

TENTATIVE AGENDA
CITY COUNCIL MEETING
In Person & Via WebEx from the COUNCIL CHAMBERS
9119 LACKLAND RD., OVERLAND, MO 63114
MONDAY, APRIL 11, 2022, AT 6:00 P.M.

6:00 P.M. – CITY COUNCIL MEETING

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. REMEMBRANCE OF OUR SERVICE MEN AND WOMEN
5. COMMUNITY ANNOUNCEMENTS
6. APPROVAL OF MINUTES
7. APPROVAL OF BILLS
8. REPORT OF THE CITY CLERK
9. REPORT OF THE CITY ATTORNEY
 - Resolutions
 - R2022-14 – Budget Amendment: FY 21/22 Capital Improvement Fund Budget
 - R2022-15 – Contract: Replacement of Emergency Door Alarm Devices and Door Thresholds – Community Center
10. STAFF REPORTS
11. REPORT OF THE CITY COUNCIL
12. RESIDENTS COMMENTS
13. REPORT OF THE MAYOR
14. ADJOURNMENT

EXECUTIVE SESSION – *Immediately following Worksession*

1. Personnel, in accordance with RSMo 610.021(3)

THE MINUTES OF THE 1633rd
MEETING OF THE CITY COUNCIL
OF THE CITY OF OVERLAND, MISSOURI,
HELD ON MARCH 28, 2022, AT 6:00 P.M.

CALL TO ORDER

Mayor Schneider called the meeting to order at 6:00 p.m.

ROLL CALL

Little	Jones – <i>arrived at 6:01 p.m.</i>
Wroblewski	Owensby
Lanham	Palakarn
Ridolfi	Bennett

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICEMEMBERS AND FIRST RESPONDERS

COMMUNITY ANNOUNCEMENTS

APPROVAL OF MINUTES

March 14, 2022, City Council Meeting

Councilman Owensby made a motion to approve the March 14, 2022, Council Meeting minutes as presented. Councilman Palakarn seconded. The vote was polled as follows: Little – yes; Wroblewski – yes; Lanham – yes; Ridolfi – yes; Jones – yes; Owensby – yes; Palakarn – yes; and Bennett – yes. Motion carried.

APPROVAL OF BILLS

Councilman Owensby made a motion to approve the bills as presented Councilman Palakarn seconded. The vote was polled as follows: Little – yes; Wroblewski – yes; Lanham – yes; Ridolfi – yes; Jones – yes; Owensby – yes; Palakarn – yes; and Bennett – yes. Motion carried.

REPORT OF THE CITY CLERK

REPORT OF THE CITY ATTORNEY

Resolutions

• **R2022-13 – Workers Compensation Insurance**

Councilman Owensby made a motion to approve R2022-13 as presented. Councilwoman Ridolfi seconded. The vote was polled as follows: Little – yes; Wroblewski – yes; Lanham – yes; Ridolfi – yes; Jones – yes; Owensby – yes; Palakarn – yes; and Bennett – yes. Motion carried.

STAFF REPORT

REPORT OF THE CITY COUNCIL

RESIDENTS COMMENTS

Sarah Warren – 10421 Thorpe – chickens in Overland

REPORT OF THE MAYOR

ADJOURNMENT

There being no further business to discuss Councilman Owensby made a motion to adjourn. Councilwoman Ridolfi seconded. Mayor Schneider polled the vote as follows: Little – yes; Wroblewski – yes; Lanham – yes; Jones – yes; Owensby – yes; Palakarn – yes; and Bennett – yes. Motion carried.

ATTEST:

MAYOR

CITY CLERK

THE MINUTES OF WORK SESSION
OF THE CITY COUNCIL OF THE CITY OF OVERLAND
HELD ON MONDAY, MARCH 28, 2022,
IMMEDIATELY FOLLOWING REGULAR MEETING
IN THE COUNCIL CHAMBERS
AT 9119 LACKLAND ROAD, OVERLAND, MO

CALL TO ORDER

Mayor Schneider called the Work Session to order at 6:15 p.m.

ROLL CALL

Little	Jones
Wroblewski	Owensby
Lanham	Palakarn
Ridolfi	Bennett

DISCUSSION: Mosquito Spraying

City Administrator Jason McConachie inquired whether the Council wishes to schedule a work session on Mosquito Spraying at a future meeting.

