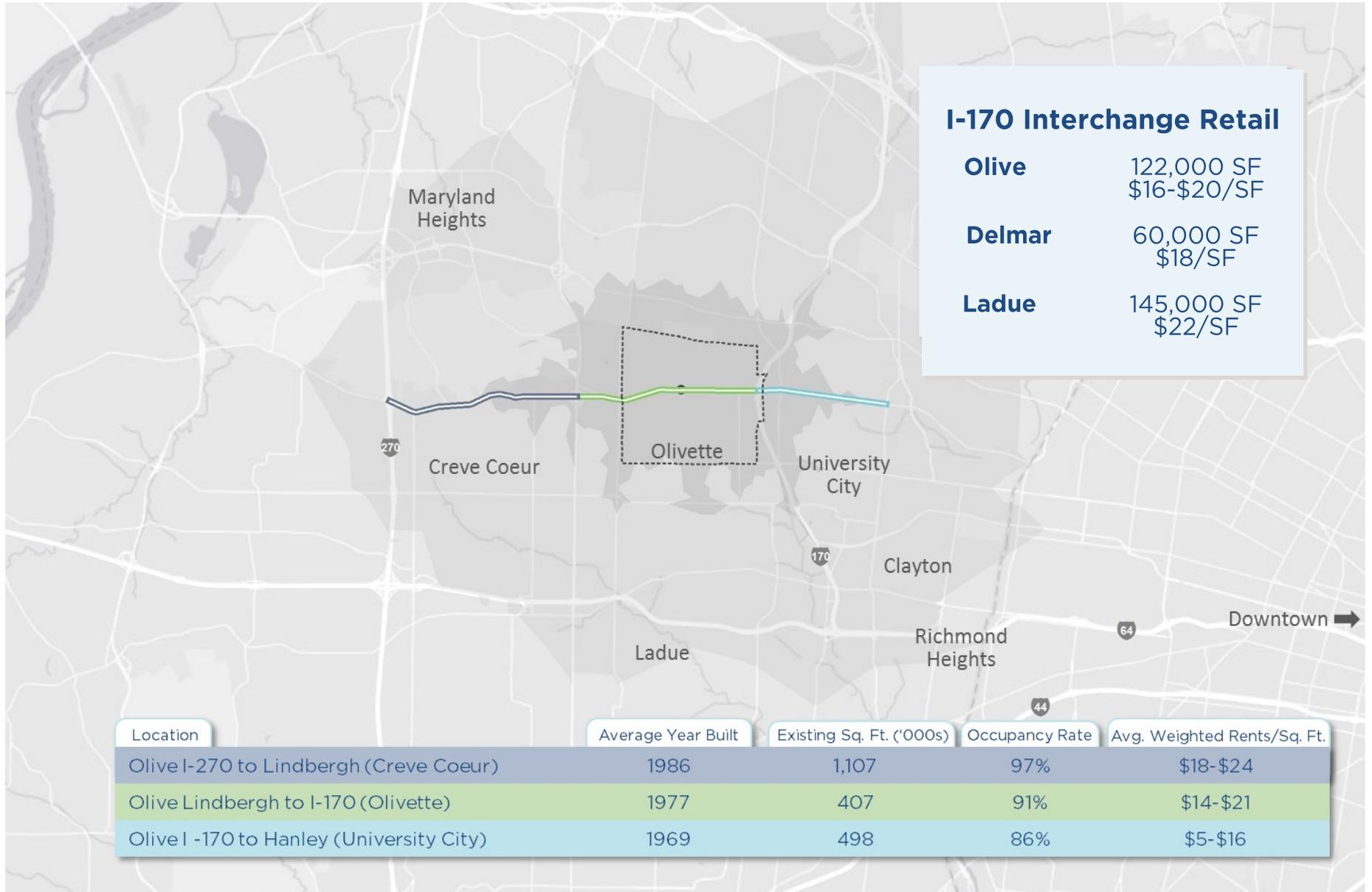
Supply analysis suggests potential for additional retail development, particularly at the interchange site.

Most competition to any new retail development in Olivette will come from existing developments along Olive Boulevard in University City and Creve Coeur and at other I-170 interchanges, particularly the interchanges at Ladue Road and Delmar Boulevard. There are approximately two million square feet of existing retail along Olive from Hanley Road to the I-270 interchange; and about 200,000 square feet at the I-170 interchanges at Delmar and Ladue, combined.

The trend in retail rental rates is relatively consistent throughout both corridors, increasing westward along Olive and southward along I-170. Retail rents on Olive Boulevard average \$10/sq. ft. in University City, \$17/sq. ft. in Olivette, and \$21/sq. ft. in Creve Coeur. Similarly, rents at the Delmar and I-170 interchange are around \$18/sq. ft., and around \$22 at the Ladue interchange. Retail supply and rents are mapped out on the following page.

While location plays the most important role in the variation in rents, quality of development is also a factor. Creve Coeur has a number of high-quality retail developments built in the past decade along its stretch of Olive, primarily in and around City Place. By comparison, there has been very little new retail built in University City, and it has generally been of lower quality in both design and tenant mix. While Olivette has two older strip retail centers—Olivette Plaza and Olivette Center—that are of similar quality to what is found in University City, it also has a new high-quality development in Shoppes at Price Crossing that compares favorably in terms of design, tenants, and rents with the retail at City Place. This suggests the potential for additional similar retail development in Olivette, particularly in a competitive location with good access like the interchange site.





RETAIL MARKET: DEMAND

Most of Olivette's retail needs are being met within a ten-minute drive of the city center. However, analysis indicates that there is potential for adding up to 80,000 square feet of retail space to the market area.

Demand gap analysis indicates retail categories that are in under or oversupply based on a given market area's population and household income. Analysis of the retail markets around Olivette suggest that most needs are being met, with the potential for up to 80,000 additional square feet of retail development in the area. However, the success of any additional retail development will depend on creating a strategic and competitive tenant mix.

Demand gap analysis helps to determine whether a market is underserved or oversaturated. For example, the average household spends roughly 30 percent of its income on retail goods. By comparing the types of goods that households in a market area are buying with the actual stores located in a market area, gap analysis can determine whether supply is effectively meeting demand. If not, there may be opportunities to build more now or in the future.

In most instances, a shopping center at a given location will face competition, either within a small, neighborhood market area, or with a shopping center in an overlapping community or regional market area. To address this, market analysts apply a "capture rate"—an estimate of the percentage of retail sales, by category, that retailers at a particular location can secure.

The charts to the right and on the following page illustrate the types of retail establishments that are in oversupply in the neighborhood and community market areas, as well as those for which there is surplus unmet demand. In general, most retail needs are being met in the two market areas. The exceptions are general merchandise stores, as well as bars, building/gardening supply stores, and a couple of other categories.

Residentially-Driven Retail Demand: Olivette Ten Minute Drive Radius



General Merchandise Stores
410,200 S.F.



**Automotive Parts/Accrs,
Tire Stores**
27,500 S.F.



**Drinking Places –
Alcoholic Beverages**
14,000 S.F.



**Building Material,
Garden Equip. Stores**
9,000 S.F.

Residentially-Driven Retail Demand: Olivette Five Minute Drive Radius



General Merchandise Stores
66,150 S.F.



**Electronics and Appliance
Stores**
6,500 S.F.



**Building Material,
Garden Equip. Stores**
4,500 S.F.



**Drinking Places –
Alcoholic Beverages**
3,500 S.F.



Full-Service Restaurants
500 S.F.

It is important to distinguish retail market analysis conclusions from a market strategy. In retail, supply can appear to exceed demand. Yet opportunities still exist for new retail development because of competitive market opportunities. A successful clothing apparel retailer, for example, might locate in an already-crowded market if they offer a better product for a better price, better services, or otherwise have a distinct, competitive advantage. Trader Joe's, for example, can often thrive in a place that is crowded with supermarkets, because it offers something different. Such is largely the case in the retail market areas around Olivette, where unmet demand, in the aggregate, is minimal, but competitive market opportunities are nonetheless present. Strategies for creating a successful tenant mix will be explored in Chapter 4.



OFFICE

OFFICE MARKET: OVERVIEW

The St. Louis regional office market has been sluggish in the pre-recession period, with a significant reduction in new construction. At the same time, the space that is available is being consistently absorbed, suggesting that there is sufficient and potentially growing demand in the region for office development.



REGIONAL TRENDS

The St. Louis regional office market, with more than 134 million square feet of space and a vacancy rate of eleven percent, is hardly robust. The regional office market developed about 15 million square feet of space in the eight-year period from 2001 to 2008, an average of slightly more than two million square feet per year. Since 2008, the market has developed an average of roughly 700,000 square feet per year, a significant slowing from the pre-recession period.

Focusing in on office development in St. Louis City, St. Louis, and St. Charles counties, the picture looks similar—the decline in average annual development from 1.9 million square feet before 2009 to 650,000 square feet over the past six years. At the same time, net absorption of office space in the region, as well as in the three county area (net change in occupied space) has been mostly positive for the past six years, suggesting that there is demand for the existing and new office supply in the market.

OFFICE CLASSIFICATIONS

While office space varies based on users' needs, expectations of quality, tastes in design, and images that they wish to project to their clients and customers, a simple way to categorize office space is by labeling them as “Class A” or “Class B.” In general, Class A space typically offers the highest level of service in new or renovated buildings, with high-quality finishes and most expenses included in the lease rate, while Class B spaces have negotiable lease terms with lower rates in existing buildings, sometimes with modest renovations. Given the difference in users of each class type, analysis of the potential demand for and current supply of office space in Olivette looks at each class separately.

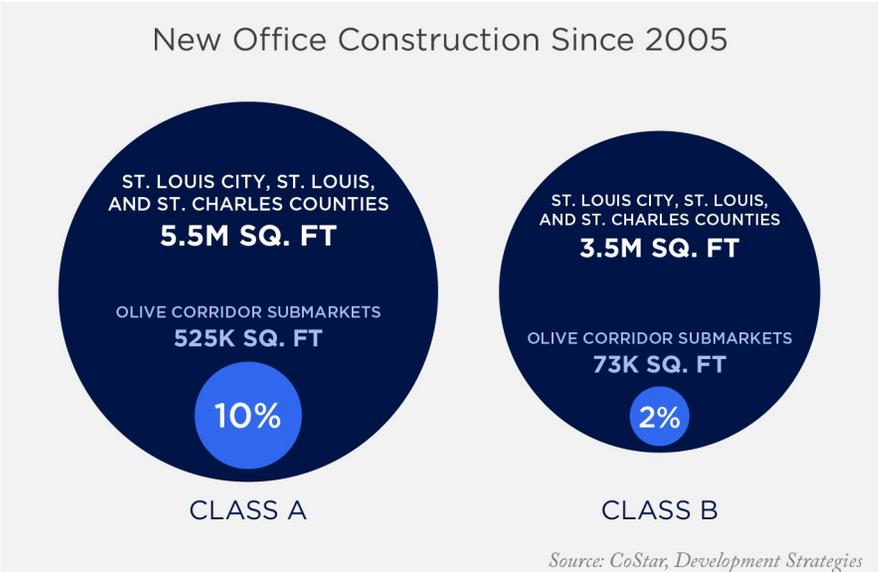
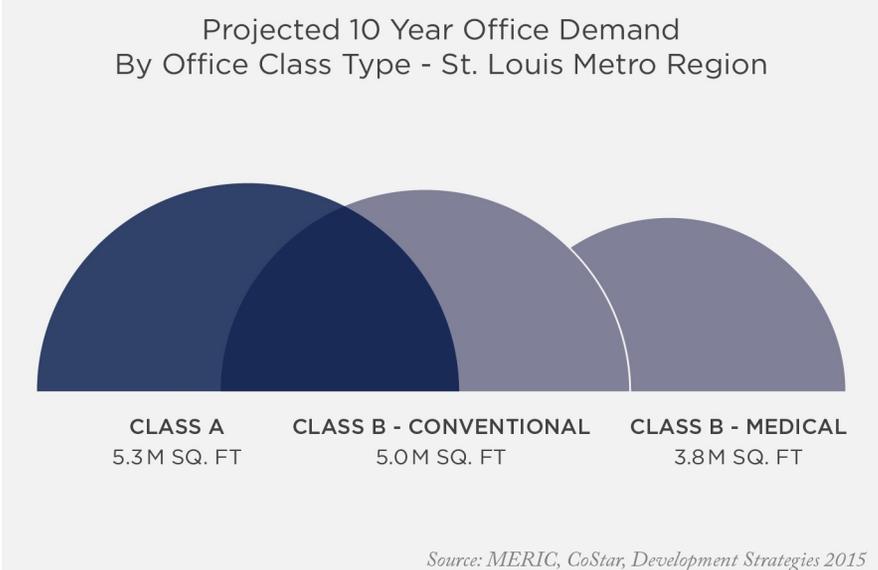
OFFICE MARKET: DEMAND

Analysis of future office demand—based on job projections and the likelihood of Olivette capturing those jobs—yields an estimate of demand for 700,000 square feet of office space over the next decade.

Determining future demand for office development involves evaluating a complex set of variables. This includes the desirability of the location, availability (and price) of land, existing industry clusters, and potential changes in consumer preferences and industry growth. A somewhat simpler method involves looking to: 1) past office performance: what regional share of office growth did Central County capture over the past decade?; and 2) future job growth: how many jobs are office-related industries in the region projected to add over the next decade?

In order to focus on the office growth potential of the Olive Corridor, the market area for office demand was drawn to include University City, Olivette, Creve Coeur, and Maryland Heights. The area covers three office submarkets as defined by CoStar, and are mapped on the following page. This market area captured ten percent of the new Class A and two percent of the new Class B office space built over the past decade in St. Louis City, St. Louis, and St. Charles counties, combined. This capture rate informs the expectation for the area’s office capture for the next decade.

Job projections for the next ten years in the St. Louis region estimate an increase of 17,000 jobs in occupations that typically lease Class A space, including finance, law, architecture, and engineering. Jobs in sales, arts and design, computer programming, and the sciences tend to locate in Class B space, and are projected to increase by about 30,000. Additionally, occupations that are medical-oriented also use Class B space, and jobs in this category are projected to increase by 12,000. These numbers imply future regional demand for over 5 million square feet of Class A and 9 million square feet of Class B space. Using the Olive Corridor’s past capture rate, the corridor could capture 525,000 square feet of the Class A office demand and 175,000 square feet of the Class B office demand over the next decade.



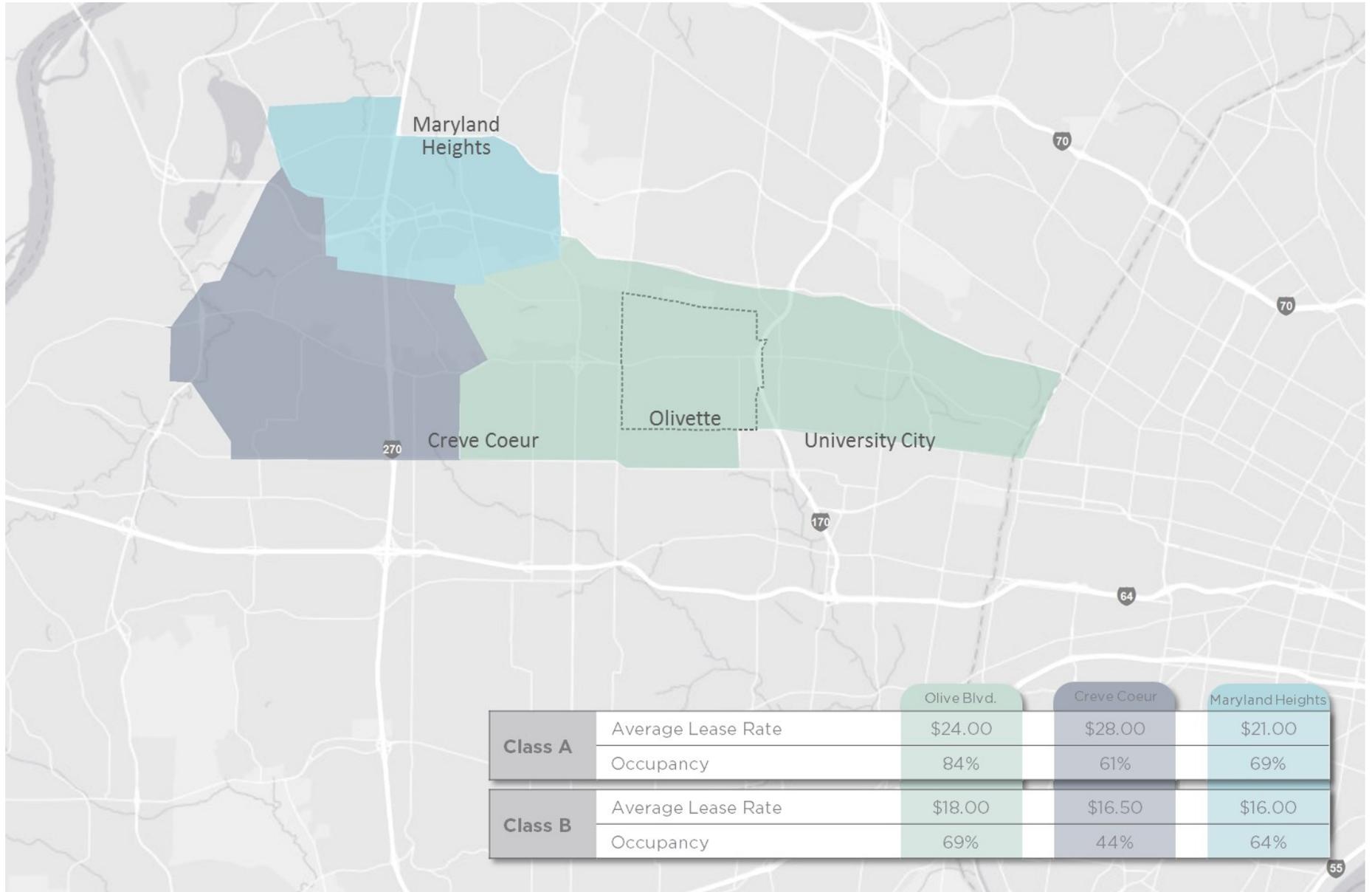
OFFICE MARKET: SUPPLY

Class A space along Olive Boulevard has performed well in recent years, especially at interchange locations. Class B, by contrast, has struggled.

Lease rates for Class A space in the Central County area average \$24 per square foot, with the highest rates at the western end of Olive Boulevard in Creve Coeur and the lowest rate in Maryland Heights. Occupancy rates for this space is around 70 percent. By contrast, Class B space lease rates average \$17 per square foot, with occupancy rates around 50 percent. Within Olivette, office space along Olive Boulevard primarily falls into the Class B category, with average rents of \$18 per square foot and occupancy rates of 86 percent.

Most of the office buildings in the Central County area are multi-tenant. However, there are some single-tenant buildings also in the area, particularly around highway interchanges. These locations give firms excellent visibility and access, attracting clients and employees. The interchange site offers these benefits and single-tenant office use could therefore be a marketable use of the site. However, the benefits to the surrounding community of such a development are limited compared to a residential or retail use.





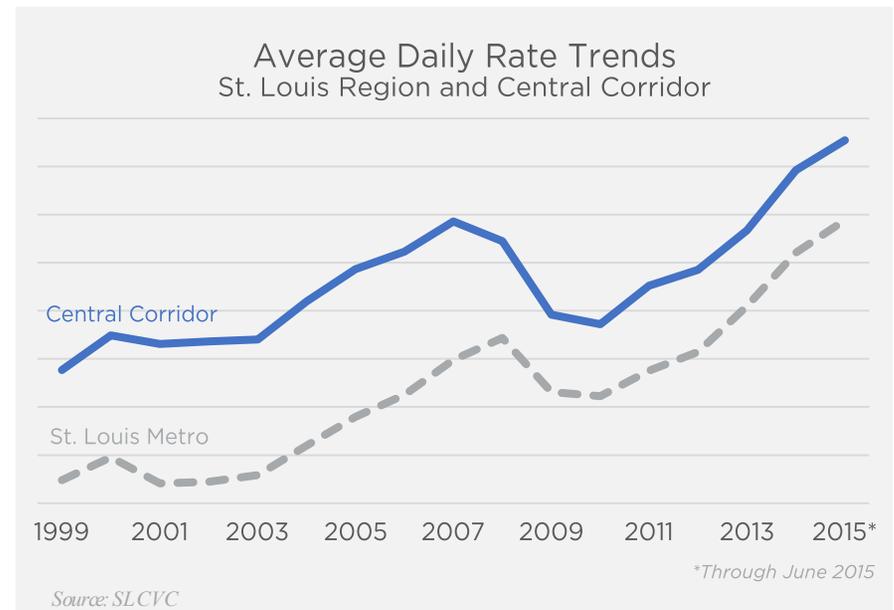
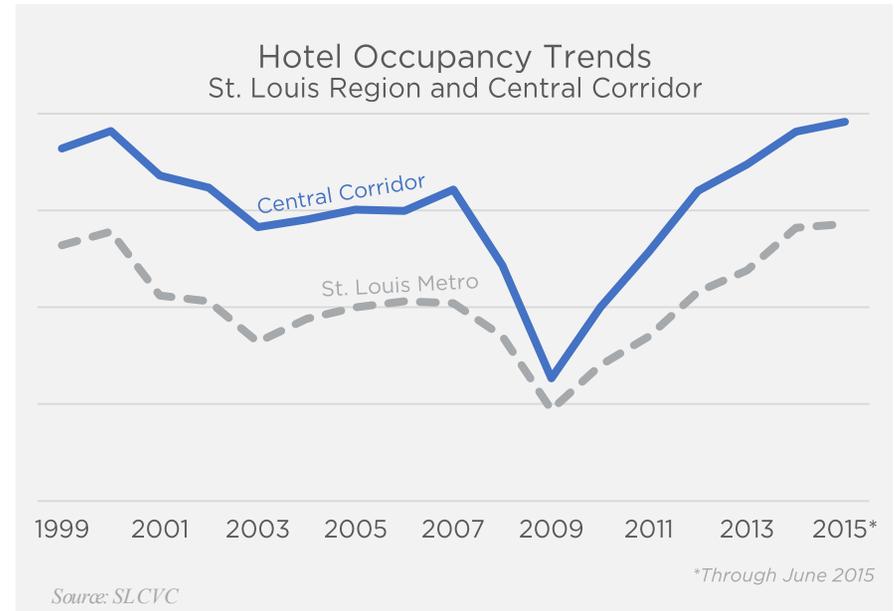
HOTEL

HOTEL MARKET: DEMAND

Demand for hotel rooms in the Central Corridor has historically been stronger than in the region as a whole. The upward trend in occupancy and daily rates in Central Corridor hotels suggests that a hotel in Olivette could perform well.

As was the case with most other industries, the hospitality industry saw a significant dip in activity from 2007 through 2009. In the St. Louis region, hotel occupancy rates fell three percentage points in this period. The industry has since rebounded, and 2015 occupancy rate among hotels in St. Louis City and County is 66 percent—a 15-year high.

Hotels in the region's central corridor—which includes the western part of St. Louis City, the area around Lambert Airport, and the Interstate 64 corridor—have historically performed better than hotels in the metro area overall, both in terms of occupancy and average daily rates. The Olive corridor is especially well-located to capture a significant proportion of the business travel market, given its access to interstates 170 and 270 connecting to the airport, as well as its proximity to major regional employers including Monsanto, the Donald Danforth Center, and Washington University. Plans for expansions at these and other area employers will continue to drive demand from this segment of the travel market.



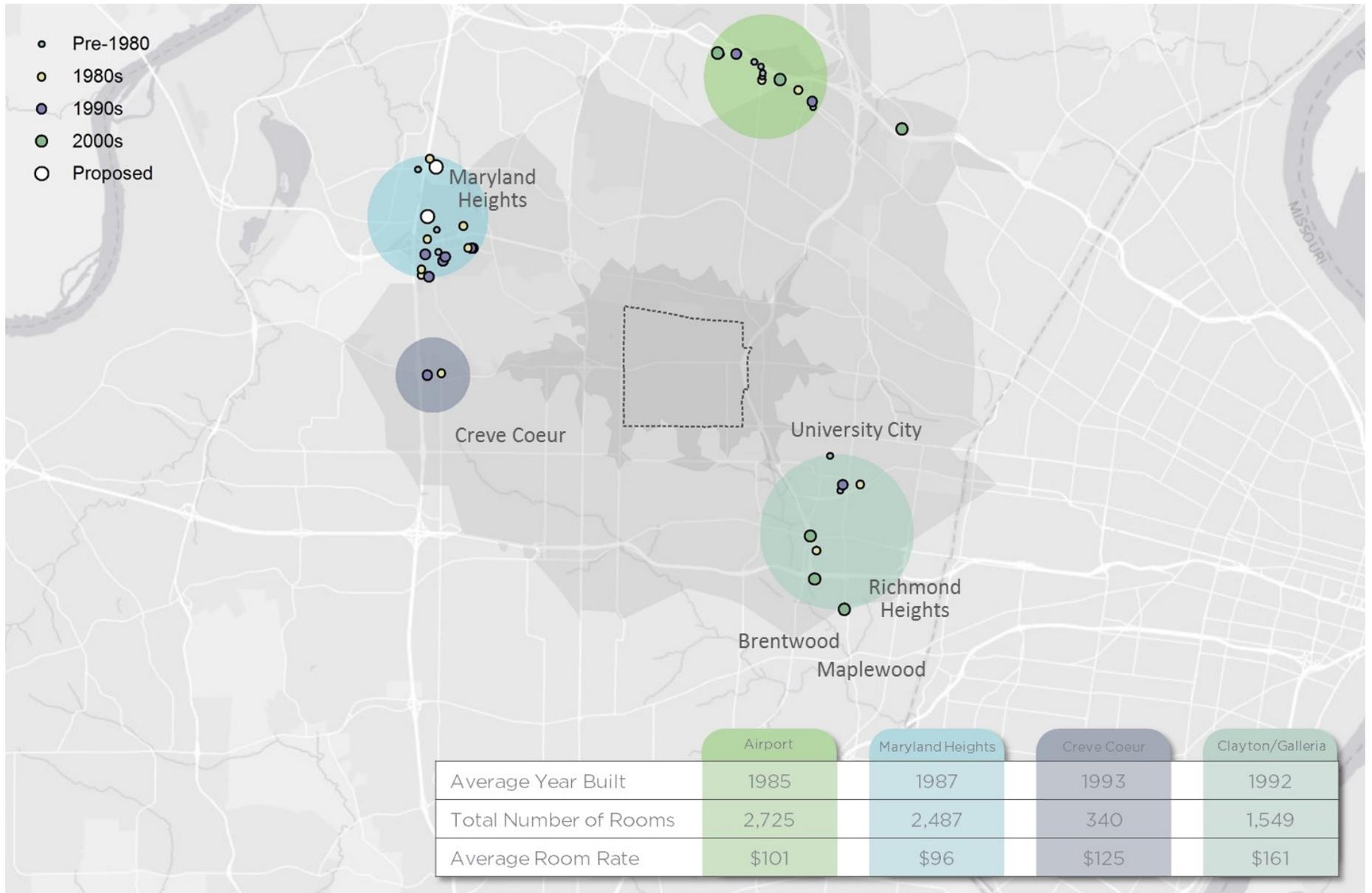
HOTEL MARKET: SUPPLY

Recent hotel construction in the Central Corridor has been clustered to the north and south of Olive Boulevard, presenting an opportunity for a quality product to be developed directly along the corridor.