Councilman Owensby made a motion to have a work session at a later meeting. Councilwoman Ridolfi seconded. The vote was recorded as 8 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

PRESENTATION/DISCUSSION: Market Analysis & Use Assessment of Wild Acres Park former Seminary Buildings and Land

City Administrator McConachie reviewed the market analysis provided by PGAV and Dinah Real Estate Advisors.

On September 19, 2019, the City Council authorized Cochran Engineering to inspect and analyze the Chapel at Wild Acres to develop Scope of Work to convert the Chapel into a Special Event Space.

Initial Cost Estimate: \$1,772,250

Post-COVID Cost Estimate (+20%): \$2,126,700

This cost was simply to bring the Chapel up to Code and did not include future operational costs and did not include work on the mansion or other buildings.

Retail Sales Analysis

Leakage: sales moving outside a market area to other locations.

Surplus: Retail sales - exceeding the demand of the market area.

Leakage does not equal demand; a new location simply shifts sales from one location to another.

Void Analysis shows there are limited opportunities to attract new retailers particularly in the retail industry groups that account for the bulk of the gap/leakage. City should focus on protecting the retailers that are already here.

Housing Trends

Single Family Residential – suburban, low/no maintenance unit, row/townhouse. Unit pricing in the \$250,000 - \$275,000 range could be attractive.

Multi-Family Residential – garden/walk-up, mid-rise, high-rise, townhouse, etc. Expanding market with high demand. Age-restricted senior living is in demand. Given the lack of growth in the region, the demand for this type of senior housing will increase.

Property Assets and Conditions

Pros

- Easily accessible
- Utilities on site
- Adjacent to Wild Acres Park

Cons

- Existing buildings are deteriorated and in need of renovation
- Code Compliance renovations would be \$2M-\$5M.
- Specific Use renovations could be \$8M-\$10M.
- Simply preserving the buildings will not allow for public use.
- Current annual operation and maintenance exceed revenues derived from the property.

Potential Uses

Reuse of Existing Buildings:

- Event Venue and/or Community/Recreation Center
- Both options require extensive renovation of the existing buildings.
 - Cost estimate: \$10M-\$15M
 - Even renovated, the old buildings cost more to maintain and operate than new.
- Private Enterprise
 - Extensive renovations would still be required
 - Proven track record with proven use
 - Financial strength and stability required.

Assuming all building were demolished (Estimated demolition costs: \$140,000 to \$160,000):

- A medical office complex – in conjunction with private practitioners/hospitals
- Other specialty office use
- Market Rate Housing
- Senior Living Housing – age restricted (55+) multi-family units for those who are active but no longer want a house or require assisted living.

Next Steps & Options

- Issue RFP for Redevelopment to include the renovation/reuse of existing buildings or the demolition of some or all the existing buildings and subsequent new construction
- Engage a Real Estate Broker to market the site to a wider range of potential uses that could include the renovation/reuse of the existing buildings or the demolition of some or all of the existing buildings subsequent new construction

Either option would utilize the information contained in the Market Analysis to assist interested parties in their evaluation of the property.

Public Comments

- *Harold Stifelman – 9620 Lackland – buildings are historic and a rare resource.*
- *Karen Seal – 2832 Wismer – it is a destination location*
- *Sarah Warren – 10421 Thorpe – we have to attract young families so Overland can continue to thrive, as much as I hate to see these old buildings go, we need to have more family housing*
- *Jon Seal – 2832 Wismer – president of Overland Historic Society*
- *Carla Brown – Quincy, IL, has 1,700 historic buildings*
- *Sue (?) – people came all over to go to Hacienda. I think this could put Overland on the map, but it needs a developer.*

Council Comments

Councilman Owensby – John B. is right.

John B. – the result of our study is not to tell the City what to do. It is to provide information.

- The City can't let it continue to deteriorate
- Unless the City is prepared to spend \$2M to make the building usable, the recommendation would be engage a real estate broker.

Councilwoman Ridolfi – we must be realistic, but we have work to do. There is some possibility at Wild Acres. We need to think a little out of the box.

Councilwoman Jones – I understand that Overland doesn't hit the marker due to the average household income. If we built residential, single-family

homes in the higher price range, would it open up more qualifiers for the City to be more marketable for more commercial growth.

John B. the short answer is yes. We are not and have not recommended any retail use for that property. We believe medical offices would be a long shot. We are confident that houses would sell at the \$250,000-\$275,000. Don't throw away the investigation of these options but set a time limit.

Councilman Wroblewski asked the monthly cost of the building.

City Administrator McConachie stated roughly about \$25,000 per year.

Councilman Little stated the City Council was looking for professional unbiased opinion based on real data. We are not looking to sell to residential. We are not looking to sell to retail. We are looking for options. To this day, there are people that still complain we spent too much money on the Verona Pavilion, which was approximately \$100,000. A pavilion that is used 26 times per year for the farmers market, as well as other community events.

Councilman Wroblewski stated the City is spending approximately \$25,000 per year. The market value is approximately \$934,000

Councilman Palakarn stated the Council needs to be cautious and not make a rash decision to sell a community space.

Councilman Bennett stated that we need to move forward with some changes and not allow the buildings continue to sit.

Councilwoman Jones asked what time limit should be set if the real estate broker is selected. John B. stated a time limit on a real estate broker would be twelve months from the contract date.

Mayor Schneider stated the Council was provided a lot of information to be studied and it does not mean a decision needs to be made tonight.

Councilwoman Ridolfi made a motion to engage a real estate broker. Councilman Bennett seconded.

Discussion took place about interviewing real estate versus issuing a Request for Proposal (RFP). The City could issue hundreds of RFPs and never receive a response. A real estate broker will be working for the City. A real estate broker is paid, based on his/her success.

The vote was recorded as follows: Little – no, Wroblewski – no; Lanham – no, Ridolfi – yes, Jones – no, Owensby – no, Palakarn – no, and Bennett – yes. Motion failed.

ADJOURNMENT

There being no further business, Councilman Owensby made a motion to adjourn. Councilwoman Jones seconded. The vote was polled as: Little – yes; Wroblewski – yes; Lanham – yes; Jones – yes; Owensby – yes; Palakarn – yes; and Bennett – yes. Motion carried.