As the St. Louis hotel market has rebounded, there has been a number of new hotels built, particularly in the central corridor. Since 2005, 800 rooms have been added to this part of the region. Most of the new development has occurred to the south and north of Olive, at the intersection of interstates 64 and 170 in Richmond Heights and along I-270 in Maryland Heights. Daily room rates average around \$160 along I-170, and \$100 along I-270.

Notably, there are no major hotels located along Olive east of I-270, or along I-170 north of Ladue Road; This suggests that a hotel development at the interchange site, particularly a moderately-priced one, could be successful. In addition to the business travel market described above, such a development could also draw leisure visitors who want to be close to the airport while maintaining easy and fast access to the city center and other regional tourist destinations and amenities.





MARKET ANALYSIS CONCLUSIONS

There is demand for all types of land uses along Olive Boulevard. However, given current supply and Olivette's development priorities, the development types with the greatest potential will be residential at the municipal site and retail at the interchange site.

RESIDENTIAL

The market for new, upscale rental units is “hot” in the Central County area. Affluent young professionals and downsizing retirees are looking for denser housing formats with good access to employment and retail centers, as well walkable environments with daily amenities close-by. This market will be able and willing to pay \$1.50 to \$1.80 per square foot in rent for a housing product that offers these locational assets, and demand analysis suggests there is potential to develop an additional ___ of these rental units along Olive. The municipal site has many of these assets already, and would be very competitive with other sites along the Olive Corridor, particularly if the city was able to improve the streetscaping and bicycle/pedestrian access in the surrounding area. These strategies and others that would increase the municipal site's attractiveness as a residential development site will be discussed in more detail in the following chapter.

RETAIL

The corridors along Olive Boulevard and Interstate 170 are already heavily-amenitized with retail developments, and most retail needs for residents of Olivette and the surrounding communities can be met within a five-minute drive. That said, retail gap analysis shows potential support for an additional 80,000 square feet of conventional retail development in the area. Further, the locational assets of the interchange site presents a unique opportunity to create a retail destination in Central County that could draw shoppers from St. Louis City and even western parts of St. Louis County. Such a development would require a well-curated tenant mix that filled some regional retail gaps and offered additional public space amenities for patrons to enjoy while shopping.

A small amount of additional retail targeted at the Olivette community could be supported at the municipal site, most likely as part of a mixed-use residential and retail development. Potential tenants could include a café or small casual restaurant that would be a lunchtime or weekend destination for residents and employees living and working on or near Olive Boulevard.

OFFICE

While the Class A office market in the Central County area has done well over the past decade, particularly with the development of CityPlace, the St. Louis regional office market overall is not very strong. Furthermore, the relatively low occupancy rates in existing Class A space in the market suggest that there is not enough demand at the moment to support the current supply, much less any additional space. There is a strong potential for attracting a single-tenant office building to the interchange site, given its location – however, such a project may not contribute to furthering the city's overall vision for catalyzing development along the Olive Corridor.

HOTEL

The hotel market has recovered fully from the recession, and new hotel development and renovation of existing hotels has occurred at a notable rate over the past ten years. A hotel development at the interchange site could perform very well, given its central location and easy access to all parts of the region. The site is too large for a hotel alone, however, suggesting a most likely scenario of a hotel being built as part of a mixed-use development that includes retail and possibly office or residential uses.

RESIDENTIAL



Demand:
1,750 units over ten years

Type:
Mostly upper midscale apartments and upscale rental apartments; some for-sale townhomes and condo units.

RETAIL



Demand:
80,000 square feet over ten years.

Type:
Grocery store, national inline retailers. Some support for local businesses, particularly at municipal site.

OFFICE



Demand:
8000,000 square feet over ten years.

Type:
Class A with single or multi-tenant occupancy at the interchange site. Municipal site not marketable for office development.

HOTEL



Demand:
150-200 rooms

Type:
Full service (three to four star rating)



Chapter 4

MARKET STRATEGY

BIG PICTURE STRATEGIES

A market strategy ensures that the right types of products will be delivered to the right markets, thereby reducing risk to developers and the public sector while increasing the likelihood of lasting, sustainable development and communities.

A market strategy builds on the program derived from market analysis, molding it into a strategy that takes advantage of a community's or site's assets—resulting in a plan that is wholly unique and distinctive.

By leveraging investments in place and the public realm, sound urban design and architecture, anchors to drive traffic, and coordination of complementary uses, a development, district, or community can be created that is greater than the sum of its parts.

STRATEGIES FOR OLIVETTE: LEVERAGING THE SITES

Given the immense value that placemaking can have on a community, the market opportunities that are present at strategic sites, and the need for each community to adapt and evolve in ways that make them competitive places to live, work, and shop, several market-based strategies are needed that can benefit the entire community. Here, a virtuous cycle can be created where Olivette can do things that benefit the key sites in the corridor, and the key sites can be developed in ways that benefit the community.

In the subsequent section of this chapter, site-specific market strategies are provided, and in later chapters, actions will be identified that the city will need to do in order to realize its market and economic potential. This section of the market strategy chapter, however, is really about what the community should aspire to extract or get for its efforts from the key sites.

COMMUNITY ENHANCEMENT

Eight “big picture” market strategies have been identified for the Olivette opportunity areas:



1 | CREATE A DEFINED CENTRAL GATHERING PLACE / TOWN CENTER



2 | IMPROVE WALKABILITY AND LIVABILITY



3 | LEVERAGE CENTRAL COUNTY DEMAND FOR HOUSING AND RETAIL



4 | EXPAND OPTIONS FOR BROADER RANGE OF LIFE PHASES



5 | EXPAND DINING OPTIONS



6 | SET A NEW PRECEDENT FOR DEVELOPMENT



7 | REMOVE AND REPLACE BLIGHT



8 | IMPROVE FRONT DOOR



1 | CREATE A DEFINED CENTRAL GATHERING PLACE/ PLACE TOWN CENTER

Having a central gathering place, a public space that is inviting, dynamic, multifaceted, and attractive, is likely to be an essential ingredient for cities with healthy economies. Having a place where residents can drive or walk to, spend their leisure time, and point to as the center of their community is almost certain to positively impact property values.



2 | IMPROVE WALKABILITY AND LIVABILITY

Improving Olive Road to better accommodate bikes and pedestrians, through the creation of dedicated lanes, attractive landscaping, and better street crossings, will enhance the image, marketability, and functionality of the entire community.



3 | LEVERAGE CENTRAL COUNTY DEMAND FOR HOUSING AND RETAIL

Realizing a physical transformation of a place is largely dependent on private market opportunities. Where they are few, a city’s efforts to revitalize is akin to having the “wind in your face” in that progress is slow, heavily dependent on public subsidy, and a successful outcome is unclear. Here, demand for housing—especially upscale apartments—is strong, and interchange retail sites are scarce in the coveted Central County market. These opportunities can therefore be harnessed and leveraged to reinvent portions of the Olive Corridor.



4 | EXPAND OPTIONS FOR BROADER RANGE OF LIFE PHASES

Currently, 57 percent of housing in Olivette is single family, meaning the community targets families almost exclusively. Offering quality multifamily housing means attracting and age groups at either end of the spectrum—both young singles and elderly. Age diversity offers obvious social benefits, but also helps a community maintain its current tax base and invite in its next generation of leaders and economic drivers.



5 | EXPAND DINING OPTIONS

Interviews with residents and business owners alike revealed a strong desire for greater variety and number of restaurants. Accomplishing this will make Olivette a more attractive place to do business, attract new residents, and keep more of its existing residents' expenditures on dining in the community.



6 | SET A NEW PRECEDENT FOR DEVELOPMENT

An obvious opportunity in ushering in redevelopment at the key sites is to set a new precedent for development. Historically, the corridor developed as an auto-dominated corridor. If the street is to become more livable and appealing, new development is needed with better quality building materials and architecture, bike and pedestrian-supporting facilities, and building orientation toward the street, with less visible surface parking. New developments that successfully address these items can increase investor confidence in new typologies by providing data-supported case studies for comparison, or “comparables”.



7 | REMOVE AND REPLACE BLIGHT

While it may seem obvious, it bears mentioning that redevelopment can also eliminate current, blighted properties that impair marketability of the corridor and community. By setting a new investment precedent that takes deteriorated sites from “worst to first”, community-wide property values seem almost certain to benefit.

8 | IMPROVE FRONT DOOR

The Olive Corridor is the first and last impression a person has of the community—its front door—and its appearance impacts the image and marketability of the whole of Olivette. Its transformation into something more attractive, livable, and desirable is of vital interest to every resident of the community.

SITE SPECIFIC STRATEGIES



1 DIFFERENTIATION



2 TARGET THE PRODUCT



3 CREATE A DEFINED CENTER



4 ENHANCE THE PUBLIC REALM



5 CURATE THE TENANT MIX



6 CREATE THE PLACE

1 DIFFERENTIATION

A key part of any market strategy is understanding the characteristics of a particular place and what makes them unique. In the case of the Olive Corridor, the character and opportunity changes at different segments.

This market strategy suggests different catalyst projects and public investments at the municipal site versus the interchange site, based on the distinct opportunities and constraints that each site possesses. In doing so, a competitive *differentiation strategy* has emerged—one that makes less likely that each site will cannibalize on the other's opportunities; rather, they will each achieve their individual potential and contribute variety to the whole of the corridor.



INTERCHANGE SITE – THE COMMERCIAL ENGINE

At the interchange, commercial opportunities are strongest. Retail, office, and hotel uses are all possible, with retail likely being the most marketable. Conveniently, Missouri law has made economic incentives for retail the most robust. This means that it would generate the most public financing to facilitate redevelopment, and could also contribute the most revenues to a broader community improvement district that would enable a revitalization of an entire segment of the Olive Corridor. In this way, a retail market strategy could play seamlessly into an economic strategy that pays for needed community marketability enhancements.

While livability enhancements can be made to this site—a community gateway, bike and pedestrian facility upgrades, an anchor grocer, improved aesthetics and building materiality—its highest purpose for the community is likely as an economic engine. Olive’s seven lanes at this stretch, as well as adjacent highway access and egress ensures that this site will likely be an “automobile first” area for another generation. Remaking it into what is among the highest quality retail-oriented centers in Central County would be an effective market strategy.



MUNICIPAL SITE – THE CITY CENTER

The municipal site, with diminished—although not by any means non-existent—commercial opportunity, has its own unique assets that can serve the community, especially if it can be assembled with some adjacent parcels. This site can best serve the community by establishing a new development precedent and becoming Olivette’s city or town center. With fewer lanes and lower traffic volumes, the automobile’s influence can be softened. Upscale residences of some scale can begin to shape an inviting new place. A meaningful civic square or plaza can be created for events. Small, boutique retail can flourish, leveraging public space as an anchor. This can be the place all residents point to as their own—as the center of their community.



SITE SPECIFIC STRATEGIES

2 TARGET THE PRODUCT: MUNICIPAL SITE

A thorough analysis of housing and retail supply, demand, consumer preferences, case study, and location considerations was undertaken to determine marketable development products for the opportunity sites.

Eight development products were identified as potential parts of a market strategy for catalyst development in the Olive Corridor. Different products will be successful at each of the sites, informed by their locations along the corridor. Moreover, certain products will overall be more successful than others – a distinction discussed in the following chapter. Following is a summary of product types, separated out by each opportunity site.

MUNICIPAL SITE

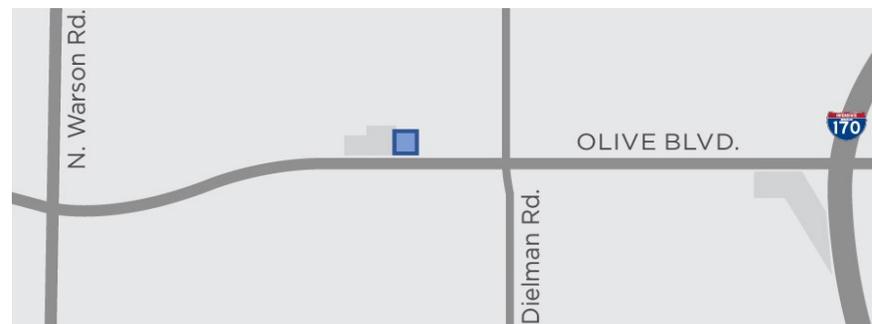
Given its size and location along the corridor, residential products will be the most successful development on the municipal site.

RENTAL APARTMENTS

The demand for rental apartments in Central St. Louis County is high. This product is most attractive to young professional singles and couples who are looking for the convenience and accessibility of Central County, but are not yet able or willing to invest in homeownership. Based on existing apartment complexes in the area, including Station Plaza in Kirkwood and Vanguard Crossing in University City, a multifamily development on the municipal site would likely include one- and two-bedroom units, ranging from 725 to 1,100 square feet in size and \$1,200 to \$1,650 in monthly rent. A well-designed development with a mixed-use component could potentially command higher rents.

FOR-SALE CONDOS

One option that may become more viable, following a fuller recovery in the for-sale market, is condominiums that target mid-career professional couples and retirees seeking an urban-like living environment with some walkability. The market for these for-sale units is not as deep as that for rental units. However,



recent condo developments in Central County, such as Demun Pointe in Clayton, have been successful in offering two- and three-bedroom units in the \$350,000-\$400,000 price range.

FOR-SALE TOWNHOMES

Another for-sale residential product that could fit with the denser development pattern along Olive, and would be physically viable on the municipal site, are attached townhomes. This product offers a single-family living option within walking distance of the city's amenities. A local example of this product can be found at Station Plaza in Kirkwood, where townhomes developed around the periphery of the plaza have sold for around \$450,000. As with for-sale condos, the most likely market for these townhomes would be mid-career professional couples, possibly with one child, and empty nesters looking to downsize.

MIXED-USE DEVELOPMENT

While residential development is the most marketable use of the municipal site, there is significant potential for a mixed-use development on the site that would incorporate some ground-floor retail below apartment units. While more expensive to develop—and thus less attractive to some developers—the addition of ground-floor retail at the site would help to activate the site and surrounding area and create a dynamic town-center feel. Rather than only serving the residents of the property, a small retail establishment such as a café or sandwich shop would be an asset for all city residents, as well as for daily commuters driving along Olive. Retail at the municipal site would be limited in size, no more than 9,000 square feet, and would likely achieve rents of \$15 per square foot, similar to rents at the retail centers next to and across Olive from the site.



RENTAL APARTMENTS

Avg. Rent Per Month
\$1,200—\$1,650

Unit Sizes (Sq. Ft.)
725—1,100

Avg. Rent Per Sq. Ft.
\$1.50—\$1.70

Units Per Acre
35—40

Target Market
**Young and Mid-Career
Professionals**



FOR-SALE TOWNHOMES

Avg. Sale Price
\$450,000

Unit Size (Sq. Ft.)
2,300

Avg. Price Per Sq. Ft.
\$200

Units Per Acre
15—20

Target Market
**Mid-Career,
Professionals,
and Retirees**



FOR-SALE CONDOS

Avg. Sale Price
\$350,000—\$400,000

Unit Size (Sq. Ft.)
1,900

Avg. Price Per Sq. Ft.
\$180—\$200

Units Per Acre
25—35

Target Market
**Mid-Career,
Professionals,
and Retirees**

SITE SPECIFIC STRATEGIES

2 TARGET THE PRODUCT: INTERCHANGE SITE

While there is some variation in the type of development that could be successful at the municipal, the most marketable use for the interchange site is very clear—large-scale retail development.

INTERCHANGE SITE

Based on what exists at other retail centers in the region, a successful retail development at the interchange will include a mix of tenant types:

ANCHOR TENANTS

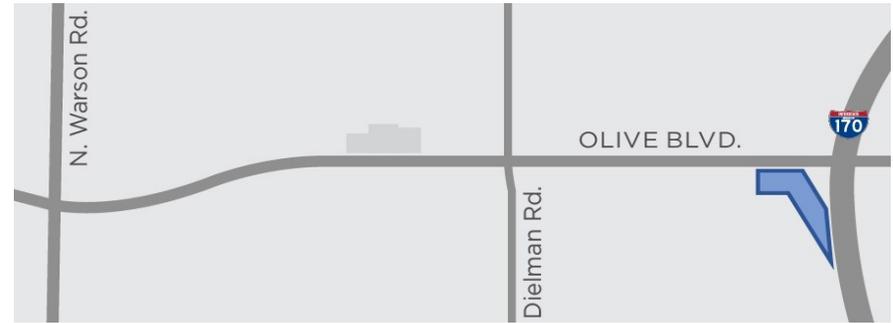
Anchor tenants include supermarkets or big box stores such as Target or Best Buy. These stores typically have a large footprint – 20,000 to 25,000 square feet – and large sales volume. Anchor tenants often pay lower rent than inline tenants, given their contribution in terms of sales and customer traffic draw. An anchor tenant at the interchange site would likely pay around \$18 per square foot in rent.

INLINE TENANTS

Inline Tenants are smaller retailers offering a variety of products and services. Store sizes can range from 1,000 to 5,000 square feet. These tenants will pay a higher rent – in this case, an estimated \$24 per square foot.

OUTLOTS

Outlots are parcels of land within a shopping center that are leased or sold directly to a retailer, who then builds their own structure on the parcels. They are most commonly used by fast food restaurants, and tend to generate a lot of sales traffic. The interchange site could accommodate up to two outlot tenants, each occupying one acre of land, at a sale price of approximately \$15 per square foot.



MIXED-USE DEVELOPMENT

While retail is the most likely and marketable use at the interchange site, there is potential for some mixed-use development, as is the case with the municipal site. In particular, the inclusion of some office space and/or a hotel would complement a retail development and benefit from its amenities and interchange location.

Class A office space at the interchange site would likely lease for around \$24 per square foot. The target tenant would be an upscale medical practice or a single-occupant corporation.

A full-service hotel at the interchange site could attract business travelers, with its easy access to Lambert Airport and the employment hubs along Olive and I-170. Based on other interchange hotels such as the Drury Inn at Brentwood and I-170, an average daily room rate of around \$140 would be reasonable and achievable.



ANCHOR TENANTS

Lease Rate Per Sq. Ft.
GLA
\$18

Parking Spaces
5/1,000 Sq. Ft. GLA

Avg. Rent Per Sq. Ft.
\$20,000—\$25,000

Tenant Types
Grocery Store,
Upscale Chain
Restaurants



IN LINE TENANTS

Lease Rate Per Sq. Ft.
GLA
\$22—\$26

Parking Spaces
5/1,000 Sq. Ft. GLA

Avg. Rent Per Sq. Ft.
\$50,000

Tenant Types
Mid-Upscale
Restaurants,
Coffee Shops



OUTLOTS

Lease Rate Per Sq. Ft.
GLA
\$14—\$16

Parking Spaces
10/1,000 Sq. Ft.
GLA

Bldg. Sq. Ft.
2,500—4,000

Tenant Types
Fast Food



CLASS A OFFICE SPACE

Lease Rate Per Sq. Ft.
GLA
\$24

Parking Spaces
6/1,000 Sq. Ft. GLA

Total Sq. Footage
50,000

Target Market
Financial and
Legal Firms



FULL SERVICE HOTEL

Average Room Rate
\$14—\$16

Average Occupancy
70%

Target Market
Business Travel

3

CREATE A DEFINED CENTER



A defined center in the form of a town center, with an inviting public space, is a key piece of an overall market strategy for the City of Olivette to compete for 21st century residents, talent, and business.

A true town center consists of meaningful public space, some retail, and other uses, such as housing. This study demonstrates that a market-based opportunity exists to accomplish just that, with public space playing a critical role.



CIVIC SQUARE

Sometimes referred to as a village green, this space can serve as an identifiable central gathering place for community residents—a beautiful place that everyone can point to as the heart of their community.



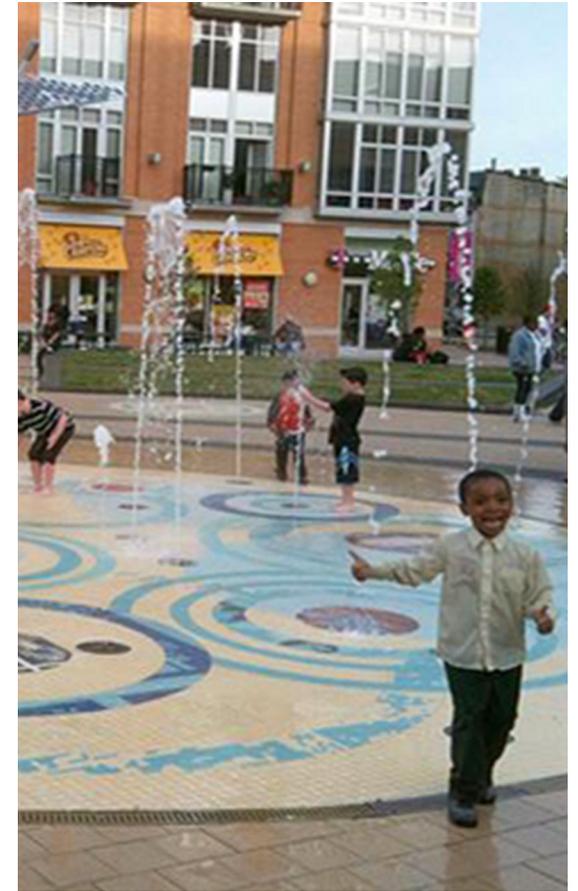
PROGRAMMED EVENTS

Movie nights, concerts, group exercise, and a weekly farmers market can all take place in a town center, fostering community and boosting the marketability of the city for residents.



COMMERCIAL PERMEABILITY

Commerce often activates a place in ways that other uses cannot. A well-curated mix of restaurants and boutique vendors, with appealing outdoor seating, can blur the lines between public and private space, creating an authentic feeling of vibrancy and energy.



CIVIC ANCHOR

While commerce contributes greatly to a town center, a virtuous cycle can be created in which attractive public space can serve as an anchor, bringing people in and enhancing the visibility—and viability—of retail and restaurant vendors in the process. A civic anchor, such as a library, can enhance such a place further.



The opportunity for the Olive Corridor is much greater than the successful redevelopment of a few key sites. The Olive corridor itself can begin to take center stage as a great civic amenity—one that shifts from merely functioning as a road, to a livable street that supports mixed use development, cycling, and pedestrian activity.

LIVABILITY

While Olive Boulevard is a five lane road today, it will continue to need to serve vehicular traffic flow, it can also be made to serve cycling and walking through a variety of measures that include traffic calming, planted medians, improved pedestrian crossings, reduced curb cuts, street-oriented buildings, plantings, and bicycle facilities.

Of particular issue is the lack of comfort in the pedestrian realm that the odd juxtaposition of fast moving cars and people creates. Creative solutions are needed with plantings, planters, street furniture, and other measures that can be both attractive and provide a level of comfort for pedestrian activity. Such efforts will serve a broader market strategy of making portions of the Olive corridor more desirable places for people to park, walk, linger, and patronize local establishments.



WALKABILITY

Walkability can have different meanings in different contexts, and is an important component of livability. In the context of the Olive corridor, the creation of safer, more comfortable street crossings at targeted intersections is an important strategy for enhancing economic opportunity. Planted medians, pavers, bumpouts, and other measures need to be explored and implemented, in order to encourage residents and shoppers to spend their time (and money) in Olivette.



STREETSCAPE

Also related to walkability and livability, streetscape enhancements can use a combination of hardscape (brick pavers, cobblestones, etc.) and plantings to soften the appearance of a harsh environment, give Olivette a distinctive brand identity, and evolve a functional road into a multi-purpose street.



DEFINED SPACE

Streets do not exist in a vacuum, whether in a city, a small town, or the rural countryside. What happens on either side of that street is at least as important as the materials on it. Olive Boulevard will be most marketable when buildings of some scale (two to four stories) address it, with the impact of surface parking relegated to less visible places, such as behind buildings. The key sites can serve as catalysts. Street trees, especially where they offer gracious canopies, can be an inexpensive way of branding and defining a place while market-based development occurs at its own pace. Creating a better “sense of enclosure”—a street framed by appealing architecture and street trees—can be an effective cue to drivers that they need to “slow down” and respect pedestrians, cyclists, shoppers, and residents.

SITE SPECIFIC STRATEGIES

5 CREATE THE TENANT MIX

In a “best of both worlds” scenario, both national and local tenants are curated to bind a market strategy with an economic strategy.

Opportunities for retail development often exist in the competitive environment, even when it appears that retail is in oversupply. This often comes to light when devising a tenancing strategy, which involves evaluating tenants that are not currently in the market that could succeed. This exercise is equal parts science, art, and strategy.

The science comes from evaluating consumer spending patterns, to find out what types of tenants are missing in the market that have been demonstrated to be supported by similar consumer groups in other locations. The art is in curating a tenant mix that is most appropriate for the market and/or economy of a particular place. Because chain tenants tend to pay significantly higher rents than local operators, they can become an important part of an economic strategy to underwrite a development, or a public financial strategy that can be leveraged to pay for improvements to public spaces. Yet good, local businesses have certain strategic advantages (such as attracting residents to a building, development, or community), so these two needs have to be weighed against each other. This is the strategic part of the equation.



TENANTING STRATEGY: INTERCHANGE

In the case of the interchange site, the area is an A/A-minus location for retail. It is within easy driving distance to the Clayton/Brentwood center of income density—a metric used in retail site selection to determine the place in a region that has the greatest concentration of expendable income. The site would be very attractive to one or more retail anchor tenants that wish to be in the coveted Central County submarket, but cannot find an available interchange site within a desirable driving distance. Niche grocers that market organic, green, creative food products are likely looking for a location in Central County. The same is true for an upmarket, membership-driven discount retail wholesaler.

A green grocery anchor, such as Lucky’s Market, is likely to enhance the marketability of the community, provide a valuable service, and attract other inline retailers and restaurants. A short list of restaurants that might seek this location include: Bar Louis or a similar bar and grill; a fast casual burger restaurant, such as Smashburger; a frozen yogurt shop; a local, ethnic chain, such as San Sai; and national fast food chains that include Chick-fil-a, Culver’s, and Dunkin’ Donuts. Strategically speaking, while these chains may be associated with architectural styles, signage, and branding that do not mesh with the City’s idea of a gateway development, examples abound of cities that worked with these and other restaurant chains to create an architecture and site layouts that meet the needs of both the community and the operator.

With this as the basis of a tenant program, other retailers, restaurants, and services are likely to be attracted to the site.

TENANTING STRATEGY: TOWN CENTER

At the town center, a retail tenancing strategy is more nuanced, since is not considered an “A location” for retail. But it could be made into a stronger location. A well-programmed public space/civic plaza could serve as a strong anchor that positively alters the viability of the place for craft retail and restauranteurs. Here, a convergence of economic and market strategy is likely to be necessary. In other words, quality local tenants could be attracted to the right place, but the building that is developed will likely need some form of economic subsidy in order to ensure a high quality of materiality, given the lower rents that they are capable of paying. The benefit of subsidy to the city and/or developer is that the right tenants and operators will enhance the marketability of the development, the Olive corridor, and the city at large.

Desired tenants would include a local coffee shop/coffee roaster, such as Kaldi’s; an artisanal bakery; craft ice cream, such as Jeni’s Splendid Ice Creams; a microbrewery; and a wine bar, such as Robust (in Webster Groves).



6 CREATE THE PLACE

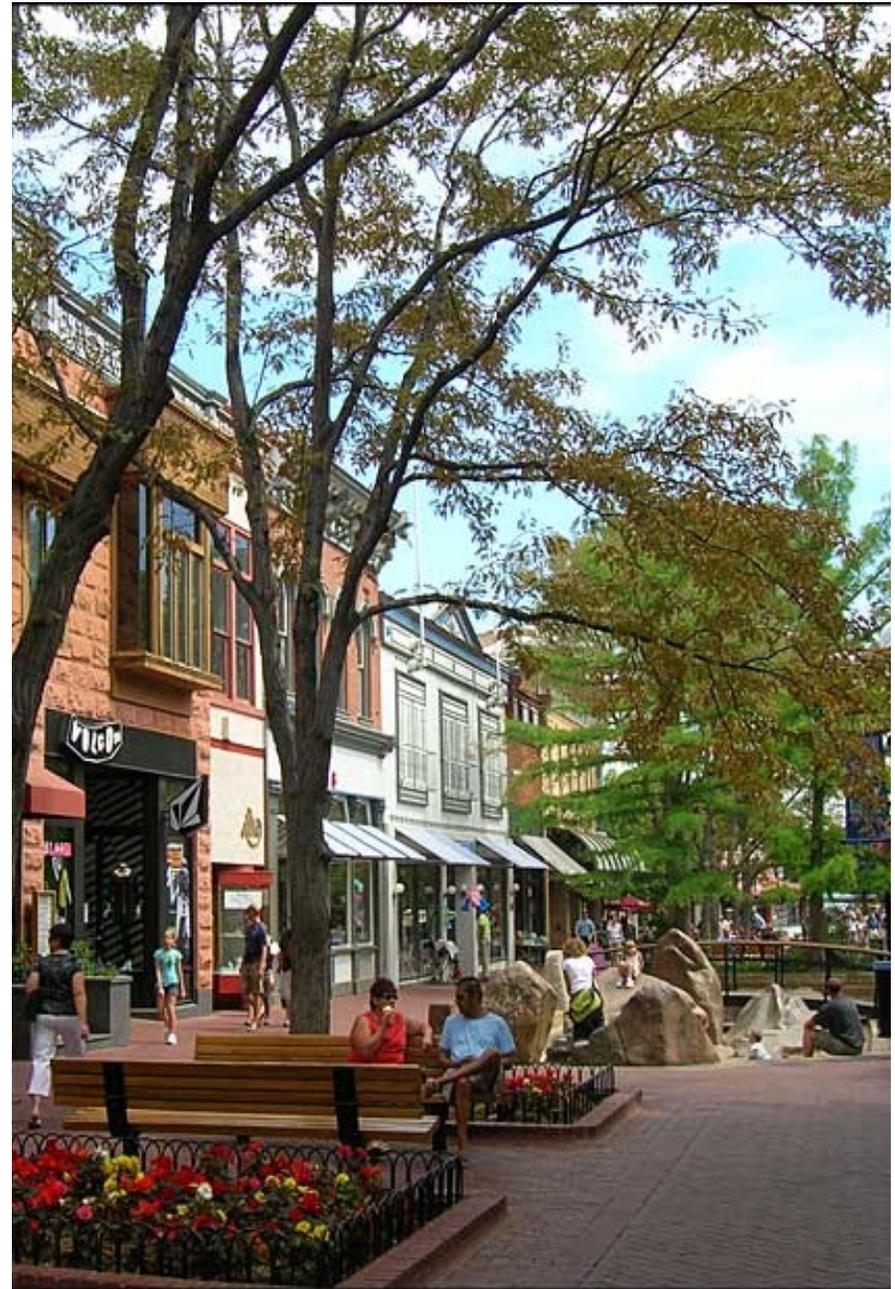
Creating a place involves aligning a number of moving parts, some seen and some unseen. These include zoning and economic policy, design, leveraging market forces, and financial packaging.

The physical manifestation of the successful coordination of all these pieces is good design, which is the focus of this section. In an era when most development is homogenous and commoditized, great places stand out for their uniqueness, distinctiveness, and universal and timeless appeal. You never have to guess whether you have arrived at a great place. What distinguishes a great place, as it turns out, from a mediocre or unexceptional one, is the details.

SENSE OF ENCLOSURE

Probably the most powerful and least understood concept in placemaking involves a concept known as a sense of enclosure. Put simply, building facades, street trees, and other vertical elements can create a sense of comfort in an urban place, the same way walls in a room do. Make the buildings too short, or push them too far apart (as they would be, say if you were walking alongside a wide street in which the nearby shops are far from you because of an expanse of surface parking separating buildings and pedestrians) and you would experience a sense of “placelessness”. Conversely, a main street environment offers an inviting sense of enclosure, and gives reason to amble, stroll, sit, play, and otherwise spend one’s free time in a place, rather than merely regarding it as a place to “get in and get out”, such as a strip mall or big box development.

In the town center area, on and around the municipal site, a goal should be to create some buildings of some height and scale that are close to Olive Boulevard, to create more of a main street feel. Human behaviorists have noted that drivers tend to slow down, naturally, when they feel a sense of enclosure from buildings and pedestrians, creating a natural form of traffic calming.



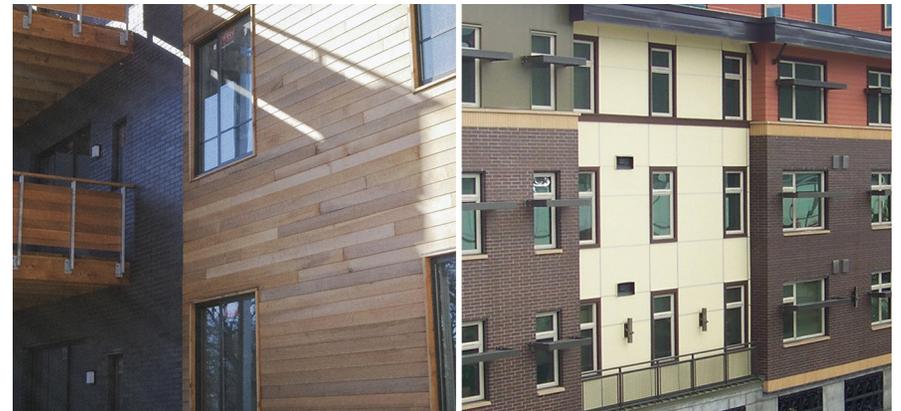
HEIGHT

Alongside encouraging building development that is closer to the street, building height plays a key role in creating a sense of enclosure. It also plays an economic role that can increase tax revenues for the city and make better building design more likely. Allowing for greater height at the municipal site (likely four stories) enables a developer to maximize revenues on a site, creating the possibility of greater funds being devoted to building materials and greater architectural flexibility, which contributes to the making of a great place.



MATERIALITY AND ARCHITECTURE

The architectural flexibility cited in the previous paragraph includes things that enable designers to respond to the surroundings in ways that make a project fit and perhaps add to its context. These include concepts such as scaling, massing, fenestration, and ornamentation—all things that can contribute to a great place. These concepts are perhaps best understood when comparing them to an opposite set of circumstances, where economic conditions are not strong. Under such conditions, buildings are often reduced to boxes (sometimes Big Boxes), with little or no architectural detail or materiality. Such structures can offer useful services, but rarely contribute to a great place.



URBAN LANDSCAPE

When developing a plaza or outdoor dining space, attention to detail can distinguish a great place from a “patch of concrete”. Trees, planting boxes, and grasses can all contribute to the softening of a place. Surface or hardscape materials—be they stone, brick, pavers, or tile—can have an outsized impact. So too can thoughtful furniture, including tables, chairs, and umbrellas that promote outdoor dining.



SITE SPECIFIC STRATEGIES

PARKING ORIENTATION

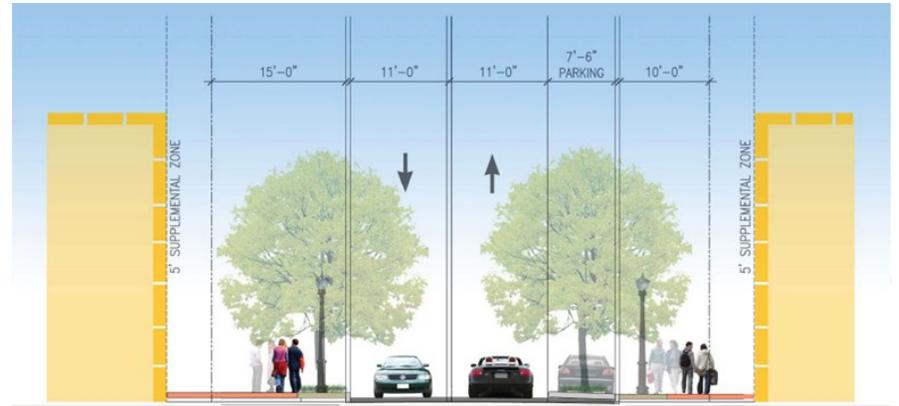
Applicable especially to the town center area is the concept of parking orientation. Where possible, the bulk of parking should be hidden from view, behind buildings and plantings. This involves a change from the conventional suburban approach, in parking is oriented toward the front of buildings, greatly reducing or eliminating the prospect of creating a great place.

In some instances, structured parking (i.e., “parking garages”) can be surrounding by residential “liner” buildings, that completely obscure them from view. Where possible, limited amounts of on-street parking should be encouraged, however.



SETBACKS

Deep setbacks (fifty feet or more) are often required in new, suburban settings, often with the stated intent of offering a pastoral feel. The result is typically far from it, however, and generally just separates buildings from people and adds to lawn maintenance costs. In the town center area, buildings should be encouraged to be built closer to the right of way, to foster a sense of enclosure and encourage pedestrian-friendly forms of commerce, including window shopping. Relaxed setback requirements also increase the area on which a building can develop, increasing profitability and again creating more funds for architecture, building materials, and other value-adding features.



ON-STREET PARKING

While surface parking cannot be allowed to dominate in areas where a great place is desired, some amount of parking, such as on-street, is essential for retailers to thrive. Parking meters can be used to encourage quick-visit shoppers to conveniently pull in front of a building, pay a nominal fee, and patronize a business before being on their way. On-street parking can also provide a useful buffer between busy traffic and pedestrians.



FAÇADE RENOVATION

While many of the above details are essential in creating a great place, they are mostly useful in Olivette where new construction is encouraged. The market findings of this report concluded that many second-tier shopping centers are likely to continue in operation for some time in the corridor. Partnering and participating with property owners to understand and enact beneficial façade renovation would go a long way in improving the imagability and marketability of much of the Olive corridor.

QUALITY SUBURBAN

With respect to the interchange site, pedestrian-friendly measures should be encouraged wherever possible. However, its location ensures that automobiles will need to be accommodated in large number. Further, it is strategically important to the City that it leverages this interchange for economic development. While compromises in the pedestrian network will be necessary, this is less true for building architecture. Within reason, quality materials should be utilized, and a clear set of design guidelines are needed to ensure that chain restauranters and businesses conform the aesthetic brand that the City intends to enhance for itself at this gateway location. Inspiration can be drawn from a number of cities that have “demanded more” from their chain and outlot tenants.



Chapter 5

DEVELOPMENT PLANNING

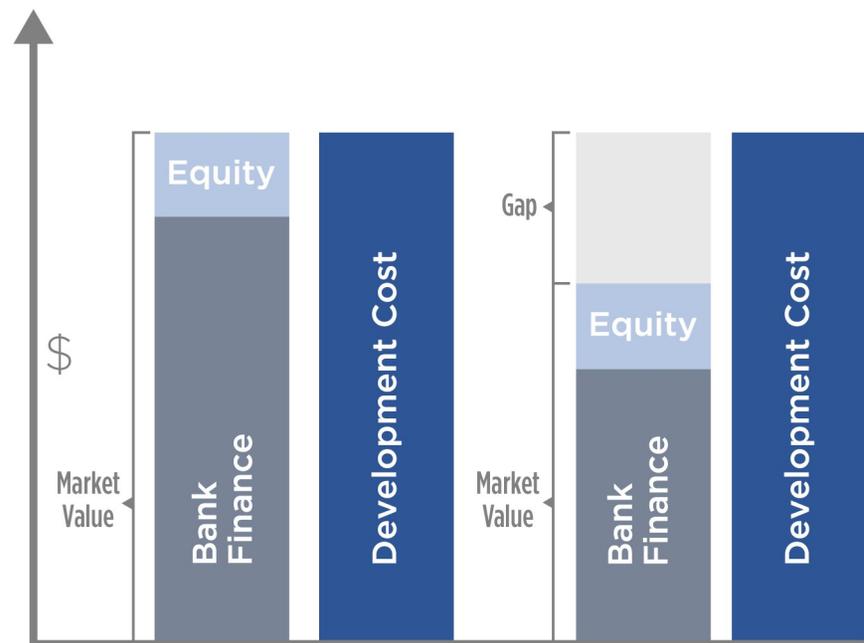
OVERVIEW

While realizing the physical manifestation of market demand for the Olive Corridor is a long range proposition (with a timeframe of a decade, not a year) there is a need to focus on early catalyst projects that can seize on near term market opportunities and set a new standard for future development. This is where a development plan becomes more tangible and near-term goals for the community come into clearer view.

A critical component to a development plan is proper vetting through a number of prisms, including site capacity, market analysis, economic viability, and political support. The vetting of potential projects through these different lenses is often referred to as feasibility testing, as in:

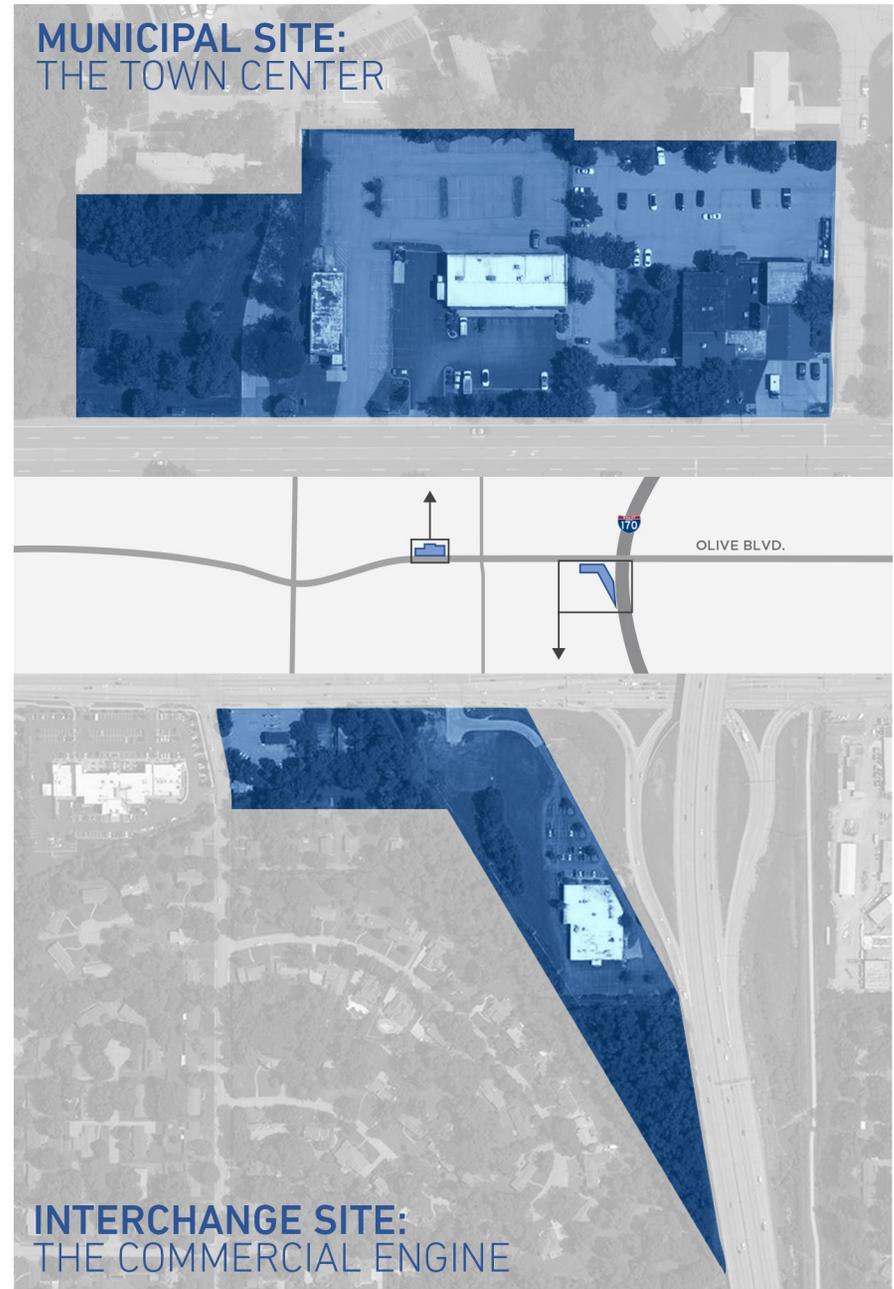
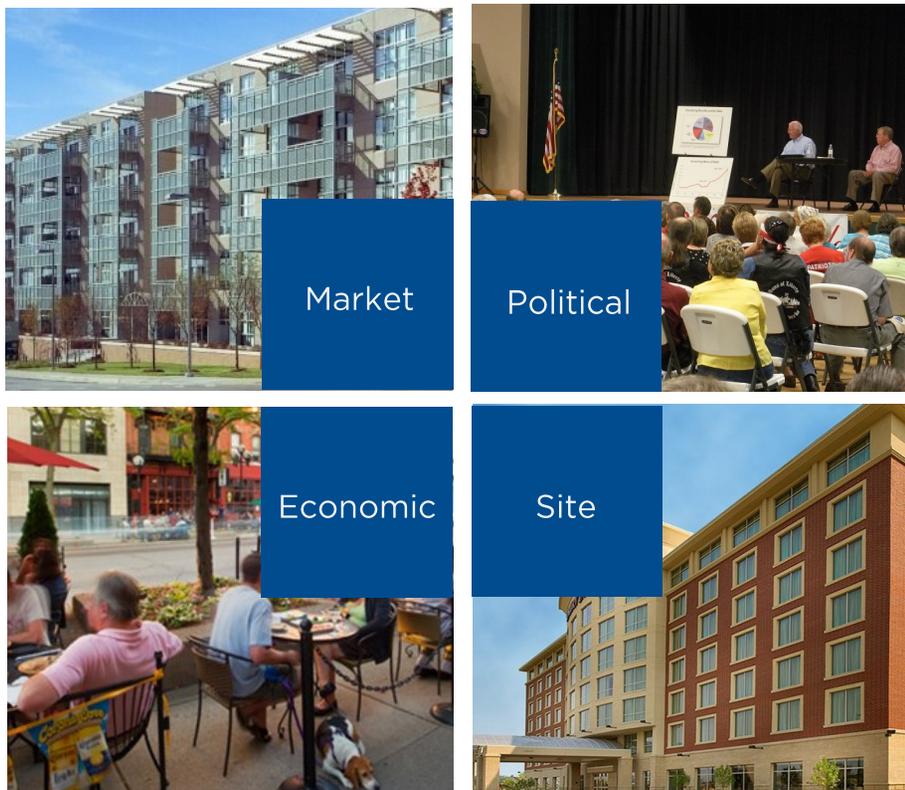
- **Site Feasibility:** Tests how much development product (typically expressed in housing units, hotel rooms, or commercial square footage) can be reasonably fit onto a site
- **Market Feasibility:** Determines the likely revenues (expressed in rents, lease rates, and sale prices) and depth of demand that exist for different development products
- **Economic Feasibility:** Compares revenues (typically in the form of rents or sale prices) with construction and operation costs, to determine whether a project is economically viable
- **Political Feasibility:** Assesses whether a project is not only legally permissible, but also whether it has public support or opposition

The market feasibility of different development opportunities is explored in the market analysis chapter of this report. This chapter will test economic feasibility—and, to some extent, site feasibility—of several marketable development products at the two opportunity sites to understand the degree to which they are viable. Assumptions will be made regarding achievable density, making the analysis the culmination of market, economic, and site feasibility testing. Economic feasibility analysis evaluates and test development products by determining their development value and weighing it against their development (i.e., construction, acquisition, etc.) and operational. Where development value exceeds development costs, a project is likely to be viable and attractive to private investment. Where it is not, public or institutional funds are needed to make a project feasible.



Testing political feasibility is outside the scope of this study; however, previous planning efforts that involved public input, such as the 2006 comprehensive plan, have been considered in deciding which development opportunities to focus on. The final chapter of this report discusses policy tools that could further promote the political feasibility of development types discussed in this and other chapters.

The Four Points of Feasibility



SITE ACQUISITION AND LAND COST ESTIMATES

Generally, an acquisition price of \$1,000,000 per acre is deemed reasonable for potential retail development at the interchange site, whereas a price of \$400,000-\$650,000 per acre would be expected for potential residential or mixed-use development at the municipal site.

Though not as difficult as estimating remediation costs, acquisition costs can sometimes represent something of an unknown or “X factor” in determining a development cost. Materials and labor costs are generally easier to estimate, since materials are priced as commodities and labor costs can be derived by determining the wage differences for construction works by region. With acquisition, a landowner may have an inflated sense of their property’s worth, or be unwilling to sell. Other times, it is difficult to estimate the value of a particular business operation, unless they open their books.

While a detailed appraisal is always recommended in determining a property value, some general assumptions were made regarding possible acquisition costs, based on residual value analysis (estimating the total value of a property and backing into a land cost) and recent land sales in the St. Louis market that were developed into residential and retail products similar to those recommended for the opportunity sites.

Generally, an acquisition price of \$1,000,000 per acre is deemed reasonable for potential retail development at the interchange site, whereas a price of \$400,000-\$650,000 per acre would be expected for potential residential or mixed-use development at the municipal site. Importantly, the sale price for the municipal site will depend significantly on whether it is for the municipal site alone (1.4 acres) or includes the two adjacent parcels (2.9 acres total).



It is worth noting that among the factors affecting the feasibility of a project, density of development can have a major impact. The ability to develop a site at greater density will generally make a project more viable. The use of structured parking as opposed to surface parking is one tool that can allow for denser development, as demonstrated in the images to the right. And while structured parking is more expensive to build than a parking lot, a garage can be concealed behind an apartment or retail building, resulting in a development that addresses the street and is more inviting. The zoning code on the opportunity sites already allows for relatively dense development, and it is in the city's interest to promote denser development that will present an attractive face to the Olive Corridor and generate more activity at the opportunity areas.



TOWN CENTER: THE MUNICIPAL SITE

Four residential and mixed-use scenarios were tested at the Town Center area – one on the municipal site alone, two on the municipal site plus the two adjacent parcels to the west, and one on the municipal site plus three adjacent parcels to the west.

SCENARIO 1: MUNICIPAL SITE ONLY

Covering just 1.4 acres, the municipal site could only feasibly support a residential development with surface parking. We therefore tested an upper midscale rental product with a density of 30 units per acre, for a total of 40 units, plus 60 surface parking spaces. A product such as this could achieve rents of \$1.40 per square foot, or roughly \$1,250 for a 900 square foot two-bedroom unit, and could offer midscale finishes and community amenities. There is substantial demand for these units, as illustrated by the success of similar developments such as the Aventura at Forest Park.

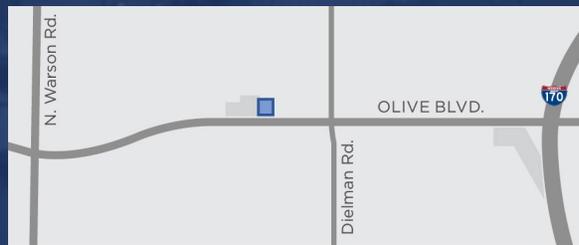
An initial test of the product indicates that the development of this type of housing yields is financially viable, generating a surplus of \$600,000, with a value to cost ratio of 111 percent. This implies a land price of \$400,000 per acre. The project is therefore marketable and economically viable. However, developers may find a project like this too small to invest in, particularly given other larger development opportunities in central St. Louis County and the central corridor of the city of St. Louis. Furthermore, the level of finish for a product like this would likely be modest, contributing less to the attractiveness of the area than it otherwise could. This, in turn, may mute the development's catalytic potential for the surrounding parcels.

APARTMENTS WITH SURFACE PARKING



BREAK EVEN POINT	PROPOSED DEVELOPMENT DETAILS														
	<h3 style="color: #1a3d54; margin: 0;">RESIDENTIAL</h3> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Avg. Unit Size</td> <td style="text-align: right;">900 SF</td> </tr> <tr> <td>Units/Acre</td> <td style="text-align: right;">30</td> </tr> <tr> <td>Total Units</td> <td style="text-align: right;">40</td> </tr> <tr> <td>Rent/Square Foot</td> <td style="text-align: right;">\$1.40</td> </tr> </table> <h3 style="color: #1a3d54; margin: 0;">PARKING</h3> <p style="text-align: right; font-weight: bold;">60 Spaces</p> <h3 style="color: #1a3d54; margin: 0;">DEVELOPMENT COSTS</h3> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Residential (PSF)</td> <td style="text-align: right;">\$120</td> </tr> <tr> <td>Operating Exp (%EGI)</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>Implied Land Value</td> <td style="text-align: right;">\$400,000/acre</td> </tr> </table>	Avg. Unit Size	900 SF	Units/Acre	30	Total Units	40	Rent/Square Foot	\$1.40	Residential (PSF)	\$120	Operating Exp (%EGI)	40%	Implied Land Value	\$400,000/acre
Avg. Unit Size	900 SF														
Units/Acre	30														
Total Units	40														
Rent/Square Foot	\$1.40														
Residential (PSF)	\$120														
Operating Exp (%EGI)	40%														
Implied Land Value	\$400,000/acre														
DEVELOPMENT VALUE	\$6.2 M														
DEVELOPMENT COSTS	\$5.6 M														
SURPLUS/(DEFICIT)	\$0.6 M														
VALUE/COST	111%														

**SCENARIO 1
MUNICIPAL SITE ALONE:
1.4 ACRES**



SCENARIO 2A: MUNICIPAL SITE PLUS TWO ADJACENT SITES

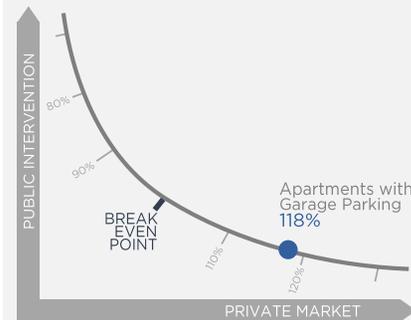
If the city were able to contract with the owners of the Timekeepers and Jade Garden sites directly to the west, it would create a development site covering approximately three acres. This would greatly expand the development opportunities for the site. In particular, it would allow for the viability of building structured parking and included some ground-floor retail as part of a mixed-use project. There are two likely types of rental products that could be developed on this larger site. These two products each offer their own benefits – a potentially higher land price for the city versus a higher quality and possibly mixed-use development.

The first potential product tested for the larger site is a residential-only development with a density of about 70 units per acre, or just over 200 units. Achievable rents average \$1.60 per square foot, or \$1,450 for a 900 square foot two-bedroom unit. It would also include a parking garage. This type of product could be extremely profitable, and has been developed throughout the region, most notably at Vanguard Crossing in University City and the new Vanguard Heights in Creve Coeur. Feasibility analysis suggests it would yield a development surplus of nearly \$6 million, with a value to cost ratio of 118 percent. This implies a potential land price of \$2 million per acre. The downside to such a development is that, while interior finishes and community amenities would be upscale, the exterior finishes would be more similar to a midscale or upper midscale product. Further, the development would not include any retail amenities that could serve the greater community and activate the surrounding area.