City of Overland
Report of Disbursement Scheduled
For Checks Dated 2022.4.12

VENDOR	INVOICE NBR	DESCRIPTION	FUND	AMOUNT
		March 2022 Senior Rebates	dated 4.11	\$6,885.63
AL'S AUTOMOTIVE SUPPLY	09TU3812	ST - Filters	GENERAL FUND	\$60.59
AL'S AUTOMOTIVE SUPPLY	09TU1268	ST - Filters	GENERAL FUND	\$60.59
AL'S AUTOMOTIVE SUPPLY	09TU3685	ST - Filter	GENERAL FUND	\$13.04
AL'S AUTOMOTIVE SUPPLY	09TU1275	ST - Vehicle part RETURNS/Car 10	GENERAL FUND	-\$453.26
AL'S AUTOMOTIVE SUPPLY	09TS2287	PD - Vehicle parts/Car 10	GENERAL FUND	\$164.27
AL'S AUTOMOTIVE SUPPLY	09TS2297	ST - Rotors	GENERAL FUND	\$342.32
AL'S AUTOMOTIVE SUPPLY	09TS2295	PD - Rotors/Car 10	GENERAL FUND	\$223.40
AL'S AUTOMOTIVE SUPPLY	09TV5297	ST - Separator RETURN	GENERAL FUND	-\$21.80
AL'S AUTOMOTIVE SUPPLY	09TU7359	ST - Separator	GENERAL FUND	\$21.80
AL'S AUTOMOTIVE SUPPLY	09TV5319	ST - Filters	GENERAL FUND	\$48.45
AL'S AUTOMOTIVE SUPPLY	09TV7721	ST - Filter RETURN	GENERAL FUND	-\$19.09
AL'S AUTOMOTIVE SUPPLY	09TV9617	ST - Clamp	GENERAL FUND	\$11.66
ALARIS LITIGATION SERVICES	170211	BA - Hearing	GENERAL FUND	\$300.00
AMERICAN TIRE DISTRIBUTORS	S165056997	PD - Tires/OPD 3 & 5	GENERAL FUND	\$1,805.00
BARNES CARE	00854726-00	PD - Drug screen/633	GENERAL FUND	\$57.00
BRANNEKY & SONS	1073330	ST - Sweeper bolts	GENERAL FUND	\$3.68
Chimi's Fresh Mex	2022.4.1	PD - Major Case Squad meals	GENERAL FUND	\$419.89
DISCOVERY	H004977	ST - First aid supplies	GENERAL FUND	\$36.15
Fallon's Bar and Grill	2022.4.1	PD - Major Case Squad meals	GENERAL FUND	\$949.28
FIRST QUALITY DRY CLEANER	2022.3.24	PD - Dry cleaning	GENERAL FUND	\$152.40
FIRST QUALITY DRY CLEANER	2022.3.17	PD - Dry cleaning	GENERAL FUND	\$138.90
FRENCH GERLEMAN	10639130-00	ST - Maintenance supplies	GENERAL FUND	\$979.25
GENUINE PARTS CO	1841-362188	ST - Wheel weights	GENERAL FUND	\$79.91
GENUINE PARTS CO	1841-362568	ST - Battery	GENERAL FUND	\$137.49
GENUINE PARTS CO	1841-361444	PD - Front brake rotors/OPD14	GENERAL FUND	\$169.74
H&G / SCHULTZ DOOR	760070	ST - Door closer	GENERAL FUND	\$195.00
HESSE MARTONE	96752	PD - FOP	GENERAL FUND	\$3,437.50
HESSE MARTONE	96751	LE - Labor and general matters	GENERAL FUND	\$1,563.75
HOME DEPOT CREDIT SERVICES	30030319087	CH - Maintenance supplies	GENERAL FUND	\$175.42
HOME DEPOT CREDIT SERVICES	30370174532	PD - Paint & rollers	GENERAL FUND	\$77.94
HOME DEPOT CREDIT SERVICES	30030328500	PD - Phone line cards	GENERAL FUND	\$24.94
HOWARD TECHNOLOGY SOLUTIONS	461498	MS - Backup software	GENERAL FUND	\$728.00
HUGHES CUSTOMAT INC	16355	PD - Rugs	GENERAL FUND	\$47.50
L&C TRUCK REPAIR INC	116188	ST - Vehicle repairs	GENERAL FUND	\$1,142.15
Language Solutions Inc	15895	PD - Interpretation services for BCI	POLICE ASSET FORFEITURE FUND	\$510.00
LAWN CARE EQUIPMENT CO	827638	ST - Vehicle repairs	GENERAL FUND	\$186.43
LEN'S AUTO REPAIR	84048	ST - Vehicle repairs	GENERAL FUND	\$50.00
LEON UNIFORM COMPANY INC.	545544-01	PD - Install BWC hole in vest carriers	POLICE ASSET FORFEITURE FUND	\$2,959.00
MATTHEW E KURTZ NURSERY	41509	ST - Mulch	GENERAL FUND	\$540.00