APARTMENTS WITH GARAGE PARKING



BREAK EVEN POINT



DEVELOPMENT VALUE \$37.7 M

DEVELOPMENT COSTS \$31.8 M

SURPLUS/(DEFICIT) \$5.9 M

VALUE/COST 118%

PROPOSED DEVELOPMENT DETAILS

RESIDENTIAL

Avg. Unit Size	900 SF
Units/Acre	68
Total Units	205
Rent/Square Foot	\$1.60

PARKING 305 Spaces

DEVELOPMENT COSTS

Residential (PSF)	\$150
Implied Land Value	\$2,000,000/acre

SCENARIO 2A
MUNICIPAL SITE +2
(TIMEKEEPERS AND JADE GARDEN):
2.9 ACRES



SCENARIO 2B: MUNICIPAL SITE PLUS TWO ADJACENT SITES

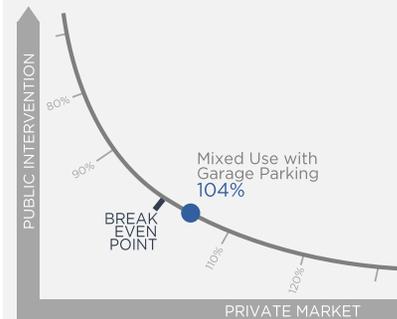
The second potential product is a mixed-use residential and retail development with a density of 65 units per acre, for a total of 195 units. We assume that this product would have higher-quality exterior finishes, which would lead to higher development costs but also higher achievable rents - \$1.70 per square foot, or \$1,530 for a 900 square foot two-bedroom unit. Additionally, this potential product would include some ground-floor retail space – about 9,000 square feet – and a small public plaza.

Given the location of the site, a local coffee shop or cafe would be desirable. Such a tenant would contribute significantly to creating activity around the site and creating a greater sense of place in the surrounding area. However, it could also only likely pay about \$15 per square foot in rent. Altogether, this development yields a surplus of \$1.5 million, with a value to cost ratio of 104 percent. While this is still an economically viable project, the implied land price is much lower than the first product tested – only \$500,000 per acre. A decision between these two potential developments is therefore a matter of strategy for the city – an issue discussed in great detail in both the previous and final chapters of this report.

MIXED-USE WITH GARAGE PARKING



BREAK EVEN POINT



DEVELOPMENT VALUE	\$39.5 M
DEVELOPMENT COSTS	\$38.0 M
SURPLUS/(DEFICIT)	\$1.5 M
VALUE/COST	104%

PROPOSED DEVELOPMENT DETAILS

RESIDENTIAL

Avg. Unit Size	900 SF
Units/Acre	65
Total Units	195
Rent/Square Foot	\$1.70

RETAIL

Total Area	9,000 SF
Rent/Square Foot	\$15.00

PUBLIC PLAZA

Total Area	15,000 SF
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PARKING

295 Spaces

DEVELOPMENT COSTS

Residential (PSF)	\$178
Retail (PSF)	\$218
Implied Land Value	\$500,000/acre

SCENARIO 3: MUNICIPAL SITE PLUS THREE

Our analysis also considers the possibility of adding a one-acre section of the parcel adjacent to the Jade Garden site, on the west side of Tower Hill Court. This area, located directly along Olive Boulevard, is part of the Tower Hill condominium development, but is not improved with any structures. The city could negotiate an easement or purchase agreement with the condominium association to control this part of the parcel and include it as part of the larger municipal site development.

The addition of this acre of land would allow for the development to include a larger public plaza or park element, which would increase traffic to the retail tenant or tenants, create more activity in the area, and enhance the dynamism of the overall project. In short, it would help to transform the site into a true “town center.” The economics of this development are identical to that of scenario 2B, with the assumption that the city would utilize incentives that leveraged the value of the development to pay for the purchase and development of the public space element.



SUMMARY

Feasibility analysis demonstrates that there is more than one residential product that could be economically viable on the municipal site. The one that is ultimately proposed and approved will depend on a number of factors.

- Certain types of products can command a higher land price, but will involve a trade-off in quality of product, mix of uses, and size of developable property
- A larger development site of three acres offers more possibilities and will attract more interest than a smaller 1.5 acre site. Efforts by the city to assemble the adjacent parcels could pay off significantly in the quality and impact of the resulting development.
- Residential development at the site will “pay the bills”; retail and public space will not. The city will have to be willing to use economic tools to support a mixed-use project, especially one that includes a public space component.
- Prioritizing a higher quality development with amenities that serve not only residents but the whole community, such as ground-floor retail, will have numerous benefits. While the initial land price may be lower in order to make such a concept viable, the value in terms of activating the site and surrounding area will be higher in the long-term.

SCENARIO 1

MUNICIPAL SITE
1.4 ACRES

Development potential:
Apartments with Surface Parking



SCENARIO 2A

MUNICIPAL SITE + 2
2.9 ACRES

Development potential:
Apartments with Garage Parking



SCENARIO 2B

MUNICIPAL SITE + 2
2.9 ACRES

Development potential:
Mixed-use with Garage Parking



SCENARIO 3

MUNICIPAL SITE + 3
3.9 ACRES

Development potential:
Mixed-use with Garage Parking
and “Town Center”



COMMERCIAL ENGINE: THE INTERCHANGE SITE

Given the interchange site's clear potential as a large-scale retail site, we tested two similar retail development scenarios on it, with just slight differentiations in tenant-type mix.

The interchange site covers 12.5 acres in the southwest quadrant of the Olive and I-170 intersection. Current uses include an office supply store, day care center, vacant gas station, and several residential properties. Based on market research and some residual analysis, we estimated the land price for both scenarios to be \$1,000,000 per acre.

The first retail development scenario tested includes a 40,000 square foot grocery store anchor tenant along with 80,000 square feet of inline retailers that would likely include a junior anchor such as a pet supply or home goods store. The size of the anchor is an average between a larger chain such as a Dierberg's or Schnucks and a smaller one such as Luckys. Typically, anchor tenants pay a lower rent per square foot than inline retailers, as they are occupying a larger space and also are the attraction that pulls shoppers into the development. In this scenario, the anchor tenant pays \$18 per square foot in rent, although a "super-anchor," such as a high-quality grocer, might pay as little as \$14 per square foot. The inline stores would likely pay around \$23-\$24 per square foot.

The second development scenario is similar to the first, but only includes 70,000 square feet of inline retail. It also incorporates two one-acre outlot pad sites, where the developer might site a drive-thru restaurant or coffee shop chain. The developer would prepare the sites for occupancy, and then the tenant would build their own structure and either buy the lot outright or enter into a long-term ground lease. This scenario would provide some additional revenue to offset the cost of developing the rest of the site.

At the estimated rents and development costs, the first scenario falls about \$2.5 million short of the "break-even" point and would require some public assistance to be developed. The second scenario comes closer to economic feasibility—accounting for the revenue from the outlot parcels, it has a shortfall

of about \$700,000. Since neither of these estimates include an assessment of extraordinary development costs—an issue that will be discussed in the following section—it is almost certain that public assistance will be required to achieve the quality retail development that the city desires on this site.



SCENARIO 1 RETAIL CENTER



BREAK EVEN POINT



DEVELOPMENT VALUE	\$27.6 M
DEVELOPMENT COSTS	\$30.1 M
SURPLUS/(DEFICIT)	(\$2.5 M)
VALUE/COST	92%

PROPOSED DEVELOPMENT DETAILS

SUPERMARKET

Total Area	40,000 SF
Rent/Square Foot	\$18.00

INLINE RETAIL

Total Area	80,000 SF
Rent/Square Foot	\$24.00

DEVELOPMENT COSTS

Supermarket (PSF)	\$120
Inline Retail (PSF)	\$150
Land Cost	\$1,000,000/acre

SCENARIO 2 RETAIL CENTER



BREAK EVEN POINT



DEVELOPMENT VALUE	\$25.4 M
DEVELOPMENT COSTS	\$26.1 M
SURPLUS/(DEFICIT)	(\$0.7 M)
VALUE/COST	97%

PROPOSED DEVELOPMENT DETAILS

SUPERMARKET

Total Area	45,000 SF
Rent/Square Foot	\$18.00

INLINE RETAIL

Total Area	70,000 SF
Rent/Square Foot	\$24.00

OUTLOT PARCELS

Total Area	87,000 SF
Rent/Square Foot	\$1.70

DEVELOPMENT COSTS

Supermarket (PSF)	\$120
Inline Retail (PSF)	\$150
Outlot (PSF)	\$5
Land Cost	\$1,000,000/acre

POTENTIAL FOR OFFICE AND/OR HOTEL DEVELOPMENT

As discussed in the market analysis chapter, the interchange site could be marketable for an office or hotel development, given its visibility and accessibility. While we did not test the economic feasibility of either of these uses, it would be conceivable that one or both would be part of a mixed-use development at the site, with hotel as the more likely additional use, given the weaker state of the office market.

DEVELOPMENT COST CONSIDERATIONS

While it is possible to estimate property acquisition, building, and operating costs for a possible development, there are a number of extraordinary infrastructure costs that can only be estimated through an engineering site survey. These include costs for site grading, moving or installing utility lines, and traffic access. It is very likely that once these costs are factored in, the project as analyzed above will become financially infeasible. In this case, the city should be willing to consider the use of incentive tools to assist the developer in covering the cost gap, so that a desired development can move forward.

SUMMARY

Retail is king at the interchange site. A retail development will attract significant traffic to the corridor, increase resident access to amenities, and generate substantial tax revenue for the city.

A hotel can potentially fit into the development mix, but residential and office opportunities are weak and would not realize the site's full potential as a revenue generator. That being said, some subsidy and other public assistance will likely be needed for this development to happen, given three key cost variables:

- Acquisition costs, and any potential difficulties in assembling all the parcels;
- Remediation costs, particularly of former gas station site; and
- Extraordinary infrastructure costs, including grading, utilities, and any additional access requirements.

SCENARIO 1

INTERCHANGE SITE
12.5 ACRES

Development potential:

Retail Center with supermarket and inline retail



SCENARIO 2

INTERCHANGE SITE
12.5 ACRES

Development potential:

Retail Center with supermarket, inline retail and outlot parcels



Chapter 6

FISCAL IMPACT

OVERVIEW

Cities have available a variety of fiscal tools to induce private investment. These tools, if used strategically, can direct development at the opportunity areas in ways that provide the greatest benefit to the Olivette community and help the city meet the goals of its Strategic Plan.

Public fiscal tools generally fall under the following five categories: bond financing, supplemental taxes, tax reductions, grants, and tax credits. This section analyzes the use of two tools – Tax Increment Financing (TIF), which is a type of bond financing; and Community Improvement District (CID), a type of supplemental tax. These tools will not only promote the type and form of development that the city desires at the two sites, but also help the city to capture the most revenue from the developments – funds that can be used to further improve the appearance, accessibility, and overall potential of the Olive Corridor.

TAX INCREMENT FINANCING (TIF)

In certain instances, future taxes generated by real estate investments can be used to finance current costs of facilitating those improvements. This mechanism is referred to generically as Tax Increment Financing (TIF). The capture of taxes resulting from increased assessed value (the increment) is used to pay debt service on bonds issued to fund selected costs of development. In Missouri, TIF districts can stay in place for up to 23 years.

Along Olive Boulevard this would involve the creation of one or more TIF districts in the area. TIF revenue would be generated through the capture of net new property and sales taxes, and could be used to finance public infrastructure and site acquisition and clearance. For the purposes of this study, two potential TIF districts were analyzed – a district that includes the municipal site and adjacent properties, as well as some properties across Olive; and a district that covers the interchange site. The analysis assumes the development of the projects outlined in the preceding chapter. Detailed calculations and assumptions for these analyses can be found in Appendix X.

COMMUNITY IMPROVEMENT DISTRICT (CID)

In general, an improvement district – also referred to as a special tax district - generates a steady source of revenue to finance services and project costs that are considered “special” to landowners, residents, and businesses within a designated geographic area. A separate tax is levied only on those properties within defined boundaries that will be benefited by these expenditures. The district is formed with approval of property owners collectively owning more than 50 percent of the assessed value of property within the proposed district; and more than 50 percent per capita of all owners of real property within the district.

A Community Improvement District (CID) typically involves a special property or sales tax that supports an array of needed supplemental programs and services. These often include marketing, maintenance, security, and limited capital improvements, including streetscape enhancements. This analysis looks at the revenue generation potential of three possible districts along Olive Boulevard – a Town Center CID stretching roughly from Diehlman Road to Old Bonhomme Road; a Commercial Engine CID from I-170 to Dolores Avenue; and an Olive Corridor CID that includes all business and commercial properties along Olive from I-170 to Old Bonhomme Road. The analysis assumes the use of a one-percent sales tax to raise revenue in the CID, and all three districts therefore only include business and commercial properties.

DEVELOPMENT DETAILS

The potential tax revenue generated through the use of TIF and CID on the opportunity sites has been estimated based on the development scenarios presented earlier that would be most appropriate and catalytic for each site.

Estimates for fiscal impact of development on the opportunity sites is based on the preferred development scenarios presented in the previous chapter. On the municipal site, the analysis assumes a plan that includes 195 rental units and 9,000 square feet of retail, while on the interchange site it assumes a 120,000 square foot retail development. Net new property values are estimated based on potential revenue for developer, while new retail sales are estimated at \$250 per square foot for retail at the municipal site and \$350 per square foot for retail at the interchange site. Existing retail is assumed to generate \$150 per square foot around the municipal site and \$250 per square foot around the interchange site.

MUNICIPAL SITE: PROPOSED DEVELOPMENT DETAILS	
RESIDENTIAL // 175,000 SF	
Average Unit Size	900 SF
Units/Acre	65
Total Units	195
Rent/Square Foot	\$1.70
RETAIL // 9,000 SF	
Rent/Square Foot	\$15.00
PUBLIC PLAZA // 15,000 SF	

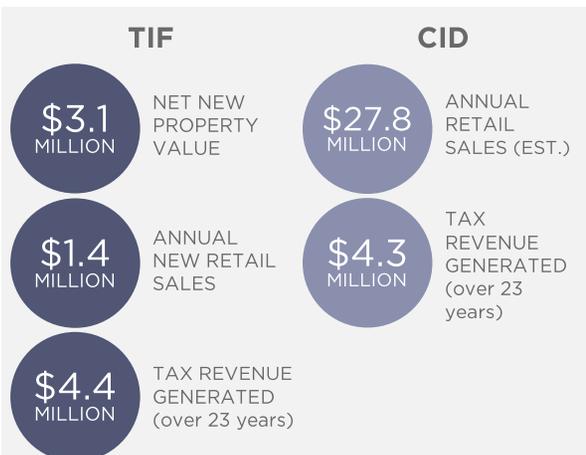
INTERCHANGE SITE: PROPOSED DEVELOPMENT DETAILS	
SUPERMARKET	
Total Area	40,000—45,000 SF
Rent/Square Foot	\$18.00
INLINE RETAIL / JUNIOR ANCHOR	
Total Area	75,000—80,000 SF
Rent/Square Foot	\$24.00
TOTAL RETAIL	120,000 SF

DEVELOPMENT VALUES AND REVENUE GENERATION

MUNICIPAL SITE

The proposed TIF district around the municipal site includes the site itself, the two adjacent properties to the west, and three properties southwest across Olive. These additional three properties—the former Ponderosa site, the former Hardee’s site (currently owned by 5/3 Bank), and Olivette Lanes—were included because new development on these sites, particularly the unused properties, is an important part of the city’s overall strategy for improving the Olive Corridor. Furthermore, new development on the municipal site will likely spur interest among developers in putting these sites to a more productive use. It is in the city’s interest to include the properties in the district now, so that it will be able to promote this new development in the future.

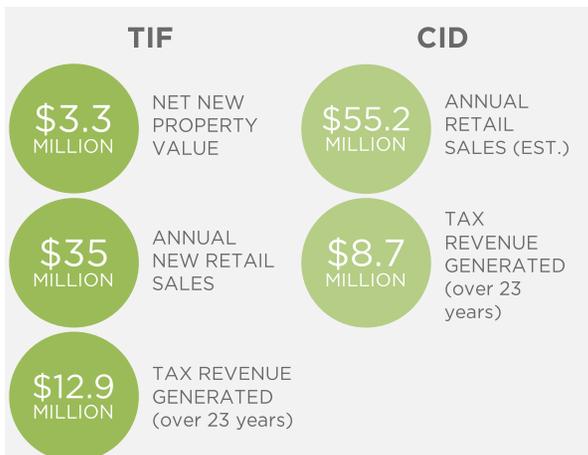
A CID around the municipal site would include 15 commercial properties, containing 170,000 square feet of retail space, plus the proposed 9,000 square feet of retail that would be developed on the municipal site.



INTERCHANGE SITE

The proposed TIF district on the interchange site contains the 12.5-acre area outlined in previous chapters. Since this site will likely contain a retail development, most of the new tax revenue generated will be from sales.

A CID around the interchange site would include five existing commercial properties, containing 53,000 square feet of retail space, plus the proposed 120,000 square feet of retail that would be developed on the interchange site.



OLIVE CORRIDOR

The two CIDs around the opportunity sites contain most of the retail square footage along Olive. Therefore, from a purely monetary standpoint, it would not make a major difference if they were developed as two disconnected districts. However, creating a bridge between the two districts would serve an important strategic purpose, allowing the city to undertake coordinated projects and improvements along the entirety of Olive to create the type of main corridor that was envisioned in the 2006 Strategic Plan. In this way, the districts are about more than the developments at the opportunity areas – they are about the creation of an inviting, accessible, and dynamic spine through Olivette.

An Olive Corridor CID would include the properties covered by the two districts described in the previous sections, as well as 19 additional properties containing 26,000 square feet of retail space.





CONCLUSIONS

The use of TIF districts and/or CIDs at and around the Opportunity Areas will generate significant revenue for the city—an estimated \$31 million over 23 years. However, implementing the districts will not be easy, and will require dedicated efforts on the part of City Hall.

TOTAL POTENTIAL REVENUE

The table on the right shows the revenue generation potential of the scenarios described above. Overall, the potential funds that can be raised from new development at the opportunity areas is significant – approximately \$31 million over 23 years. Just over half of the money would be generated from the two TIF districts, and could be used towards promoting development at the opportunity areas that would be the most beneficial to the city and most in line with its vision for the future of the Olive Corridor. The remaining money would be generated by the CID, and could go towards building Olive into a true main street for Olivette.



TOTAL POTENTIAL CASH PROCEEDS

TIF: \$17,300,000

CID: \$13,860,000

TOTAL: \$31,160,000

(Net Present Value over 23 Years)



MUNICIPAL SITE



INTERCHANGE SITE



OLIVE CORRIDOR

FISCAL IMPACT SUMMARY

NEW UNITS	195	-	-
NEW RETAIL (SF)	9,000	120,000	-
NET ACRES	3.0	12.5	-
TIF PROCEEDS	\$4,350,000	\$12,950,000	-
REAL PROPERTY	\$3,970,000	\$4,200,000	-
EATS	\$380,000	\$8,750,000	-
CID PROCEEDS	\$4,300,000	\$8,690,000	\$13,860,000
SITE PLUS ADJOINING	\$4,300,000	\$8,690,000	\$13,860,000
TOTAL POTENTIAL CASH PROCEEDS	\$8,650,000	\$21,640,000	\$13,860,000

Chapter 7

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

Rather than being relegated to a passive role in which the community feels compelled to approve any new investment (a position all too many cities are in), Olivette can mold its future.

Based on the findings of this effort, a number of conclusions can be drawn:

THE OPPORTUNITIES ARE REAL

Demand for housing in Central St. Louis County communities in highly-rated school districts has been steadily on the rise for 15 years. Demographic trends and consumer preferences indicate this is likely to continue. While economic downturns are bound to happen over the next 10 to 15 years, signs point to a general arc of continued increases in property values and demand for multifamily housing in Olivette. In addition, available interchange sites for the development of retail are scarce in Central County. The interchange site is therefore likely to generate significant interest from several anchor retailers.

A BROADER MARKET STRATEGY FOR OLIVETTE

While this study primarily focused in detail on two sites, a number of citywide goals can be achieved through effective leveraging of these sites. These include:

- The creation of an authentic, identifiable town center for the entire community
- Diversity of housing types that serve people in a broad range of life phases (i.e., seniors and young people)
- Expanded dining options
- A new precedent for the quality, emphasis (people and cars, not just cars), and design of development along the Olive Corridor
- Improved walkability and livability
- Redevelopment of deteriorated, blighted, and underutilized commercial property along Olive
- An improved front door image and gateway to the community along Olive

A SITE SPECIFIC STRATEGY AIMED AT CATALYSTS

Each of the opportunity sites has unique assets that suggest its most productive use. While this differentiation should guide the city's choice of developers, their development should also be considered in the context of the broader market strategy along Olive. Development on the interchange site will create a gateway to the city and transform its image in the eyes of residents and visitors, and revenue generated can be used to enhance that new image through streetscaping and civic programming. Residential development at the municipal site will attract the young and mid-career professionals and retirees who have flocked to apartment complexes in surrounding communities, and a focus on high-quality design and thoughtful scaling will set a precedent for future development along the corridor. The use of economic development tools should be closely tied to achieving these larger goals, rather than merely facilitating site development.

ECONOMICS AND PARTNERSHIPS

The feasibility testing in this study made clear that a number of options are viable, yet some of the most strategic developments likely require a partnership between the City and developers. A regional big box anchor may require the least amount of subsidy at the interchange, but a mixed use development with a high-quality grocery anchor is likely to benefit the community's marketability in more profound ways. Similarly, the municipal site might be redeveloped into low to moderate density apartments served by surface parking; a more dense, mixed use development with garage parking and meaningful public space would give Olivette the well-defined center that has eluded it.

ECONOMIC TOOLS CAN BE LEVERAGED FOR MAXIMUM COMMUNITY BENEFIT

The feasibility testing of this study clearly shows some quality developments will require the leveraging of public incentive tools, whether they be Tax Increment Financing (TIF), Community Improvement Districts (CID), or tax abatement. While some of these tools may be needed simply to make a good project viable, others—in particular, the CID—could be leveraged beyond the sites. Other property owners, or perhaps all property owners along Olive, could opt into a CID, providing revenues for things ranging from physical improvements to the corridor, to the marketing of the corridor, to the hosting and arrangement of events (such as a farmers market, concerts, fitness programs, etc.) at a new town center.

THE GREATEST CHANGE COMES WITH MAXIMUM EFFORT AND OUTREACH

City staff, elected officials, and engaged citizens will have to work together with business owners and real estate developers to capitalize on these opportunities. It will take sustained effort, thoughtful engagement, and articulation of opportunity to bring together all parts of the community to work towards a set of common goals. Development on these sites can occur without significant effort too—their locations alone will attract it. But truly transformative development can only occur if there is a common vision and a commitment to doing all that is necessary to achieve it.

OLIVETTE IS IN THE DRIVER'S SEAT

Where strong market opportunities exist, a city is in a position to self-determine its future course. Rather than being relegated to a passive role in which a community feels compelled to approve any new investment (a position all too many cities are in), Olivette can mold its future. It can craft developer requests for proposal (RFPs) and dictate a set of market-supported terms under which public participation is contingent. It can set forth zoning requirements that mandate a better physical form. In other words, it has leverage. Through proactive engagement with the development community—and transparency with residents that it is acting on their behalf to realize the City's strategic/comprehensive plan—it can chart a direction that results in a better front door image for the community, better livability (through a more walkable, bikeable and visually appealing Olive corridor), and a more service-amenitized place.



IMPLEMENTATION

While this strategy document necessarily focuses on catalyzing the development of two sites, it is also focused on the leveraging of these sites as catalysts.

The City of Olivette’s leadership decided to undertake this strategy with the expressed desire to have an active role in transforming portions of the Olive Corridor to serve a broader vision for the community. It is, by its very purpose, a document intended to lead to action and transformation. In order to achieve the opportunity and goals set forth in this strategy, proactivity and partnership are necessary. A more livable, appealing, and useful Olive Corridor is neither possible without action by the city, nor by the private sector. In fact, the greatest good will happen where the two are working in partnership.

LEVERAGE THE SITES

One of the most important takeaways from this study and strategy is to approach the two catalyst sites differently; to harness their unique assets to the greatest good. This involves viewing the interchange as a commercial engine, service provider, and revenue sources—and the municipal site as a town center. This may require the use of different tools, or an emphasis on different tools at each site. Those aimed at harnessing retail sales tax are likely to be more effective at the interchange, where retail demand is strongest. With the municipal site under City ownership, a broader array of partnership tools are available, including not only the standard tools of TIF, CID, and tax abatement, but also land sale discounts, ground leases, and others.

OUTREACH AND DISTRICT CREATION

Improvements to the streetscape and building facades along Olive will make the corridor a more inviting place to potential consumers, benefitting all businesses located there. A community improvement district (CID) that includes property owners along the Olive Corridor (and not just at the catalyst sites) will provide greater revenue streams, but also increase the area that can be impacted with new physical improvements, marketing, and events. The city may need to engage with owners, learning their specific needs and demonstrating how greater good can be accomplished through collective impact.

LAND ASSEMBLY AND DEALMAKING

Real estate development is largely considered private enterprise by many; yet what is developed on private property can have a profound impact on the community, for better or worse. In order to engage in public-private partnerships that ensure the best possible outcomes, the City may have several important roles to play. One is assisting with land assembly. The City may, prior to issuing a developer RFP, engage with property owners in a potential development district to determine their interest in being included. Where owners are recalcitrant to sell blighted commercial property at reasonable market prices, the City may need to exercise powers of condemnation in order to achieve a publicly-supported vision. Such activity need not be construed as heavy-handed state involvement, if it is used judiciously and as a tool of last resort.

KNOWN UNKNOWNNS

This study identified several development products that are marketable, as well as economically feasible, given a certain set of assumptions. While the market potentials of both catalyst sites do not require significant further investigation, there are a few assumptions made in this report, relating to the cost of development, that require further investigation. These “known unknowns” represent variables that could alter the amount of public participation needed in a partnership with a private developer. These include environmental cleanup, site preparation, and demolition. The cost of these items—particularly remediation—cannot be known until in-depth study and, in some cases, site excavation is undertaken. The City needs to be prepared to adapt its participation in redevelopment, either by scaling back or ramping up the use of incentives based on the final, detailed costs.

DEVELOPER RFP

In order to foster competition, innovation, and the best possible partnership, developer requests for proposal (RFPs) are recommended for both sites. In them, the City can proactively outline its aspirations for each site, and the general expectations that need to be met in order to be selected and considered for use of public incentive and assembly tools.

SUSTAINABLE COMMUNITY-WIDE VALUE CREATION AND PROSPERITY

While this strategy document necessarily focuses on catalyzing the development of two sites, it is also focused on the leveraging of these sites *as* catalysts. The purpose of engaging in partnerships to develop these sites is not development as an end in itself. It is about achieving a number of strategic goals, including setting a new precedent of development, improving the quality of life of residents, improving property values, fostering diversity, reinforcing community, attracting new services, and enhancing the marketability and image of the entire City. It is for these reasons that this effort is being undertaken and, ultimately, justify the City’s energies and resources in realizing a transformation of the interchange and municipal sites.