City of Overland
Report of Disbursement Scheduled
For Checks Dated 2022.4.12

VENDOR	INVOICE NBR	DESCRIPTION	FUND	AMOUNT
METROPOLITAN ST. LOUIS	Apr22 1602Riddle	ST - Sewer	GENERAL FUND	\$88.73
MICRO CENTER	5020478	MS - Ipad and case	GENERAL FUND	\$1,130.98
MIDWEST SYSTEMS TRUCK EQUIP	77482	ST - Oval cabinet	GENERAL FUND	\$141.00
MISSOURI LAWYERS MEDIA	745341102	BA - Public hearing notice	GENERAL FUND	\$88.16
MISSOURI LAWYERS MEDIA	745355973	BA - Public hearing notice	GENERAL FUND	\$22.04
MISSOURI LAWYERS MEDIA	745358148	AM - Mort Jacobs bid	GENERAL FUND	\$57.40
NATIONAL BAND AND TAG CO	160209	AM - Pet tags	GENERAL FUND	\$219.62
OCCUPATIONAL HEALTH CENTERS	1013800604	PD - Drug screening	GENERAL FUND	\$264.00
OFFICE DEPOT	2.332E+11	PD - Office supplies	GENERAL FUND	\$60.27
OFFICE DEPOT	2.33202E+11	PD - Office supplies	GENERAL FUND	\$29.49
OVERLAND HARDWARE CO.	22420	ST - Garage supplies	GENERAL FUND	\$61.14
OVERLAND HARDWARE CO.	22333	ST - Garage compressor	GENERAL FUND	\$6.36
PEARL SOLUTIONS GROUP	358182	MS - Licenses	GENERAL FUND	\$730.00
PIRTEK HOSES & ASSEMBLIES	OV-T00006736	ST - Vehicle repairs	GENERAL FUND	\$248.94
POMP'S TIRE SERVICE, INC.	1170075004	ST - Vehicle repairs	GENERAL FUND	\$51.00
PROMAN GUTTER AND TREE	2022.3.27 1	ST - Remove dead tree/Brown	GENERAL FUND	\$575.00
PROMAN GUTTER AND TREE	2022.3.27 2	ST - Remove tree/Apache	GENERAL FUND	\$275.00
PROMAN GUTTER AND TREE	2022.3.26	ST - Trim large tree/Tudor	GENERAL FUND	\$575.00
REJIS COMMISSION	480887	PD - Court program/MULES connection	GENERAL FUND	\$864.81
SHI INTERNATIONAL CORP	B14990876	PD - 4 panasonic toughpads	GENERAL FUND	\$10,622.20
SIEVEKING INC.	830801	PD/ST - Fuel	GENERAL FUND	\$20,382.99
SIRCHIE FINGER PRINT	0536653-IN	PD - Evidence tape dispensers	GENERAL FUND	\$189.02
STAPLES BUSINESS ADVANTAGE (660409)	3504248545	AM - Office supplies	GENERAL FUND	\$64.13
STARBEAM SUPPLY CO	13212	ST - Garage maintenance	GENERAL FUND	\$110.36
SUMNER ONE/DATAMAX	3176940	CD/AM/PD - Copier overages	GENERAL FUND	\$737.29
SUMNERONE LEASING DIVISION	3173603	AM/CD/PD - Copier lease	GENERAL FUND	\$696.78
T-MOBILE USA	9488007786	PD - Cell phone GPS locate/BCI investigation	POLICE ASSET FORFEITURE FUND	\$150.00
THERESA COVER	2022.4.1	PD - Expense reimbursement	GENERAL FUND	\$312.64
W&S PUBLISHERS	2022.3.22	AM - Localite ad	GENERAL FUND	\$290.00
W&S PUBLISHERS	2022.3.19	AM - Localite ad	GENERAL FUND	\$290.00
WEBER CHEVROLET	CM2291509	ST - Part return/T14	GENERAL FUND	-\$78.23
WEBER CHEVROLET	789363	ST - Vehicle repairs	GENERAL FUND	\$1,236.27
WIRELESS USA	287529	PD - Frequency knob	GENERAL FUND	\$10.12
			General Fund Total	\$64,706.43