ENDNOTES

1 Nelson, Arthur and Lang, Robert. “The Next 100 Million.” Planning Magazine. Jan. 2007.

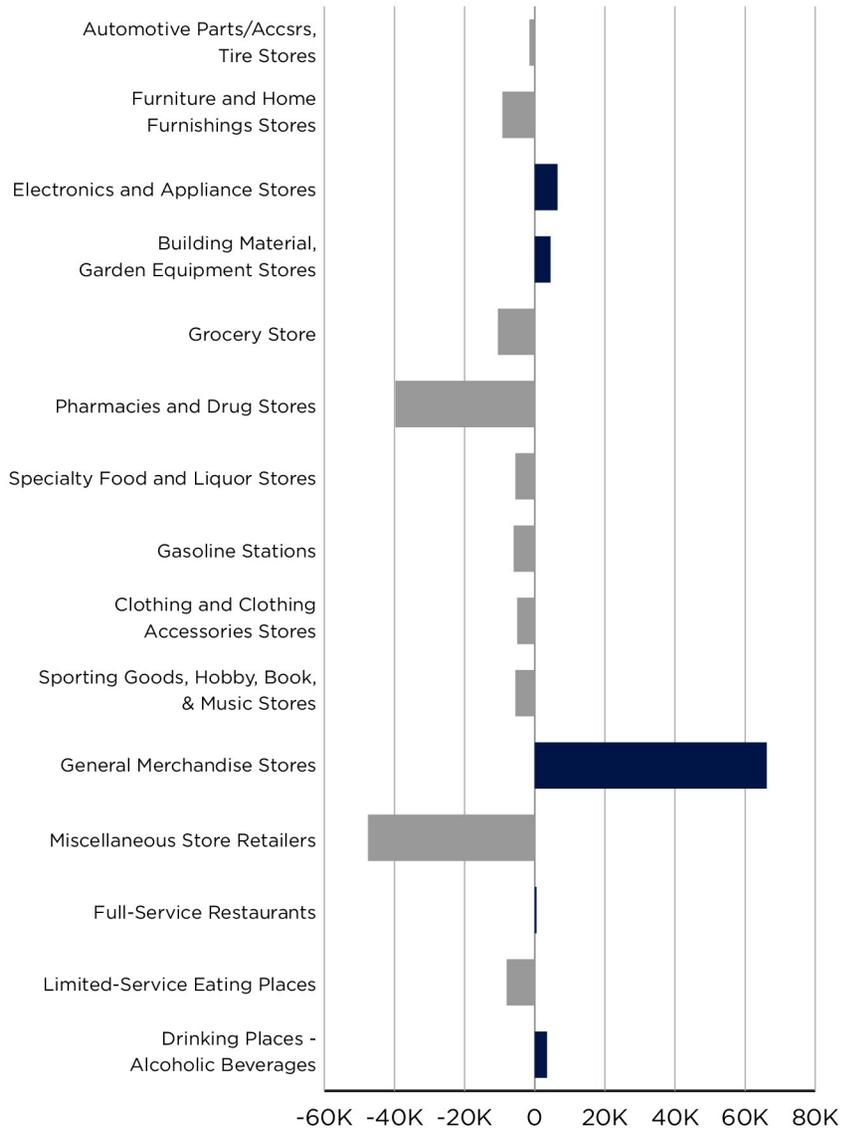
2 Riche, Martha Farnsworth. “How Changes in the Nation’s Age and Household Structure Will Reshape Housing Demand in the 21st Century.” HUD. 2003.

3 Frank, Lawrence et al. “New Data for a New Era.” SMARTRAQ. 2007.

4 “The 2011 Community Preference Survey.” National Association of Realtors. Aug. 2011.

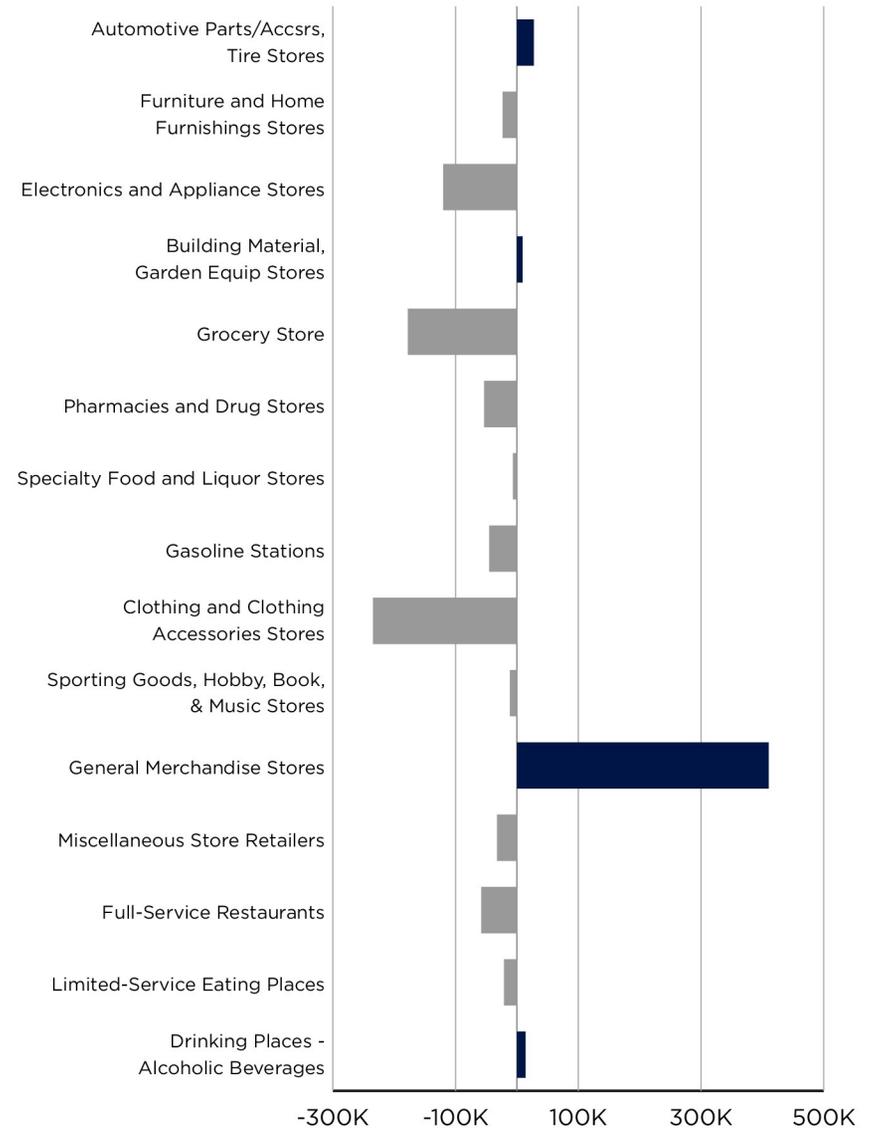
APPENDIX

Capture of Retail Demand: Five-Minute Drive Time



Sources: ULI Dollars and Cents, BizStats, Development Strategies; 2015

Capture of Retail Demand: Ten-Minute Drive Time



Sources: ULI Dollars and Cents, BizStats, Development Strategies; 2015

TAX INCREMENT FINANCING DISTRICTS (TIF)

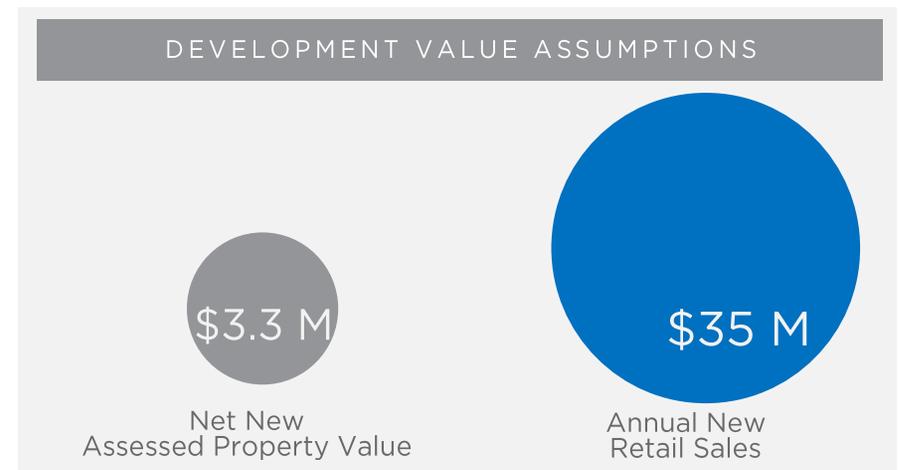
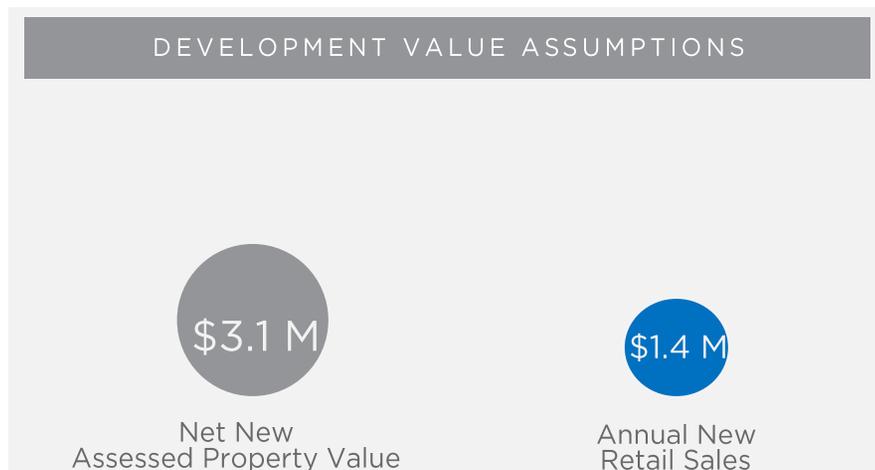
TOWN CENTER

COMMERCIAL ENGINE

OLIVE CORRIDOR

The two districts around the opportunity sites contain most of the retail square footage along Olive. Therefore, from a purely monetary standpoint, it would not make a major difference if they were developed as two disconnected districts. However, creating a bridge between the two districts would serve an important strategic purpose, allowing the city to undertake coordinated projects and improvements along the entirety of Olive to create the type of main corridor that was envisioned in the 2006 Strategic Plan. In this way, the districts are about more than the developments at the opportunity areas – they are about the creation of an inviting, accessible, and dynamic spine through Olivette.

An Olive Corridor CID would include the properties covered by the two districts described in the previous sections, as well as 19 additional properties containing 26,000 square feet of retail space. This expanded district would generate an estimated \$14 million in sales tax revenue over 23 years.







POTENTIAL CASH
PROCEEDS

Real Property: \$4,200,000

Retail Sales: \$8,750,000

TOTAL: \$12,950,000

(Net Present Value over 23 Years)









CITY COUNCIL AGENDA SUBMISSION
August 9, 2016

Agenda Item:

Bill 2817 - An Ordinance Fixing the Annual Rate of Tax Levy for 2016 on all Property Within the City of Olivette, Providing For the Extension of Said Taxes on the Books of the Collector by the County Clerk and Providing for the Collection Thereof – First Reading

Description:

First reading of an ordinance that will set the annual rate of tax levy for 2016. The ordinance and accompanying public notice shows the breakdown of tax rates.

Recommended Action:

None – First Reading
Public Hearing and Second Reading scheduled to occur September 13, 2016

Attachments:

1. 2016 Tax Rate Ordinance
2. 2016 Tax Rate Public Notice

Funding Request:

None

Submitted by:

Darren Mann, CPA
DEPARTMENT HEAD

AN ORDINANCE FIXING THE ANNUAL RATE OF TAX LEVY FOR 2016 ON ALL PROPERTY WITHIN THE CITY OF OLIVETTE, PROVIDING FOR THE EXTENSION OF SAID TAXES ON THE BOOKS OF THE COLLECTOR BY THE COUNTY CLERK AND PROVIDING FOR THE COLLECTION THEREOF.

WHEREAS, the fiscal year of the City of Olivette commences July 1, 2016 and there has heretofore been prepared a proposed budget for fiscal year and a public hearing held thereon, and thereafter, a budget for such fiscal year has been adopted; and

WHEREAS, pursuant to Section 137.245, of the Revised Statutes of Missouri, as amended, there has been forwarded to the City by the Assessor of St. Louis County, the assessed valuation of residential real property, commercial real property, personal property and other tangible property located within the City of Olivette; and

WHEREAS, a public hearing on the matter of the tax rate for 2016 has been held upon due notice thereof, and all comments made at the public hearing have been duly considered by the Council; and

WHEREAS, the Council has determined that the tax rate for 2016, as hereinafter set forth, is required to produce substantially the revenues required in the FY 2016-2017 budget, to be derived from the property tax rate;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI, as follows:

Section 1: There is hereby levied on all “residential property” (as that term is used and defined in Section 137.016, of the Revised Statutes of Missouri, as amended) within the corporate limits of Olivette a tax rate of one dollar and twenty-seven and five-tenth cents (\$1.275) on each \$100 assessed valuation of residential property as shown on the assessment books of the County of St. Louis, to be allocated for the current fiscal year as follows: sixty-two and six-tenths cents (\$.626) for general municipal purposes, twenty-two and nine-tenth cents (\$.229) for the pension fund, and forty-two and zero-tenths for debt service (\$.420).

Section 2: There is hereby levied on all “utility, industrial, commercial, railroad and other real property” (as that term is used and defined in Section 137.016, of the Revised Statutes of Missouri, as amended) within the corporate limits of Olivette a tax rate of one dollar and forty-three and eight-tenths cents (\$1.438) on each \$100 assessed valuation of utility, industrial, commercial, railroad and other real property as shown on the assessment books of the County of St. Louis, to be allocated for the current fiscal year as follows: seventy-six and eight-tenths cents (\$.768) for general municipal purposes, twenty-five cents (\$.250) for the pension fund, and forty-two cents for debt service (\$.420).

Section 3: There is hereby levied on all personal property within the corporate limits of Olivette a tax rate of one dollar and forty-four and one-tenth cents (\$1.441) on each \$100 assessed valuation of personal property as shown on the assessment books of the County of St. Louis, to be allocated for the current fiscal year as follows: Seventy seven one-tenth cents (\$.771) for general municipal purposes, twenty-five cents (\$.250) for the pension fund, and forty-two cents for debt service (\$.420).

Section 4: The County Clerk of St. Louis County, Missouri is hereby authorized to extend on the books of the collector the amount of taxes due and collectible according to the rates set forth in Section 1 through 3 of this Ordinance on all property (real, personal and mixed) within the corporate limits of the City of Olivette, St. Louis County, Missouri.

Section 5: The collection of the tax so extended shall be enforced in the same manner and under the same rules and regulations as may be provided by law for collecting and enforcing the payment of state and county taxes.

Section 6: The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Council would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7: This ordinance shall take effect and shall be in effect from and after its passage and approval as provided by law.

Passed and approved this _____ day of _____, 2016.

Mayor Ruth Springer

ATTEST:

**Myra Bennett, CMC/MRCC
City Clerk
City of Olivette**

**NOTICE OF PROPERTY TAX PUBLIC HEARING
CITY OF OLIVETTE
ST. LOUIS COUNTY, MISSOURI**

Notice is hereby given that the City of Olivette will hold a public hearing on September 13, 2016 at 7:00 PM at the Olivette City Hall Council Chambers, 9473 Olive Blvd., Olivette, Missouri, on the property tax rate proposed to be set by the City of Olivette for 2016.

<u>ASSESSED VALUATION</u>	<u>Valuation As of 7/01/16</u>
Real Estate-Residential	\$ 164,533,890
Real Estate-Commercial	51,482,850
Real Estate - Railroad & Utility Commercial	2,278,810
Personal Property	31,367,170
Personal Property - Railroad & Utility	458,128
	\$ 250,120,848

<u>FUND</u>	<u>Property Tax Revenue FY 2016-2017</u>	<u>2016 Proposed Tax Rates</u>
General-Residential	\$ 1,029,982	\$0.626
Pension-Residential	376,783	\$0.229
Debt Service - Residential	691,042	\$0.420
Total Residential Real Estate Tax rate	\$ 2,097,807	\$1.275
General - Commercial	\$ 412,890	\$0.768
Pension - Commercial	134,404	\$0.250
Debt Service - Commercial	225,799	\$0.420
Total Commercial Real Estate Tax Rate	\$ 773,093	\$1.438
General-Personal Property	\$ 245,373	\$0.771
Pension - Personal Property	79,563	\$0.250
Debt Service - Personal Property	133,666	\$0.420
Total Personal Property Tax Rate	\$ 458,603	\$1.441
Total General Fund	\$ 1,688,245	
Total Pension Fund	590,750	
Total Debt Service	1,050,508	
	\$ 3,329,502	

TAX RATE SUBJECT TO CHANGE BASED ON POST BOARD OF EQUALIZATION CHANGES

This tax levy is on the assessments for the year of 2016 as certified by St. Louis County as of July 1, 2016. Any person desiring to be heard is invited to attend said hearing and to express his or her views on the above matter. If you are a person with a disability or have special needs in order to participate in this public hearing, please contact Myra Bennett no later than September 12, 2016.

314-993-0444 Voice
314-993-3610 TDD
St. Louis County, MO August 10, 2016



**CITY COUNCIL AGENDA SUBMISSION
AUGUST 9, 2016**

Agenda Item:

Bill # 2818 – An Ordinance to amend the title of Chapter 520 Excavations and Grading of and adopt a new chapter title called Chapter 520 Rights of Way Usage and Grading and enact a new Article I titled Rights of Way Usage Code.

Description:

Bill #2818 has been prepared by the City Attorney, with the intention to provide for the following:

1. Rename Chapter 520 Excavations and Grading to Chapter 520 Rights of Way Usage and Grading.
2. Repeal Article I Excavations of Chapter 520 in its entirety.
3. Adopt a new Article I, title Rights of Way Usage Code.

Recommended Action:

This item is before the City Council for a first reading, by title only.

Attachments:

- Staff Report dated August 9, 2016.
- Bill #2818, including the referenced Exhibit A.

Funding Request:

None.

Submitted by:

Carlos Trejo, AICP

Director of Planning and Community Development
DEPARTMENT HEAD



City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
(314) 994-9862 (Fax)

DATE: AUGUST 9, 2016
TO: MAYOR RUTH SPRINGER AND MEMBERS OF THE CITY COUNCIL
FROM: CARLOS TREJO
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: BILL #2818
RIGHTS OF WAY USAGE CODE

Bill #2818 has been prepared by the City Attorney, with the intention to provide for the following:

1. Rename Chapter 520 Excavations and Grading to Chapter 520 Rights of Way Usage and Grading.
2. Repeal Article I Excavations of Chapter 520 in its entirety.
3. Adopt a new Article I, title Rights of Way Usage Code.

Article I Excavations of Chapter 520 was the primary means of overseeing utility, facility, and improvements conducted in street rights of way. The original Article was adopted in 1962 and has governed excavations in rights of ways since. The regulations of openings and excavations and the requirements for backfilling and restoration have not been amended since 1962. There have been periodic updates to Article I, those being as follows:

- Ord. #1406, adopted in 1983, amending permit requirements.
- Ord #2167, adopted in 2003, regarding protection to adjoining private property.
- Ord #1819, adopted in 1994, regarding deposits.

Bill #2818 will update the use of public and private rights of way. The intent of the Rights of Way Usage Code is to:

- A. Manage the Rights of Way of the City of Olivette to the extent permitted by state and federal law and so protect the public health, safety, and welfare;
- B. Establish procedures, standards, and requirements for, among other things: (a) the registration of persons having facilities within the Rights of Way, and persons desiring to do so, (b) work performed in the city's Rights of Way, and (c) security for such work and the removal of abandoned facilities; and
- C. Comply with applicable state and federal laws and regulations regarding facilities or services in public or private Rights of Way.

Action. The City Council is scheduled to read Bill #2818 for the first time by title only.

AN ORDINANCE TO AMEND THE TITLE OF CHAPTER 520 EXCAVATIONS AND GRADING AND ADOPT A NEW CHAPTER TITLE CALLED CHAPTER 520 RIGHTS OF WAY USAGE AND GRADING AND ENACT A NEW ARTICLE I TITLED RIGHTS OF WAY USAGE CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS

SECTION 1. Title V Building and Construction of the Olivette Municipal Code is hereby amended by renaming Chapter 520 Excavations and Grading to a new title called Chapter 520 Rights of Way Usage and Grading.

SECTION 2. Article I Excavations being part of Chapter 520 is hereby repealed in its entirety and a new Article I titled Rights of Way Usage Code is adopted in lieu thereof, attached hereto as Exhibit A, is made a part of this ordinance as fully set out herein.

SECTION 3. For purposes of the Right of Way Usage Code adopted in Section 2 hereof, the City Council hereby amends Table 1-E. Administrative Enforcement Fees, being part of Title V: Building and Construction Schedule 1: Fees, to add the following:

Right of Way Usage Registration \$25; and
Right of Way Usage Application Fee \$50

for the partial recovery of the costs of these services as required therein.

SECTION 4. The sections of this ordinance shall be severable. In the event any section of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this ordinance are valid, unless the court finds the valid sections of this ordinance are so essentially and inseparably connected with, and so dependent upon, the void section that it cannot be presumed the city council would have enacted the valid sections without the void section, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 5. This ordinance shall become effective from and after its enactment according to law.

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

MUNICIPAL CODE, CITY OF OLIVETTE, MISSOURI CHAPTER 520, EXCAVATIONS AND GRADING

ARTICLE I. RIGHTS OF WAY USAGE CODE

Section 520.010. Title. This Article shall be known and may be cited as the "Rights of Way Usage Code."

Section 520.020. Purpose and intent. The purposes and intent of this Article are to:

- A. Manage the Rights of Way of the City of Olivette to the extent permitted by state and federal law and so protect the public health, safety, and welfare;
- B. Establish procedures, standards, and requirements for, among other things: (a) the registration of persons having facilities within the Rights of Way, and persons desiring to do so, (b) work performed in the city's Rights of Way, and (c) security for such work and the removal of abandoned facilities; and
- C. Comply with applicable state and federal laws and regulations regarding facilities or services in public or private Rights of Way.

Section 520.030. Definitions and Word Usage. The following terms shall have the following meanings unless otherwise defined by context:

"City Facilities," any Facilities located Within the Public Rights of Way and owned by the City.

"City Manager," the manager or administrator of the City or such other person designated by the City to hear appeals as provided in Section 70.030.2 hereof.

"Director," the City's Public Works Director or Planning and Community Design Director, as context requires, or such other designated person.

"Emergency Rights of Way (or "ROW") Work," includes but is not limited to ROW Work made necessary by exigent circumstances to repair, control, stabilize, rectify, or correct an unexpected or unplanned outage, cut, rupture, leak, or any other failure of a Facility when such failure results or could result in danger to the public or a material delay or hindrance to the provision of Service.

"Facilities," a network or system, or any part thereof, used for providing or delivering a Service and consisting of one or more lines, pipes, wires, cables, fibers, conduit facilities, cabinets, poles, vaults, pedestals, boxes, appliances, antennas, transmitters, radios, towers, gates, meters, appurtenances, or other equipment.

"Person," an individual, partnership, limited liability corporation or partnership, association, joint stock company, trust, organization, corporation, or other entity, or any lawful successor thereto or transferee thereof.

"Person(s) Having Facilities Within the Rights of Way," any Person having ownership or control of Facilities located Within the Rights of Way.

"Private Street," a street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, parkway, waterway, public easement, or sidewalk in which the City does not now or hereafter holds any interest.

"Rights of Way" or "ROW," unless otherwise restricted herein, the surface, the air space above the surface, and the area below the surface of any private street, for the purposes defined herein, and any of public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, parkway, waterway, public easement, or sidewalk in which the City holds any interest, which, consistent with the purposes for which it was dedicated, may be used for the purpose of installing and maintaining Facilities. "Rights of Way" shall not include (i) City Facilities or the City's property other than ROW, such as city-owned or operated buildings, parks, or other similar property, (ii) airwaves used for cellular, non-wire telecommunications or broadcast services, (iii) easements

EXHIBIT A (continued)

obtained by ROW Users on private property, (iv) railroad Rights of Way or ground used or acquired for railroads, (v) Facilities owned and used by the City for the transmission of one or more Services, or (vi) streets owned or under the jurisdiction of St. Louis County or the Missouri Department of Transportation. No reference herein to "Rights of Way" shall be deemed to be a representation or guarantee by the City that its interest or other right to control the use of such property is sufficient to permit its use for the delivery of Service.

"Rights of Way (or "ROW") Permit," a permit granted by the City to a ROW User for ROW Work.

"Rights of Way (or "ROW") User," a Person performing ROW Work Within the Rights of Way. A ROW User shall not include ordinary vehicular or pedestrian use.

"Rights of Way (or "ROW") Work," action by a ROW User to (i) install, change, replace, relocate, remove, maintain or repair Facilities Within the Rights of Way, or (ii) to conduct work of any kind Within or adjacent to the Rights of Way that results in an excavation, obstruction, disruption, damage or physical invasion or impact of any kind to the Rights of Way or the use thereof. The routine inspection of Facilities shall not be considered ROW Work unless the inspection requires the conduct of any of the activities or actions noted herein.

"Service," providing or delivering an economic good or an article of commerce, including, but not limited to gas, telephone, cable television, Internet, open video systems, video services, alarm systems, steam, electricity, water, telegraph, data transmission, petroleum pipelines, sanitary or storm water sewerage or any similar or related service, to one or more Persons located within or outside of the City by use of Facilities located within the Rights of Way.

"Within" means in, along, under, over, or across Rights of Way.

Section 520.040. Registration of Person(s) Having Facilities Within The Row.

- A. Registration Required. Any person desiring to become a Person Having Facilities Within the ROW and any Person Having Facilities Within the ROW must register with the City.
- B. Effectiveness Of Registration. Registration hereunder by an eligible person shall remain effective for so long as that person remains eligible, unless terminated by the person or the City hereunder. Any registration of an ineligible person shall be void from the date of ineligibility.
- C. Registration Characteristics.
 - (1) A valid registration hereunder authorizes the issuance of ROW permits to the registered person in accordance with this Code. It does not expressly or implicitly authorize ROW work without a ROW permit or work on private property without owner consent through eminent domain or otherwise (except for use of compatible easements pursuant to law) or to use publicly or privately owned facilities without a separate agreement with the owners.
 - (2) A valid registration hereunder shall not eliminate the need to obtain any franchise, license, permit, easement, lease, or other contract for the privilege of (i) transacting and carrying on a business within the City as may be generally required by the ordinances and laws of the City, (ii) attaching devices to poles or other structures, whether owned by the City or other person, or (iii) performing ROW Work Within a Private Street.
 - (3) A valid registration grants no exclusive or vested rights to occupancy within the Rights of Way other than those rights granted by this code or its administration.
- D. Registered Person Subject To Other Laws.
 - (1) A person required to register shall at all times be subject to and shall comply with all applicable federal, state and local laws and shall at all times be subject to all lawful exercise of the police power of the City, including but not limited to all powers regarding planning, zoning, supervision of construction, assurance of equal employment opportunities, control of Rights of Way and consumer protection.

EXHIBIT A (continued)

- (2) Registration hereunder shall not deprive any person of any rights or obligations imposed by any previously existing franchise, license or contract, nor shall it impose any obligations on any such person in addition to those included in any previously existing franchise, license or contract, except to the extent allowed by law.
 - (3) Nothing in this code shall be construed to prohibit the grant or renewal of any franchise by the City as may be allowed or required by state or federal law.
 - (4) Nothing in this code shall be construed or deemed to supersede any applicable state or federal law or any applicable regulation issued by a state or federal agency including, but not limited to, the Missouri Public Service Commission and the federal Communications Commission. In the event of any conflict between such laws or regulations and this code, the applicable state or federal law or regulation shall apply.
- E. Failure To Register. Any person who has not registered within ninety (90) days of the effective date of this code shall nonetheless be subject to all requirements of this code including, but not limited to, its provisions regarding ROW permits, construction and technical standards and fees, except as otherwise provided herein. In its discretion and to the extent allowed by law, the City at any time may:
- (1) Require such person to register within thirty (30) days of receipt of a written notice to such person from the City that registration is required;
 - (2) Require such person to remove its facilities from the Rights of Way and restore the affected area to a condition satisfactory to the City within a specific time period;
 - (3) Direct municipal personnel to remove the facilities from the Rights of Way and restore the affected area to a condition satisfactory to the City and charge the person the costs thereof, including by placing a lien on the person's property as provided in connection with abating nuisances; or
 - (4) Take any other action it is entitled to take under applicable law.
- F. Registration Exemption. Governmental entities having facilities within the ROW need not register hereunder, but such entities shall be subject to Sections 515.060 and 515.070 of this code and such other Sections or provisions as may be appropriate to their presence in the ROW.

Section 520.050. Registration Procedures.

- A. Requirements And Processing.
- (1) Registration shall be accomplished in the form of a letter to the City filed with the Director.
 - (2) To be valid, the registration letter must be signed by an authorized representative of the registering person and contain all required information and be accompanied by a filing fee established by the City.
 - (3) At any time the Director determines a registration letter does not comply with this code, the Director may return it to a point of contact identified therein with a written explanation of the reason(s) for such return. Filing fees shall not be refunded. Failure to return a registration letter shall not validate an incomplete or otherwise invalid or void registration letter.
- B. Contents Of Registration Letter. A registration letter shall contain or be accompanied by the information required herein. All such information received by the City shall be public, unless confidentiality is requested and permitted by the Missouri Open Meetings Law and other applicable state and federal law. The information required shall include:
- (1) Name, address and legal status of the registering person;
 - (2) Name, title, address, telephone number, e-mail address and fax number of individual(s) authorized to serve as the point of contact between the City and the

EXHIBIT A (continued)

- registering person so as to make contact possible at any time (i.e., twenty-four (24) hours per day, seven (7) days per week);
- (3) Description of the general uses made or to be made of the facilities located within the Rights of Way by the registering person, e.g., provision of service(s), transfer or lease of facilities (or portion thereof, including bandwidth) to another person, use of the facilities to transverse the City, construction of facilities to be used at a later date, etc.;
 - (4) Description of all services provided or to be provided by the registering person to any person located in the City through facilities located within the Rights of Way and an explanation of the registering person's legal qualifications to provide such services, including copies of supporting documentation such as relevant certificates or orders from the federal Communications Commission, Missouri Secretary of state and/or Missouri Public Service Commission or pertinent rules or Statutes;
 - (5) Name and address of any and all other persons providing service(s) to any person located in the City through the registering person's facilities located within the Rights of Way and a general description of such service(s); and
 - (6) Current certificates of insurance in accordance with this code.
- C. Notice Of Change. Within thirty (30) days of any changes in the information set forth in or accompanying its registration letter, a registered person shall notify the City of any such change. Such notices shall be submitted and processed in the same manner as an initial registration, except the filing fee shall not be required.
- D. Registration Index. The Director shall maintain an index of all registered persons and their point(s) of contact.
- E. Termination Of Registration.
- (1) The City shall have the right to terminate a registration for a substantial and ongoing failure to comply with this Code or other applicable law or for defrauding or attempting to defraud the City. To invoke the provisions of this Section, the Director shall give the person written notice of such intent. If within thirty (30) calendar days following such written notice from the City, the person has not completed corrective action or corrective action is not being actively and expeditiously pursued to the satisfaction of the Director, the Director may commence a proceeding to consider terminating the person's registration, giving written notice of the reasons therefor.
 - (2) Prior to terminating a registration, the Director shall hold a hearing, after giving at least ten (10) calendar days' notice to the person, at which time the person shall be given an opportunity to be heard. Following the hearing, the Director may determine whether to terminate the registration based on the information presented at the hearing and other information of record. If the Director determines to terminate a registration, the decision shall be in writing setting forth the reasons therefor. The Director may make such decision conditional on a person's failure to resolve outstanding problems or take appropriate steps to resolve such problems within a specific period of time. A copy of such decision shall be provided to the person.
 - (3) Once a registration has been terminated by the Director, the person may not register again except upon express written approval by the City Manager, which approval shall be withheld absent clear and convincing evidence that the person has remedied all previous violations and is in full compliance with all laws and will not in the future violate this code or defraud the City.
 - (4) Registration of a public utility that has been legally granted access to the right-of-way shall not be terminated.

Section 520.060. Right-of-Way ("ROW") Permits.

- A. Application Requirements.

EXHIBIT A (continued)

- (1) Any Person desiring to perform ROW Work must first apply for and obtain a ROW Permit, in addition to any other building permit, license, easement, franchise, or authorization that may be required by law. In the event of a need for Emergency ROW Work, the Person conducting the work shall as soon as practicable notify the City of the location of the work and shall apply for the required ROW Permit as soon as practicable following the commencement of the work, not to exceed the third business day thereafter. The Director may design and issue general permits for Emergency ROW Work for several different locations or throughout the City.
- (2) No person desiring to become a Person Having Facilities Within the ROW and no Person Having Facilities Within the ROW, who has failed to register with the City, shall be granted a ROW permit, except as otherwise provided or allowed by ordinance, franchise, license, or written contract with the City.
- (3) An application for a ROW Permit shall be submitted to the Director. The Director may design and make available standard forms for such Applications, requiring such information as allowed by law and as the Director determines in his or her discretion to be necessary and consistent with the provisions of this Ordinance and to accomplish the purposes of this Ordinance. Each Application shall at minimum contain the following information for the proposed ROW Work, unless otherwise waived by the Director:
 - (a) The name, address and telephone number of a representative whom the City may notify or contact at any time (i.e., 24 hours per day 7 days per week) concerning the work
 - (b) If different from the Applicant, the name, address, and telephone number of the Person on whose behalf the proposed work is to be performed;
 - (c) A description of the proposed work, including a conceptual master plan and an engineering site plan or other technical drawing or depiction showing the nature, dimensions, location, and description of the Applicant's proposed work or Facilities, their proximity to other Facilities that may be affected by the proposed work, and the number of street crossings and their locations and dimensions, if applicable;
 - (d) Projected commencement and termination dates and anticipated duration of the work or, if such dates are unknown, a representation that the Applicant shall provide the Director with reasonable advance notice of such dates once they are determined;
 - (e) If the applicant is, or is acting on behalf of, a Person Having Facilities Within the ROW or a person desiring to become a Person Having Facilities Within the ROW, verification that the applicant or such person has registered with the City and that the information included in that registration is accurate as of the date of the application;
 - (f) Proof of security for the work and restoration of the ROW as provided in Section 520.080, below; and
 - (g) For wireless transmission providers:
 - (i) Technical information, including:
 - a. A detailed description of the physical dimensions and appearance of the proposed facilities;
 - b. The chemical composition of any battery contained within the proposed facilities;
 - c. Any hazardous material contained within the proposed facilities;
 - d. The potential for interference with the facilities of other wireless transmission providers;

EXHIBIT A (continued)

- e. Such other information as may be reasonably required by the Director and consistent with Section 510.015.2(d) hereof;
 - (ii) Certification, by a duly authorized representative of any person owning a facility, utility pole or other structure within the ROW upon which the applicant's facility is to be attached or secured, that:
 - a. The applicant has permission from such person to install the facility;
 - b. The person is not in default of any franchise, license or other agreement with the City; and
 - c. The person is not in substantial violation of any provision of this code;
 - (h) Proof that the ROW User has the legal authority to perform ROW Work within said street and further that the City is authorized thereby to regulate same through this Code. In the absence of such proof, the ROW User shall provide for the assumption of all risk and the indemnification of the City for any resulting loss or damage, in a form acceptable to the City Attorney.
- (4) The information required by the Application may be submitted in the form maintained by the Applicant, provided it is responsive to the Application's requirements, and the Applicant shall be allowed a reasonable amount of time to complete the Application based on the amount of data or information requested or required.
- (5) Each such Application shall be accompanied by the following payments:
- (a) An application fee approved by the City to cover the cost of processing the Application;
 - (b) A deposit, if applicable, for any cut into or excavation of the ROW, as provided in Section 520.080 hereof; and
 - (c) Any other amounts due to the City from the Applicant, including but not limited to prior delinquent fees, costs, and any loss, damage, or expense suffered by the City because of the Applicant's prior work in the Rights of Way or for any emergency actions taken by the City, but the Director may modify this requirement to the extent the Director determines any such fees to be in good-faith dispute or beyond the ability of the Applicant to control.

B. Application Review and Determination.

- (1) The Director shall promptly review each Application for a ROW Permit that is complete and in compliance with all application requirements. The Director shall grant or deny all such Applications within thirty-one (31) days of their receipt. Unless the Application is denied, the Director shall issue a ROW Permit upon determining that the Applicant:
- (a) Has submitted all necessary information;
 - (b) Has paid the appropriate fees and
 - (c) Is in full compliance with this Ordinance and all other City ordinances.

In order to avoid excessive processing and accounting costs to either the City or the applicant, the Director may establish procedures for bulk processing of Applications and periodic payment of fees to avoid excessive processing and accounting costs.

- (2) It is the intention of the City that interference with, damage to, excavation or disruption of, or the placement of Facilities Within, the City's Rights of Way should be minimized and limited in scope to the extent allowed by law to achieve the purposes of this Ordinance. When reasonable and necessary to accomplish such purposes, the Director may require as alternatives to the proposed ROW Work either less disruptive methods or different locations for Facilities, provided that any required alternative:

EXHIBIT A (continued)

- (a) Shall not increase expenses by more than ten percent (10%) of the Applicant's costs for the work as proposed,
- (b) Shall not result in a decline of service quality, and
- (c) Shall be competitively neutral and nondiscriminatory.

The Director shall provide to the Applicant the reasons why the required alternative is reasonable and necessary.

- (3) Upon receipt of an Application, the Director shall determine whether any portion of the Rights of Way will be affected by the proposed work and whether the interference, disruption, or placement of Facilities will be more than minor in nature. In determining whether the proposed work is more than minor in nature the Director shall consider the nature and scope of the work, its location and duration, and its effect on the Rights of Way, the use thereof, and neighboring properties.
 - (a) If the Applicant can show to the Director's reasonable satisfaction that the work involves no interference, disruption, excavation, or damage to, or only minor interference, with, the Rights of Way, or that the work does not involve the placement of Facilities or involves time-sensitive maintenance, then the Director shall promptly grant the ROW Permit.
 - (b) If the Director determines that the effect on the Rights of Way will be more than minor in nature and no exemption under the above paragraph (3)(a) or any other provision of this Ordinance applies, the Director shall schedule and coordinate the work and grant the ROW Permit accordingly. When reasonable and necessary to accomplish the purposes of this Ordinance, the Director may postpone issuance of a ROW Permit, and may give public notice of the Application in an attempt to identify whether any other Person intends to do work in the same area within a reasonable period of time, so that all ROW Work in the area can be coordinated. Due regard shall be accorded Applicants that are required by any law, rule, regulation, license, or franchise to provide Service to the area defined in the Application. The Director shall not impose any coordination or scheduling requirements that prevent or unreasonably delay an Applicant's access to the ROW or that create a barrier to entry.
 - (c) Applicants shall participate in any joint planning, construction and advance notification of such work, including coordination and consolidation of any excavation of or disturbance to the Rights of Way, as directed by the Director. Applicants shall cooperate with each other and other ROW Users and the City for the best, most efficient, least intrusive, most aesthetic, and least obtrusive performance of ROW Work and use of the ROW.
 - (d) The Director shall provide contact information permitting Applicants to ascertain whether existing capacity may be available from other Persons utilizing the Rights of Way along the intended path of any proposed work. The Director shall also maintain indexes of all ROW Permits issued, both by the ROW User and by the affected Rights of Way.
 - (e) The grant of a ROW permit shall not eliminate the need of an applicant to obtain (i) any other permit required by law for the construction or installation of Facilities Within the ROW or (ii) any other authority necessary for the placement or attachment of Facilities on property other than the ROW.
- (4) In addition to the foregoing and in addition to any other standards or requirements imposed by this code with regard to an application filed by a wireless transmission provider, the Director shall ensure compliance with the following provisions:
 - (a) The design, location, nature, and construction of all wireless transmission facilities shall be subject to the review and approval of the Director as provided herein and

EXHIBIT A (continued)

as otherwise required by law. Such review shall be non-discriminatory and competitively neutral and approvals shall not be unreasonably withheld.

- (b) Towers and antennas, as defined in Chapter 440 of the Municipal Code, shall also comply with the requirements in such chapter for obtaining a special antenna permit.
 - (c) The Director may designate certain locations or facilities in the ROW to be excluded from use by the applicant for its facilities including, but not limited to:
 - (i) Ornamental or similar specially designed street lights,
 - (ii) Designated historic areas,
 - (iii) Facilities, equipment, structures or locations that do not have electrical service adequate or appropriate for the proposed facilities or cannot safely bear the weight or wind loading thereof,
 - (iv) Facilities, equipment, structures or locations that in the reasonable judgment of the Director, are incompatible with the proposed facilities or would be rendered unsafe or unstable by the installation, and
 - (v) Facilities, equipment, structures or locations that have been designated or planned for other use or are not otherwise available for use by the applicant due to engineering, technological, proprietary, legal or other limitations or restrictions.
 - (d) If the application of any provision of this Code excludes locations for facilities to the extent that the exclusion conflicts with the reasonable requirements of the applicant, the Director shall cooperate in good faith with the applicant to attempt to find suitable alternatives, but such alternatives may exceed the cost increase limitation established by Section 520.060.B(2) and the City shall not be required to incur any financial cost or to acquire new locations for the applicant.
 - (e) The grant of a ROW permit shall not eliminate the need of a wireless transmission provider to have obtained a license, permit or other agreement for attaching facilities to other facilities, poles or other structures, whether owned by the City or other person.
 - (f) Nothing in this Code shall be construed to require that the City grant wireless transmission providers access to any City facilities or the City's proprietary property, but the City may enter into separate agreements with wireless transmission providers to allow such access. Such agreements may include the payment of rent or reasonable attachment fees for use of City facilities or other City property. All such agreements shall be non-discriminatory and competitively neutral among wireless transmission providers.
- (5) Each ROW Permit issued by the Director shall include:
- (a) Projected commencement and termination dates or, if such dates are unknown at the time the permit is issued, a provision requiring the ROW User to provide the Director with reasonable advance notice of such dates once they are determined;
 - (b) Length of affected Rights of Way, number of road crossings, and identification and description of any pavement or curb cuts included in the work;
 - (c) Information regarding scheduling and coordination of work, if necessary;
 - (d) The location of any of the Applicant's Facilities, both those proposed and existing, and the location of any known Facilities owned by another Person that may be affected by the proposed work;
 - (e) An acknowledgement and representation by the Applicant to comply with the terms and conditions of the ROW Permit and this Ordinance; and

EXHIBIT A (continued)

- (f) Such conditions and requirements as are deemed reasonably necessary by the Director to protect structures and other Facilities in the Rights of Way from damage, to restore such Rights of Way, and any structures or Facilities, to ensure the reasonable continuity and sight-lines of pedestrian and vehicular traffic, and to protect property values, the aesthetics of adjoining properties and neighborhoods, and the public health, safety and welfare.
- (6) An applicant receiving a ROW permit shall promptly notify the Director of any material changes in the information submitted in the application. The Director may issue a revised ROW permit or require that the ROW User reapply for a ROW permit in accordance with all requirements of this code.
- (7) ROW permits inure to the benefit of the applicant and the rights granted thereunder may not be assigned or transferred to any other person without the written consent of the Director.
- (8) The Director may deny an Application, if denial is deemed to be in the public interest, for the following reasons:
 - (a) Delinquent fees, costs or expenses owed by the Applicant;
 - (b) Failure to provide information required by the Application or this code;
 - (c) The Applicant being in violation of the provisions of this code or other pertinent and applicable City ordinances;
 - (d) Failure to return the ROW to its previous condition under previously issued ROW Permits or after prior excavations by the Applicant;
 - (e) For reasons of environmental, historic or cultural sensitivity, as defined by applicable federal, state or local law;
 - (f) For the Applicant's refusal to comply with alternative ROW Work methods, locations, or other reasonable conditions required by the Director; and
 - (g) For any other reason to protect the public health, safety and welfare, provided that such denial does not fall within the exclusive authority of the Missouri Public Service Commission or interfere with a ROW User's right of eminent domain of private property, and provided further that such denial is imposed on a competitively neutral and nondiscriminatory basis.

C. Permit Revocation and Ordinance Violations.

- (1) The Director may revoke a ROW Permit without fee refund after notice and an opportunity to cure, but only in the event of a substantial breach of the terms and conditions of the permit or this Ordinance. Prior to revocation the Director shall provide written notice to the ROW User identifying any substantial breach and allowing a reasonable period of time not longer than thirty (30) days to cure the problem, which cure period may be immediate if certain activities must be stopped to protect the public safety. The cure period shall be extended by the Director on good cause shown by the ROW User. A substantial breach includes, but is not limited to, the following:
 - (a) A material violation of a provision of the ROW Permit or this Ordinance;
 - (b) An evasion or attempt to evade any material provision of the ROW Permit or this Ordinance, or the perpetration or attempt to perpetrate any fraud or deceit upon the City or its residents;
 - (c) A material misrepresentation of fact in the ROW Permit Application;
 - (d) A failure to complete ROW Work by the date specified in the ROW Permit, unless an extension is obtained or unless the failure to complete the work is due to reasons beyond the ROW User's control; and

EXHIBIT A (continued)

- (e) A failure to correct, upon reasonable notice and opportunity to cure as specified by the Director, work that does not conform to applicable national safety ordinances, industry construction standards, this Ordinance or any other applicable ordinances, provided that City standards are no more stringent than those of a national safety ordinance.
- (2) Any breach of the terms and conditions of a ROW permit shall also be deemed a violation of this Ordinance, and in lieu of revocation the Director may initiate prosecution of the ROW User for such violation.

D. Private Streets.

Notwithstanding anything in this Code to the contrary, the City has no authority to grant a ROW User the right to install or maintain facilities or to perform work in any Private Street; provided, however, that the City shall regulate any ROW Work under its inherent police power and as provided in this Code for purposes of public health and safety. Doing so is not intended and may not be considered as an exercise of jurisdiction over such Private Street for the purposes of public use or maintenance.

Section 520.070. Work in the Rights of Way.

A. Jurisdiction, Inspection, Permit Deadlines. Stop Work Orders, and Liability.

- (1) No person shall perform any excavation in the ROW without providing proof of security for such work or for the restoration and maintenance of the ROW as provided in Section 520.080, below. In the event of a need for Emergency ROW Work, the Person conducting the work shall provide the required proof as soon as practicable following the commencement of the work, not to exceed the third business day thereafter.
- (2) All Facilities and ROW Work shall be subject to inspection by the City and the supervision of all federal, state and local authorities having jurisdiction in such matters to ensure compliance with all applicable laws, ordinances, departmental rules and regulations, and the ROW Permit. The City shall charge an inspection fee in an amount determined by the Director.
- (3) ROW Work shall commence within 30 calendar days after the issuance of the permit and if not so commenced, such permit shall be deemed terminated. Permits so terminated may be renewed upon the payment of an additional permit fee as originally required. Every permit shall expire at the end of the period of time set out in the permit. If the ROW User is unable to commence or to complete the work within the specified time, the ROW User shall, prior to the expiration date, present in writing to the Director a request for an extension of time setting forth the reasons for the requested extension. If the Director determines that such an extension is necessary and not contrary to the public interest, the ROW User may be granted additional time for the completion of the work.
- (4) The Director shall have full access to all portions of the ROW Work and may issue stop work orders and corrective orders to prevent unauthorized or substandard work. Such orders:
 - (a) May be delivered personally or by certified mail to the address(es) listed on the Application for the ROW Permit or the Person in charge of the construction site at the time of delivery;
 - (b) Shall state that substandard work or work not authorized by the ROW Permit is being carried out, summarize the substandard or unauthorized work and provide a period of not longer than thirty (30) days to cure the problem, which cure period may be immediate if certain activities must be stopped to protect the public safety; and
 - (c) May be enforced by equitable action in the Circuit Court of St. Louis County, Missouri, and in such case the Person responsible for the substandard or

EXHIBIT A (continued)

unauthorized work shall be liable for all costs and expenses incurred by the City in enforcing such orders, including reasonable attorney's fees, in addition to any and all penalties established in this Ordinance.

B. Installation of Facilities.

- (1) In conjunction with the City's long-standing policy favoring underground construction, no Person may erect, construct or install new poles or other Facilities above the surface of the Rights of Way without the written permission of the City, unless the City's authority has been pre-empted by state or federal law. Such permission may be granted through a ROW Permit when other similar Facilities exist above-ground or when conditions are such that underground construction is impossible, impractical or economically unfeasible, as determined by the City, and when in the City's judgment the above-ground construction has minimal aesthetic impact on the area where the construction is proposed.
- (2) During installation of Facilities and to the extent authorized by law, existing underground conduits shall be used whenever feasible and permitted by the owner thereof.
- (3) In the case of new construction or property development, the developer or property owner shall give reasonable written notice, to other potential ROW Users as directed by the City, of the particular date on which open trenching will be available for installation of Facilities. Costs of trenching and easements required to bring Facilities within the development shall be borne by the developer or property owner; except that if the Facilities are not installed within five (5) working days of the date the trenches are available, as designated in the notice given by the developer or property owner, then once the trenches are thereafter closed, the cost of new trenching shall be borne by the Person installing the Facilities.
- (4) Facilities shall be constructed and maintained in such a manner so as not to emit any unnecessary or intrusive noise and shall comply with all other applicable regulations and standards established by the City or state or federal law.

C. Relocation of Equipment and Facilities.

- (1) In the event of an emergency, or where construction equipment or Facilities create or are contributing to an imminent danger to health, safety, or property, the City may, to the extent allowed by law, remove, re-lay, or relocate such construction equipment, or the pertinent parts of such Facilities, without charge to the City for such action or for restoration or repair. The City shall attempt to notify the Person Having Facilities Within the ROW prior to taking such action, but the inability to do so shall not prevent same. Thereafter, the City shall notify the Person Having Facilities Within the ROW as soon as practicable.
- (2) At the City's direction and as may be permitted by law, all Facilities shall be moved underground and the cost shall be solely the obligation of the Person Having Facilities Within The ROW (or as otherwise allowed or required by law).
- (3) Any Person Having Facilities Within the ROW shall, within a reasonable time specified by the City, protect, support, disconnect, relocate or remove, at its own expense, construction equipment or discrete portions of its facilities when required by the City by reason of traffic conditions; public safety; Rights of Way construction, maintenance or repair (including resurfacing or widening); change of Rights of Way grade or boundaries; construction, installation or repair of sewers, drains, water pipes, power lines, signal lines, tracks or any type of government-owned communications system, public work or improvement or any government-owned utility; Rights of Way vacation; or for any other purpose where the convenience of the City would be reasonably served thereby. This requirement shall not apply when the Person Having Facilities Within the ROW holds a valid easement that existed prior to the date when the area in question

EXHIBIT A (continued)

became Rights of Way. The Person Having Facilities Within the ROW shall bear the burden of establishing to the City's satisfaction the fact of the pre-existing easement.

- (4) Any Person Having Facilities Within the ROW shall, on the request of the City or any person authorized by the City, temporarily relocate facilities to permit the moving of buildings or oversized vehicles.
- (5) A Person Having Facilities Within the ROW shall, on the reasonable request of any Person and after reasonable advance written notice, protect, support, disconnect, relocate, or remove Facilities to accommodate such Person, and the actual cost, reasonably incurred, of such actions shall be paid by the Person requesting such action. The Person Having Facilities Within the ROW taking such action may require such payment in advance.
- (6) Rather than relocate Facilities as requested or directed, a ROW User may abandon the facilities if approved by the City as provided in Subsection (F) of this Section.
- (7) No action hereunder shall be deemed a taking of property, and no Person shall be entitled to any compensation therefor. No location of any Facilities Within the Rights of Way shall be a vested interest.

D. Property Repair and Alterations.

- (1) During any ROW Work, the Person doing the work shall protect from damage any and all existing structures and property belonging to the City and any other Person. Any and all Rights of Way, public property, or private property disturbed or damaged during the work shall be repaired or replaced by the Person doing the work or the Person on whose behalf the work is being done, and such Person shall immediately notify the owner of the fact of any damaged property. Such repair or replacement shall be completed within a reasonable time specified by the Director and to the Director's satisfaction.
- (2) Any alteration to the existing water mains, sewerage or drainage system or to any City, state or other public structures or facilities in the Rights of Way required on account of the construction, installation, repair or maintenance of Facilities Within the Rights of Way shall be made at the sole cost and expense of the owner of such Facilities.

E. Removal, Abandonment, Transfer, and Relocation of Facilities.

- (1) If a registration is terminated, the City may require that the Person Having Facilities Within the ROW remove its facilities from the Rights of Way at the person's expense. In removing its facilities the person shall obtain a ROW permit and restore any excavation that shall be made by it as required by this code. The liability, indemnity, insurance and bonding requirements as provided herein shall continue in full force and effect during and after the period of removal and restoration and until full compliance by the person with the terms and conditions of this paragraph and the requirements of this code.
- (2) If a Person Having Facilities Within the ROW installs the Facilities without having complied with the requirements of this code, the City may:
 - (a) Require the removal of the Facilities,
 - (b) Remove the Facilities at the expense of the Person Having Facilities Within the ROW, or
 - (c) Require the transfer of the Facilities as provided herein.
- (3) If a Person Having Facilities Within the ROW:
 - (a) Discontinues use of any facility for a continuous period of twelve (12) months;
 - (b) Has installed the facilities without complying with the requirements of this code; or
 - (c) Declares the facilities abandoned or if such facilities are:

EXHIBIT A (continued)

- (i) No longer in active use;
 - (ii) No longer capable of being used for the same or similar purpose for which the facilities were installed; or
 - (iii) Are physically disconnected from any other facility that is in use or in service; then the facilities may be deemed abandoned. If such abandonment occurs, the City may require the removal of the facilities, remove the facilities at the expense of the Person Having Facilities Within the ROW, allow the abandonment of the facilities without removal or require the transfer of the facilities, all as provided in this Subsection 6.
- (4) If the City requires removal of the Facilities, the Person shall obtain a ROW Permit and shall abide by all requirements of this Ordinance. The liability, indemnity, insurance and bonding requirements required herein shall continue in full force and effect during and after the period of removal and restoration and until full compliance by the Person with the terms and conditions of the ROW Permit and the requirements of this Ordinance.
- (5) If the Person fails to remove the Facilities after having been directed to do so, the City may, to the extent permitted by law,
- (a) Have the removal done at the Person's expense.
 - (b) Deem the Facilities abandoned, without removal, if the Director determines that abandonment is not likely to prevent or significantly impair the future use, repair, excavation, maintenance, or construction of the ROW.
 - (c) Determine that the ownership of the Facilities should be transferred to the City, or to such Person as directed by the City. In either case the owner of the Facilities shall submit a written instrument, satisfactory in form to City, transferring to the City, or to such Person as directed by the City, ownership of the Facilities. The City may sell, assign, or transfer all or part of the Facilities so transferred.
- (6) The City shall not remove any facilities unless the existence of such facilities prevents or significantly impairs the use, repair, excavation or construction of the ROW. The City shall not remove or seek to possess or transfer the Facilities until thirty (30) days have passed following written notice by the Director to the Person Having Facilities Within The ROW of the City's intent to so act. The Director may choose not to act on good cause shown by the Person Having Facilities Within the ROW.