**City of Overland
Report of Disbursement Scheduled
For Checks Dated 2022.4.12**

VENDOR	INVOICE NBR	DESCRIPTION	FUND	AMOUNT
LANDVATTER READY MIX INC	212791	ST - Sidewalk/Miriam	CAPITAL IMPROVEMENT FUND	\$372.26
LANDVATTER READY MIX INC	212918	ST - Sidewalk/Windom/Olden	CAPITAL IMPROVEMENT FUND	\$419.68
NEW FRONTIER MATERIALS	12539372	ST - Preventative/Bressie	CAPITAL IMPROVEMENT FUND	\$237.02
SHI INTERNATIONAL CORP	B14986974	PD - 2 panasonic toughpads	CAPITAL IMPROVEMENT FUND	\$5,325.72
			Capital Improvement Fund Total	\$6,354.68
DOG WASTE DEPOT	473853	PK - Dog waste bags	PARKS & RECREATION FUND	\$253.88
GENUINE PARTS CO	1841-361060	CC - Exhaust fan belt	PARKS & RECREATION FUND	\$7.39
HOME DEPOT CREDIT SERVICES	30370215277	PK - Picnic tables	PARKS & RECREATION FUND	\$46.98
HOME DEPOT CREDIT SERVICES	30031030519	CC - Maintenance supplies	PARKS & RECREATION FUND	\$111.92
METROPOLITAN ST. LOUIS	Apr22 1655Woodson	PK - Sewer	PARKS & RECREATION FUND	\$31.86
METROPOLITAN ST. LOUIS	Apr22 2500Ashby	HF - Sewer	PARKS & RECREATION FUND	\$83.56
METROPOLITAN ST. LOUIS	Apr22 2519Verona	CC - Sewer	PARKS & RECREATION FUND	\$31.86
PECKHAM GUYTON ALBERS &	114981	PK - Wild Acres market study	PARKS & RECREATION FUND	\$865.00
PETTY CASH/ERIN WILLEY	2022.3.28	CC - Craft fair pizza/Easter bingo prizes	PARKS & RECREATION FUND	\$12.28
SUMNER ONE/DATAMAX	3176940 CC	CC - Copier overages	PARKS & RECREATION FUND	\$34.96
SUMNERONE LEASING DIVISION	3173603 CC	CC - Copier lease	PARKS & RECREATION FUND	\$104.22
W&S PUBLISHERS	2022.3.19 CC	CC - Employment/Spring cleanup ads	PARKS & RECREATION FUND	\$160.00
			Parks & Recreation Fund Total	\$1,743.91

City of Overland
 Report of Prior Paid Invoices
 For Invoices Paid Prior to
 2022.4.11 Council Meeting

Check Date	Bank	Check	App	Vendor	Vendor Name	Description	Amount
						2022.3.31 Monthly Payroll	\$8,038.77
						2022.4.8 Bi-Weekly Payroll	\$130,216.01
3/31/2022	01N	27248	AP	7223	AT&T (5001)	AM/PD - Telephone	\$415.91
3/31/2022	01N	27249	AP	777	METROPOLITAN ST. LOUIS	PD - Sewer	\$99.07
3/31/2022	01N	27250	AP	9103	OFFICE DEPOT	PD - Binders/BCI	\$116.30
3/31/2022	01N	27251	AP	5112	SAM'S CLUB/SYNCHRONY BANK	AM - Mayor/Council reception	\$17.94
3/31/2022	01N	27252	AP	7237	SPECTRUM	PD - Emergency preparedness TV services	\$215.65
4/1/2022	01N	27253	AP	7237	SPECTRUM	AM/CD/PD - Internet	\$299.27
4/7/2022	01N	27376	AP	7237	SPECTRUM	MS - TV, phone, internet	\$316.77
4/7/2022	01N	27377	AP	7483	VERIZON WIRELESS	AM/MS/CD/ST/PD - Phone service	\$1,077.98
4/7/2022	01N	27378	AP	680	SPIRE	CH - Gas	\$1,079.68
3/31/2022	01N	EFT1315(E)	PR	IRS	INTERNAL REVENUE SERVICE		\$1,774.96
3/31/2022	01N	EFT1316(E)	PR	SITW	MISSOURI DEPARTMENT OF REVENUE		\$176.00
4/1/2022	01N	EFT1330(E)	PR	LINCOLN	E LINCOLN NATIONAL LIFE INSURANCE COMPANY		\$141.25
4/1/2022	01N	EFT1331(E)	PR	VISION	Eyemed Fidelity Security Life		\$649.84
4/1/2022	01N	EFT1332(E)	PR	LIFE	THE HARTFORD GROUP BENEFITS		\$1,276.38
4/1/2022	01N	EFT1333(E)	PR	LTD	THE HARTFORD		\$1,084.01
4/8/2022	01N	EFT1334(E)	PR	IRS	INTERNAL REVENUE SERVICE		\$43,981.87
4/8/2022	01N	EFT1335(E)	PR	SITW	MISSOURI DEPARTMENT OF REVENUE		\$5,681.00
						Paid Prior General Fund Total	\$196,658.66
3/30/2022	3	1806	AP	6682	GATEWAY SEWER AND DRAIN	SLRP- 9814 Eastbrook	\$215.00
4/1/2022	3	1807	AP	6682	GATEWAY SEWER AND DRAIN	SLRP- 9814 Eastbrook	\$215.00
						Paid Prior Sewer Lateral Fund Total	\$430.00
3/31/2022	05N	6200	AP	175	AMEREN MISSOURI (01068)	AM - Upgrade streetlights	\$200.00
						Paid Prior Capital Improvement Fund Total	\$200.00

City of Overland
Report of Prior Paid Invoices
For Invoices Paid Prior to
2022.4.11 Council Meeting

3/31/2022	6	8527	AP	777	METROPOLITAN ST. LOUIS	CC - Sewer	\$131.77
3/31/2022	6	8528	AP	6341	ROBERT SHRUM	CC - Wild Acres guard fee	\$38.50
3/31/2022	6	8529	AP	5112	SAM'S CLUB/SYNCHRONY BANK	CC - Kids easter egg hunt wagon RETURN	\$1,479.13
4/1/2022	6	8530	AP	7237	SPECTRUM	CC - Internet	\$35.73
4/7/2022	6	8531	AP	9013	MARK H CHAO	CC - Kendo instructor fee	\$280.00
4/7/2022	6	8532	AP	6341	ROBERT SHRUM	CC - Wild Acres guard fee	\$66.00
4/7/2022	6	8533	AP	7237	SPECTRUM	CC - Cable TV	\$236.27
4/7/2022	6	8534	AP	7483	VERIZON WIRELESS	CC - Phone service	\$97.48
4/7/2022	6	8535	AP	680	SPIRE	CC - Gas	\$1,361.27
Paid Prior Parks & Recreation Fund Total							\$3,726.15



Memorandum

Date: 04/07/2022
To: Mayor, City Council
Cc: City Administrator
From: Melissa J. Burton, City Clerk
RE: City Clerk's Report

Planning & Zoning Commission

The agenda summary for the April 26, 2022, Planning & Zoning Commission meeting is attached.

Newly Elected Officials Training

The Municipal League of Metro Saint Louis will be holding Newly Elected Officials Training on Wednesday, April 27, 2022, at the Maryland Heights Community Center. All newly elected officials are invited to attend. Please email staff@stlmuni.org to register by April 20.

Hosting Municipal League of Metro Saint Louis

The City will host the monthly meeting of the Municipal League of Metro Saint Louis on Thursday, April 28, 2022, at Wild Acres Gymnasium. All elected officials are invited to be in attendance at this event. No rsvp required.



Planning & Zoning Commission

Agenda Summary

Date: Monday, April 04, 2022

To: Members of Overland City Council
Mayor Schneider
Jason McConachie, City Administrator
Melissa Burton, City Clerk
Kadi Sanders, Director of Community Development

From: James Osborne

RE: Planning & Zoning Agenda Summary
Tuesday, April 26, 2022

The Planning & Zoning Commission of the City of Overland will hold their regularly scheduled meeting Tuesday, April 26, 2022, at 6:00pm in Council Chambers to discuss the following items:

- Conditional Use Permit/Site Plan Approval – 9554 Page Ave– *Dawn Bury of QC Financial Services INC* is requesting approval to operate a Short Term Loan Business. This location is a continuation of a non-conforming Use, previously known as MO Payday Loan. The property is zone “PD-C” Planned Development Commercial and a Change of Ownership Only.
- Lot Consolidation – 9636 – 9640 Midland Blvd – *Gary Saettele of Bright Start Academy Inc.*, is requesting approval to consolidate lot 9640 Midland Blvd with 9636 Midland Blvd being the primary location. This location is the home of Bright Start Academy. Both properties are zoned “C1” Neighborhood Commercial. The Lot Consolidation is a total of 0.774 Acres.

A findings report will be furnished to the City Council following the hearing. If you have questions regarding this hearing or would like to review materials or submitted documents please do not hesitate to contact me at 314.428.4677 or via email at josborne@overlandmo.org.