F. Standards for ROW Work.

- (1) Except for Emergency ROW Work as provided in Section 520.060 (A.1), ROW Work shall be performed only upon issuance and in accordance with the requirements and scope of a ROW Permit. At all times during the work, ROW Permits shall be conspicuously displayed at the work site and shall be available for inspection by the Director. No ROW User shall perform any ROW Work not authorized by a permit.
- (2) If at any time it appears that the duration or scope of the ROW Work is or will become materially different from that allowed by the ROW Permit, the ROW User shall inform the Director. The Director may issue a waiver, an extension or a revised ROW Permit, or require that the ROW User reapply for a ROW Permit in accordance with all requirements of this code.
- (3) ROW Users shall not open or encumber more of the Rights of Way than is reasonably necessary to complete the ROW Work in the most expeditious manner or allow excavations to remain open longer than is necessary to complete the work.
 - (a) No ROW Work shall extend beyond the centerline of the street before being backfilled or the surface of the street temporarily restored in a manner satisfactory to the Director.

EXHIBIT A (continued)

- (b) No ROW Work shall prevent the reasonable use of such street by the public or cause substantial hazards.
 - (c) All ROW Work that affects vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected at the ROW User's expense. The ROW User shall be responsible for providing adequate traffic control to the area surrounding the work as determined by the Director.
 - (d) The ROW User shall perform the ROW Work at such times that will allow the least interference with the normal flow of traffic and the peace and quiet of the neighborhood, as permitted by the Director. Unless otherwise provided by the Director in the Permit, non-Emergency ROW Work on arterial and collector streets may not be accomplished during the hours of 7:00 a.m. to 8:30 a.m. and 4:00 p.m. to 6:00 p.m. in order to minimize disruption of traffic flow.
- (4) Excavations.
- (a) No ROW User shall make or cause to be made any excavation in any ROW without adequately protecting the same by erecting such fencing or other barriers as the Director deems adequate to prevent persons, animals or vehicles from falling into said excavation. Said barriers may include warning signs by day and red torches or their equivalent by night, which shall be placed and maintained around any such excavation as to give reasonable notice and warning to any person approaching such excavation from any direction. The Director may require additional safety regulations a may be in conformity with the requirements of federal or state law or regulation.
 - (b) Excavated materials shall be laid compactly along the side of the trench and kept trimmed up so as to cause as little inconvenience as possible to public travel. In order to expedite the flow of traffic or to abate a dirt or dust nuisance, the Director may require the ROW User to provide toe boards or bins; and if the excavated area is muddy and causes inconvenience to pedestrians, temporary wooden plank walks, footbridges, or coverings shall be installed as required by the Director. If the street is not wide enough to hold the excavated material without using part of the adjacent sidewalk, the ROW User shall keep a passageway at least one-half ($\frac{1}{2}$) the sidewalk width open along such sidewalk line.
 - (c) When any earth, gravel or other excavated material is caused to roll, flow or wash upon any street, the ROW User shall cause the same to be removed from the street within four (4) hours after deposit.
- (5) Notice.
- (a) The ROW User shall notify the City no less than three (3) working days in advance of any ROW Work that would require any street closure or would reduce traffic flow to less than two (2) lanes of moving traffic for more than four (4) hours. Except in the event of Emergency ROW Work, no such closure shall take place without notice and prior authorization from the City.
 - (b) The ROW User shall provide written notice to all property owners within one hundred and eighty-five (185) feet of the site at least 48 hours prior to performing the ROW Work. Notice shall include a reasonably detailed description of work to be done, the location of work, and the time and duration of the work.
- (6) All ROW Work shall be in accordance with all applicable sections of the Occupational Safety and Health Act of 1970, the National Electrical Safety Code, and other federal, state, or local laws and regulations that may apply, including, without limitation, local health, safety, construction and zoning ordinances, and laws and accepted industry practices, all as hereafter may be amended or adopted. In the event of a conflict among ordinances and standards, the most stringent ordinance or standard shall apply (except insofar as that ordinance or standard, if followed, would result in Facilities that could not meet requirements of federal, state or local law).

EXHIBIT A (continued)

- (7) All Facilities shall be installed and located to cause minimum interference with the rights and convenience of property owners, other ROW Users and the City. Facilities shall not be placed where they will disrupt or interfere with other Facilities or public improvements, or obstruct or hinder in any manner the various utilities serving the residents and businesses in the City or public improvements.
 - (a) All existing facilities shall be exposed sufficiently ahead of trench excavation work to avoid damage to those facilities and to permit their relocation, if necessary.
 - (b) Pipe drains, pipe culverts or other facilities encountered shall be protected by the ROW User.
 - (c) Monuments of concrete, iron or other lasting material set for the purpose of locating or preserving the lines of any street or property subdivision or a precise survey reference point or a permanent survey bench mark within the City shall not be removed or disturbed or caused to be removed or disturbed unless permission to do so is first obtained in writing from the Director. Permission shall be granted only upon condition that the ROW User shall pay all expenses incident to the proper replacement of the monument.
- (8) All ROW Work shall be conducted in accordance with good engineering practices, performed by experienced and properly trained personnel so as not to endanger any Person or property or to unreasonably interfere in any manner with the Rights of Ways or legal rights of any property owner, including the City, or unnecessarily hinder or obstruct pedestrian or vehicular traffic.
- (9) All safety practices required by law shall be used during ROW Work, including commonly accepted methods and devices to prevent failures and accidents that are likely to cause damage, injury, or nuisance to the public.
- (10) Any contractor or subcontractor of a ROW User must be properly licensed under laws of the state and all applicable local ordinances, and each contractor or subcontractor shall have the same obligations with respect to its work as a ROW User would have pursuant to this Ordinance. A ROW User:
 - (a) must ensure that contractors, subcontractors and all employees performing ROW Work are trained and experienced,
 - (b) shall be responsible for ensuring that all work is performed consistent with the ROW Permit and applicable law,
 - (c) shall be fully responsible for all acts or omissions of contractors or subcontractors,
 - (d) shall be responsible for promptly correcting acts or omissions by any contractor or subcontractor, and
 - (e) shall implement a quality control program to ensure that the work is properly performed.
- (11) A ROW User shall not place or cause to be placed any sort of signs, advertisements or other extraneous markings on the Facilities or in the ROW, whether relating to the ROW User or any other Person, except such necessary minimal markings approved by the City as necessary to identify the Facilities for service, repair, maintenance or emergency purposes or as may be otherwise required to be affixed by applicable law or regulation.
- (12) Unless otherwise approved in writing by the City, a ROW User shall not remove, cut, or damage any trees, or their roots, Within the ROW.
- (13) Street crossings will be bored at the direction of the Director.
- (14) Above ground facilities shall be a neutral color and shall not be bright, reflective or metallic. Black, gray and tan shall be considered neutral colors, as shall any color that blends with the surrounding dominant color and helps to camouflage the facilities.

EXHIBIT A (continued)

Facilities shall be located in such a manner as to reduce or eliminate their visibility. A sightproof screen may be required for any authorized above ground facilities taller than three (3) feet in height or covering in excess of four (4) square feet in size. Such screening shall be sufficient to reasonably conceal the facility. The Person Having Facilities Within the ROW shall be responsible for the installation, repair or replacement of screening materials.

- (15) Above ground facilities shall be constructed and maintained in such a manner so as not to emit any unnecessary or intrusive noise and shall comply with all other applicable regulations and standards established by the state, federal, or local law.
- (16) If the application of this Subsection excludes locations for above ground facilities, to the extent that the exclusion conflicts with the reasonable requirements of the applicant, the Director shall cooperate in good faith with the applicant to attempt to find suitable alternatives, but such alternatives may exceed the cost increase limitation established by Section 520.060.B(2), and the City shall not be required to incur any financial cost or to acquire new locations for the applicant.

G. Restoring and Maintaining the Rights of Way.

- (1) To complete any ROW Work, the ROW User shall restore the ROW and surrounding areas, including but not limited to any pavement, foundation, concrete slabs or curbs, screening, landscaping, or vegetation and shall comply with other reasonable conditions of the Director. Restoration of the ROW shall be completed within the dates specified in the ROW Permit unless the Director issues a waiver, extension or a new or revised ROW Permit.
- (2) It shall be the duty of any Person making an excavation in the ROW to backfill such excavations and restore the surface in accordance with the City's minimum prescribed standards for such surfaces, as may be determined and published by the Director.
- (3) If a ROW User fails to restore the ROW within the date specified either by the ROW Permit, or any extension thereof as granted by the Director, the City may perform its own restoration. The City may also opt to perform its own restoration regardless of any failure by the ROW User, in which case the ROW Permit, or any amendment or revision thereto, shall note such option. In either event, if the City performs the restoration the ROW User shall be responsible for reimbursing the City's reasonable actual restoration costs within thirty (30) days of invoice.
- (4) Every ROW User to whom a ROW Permit has been granted shall guarantee for a period of four (4) years the restoration of the ROW in the area where the ROW User conducted excavation. During this period the ROW User shall, upon notification from the Director, correct all restoration work to the extent necessary as required by the Director. Said work shall be completed within a reasonable time, not to exceed thirty (30) calendar days from receipt of the Director's notice unless otherwise permitted by the Director. If a ROW User fails to restore the ROW within the time specified, the City may perform the work and the ROW User shall be responsible for reimbursing the City's reasonable actual restoration costs within thirty days of invoice. The Director may extend the cure period on good cause shown.
- (5) A ROW User shall not be relieved of the obligation to complete the necessary right-of-way restoration and maintenance because of the existence of any performance bond required by this Ordinance.

- H. After the completion of ROW work the ROW User shall provide to the City as-built drawings, maps or other comparable records as determined by the Director, drawn to scale and certified to the City as reasonably depicting the location of all facilities constructed pursuant to the ROW permit. Such records may be provided to the Director in the form maintained by the ROW User, but when available to the ROW User, shall be submitted in automated formats compatible with the City's systems, such as AUTOCAD.DXF, AUTOCAD.DWG, MICROSTATION.DGN (or comparable as allowed by the Director) or in hard copy otherwise.

EXHIBIT A (continued)

Section 520.080. Security Deposit; Bonds; Insurance; Surety; Indemnification; Penalties.

- A. Security Required. A ROW User shall not perform any ROW work without complying with the security requirements of this section.
- B. Security Deposit.
 - (1) A ROW User shall submit a cash deposit in the sum of \$2,000, or other such amount as may be determined by the Director, for any cut to or excavation of the ROW. The deposit shall be to secure the proper restoration of the ROW by the ROW User after completion of the work. Whenever a ROW User applies for more than one cut or excavation, the ROW User may post a single deposit in an amount determined by the Director to cover the anticipated costs of restoration.
 - (2) The Director shall inspect the ROW User's restoration of the ROW for compliance with the City's standards. Upon the ROW User's timely and successful restoration as evidenced by the Director's issuance of a certificate of final inspection, the City shall refund to the ROW User the security deposit.
 - (3) If the ROW User fails to restore the cut or excavation to required standards within a reasonable amount of time, then after notice and a reasonable opportunity to cure the Director may effect the proper restoration of the ROW and the use of the security deposit for such purposes. In this event the City shall be entitled to any damages or loss suffered by the City as a result.
 - (4) If any deposit is less than sufficient to pay the City's costs and damages, the ROW User shall pay to the City an amount equal to the deficiency. If the ROW User fails or refuses to pay such deficiency, the City may institute an action to recover the same in any court of competent jurisdiction and shall be entitled to a reasonable allowance for attorneys' fees. Until such deficiency is paid in full, no additional permits shall be issued to the ROW User.
- C. Performance and Maintenance Bonds.
 - (1) For any ROW User having less than twenty-five million dollars (\$25,000,000.00) in net assets and a history of noncompliance with state and local regulations, the Director may, in addition to, in combination, with, or in lieu of the security deposit required, permit a ROW User to establish in the City's favor a performance and maintenance bond in an amount to be determined by the Director to ensure the ROW Work and the restoration of the Right of Way. The bond shall continue in full force and effect for a period of 24 months following completion of the work. The Director shall have the authority to extend the maintenance bond period for up to an additional 24 months.
 - (2) If a ROW User fails to complete the ROW Work in a safe, timely, and competent manner, or if the completed restorative work fails without remediation within the time period for the bond (as determined by the Director), then after notice and a reasonable opportunity to cure there shall be recoverable, jointly and severally from the principal and surety of the bond any damages or loss suffered by the City as a result, including the full amount of any compensation, indemnification, or cost of removal or abandonment of any property of the ROW User and the cost of completing work Within or restoring the Rights of Way, plus a reasonable allowance for attorneys' fees, up to the full amount of the bond. The City may also recover against the bond any amount recoverable against a security fund or letter of credit where such amount exceeds that available under a security fund or letter of credit.
 - (3) Upon completion of ROW Work to the satisfaction of the Director and upon lapse of the bond period, including any extension by the Director, the City shall release the bond.
 - (4) The bond shall be issued by a surety with an "A" or better rating of insurance in Best's Key Rating Guide, Property/Casualty Edition, shall be subject to the approval of the City's attorney and shall contain the following endorsement:

EXHIBIT A (continued)

"This bond may not be cancelled, or allowed to lapse, until sixty (60) days after receipt by the City, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."

- (5) In lieu of any bond required herein, the ROW User may establish in the City's favor such other security as the Director may determine to be commensurate with the noted bonding requirements, including but not limited to an annual bond to be maintained in the minimum amount of twenty-five thousand dollars (\$25,000.00).

D. Insurance.

- (1) All ROW Users shall maintain, for the duration of any ROW Work and, when applicable, for as long as the ROW User has Facilities Within the Rights of Way, at least the following liability insurance coverage: worker's compensation and employer liability insurance to meet all requirements of Missouri law and commercial general liability insurance with respect to the construction, operation, and maintenance of the Facilities, and the conduct of the ROW User's business in the City, in the minimum amounts of:
 - (a) \$3,000,000 for property damage resulting from any one accident;
 - (b) \$5,000,000 for personal bodily injury or death resulting from any one accident; and
 - (c) \$3,000,000 for all other types of liability.

These insurance requirements shall not be construed to limit the liability of any Person or to impose any liability on the City or to waive any sovereign immunity.

- (2) All insurance policies shall be with sureties qualified to do business in the state of Missouri, with an "A" or better rating of insurance by Best's Key Rating Guide, Property/Casualty Edition, and in a form approved by the City.
- (3) All insurance policies shall be available for review by the City, and a ROW User having Facilities within the Rights of Way shall keep on file with the City current certificates of insurance.
- (4) All general liability insurance policies shall name the City, its officers, boards, board members, commissions, commissioners, agents, and employees as additional insureds and shall further provide that any cancellation or reduction in coverage shall not be effective unless thirty (30) days' prior written notice thereof has been given to the Director. A ROW User shall not cancel any required insurance policy without submission of proof that it has obtained alternative insurance that complies with this Ordinance.
- (5) The Director may exempt in writing from these insurance requirements any self-insured ROW User, provided that the ROW User demonstrates to the Director's satisfaction that the ROW User's self-insurance plan is commensurate with said requirements and that the ROW User has sufficient resources to meet all potential risks, liabilities and obligations contemplated by the requirements of this Ordinance. The Director may require a security fund or letter of credit as a condition to a self-insured's exemption. The Director shall waive this requirement when the ROW User has twenty-five million dollars (\$25,000,000.00) in net assets and does not have a history of noncompliance with applicable regulatory law.

E. Indemnification.

- (1) Any ROW User granted a ROW Permit, and any Person Having Facilities Within the Rights of Way, as partial consideration for the privilege granted, shall, at its sole cost and expense, indemnify, hold harmless, and defend the City, its officials, boards, board members, commissions, commissioners, agents, and employees, against any and all claims, suits, causes of action, proceedings, and judgments for damages or equitable

EXHIBIT A (continued)

relief arising out of (i) any ROW Work, including but not limited to the construction, maintenance, repair, or replacement of the of Facilities, (ii) the operation of its Facilities, (iii) failure to secure consents from landowners, or (iv) any actions taken or omissions made by the Person pursuant to the authority of this Ordinance.

- (2) The foregoing indemnity provisions include, but are not limited to, the City's reasonable attorneys' fees incurred in defending against any such claim, suit, or proceeding prior to the Person assuming such defense. The City shall notify a Person of claims and suits within seven (7) business days of its actual knowledge of the existence of such claim, suit, or proceeding. Once a Person assumes such defense, the City may at its option continue to participate in the defense at its own expense.
- (3) Notwithstanding anything to the contrary contained in this Ordinance, the City shall not be so indemnified or reimbursed in relation to any amounts attributable to (i) the City's own negligence, willful misconduct, intentional or criminal acts, or (ii) the City acting in a proprietary capacity to deliver Service(s) within the City.
- (4) Recovery by the City of any amounts under insurance, a performance bond, or otherwise does not limit a Person's duty to indemnify the City in any way; nor shall such recovery relieve a Person of amounts owed to the City, or in any respect prevent the City from exercising any other right or remedy it may have.

F. Principal's Responsibility.

Notwithstanding anything in this Code to the contrary, a Person Having Facilities Within the ROW shall be responsible for ensuring the work of any contracted ROW User, including the prompt correction of any contractor error or deficiency, ROW restoration if the contractor is unable or unwilling to perform same to the City's standards, and liability for damages caused by the contractor.

Section 520.090. Dispute Resolutions, Appeals, and Arbitration.

- A. The Director shall make a final determination as to any matter concerning the grant, denial or revocation of a ROW Permit as provided in this Ordinance. On the request of an Applicant or a ROW User and within a reasonable period of time, the Director also shall make a final determination as to any other issue relating to the use of the ROW, the imposition of any fee or the application of any provision of this Ordinance, provided, however, that this review shall not apply to matters being prosecuted in the municipal court. Any final determination of the Director shall be subject to review as provided herein.
- B. Any Person aggrieved by a final determination of the Director may appeal in writing to the City Manager within five business (5) days thereof. The appeal shall assert specific grounds for review, and the City Manager shall render a decision on the appeal within fifteen (15) business days of receipt affirming, reversing, or modifying the determination of the Director. The City Manager may extend this time period for the purpose of any investigation or hearing deemed necessary. A decision affirming the Director's determination shall be in writing and supported by findings establishing the reasonableness of the decision.
- C. Any Person aggrieved by the final determination of the City Manager may file a petition for review pursuant to Chapter 536 of the Revised Statutes of Missouri, as amended, in the Circuit Court of the County of St. Louis. Such petition shall be filed within thirty (30) days after the City Manager's final determination.
- D. Arbitration and Mediation.
 - (1) On agreement of the parties and in addition to any other remedies, any final decision of the City Manager may be submitted to mediation or binding arbitration.
 - (2) In the event of mediation, the City Manager and the Applicant or ROW User shall agree to a mediator. The costs and fees of the mediator shall be borne equally by the parties, and each party shall pay its own costs, disbursements and attorney fees.

EXHIBIT A (continued)

- (3) In the event of arbitration, the City Manager and the Applicant or ROW User shall agree to a single arbitrator. The costs and fees of the arbitrator shall be borne equally by the parties. If the parties cannot agree on an arbitrator, the matter shall be resolved by a three-person arbitration panel consisting of one arbitrator selected by the City Manager, one arbitrator selected by the Applicant or ROW User, and one person selected by the other two arbitrators, in which case each party shall bear the expense of its own arbitrator and shall jointly and equally bear with the other party the expense of the third arbitrator and of the arbitration. Each party shall also pay its own costs, disbursements and attorney fees.

Section 520.100. Miscellaneous.

- A. Upon failure of a ROW User to commence, pursue or complete any ROW Work required by law or by the provisions of this Ordinance to be done in any street, within the time prescribed and to the reasonable satisfaction of the City, the City may, at its option, after thirty (30) days notice, cause such work to be done and the ROW User shall pay to the City the cost thereof in the itemized amounts reported by the City to the ROW User within thirty (30) days after receipt of such itemized report.
- B. Upon ten (10) days written notice and with the supervision of the City, or as otherwise provided by law, a ROW User shall have the authority to trim trees that overhang Rights of Way of the City so as to prevent the branches of such trees from coming in contact with its Facilities, at its own expense subject to the supervision and direction of the City. Nothing in this paragraph shall authorize the trimming of trees on private property without permission of the property owner. All cut materials shall be properly disposed.
- C. During ROW Work by a ROW User the City shall have the right to install, and to thereafter maintain, at its own cost in any excavation to or other applicable disturbance of the ROW any parallel facilities of its own that do not unreasonably interfere with the operations of other Facilities.
- D. Nothing in this Ordinance shall be in preference or hindrance to the right of the City and any board, authority, commission or public service corporation of the City to use or occupy the Rights of Way or to perform or carry on any public works or public improvements of any description.

Section 520.110. Penalties.

Any Person convicted of violating any provision of this code shall be punished by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed ninety (90) days, or by both such fine and imprisonment. Each day the violation continues may be charged as a separate offense.



**CITY COUNCIL AGENDA SUBMISSION
AUGUST 9, 2016**

Agenda Item:

Bill #2819 – An Ordinance of the City of Olivette, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Municipal Officials – First Reading

Description:

Every two years, the Missouri Ethics Commission requires that political subdivisions adopt an ordinance to require Financial Interest Statements for Political Subdivisions (short form) to be filed by elected officials and key appointed officials. The City of Olivette last adopted this ordinance as Ordinance #2523 on August 12, 2014.

The new ordinance, once approved, must be forwarded to the Missouri Ethics Commission, no later than September 15, 2016. (If a municipality does not re-adopt the ordinance, all elected, appointed and decision-making personnel, as well as candidates for public office, are required to file a Personal Financial Disclosure Statement – long form.)

Recommended Action:

This item is being read for the first time by title only; No City Council action is being requested at this time.

Submitted by:

Myra G. Bennett, CMC/MPCC
DEPARTMENT HEAD

**AN ORDINANCE OF THE CITY OF OLIVETTE, MISSOURI, TO ESTABLISH
A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND
SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.**

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city.

Section 2. Conflicts of Interests. The Mayor or any member of the City Council who has a substantial personal or private interest, as defined by Sections 105.450 et seq., RSMo, in any bill shall disclose on the records of the City Council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

Section 3. Disclosure Reports. Each elected official, candidate for elective office, the City Manager, and the chief purchasing officer shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487 RSMo, if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500), if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Manager and the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

1) The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000) or more was received during the year covered by the statement;

2) The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in

which he was a partner or participant; the name and address of each partner or co participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 4. Filing of Reports. The reports, in the attached format, shall be filed with the City Clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;

a. Each person appointed to office shall file the statement within 30 days of such appointment or employment;

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided, that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section 6. Filing of Ordinance. The City Clerk shall send a certified copy of this ordinance to the Missouri Ethics Commission within ten days of its adoption.

Section 7. Effective Date. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the City Council.

PASSED THIS _____ DAY OF _____, 2016.

MAYOR RUTH SPRINGER

ATTEST:

**MYRA G. BENNETT, CMC/MPCC
CITY CLERK
CITY OF OLIVETTE**



**CITY COUNCIL AGENDA SUBMISSION
AUGUST 9, 2016**

Agenda Item:

Application for Liquor License for LuLu's Asian Kitchen, located at 9626 Olive Boulevard.

Description:

LuLu's Asian Kitchen has applied for the following liquor licenses:

1. Retail Liquor by the drink; and
2. Sunday by the drink.

In accordance with Section 600.110, all liquor licenses expire December 31, 2016. License fees are prorated for the remainder of the 2016-calendar year.

The application has been reviewed by the Department of Planning and Community Development and the Chief of Police. The Department of Planning and Community Development finds the applicant in good standing.

The Chief of Police finds no concerns for law enforcement and recommends approval of the application. (Memo attached).

Recommended Action:

Motion to approve the authorization to issue a Liquor License for the 2016 calendar year to LuLu's Asian Kitchen, addressed as 9626 Olive Boulevard.

Attachments:

- Liquor License Application form.
- Memo from the Chief of Police, dated August 9, 2016.

Funding Request:

None.

Submitted by:

Carlos Trejo, AICP

Director of Planning and Community Development
DEPARTMENT HEAD

Memo

To: Barbara Sondag, City Manager
From: Rick Knox, Chief of Police
Date: **8-9-2016**
Re: Criminal Record Check of Applicants for Liquor License

Criminal record checks were conducted by the Olivette Police Department on the applicant of LuLu Asian Kitchen, 9626 Olive Blvd. It was revealed that there were no concerns from law enforcement; therefore, I would recommend approval of application for liquor license for this business establishment, as per Olivette Municipal Ordinance.

APPLICATION FOR LIQUOR LICENSE

LOCATION INFORMATION:

Name of Establishment: LuLu Asian Kitchen
 Olivette address where sales will occur: 9626 Olive Boulevard, Olivette, MO 63132
 Olivette Business Phone Nos.: _____
 Name of Managing Officer(s): Li Hua Lu
 Identify the business type: Individual Proprietorship Partnership* Corporation*

* If partnership, on the attached form, identify all partners associated with the Establishment.

Name of Partnership: _____

If Corporation, attach copy of State Certificate of Incorporation and current State Certificate of Good Standing and letter of authorization designating applicant as Managing Officer. (If there is only one (1) officer in the Corporation, that same individual must appoint him/her self as Managing Officer.). The Managing Officer must be the applicant for the license. Give name(s) and address(es) of all stockholders owning one (1) share or more of outstanding shares (attach copies of stock certificates).

Name of Corporation: JX Restaurants, Inc.

LICENSE TYPE: (Check all that apply below)

- Retail Liquor by the drink license (including original package sales), annual license fee is \$450.00
- Original package license (not including Sunday sales), annual license fee is \$150.00
- Consumption of intoxicating liquor on the premises license, annual license fee is \$90.00
- Hotel controlled access liquor cabinet system
- Sunday by the drink liquor license (including original package sales), annual license fee is \$300.00
- Original package license (Sunday sales), annual license fee is \$300.00
- Wine and malt beverage tasting permit, annual license fee is \$37.50

APPLICANT/MANAGING OFFICER INFORMATION:

Applicant/Managing Officer Name: <u>Li Hua Lu</u>		
Mailing Address: <u>8224 Olive Blvd</u>		
City: <u>St. Louis</u>	State: <u>MO</u>	Zip Code: <u>63132</u>
Phone Number: <u>314-239-1430</u>	E-mail Address: <u>Hua8224@gmail.com</u>	
Name of Business/Organization representing: <u>LuLu Asian Kitchen</u>		

REQUIRED INFORMATION:

Attached to the application, the applicant and corporate managing officer or individual must provide the following:

POLICE CLEARANCE -- A police clearance from Saint Louis City and Saint Louis County for the corporate managing officer or individual.

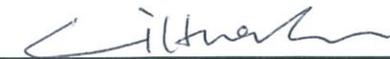
STATE LIQUOR LICENSE -- The applicant shall include as part of the application a copy of the application packet for state liquor license, or a copy of the state license, as applicable.

FELONY IDENTIFICATION -- identity of any anticipated employee convicted of a felony, and every licensed employer shall report to the city clerk the identity of any employee convicted of a felony.

TAXPAYER CERTIFICATE -- A certificate from the Saint Louis County Collectors Office asserting that the applicant is a taxpaying citizen of the State of Missouri in good standing. hon C

Applicant agrees to comply with the provision of the ordinances of the City of Olivette and the State of Missouri in relation to the regulation and control of delivery of the intoxicating liquor.

By signing below, you certify that the information given in this application is true to the best of your knowledge and belief and your understanding that the license is nontransferable.

Signature of applicant: 

Following the issuance of a city letter of approval, the applicant may then apply to the State Liquor Control. Once the State has issued the liquor license(s), the Managing Officer, Owner, or Partners may contact the License Division of St. Louis County to receive and apply for the County Liquor License.

LOCATION INFORMATION:

Name of Establishment: LuLu Asian Kitchen

Olivette address where sales will occur: 9626 Olive Blvd, Olivette, MO 63132

Identify the business type: Individual Proprietorship Partnership* Corporation*

* If partnership, on the attached form, identify all partners associated with the Establishment.

Name of Partnership: _____

If Corporation, attach copy of State Certificate of Incorporation and current State Certificate of Good Standing and letter of authorization designating applicant as Managing Officer. (If there is only one (1) officer in the Corporation, that same individual must appoint him/her self as Managing Officer.). The Managing Officer must be the applicant for the license. Give name(s) and address(es) of all stockholders owning one (1) share or more of outstanding shares (attach copies of stock certificates).

Name of Corporation: JX Restaurants, Inc.

If a partnership or corporation, supply all the information below for all partners or corporate officers. Attached more pages if needed:

Name: Zun Xing Li	Title: President
Address: 14859 Brookhil Drive	City/State/Zip Code Chesterfield, MO 63017
Phone Number	E-mail Address

Name: Li Hua Lu	Title: Secretary
Address: 14859 Brookhill Drive	City/State/Zip Code Chesterfield, MO 63017
Phone Number	E-mail Address

Name:	Title:
Address:	City/State/Zip Code
Phone Number	E-mail Address

Name:	Title:
Address:	City/State/Zip Code
Phone Number	E-mail Address

INVESTIGATION AND STANDARDS OF APPROVAL

Section 600.070. Investigation required; board determination; renewals.

- (a) The chief of police shall supervise an investigation of the validity of the statements contained in each application for a license under this chapter, including a criminal background check for every individual and every officer as defined herein. Applications shall be made at least 31 days prior to the date that the applicant desires to commence selling or dispensing intoxicating liquor. The police department is not required to conduct an investigation of any person who has submitted an incomplete application packet.
- (b) Except as provided in Section 600.070(c), an applicant shall submit a set of his or her fingerprints taken by the Olivette Police Department for transmission to the Missouri State Highway Patrol ("MSHP") in the form and manner required or allowed by the MSHP.
- (c) In lieu of providing fingerprints for a background check initiated by the police department, the applicant may submit sealed, authenticated, and contemporaneous background checks prepared by the MSHP at the applicant's request. The chief of police shall determine whether the submitted background checks are authentic and contemporaneous with the application.

Section 600.080. Standards for approval of license, generally.

- (a) No person shall qualify for a license under this chapter if that person, or any partner, manager, officer, director or any individual owning ten per cent or more of the stock or financial interest therein:
 - (1) Does not receive a favorable recommendation from the chief of police;
 - (2) Is not of good moral character and current on all taxes for which he or she is liable to the City, the state, the county, or the municipality in which he or she resides;
 - (3) Is not at least 21 years of age;
 - (4) Has had a liquor license revoked;
 - (5) Has been convicted of violating the provisions of any law applicable to the sale or manufacture of intoxicating liquor, provided that no person shall be denied a license solely due to a single conviction for the unlawful sale or supply to a minor when serving in the capacity as an employee of a licensed establishment;
 - (6) Employs a person whose liquor license has been revoked or who has been convicted of violating the provisions of any law applicable to the sale or manufacture of intoxicating liquor, provided that no license shall be denied if the actionable violation(s) occurred more than three years prior to the date of the council's license determination;
 - (7) Has been convicted of violating the provisions of any law involving the distribution, sale or possession of any controlled substance or dangerous drug;
 - (8) Makes a false statement of material fact, or by deliberate omission is untruthful, in the application for a license; or
 - (9) Does not otherwise comply with all laws and regulations related to liquor control established by the State of Missouri, including but not limited to Chapter 311 RSMo., and the City of Olivette, including but not limited to this Chapter.

LIQUOR LICENSE APPLICATION, FEE, AND ATTACHMENTS MUST BE RECEIVED 31 DAYS PRIOR TO A SCHEDULED CITY COUNCIL MEETING



**CITY COUNCIL AGENDA SUBMISSION
APRIL 12, 2016**

Agenda Item:

Consideration of 1989 John Deere Backhoe as Surplus

Description:

The 1989 John Deere backhoe (asset # 8853) serves as reserve equipment for winter salt loading or emergency operations. After 27 years of use the machine requires too much maintenance to be a cost effective component of the Public Works equipment inventory.

Staff intends to replace this unit with a skid steer to diversify the Public Works equipment inventory.

Recommended Action:

Motion to declare asset #8853 surplus.

Attachments: N/A

Funding Request: N/A

Submitted by:

Bruce McGregor

Public Works Director



CITY COUNCIL AGENDA SUBMISSION
August 9, 2016

Agenda Item:

Selection of City Center Washer-Extractor

Description:

A request for proposals for a new Washer/Extractor for Fire Department use in the City Center. An initial RFP was published on July 11th with no responses by July 25th deadline. The RFP was republished on July 25, 2016 and 3 responses were received by August 1, 2016 bid opening deadline. See the attached memo and additional information on responders.

Recommended Action:

Approve purchase and installation of a new Pellerin Milnor MWR18X4 Gear Guardian from Loomis Brothers Equipment Company at a cost of \$7,225.

Attachments:

1. Washer-Extractor Memo
2. Washer-Extractor RFP
3. Loomis Brothers Bid Response

Funding Request:

None

Submitted by:

Darren Mann, CPA
DEPARTMENT HEAD



Memorandum

To: City Council
From: Darren Mann, Finance Director
Subject: Selection of Washer-Extractor vendor
Date: August 2, 2016

The City of Olivette issued a Request for Proposals (RFP) for the selection of a vendor for the purchase of a new Washer-Extractor to be installed in the new City Center. A Washer-Extractor is a specialty washing machine used for cleaning firefighting gear that combines, among other things, the ability to accept heavy loads and reduced spinning G's so as not to harm the gear itself. Currently, the department must use a neighboring department's extractor to properly clean gear.

The RFP was published on the City website with several known vendors in the area notified of the opportunity to bid. The City received responses from three vendors: (listed in order received)

Vendor	Manufacturer	Model	Amount
Mid-America Equipment	B&C	HE-45	\$8,388
RJ Kool Company	Unimac	UWN045K2L	\$8,200
Loomis Brothers Equipment Co.	Pellerin Milnor	MWR18X4	\$7,225

The responses were evaluated by Fire Department personnel based on the criteria and requirements set forth in the RFP to arrive at a recommendation to accept the Loomis Brother's Equipment bid to provide a Pellerin Milnor MWR18X4 at a cost of \$7,225.

Recommendation

Approve purchase of new Pellerin Milnor MWR18X4 Gear Guardian from Loomis Brothers Equipment Company at a cost of \$7,225.

City of Olivette
Request for Proposal
Washer-Extractor
July 25th, 2016

General Information

The City of Olivette (City) is seeking a qualified vendor (Responder) to provide procurement, installation, and warranty service related to one (1) commercial washer-extractor for use in Fire Department operations to clean turnout gear. Vendors are invited to submit responses for consideration of providing equipment for this scope of work.

There is no expressed or implied obligation of the City to reimburse responding applicants for any expenses incurred in preparing proposals in response to this request.

Background Information

The Olivette Fire Department is seeking vendors to provide and install a washer-extractor for use at the new City Center located at 1140 Dielman Rd. Fire Department operations are expected to begin at the new facility in February 2017.

Scope of Services

Accepted vendor is expected to provide and install a new, fully functioning washer-extractor at the Olivette City Center located at 1140 Dielman Rd. Installation will require correspondence with general contractor and subcontractors on jobsite which is expected to occur in January of 2017 but vendor must allow up to 8 weeks delay to accommodate schedule changes.

The proposed washer-extractor must meet the minimum specifications:

1. Include wash programs compliant with NFPA 1851 and FEMSA Guidelines
2. Ability to modify temperature, time, water level, and speed of the wash program
3. Contain tub constructed of stainless steel
4. Operate with G-Force spin ranging from 80-100
5. Have the ability to accommodate the washing of up to 3 sets of turnout gear in a single load (approximately 45 lbs.)

During the design of the newly constructed facility where this unit will be installed and used, the specification of a Pellerin Milnor Corporation Model MWR18X4 were used. Applicant responses will be compared to the mechanical and electrical specifications of this unit to arrive at a recommendation.

Specifications for Proposal -

1. Completed Attachment A
2. Applicant Qualifications
3. List of similar projects
4. References

Criteria for Selection –

All proposals submitted will be evaluated using the following criteria:

1. Compliance with the RFP
2. Understanding of the Project
3. Experience with similar projects
4. Depth and breadth of experience and qualifications for personnel assigned
5. Cost

City of Olivette
Request for Proposal
Washer-Extractor
July 25th, 2016

Proposal Instructions

For consideration to be given to any proposal submitted pursuant to this RFP, 3 copies must be received by **10:00am on Monday, August 1st, 2016** at the following address:

City of Olivette
City Clerk, Bid Documents – Washer-Extractor
9473 Olive Blvd
Olivette, MO 63130

No faxed, emailed, or late proposals will be accepted. The City will not be responsible for proposals placed in the mail which do not arrive by the deadline. Proposals received before the time of opening will be kept by the City Clerk securely and unopened. Proposals received after the deadline will not be considered.

Contact with City Personnel

At no time shall the Respondent, its agent, representatives or contracted personnel contact or otherwise communicate with City personnel. All questions relating to the RFP are to be addressed to **Scott Avery; savery@olivettemo.com, or 314-983-5220**. Addenda information shall be shared, as necessary, to all participants.

Probable Schedule:

- RFP issued on 7/25/2016
- RFP responses due (10:00 AM) 8/01/2016
- Recommendation of vendor to Council 8/09/2016
- Installation of selected washer-extractor January–March 2017

Disposition and Disclosure of Proposals

All proposals submitted in response to this RFP will become the property of the City and a matter of public record. The Applicant must identify, in writing, all copyrighted material, trade secrets, or other proprietary information that it claims is exempt from disclosure. Any Applicant claiming such an exemption must also state in this proposal that the applicant agrees to hold harmless, indemnify and defend the City and its agents, officials, and employees in any action or claim brought against the City for its refusal to disclose such materials, trade secrets or other proprietary information to any party making a request therefore. Any Applicant failing to include such a statement shall be deemed to have waived its right to an exemption from disclosure.

Expiration of the Proposal

By submitting a proposal the applicant offers to enter into the Contract, the form and content of which shall be agreed upon by both parties. The applicant's proposal shall not be revocable for ninety (90) days following the response deadline indicated above. The City reserves the right to waive any defects in the offer of any vendor, to reject any or all offers, and to request additional information from any and all vendors.

**City of Olivette
Request for Proposal
Washer-Extractor
July 25th, 2016**

Attachment A

Name: _____

Address: _____

Contact Name: _____

Contact Email: _____

Contact Phone: _____

Proposed Washer-Extractor Unit Manufacturer	
Proposed Washer-Extractor Unit Model	
Total cost to City including Purchase & Installation	\$ _____

If your company is not located in the area, will you subcontract with a local company for the installation? (check one)

___ Yes ___ No

If yes, please provide Subcontractor name, contact information, and list of similar projects.

Warranty information

1. Provide information on warranty included with bid amount above.
2. Provide additional costs for optional long term maintenance plans and warranty options beyond standard warranty.

_____ **(initial) Acknowledgement of no cost to City for storage or delays in installation for up to 8 weeks from January 31, 2017**

Name of Company _____

Authorized Signature _____

Date: _____

City of Olivette
Request for Proposal
Washer-Extractor
July 25th, 2016

Attachment A

Name: Loomis Bros. Equipment Company
Address: 409 Biltmore Drive
Fenton, MO 63026

Contact Name: Gabe Rees
Contact Email: sales@loomisbros.com
Contact Phone: (800) 783-6665

Proposed Washer-Extractor Unit Manufacturer	Pellerin Milnor
Proposed Washer-Extractor Unit Model	MWR18X4 Gear Guardian
Total cost to City including Purchase & Installation	\$ 7,225.00 *See attached warranty info.

If your company is not located in the area, will you subcontract with a local company for the installation? (check one)

Yes No

If yes, please provide Subcontractor name, contact information, and list of similar projects.

Warranty information

1. Provide information on warranty included with bid amount above.
2. Provide additional costs for optional long term maintenance plans and warranty options beyond standard warranty.

KP (initial) Acknowledgement of no cost to City for storage or delays in installation for up to 8 weeks from January 31, 2017

Name of Company Loomis Bros. Equipment Company
Authorized Signature Karan Prosser
Date: 7/29/16

**CITY OF OLIVETTE
CITY COUNCIL MEETING MINUTES
July 26, 2016**

The Olivette City Council met on July 26, 2016 at 7:00 PM in the Council Chambers at Olivette City Hall located at 9473 Olive Boulevard, Olivette, Missouri. Mayor Ruth Springer called the meeting to order.

Item #1 – Roll call

On roll call, the following persons were present: Mayor Ruth Springer, Chairman Pro-tem J. Gregory Carl, Council Member Maxine Weil, and Council Member Suzanne Sewell. Council Member Missy Waldman arrived after roll call.

Also in attendance were City Manager Barbara Sondag, City Attorney Paul Martin, Fire Chief Scott Avery, Finance Director Darren Mann, Planning & Community Development Director Carlos Trejo, Parks and Recreation Director Beverly Tucker Knight, and Human Resources Administrator Denise Mandle. City Clerk Myra Bennett was absent with excuse.

Item #2 – Communications

Human Resources Administrator Mandle noted that no written communications were submitted for the July 26, 2016 City Council meeting.

Mayor Springer performed a swearing in ceremony for Firefighter/Paramedic Nicole Meyer.

Item #3 – City Manager’s Report

City Manager Sondag reported the following:

- o New Facility: provided an update on the construction at the new City Center.
- o Old Bonhomme Road – work will be shifting to the southwest side between Lynn and Olive. Traffic will continue to be westbound only.
- o Commercial activity includes:
- o **Olive Blvd.**
 - o Bentley’s Pet Stuff, 9200 Olive Blvd., Ste. 112 – a building permit for interior finishes; Bentley’s offers “natural pet food, a variety of treats, toys and more”, including delivery service
 - o Taco Bell, 9339 Olive Blvd. – a building permit for interior finishes worth up to \$100,000
 - o NAACP Regional Office, 9666 Olive Blvd., Olivette Corporate Center, Ste. 204 – Regional offices are being relocated to Olivette.
 - o Easter Seals Midwest Adult Day Center, 1143 Olivette Executive Parkway – occupancy has been issued for a 7,000 sf., adult day center.
 - o **Dielman Industrial Park and North Price Road Industrial Park:**
 - o Auto Beauty Specialist, 1223 North Price Road – occupancy has been issued. The facility is up and running.
 - o St. Louis Bridge Club, 1270 North Price Road, Ste. B – a building permit is under review for a 328 seat bridge (playing card) facility.
 - o Charter Communications, 9334 Dielman Industrial Dr. – A building permit for tenant finishes worth \$1.7 million is under review.
 - o Couture Floral, 9335 Dielman Industrial Dr. – A building permit is under review. Couture is a floral designer and provider for weddings and special events.

- **Dielman Rock Island Industrial Park:**
 - EV Trading, LLC., 9611 DR11 – occupancy has been issued for the car electronics warehouse. The tenant space is 1,000 sf.
 - Rahmani Upholstery, 9601 DR11 – A building permit has been issued for tenant finishes. Rahmani is a re-upholster and storage. Tenant space is 1,000 sf.
 - Hawx, LLC, 9635 DR11 – occupancy has been issued to operate offices and facilities for pest control services. The tenant space is 1,000 sf.
 - **Baur/Warson Industrial Park:**
 - Ready Readers, 10403 Baur Blvd,, Ste. H – occupancy has been issued for the nonprofit facility assisting in literacy reading for preschool aged children. The tenant space is 5,579 sf.
 - MedNet, Inc., 10405 Baur Blvd, Ste. A – a building permit has been issued for tenant finishes to operate a medical and billing consultant office . The tenant space is 3,460 sf.
 - Next Project Studio, 10405 Baur Blvd, Ste. H – a building permit has been issued for tenant finishes for offices of a design build firm. The tenant space is 5,373 sf.
- Upcoming events include:**
- Coffee with the Mayor, July 27th at 8:45 at City Hall
 - Seussical the Musical, July 29-31 and August 5-7
 - Party in the Park, September 23rd

City Manager Sondag reported on the Plant Science and Technology Master plan and how the City is looking at ways to partner with this plan. Additional information can be found at <http://plantsciencemasterplan.com>.

City Manager Sondag also reported that the Dielman Road grant application is in the final stretch and is looking at approval in August.

Item #4 – City Council Reports

Council Member Sewell reported that the Parks and Recreation meeting had been canceled for lack of a quorum.

Council Member Weil did not attend any meetings.

Council Member Waldman attended the July 21st Planning & Community Design Commission (PCDC) meeting. Council Member Waldman deferred discussion of Chapter 520 to City Attorney Martin.

Chairman Pro-tem Carl attended the Economic Development Commission (EDC) meetings regarding the Request for Proposals (RFP) for the current City Hall property and the City's five year plan. The next EDC meeting is August 29th and there will be two meetings in September on the 19th and the 26th.

Mayor Springer attended the Housing Authority meeting on July 26th. The Mayor reported on the Housing Authority's finances which are good and on the summer reading program that the Authority provides to children in addition to meals. The Housing Authority is looking to start an after school program in the future. The Mayor also reported that she has been asked to sit on the Legislative Committee of the St. Louis County Municipal League. The committee's next meeting is in August.

Item #5 – Financial Reports for the Year Ending 06-30-2016

Finance Director Darren Mann addressed the City Council. Mr. Mann reviewed the fiscal reports and stated that with the full year complete (100%), our total revenues are just shy of

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expectations at 96.63% and \$184,246 below last year. Expenditures ended the year at 94.02% of budget despite an increase of \$65,166 this year. Underperforming revenues have played in nicely with turn backs to provide pre-audit contribution to the fund balance of \$192,136.

Item #6 - Quarterly Investment Report – Operational Funds

Finance Director Mann addressed the City Council. Mr. Mann reported that since the last report in April we have reinvested one CD in April and gained .15% yield, reinvested the FHLB bond and gained .25% yield. Anticipation of potential cash needs in the next 6 months has led us to suspend reinvestment activities until late 2016 when major projects have been completed.

Item #7 – Hearing from Citizens (Part I) – Three (3) Minutes Per Person, Ending Approximately at 8:00 PM

Ayele Kenou-Hangbe, 9 Branford Drive, addressed the City Council regarding a matter with St. Louis County Family Court.

OLD BUSINESS

Item #8 – Bill #2813 – An Ordinance to approve a Final Subdivision Plat titled “Olivette Heights-Orchard Drive Boundary Adjustment Plat” – Second Reading

Human Resources Administrator Mandle read Bill #2813 – An Ordinance to approve a Final Subdivision Plat titled “Olivette Heights-Orchard Drive Boundary Adjustment Plat”, for the second time, by title only.

Planning and Community Development Director Trejo stated that this ordinance clarifies ownership and title issues for three properties: 9180 Edward, 9111 Edward and 1100 Orchard St.

Chairman Pro-tem Carl made a motion to approve Bill #2813 – An Ordinance to approve a Final Subdivision Plat titled “Olivette Heights-Orchard Drive Boundary Adjustment Plat”. Motion seconded by Council Member Sewell.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed. By action of the City Council, Bill #2813 becomes Ordinance # 2587

Item #9 – Bill #2814 – An Ordinance to approve a Final Subdivision Plat titled “Sleepy Hollow Addition” – Second Reading

Human Resources Administrator Mandle read Bill #2814 – An Ordinance to approve a Final Subdivision Plat titled “Sleepy Hollow Addition”, for the second time, by title only.

Planning and Community Development Director Trejo stated that this property was located at the northwest corner of Old Bonhomme Road and Sleepy Hollow and that the petitioner, Robert Munsch was present. He further stated that the proposed ordinance would authorize approval to record a 3-lot subdivision of the property currently addressed as 9335 Old Bonhomme Road. The property is zoned SR Single Family Residential District, and the proposed three lots would

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conform to the minimum lot dimensions of the SR District, under Section 400.235. The name of the new 3-lot subdivision would be known as "Sleepy Hollow Addition"

Council Member Sewell made a motion to approve Bill #2814 – An Ordinance to approve a Final Subdivision Plat titled "Sleepy Hollow Addition". Motion seconded by Council Member Weil.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed. By action of the City Council, Bill #2814 becomes Ordinance # 2588

Item #10 - Bill #2815 – An Ordinance to Repeal a Certain Section of Personnel Ordinances and Regulations – Second Reading

Human Resources Administrator Mandle read Bill #2815 – An Ordinance to Repeal a Certain Section of Personnel Ordinances and Regulations, for the second time, by title only.

City Manager Sondag stated that this ordinance would repeal longevity pay from the personnel ordinances and regulations.

Council Member Waldman made a motion to approve Bill #2815 – An Ordinance to Repeal a Certain Section of Personnel Ordinances and Regulations. Motion seconded by Chairman Pro-tem Carl.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed. By action of the City Council, Bill #2815 becomes Ordinance # 2589

NEW BUSINESS

Item #11 – Bill #2816 - An Ordinance Repealing Chapter 240 Section 240.070 of the City of Olivette Municipal Code and enacting a new chapter in lieu thereof relating to Community Center Rental Fees - First Reading

Human Resources Administrator Mandle read Bill #2816 - An Ordinance Repealing Chapter 240 Section 240.070 of the City of Olivette Municipal Code and enacting a new chapter in lieu thereof relating to Community Center Rental Fees, for the first time, by title only.

Parks and Recreation Director Tucker Knight addressed the City Council regarding a proposed new fee structure for Community Center fees. She stated that currently, ongoing renters receive a substantial discount on the hourly rates and are permitted to book the Community Center for a year at a time and pay for use monthly. Ongoing renters are not currently required to pay a damage deposit.

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Director Tucker Knight recommended the following policy changes:

- Establish priority booking.
- Eliminate the special rate schedule for ongoing users and replace it with a discount incentive tied to paying in advance.
- Retain 30 day advance booking for rentals.
- Recommend that the City Council be notified of the current free users and approve the list.
- Damage deposit.

Director Tucker Knight also recommended that the new fees be introduced in two phases:

1. One time user Fees on September 1, 2016.
2. Ongoing User Discount Program on January 1, 2017.

Item #12 – Resolution 2016-16 – A Resolution Approving a Procurement Policy for the City of Olivette

Human Resources Administrator Mandle read Resolution #2016-16 – A Resolution Approving a Procurement Policy for the City of Olivette, by title only.

Finance Director Mann stated the procurement policy was last updated in 2008. He further stated that a formal purchasing policy is viewed as a best practice to document the procurement process. The proposed Procurement Policy increases thresholds for procurement of items below the \$10,000 amount that requires Council approval. It also expands the policy to formally document bidding procedures, selection criteria, and other information to standardize the process.

Chairman Pro-tem Carl made a motion to approve Resolution #2016-16 – A Resolution Approving a Procurement Policy for the City of Olivette. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #13 – Approval of Contract with Gilmore Bell for Special Counsel and Bond Counsel Services

City Manager Sondag asked the City Council to approve a contract with Gilmore Bell for Special Counsel and Bond Counsel Services in conjunction with the City Center redevelopment project.

Chairman Pro-tem Carl made a motion to authorize the City Manager to enter into a contract with Gilmore Bell for Special Counsel and Bond Counsel services related to the City Center redevelopment project. Motion seconded by Council Member Sewell.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea

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Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #14 – Resolution 2016-17 – A resolution authorizing the publication of a Request for Proposal for the City Center Redevelopment Project

Human Resources Administrator Mandle read Resolution # 2016-17 – A resolution authorizing the publication of a Request for Proposal for the City Center Redevelopment Project, by title only.

City Manager Sondag asked the Council to approve a resolution authorizing the publication of a Request for Proposals (RFP) for the proposed City Center Redevelopment Project. The resolution would also establish certain policies and procedures relating to proposals for tax increment financing redevelopment projects.

The proposals for redevelopment will include the area of the current City Hall and the two parcels to the west of City Hall. Following approval of the Resolution, the RFP for City Center Redevelopment Project will be released to developers. Proposals will be due in August. The proposals will be reviewed by the Economic Development Commission, with assistance from Development Strategies and Gilmore & Bell.

Chairman Pro-tem Carl made a motion to approve Resolution # 2016-17 – A resolution authorizing the publication of a Request for Proposal for the City Center Redevelopment Project. Motion seconded by Council Member Sewell.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Absent
Mayor Springer	Yea

Motion passed.

Mayor Springer then read a press release that will be issued regarding the Requests for Proposal for the City Center Redevelopment (see attached Exhibit A).

Item #15 - Review and Approval of the Minutes of the July 12, 2016 City Council Meeting

Mayor Springer asked if there were any corrections to be made to the minutes of the July 12, 2016 City Council meeting.

Council Member Waldman noted that in Item #11, Robert LeVan should be corrected to read Robin LeVan.

Council Member Sewell made a motion to approve the July 12, 2016 City Council meeting as amended. Motion seconded by Council Member Waldman.

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POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Sewell	Yea
Council Member Waldman	Yea
Council Member Weil	Absent
Mayor Springer	Yea

Motion passed.

Item #16 – Hearing from Citizens (Part 2)

No speaker cards were submitted.

Item #17 – City Attorney’s Report

City Attorney Martin stated that he has attended the Planning and Community Design Commission (PCDC) meeting to discuss updating Right of Way (ROW) management and a request from ExteNet Systems, Inc.

City Attorney Martin stated that the Supreme Court decision, Reed v. Gilbert, regarding content based signs, stated that barring them was unconstitutional. He suggested that it was a good time to start looking at the City’s sign code for the future.

Mayor Springer inquired about trac phone revenues. City Attorney Martin stated that there are a few class actions still remaining, however, if there is revenue it isn’t much.

Item #18 – Adjournment

Being no further business, Council Member Waldman made a motion to adjourn the meeting. Motion seconded by Chairman Pro-tem Carl. Mayor Springer adjourned the meeting at approximately 9:01 PM.

Mayor Ruth Springer

ATTEST:

Denise M. Mandle
HR Administrator
City of Olivette



CITY COUNCIL AGENDA SUBMISSION

Agenda Item:

Hearing from Citizens (Part 2)

Description:

Olivette citizens and businesses express concerns, discuss issues, and make requests of the City Council's assistance in getting matters resolved.

The Mayor and City Council would like to remind the audience of the following:

1. The purpose is to hear your concerns, issues, and questions.
2. Cards submitted after the beginning of 1st "Hearing from Citizens" will not be called until the 2nd "Hearing from Citizens".
3. The Chair has discretion to allow individuals to speak without previously submitting a card; however, those individuals will also need to complete a card.
4. Personal attacks of Council Member, Staff, and/or individuals are not permissible.
5. Any question should be directed to the Chair and only the Chair.
6. Questions concerning agenda items may be addressed by Council or staff at the time the agenda item is discussed.
7. Questions that are not pertaining to agenda items may receive an answer by the method of your choice; indicated at the bottom of the submittal cards.
8. Profanity is not allowed.
9. Campaigning and electioneering are not permitted.

"Hearing from Citizens" is not intended to be an open discussion. It is intended to provide an opportunity for citizens to be heard at official meetings.

When called, please step to the podium; state your name and your address before addressing your subject matter.

Each person has up to three (3) minutes to speak. Should your time elapse, you are welcome to continue at the second hearing from citizen's session again, for up to 3 minutes.