RESOLUTION 2022-14

AMENDING THE FISCAL YEAR 21/22 CAPITAL IMPROVEMENT FUND BUDGET RELATED TO THE REPLACEMENT OF THE RETAINING WALL LOCATED AT 1712 DYER AVENUE

WHEREAS, on November 8, 2021, the City Council via Resolution 2021-77, authorized the City to enter into a contract with JTL for the replacement of the retaining wall located in the right-of-way in front of 1712 Dyer Avenue; and

WHEREAS, subsequent to the award of the contract, the City, in conjunction with the residents of 1712 Dyer, the City's engineering firm and the contractor; identified the need to increase the overall height of the wall to eliminate a potential safety issue for the resident; and

WHEREAS, with the increase in the height of the wall, the need for a fence at the top of the retaining wall is now required; and

WHEREAS, the cost for the additional material to increase the height of the wall totals \$5,400.00 and the cost for the fencing at the top of the wall totals \$5,500.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OVERLAND, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby acknowledges receipt of the notice of the Change Order, a copy of which is attached hereto and is marked as Exhibit "A", related to the additional cost for the increase in the height of the retaining wall and the fencing installed at the top of the wall.

Section 2. The FY 21/22 Capital Improvement Fund Budget, Street Department/Other Projects account line is hereby amended in the amount of Ten Thousand Nine Hundred Dollars and Zero Cents (\$10,900.00).

Section 3. All costs associated with the contract shall be payable from the FY 21/22 Capital Improvement Fund, Street Department/Other Projects account line.

This resolution passed and approved this 11th day of April 2022.

MAYOR

Date of Approval

ATTEST:

City Clerk

Thursday, March 17, 2022

CHANGE ORDER REQUEST



4 Westbury Drive
St. Charles, MO 63301

Change Order Request 1

Project Name 1712 Dyer Avenue

The following is hereby request for a Change Order for Additional Work. Attached you will find details of the Total Additions/Deductions.

Retaining Wall & Fence Addition	<u>\$10,900.00</u>
	\$10,900.00

The Original Contract Value	\$24,435.00
Previous Change Orders	\$0.00
Amount this Change	<u>\$10,900.00</u>
New Contract Value	\$35,335.00

City of Overland
9119 Lackland Road
Overland, MO 63114

JTL
4 Westbury Drive
St. Charles, MO 63301

Jason McConachie

Matthew Hollingsworth

Signature

Signature

Title

Title

Date

Date

RESOLUTION 2022-15

AUTHORIZING CONTRACT WITH H&G / SCHULTZ DOOR FOR THE REPLACEMENT OF THE EMERGENCY DOOR ALARM DEVICES AND DOOR THRESHOLDS AT THE OVERLAND COMMUNITY CENTER

WHEREAS, the Director of Parks and Recreation has identified the need to replace the emergency door alarm devices and door thresholds at the Overland Community Center; and

WHEREAS, the City of Overland advertised for and received sealed bids for the replacement of the emergency door alarm devices and door thresholds at the Overland Community Center in accordance with Section 100.140 of the Municipal Code with the following results;

Vendor	Door Alarms	Door Thresholds	Total Bid
H&G / Schultz Door	\$8,532.00	\$8,215.00	\$16,747.00

WHEREAS, the City received a bid from St. Louis Automatic Door, however the bid was received after the submittal deadline and therefore was not opened;

WHEREAS, the bid of H&G / Schultz Door Company has been determined to be the best and most responsible bid received in accordance with the specifications issued by the City pursuant to Bid Package 2022-01-18; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OVERLAND, MISSOURI, AS FOLLOWS:

Section 1. The Mayor and City Council hereby acknowledge that the bid from St. Louis Automatic Door was received after the submittal deadline and is therefore rejected.

Section 2. The Mayor is hereby authorized and directed to enter into a contract with H&G / Schultz Door Company, 11635 Lackland Rd, St. Louis, MO 63146 for the replacement of the emergency door alarm devices and door thresholds at the Overland Community Center

Section 3. The total cost of this project shall not exceed Sixteen Thousand Seven Hundred Forty-Seven Dollars and Zero Cents (\$16,747.00).

Section 4. The FY 2021/2022 Park Fund *Capital Equipment/Projects/Capital Projects* line item is hereby amended in the amount of Sixteen Thousand Seven Hundred Forty-

Seven Dollars and Zero Cents (\$16,747.00) for costs associated with the replacement of the emergency door alarm devices and door thresholds at the Overland Community Center.

Section 5. All costs associated with this project shall be payable from the FY 2021/2022 Park Fund *Capital Equipment/Projects/Capital Projects* line item.

This resolution passed and approved this 11th day of April 2022.

MAYOR

Date of Approval

ATTEST:

City Clerk