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AND VIRTUALLY VIA ZOOM (link is below).

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Persons interested in making their views known on any matter on the agenda should send an email with their comments to the City Clerk at jfrazier@claytonmo.gov. All comments received will be distributed to the entire Board before the meeting.

CLAYTON CITY COUNCIL
DISCUSSION SESSION - 6:00 P.M.
TUESDAY, MAY 26, 2026
CITY HALL – COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE
CLAYTON, MO 63105

1. **Boards and Commissions**

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the City Council may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

CLAYTON CITY COUNCIL
TUESDAY, MAY 26, 2026 – 7:00 P.M.
CITY HALL – COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE
CLAYTON, MO 63105

I. CALL TO ORDER

II. ROLL CALL

III. OPEN FORUM

This is the opportunity for the City Council to listen to comments from citizens concerning any matter of the city's business or any matter on which the City Council has control. Anyone wishing to address any aspect of a matter that is the subject of a public hearing scheduled for the same meeting shall confine any comments on that subject to the public hearing and not address that subject during an open forum. Each person addressing the City Council must complete and submit to the city clerk a speaker card containing the speaker's name, residential address and the subject upon which the speaker desires to speak. Each speaker is limited to three minutes to address the City Council during an open forum.

IV. PUBLIC HEARING

1. Ordinance – An amendment to Section 405.390 and Repealing and Replacing, Article X Planned Unit Development District of Chapter 405. (Bill No. 7156)

**A public hearing and ordinance to consider approving an amendment to Section 405.390 to add new definitions and establish new regulations.*

V. CONSENT AGENDA

All items within the Consent Agenda will be enacted by one motion of the City Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and will be considered separately.

1. Minutes – May 12, 2026
2. Resolution - A contract with American Response Vehicles to purchase a new ambulance. (Res. No. 2026-13)
3. Liquor license for Tora Asian House located at 16 N. Central Avenue.

VI. BUSINESS MATTERS

OLD BUSINESS

NEW BUSINESS

1. Ordinance – Intergovernmental Agreement with the City of Shrewsbury for the Central Core Fire Training Division. (Bill No. 7157)
**To consider a request from the Shrewsbury Fire Department to join the program as an active participant.*
2. Ordinance - Amending the contract authorization with the Lawrence Group LLC dba Integrate Construction Partners for the Clayton Municipal Maintenance Facility Project (Bill No. 7158)
**To consider authorizing an additional \$277,000 in contingency and project allowance authority for the Clayton Municipal Maintenance Facility Project.*
3. Resolution - Five-Year Capital Improvements Plan (CIP) for inclusion in the Fiscal Year 2027 proposed budget document. (Res. No. 2026-14)
**To consider approving the 5-year CIP funded project list.*

VII. MEETING ADJOURNMENT

The next regular meeting of the Clayton City Council will take place at 7:00 p.m. on Tuesday, June 9, 2026.

Clayton City Council: Mayor Bridget McAndrew, Becky Patel (Ward 1), Betsy Meyland-Smith (Ward 1), Susan Buse (Ward 2), Jeff Yorg (Ward 2), Gary Feder (Ward 3), and Kami Waldman (Ward 3)

Contact Information: For full City Council contact information visit: www.claytonmo.gov. To contact the City Clerk call 314-290-8469. To contact the City Manager, call 314-290-8400.

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the City Council may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021 (9)(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

Agenda topics may be added or deleted at any time prior to the City Council meeting without further notice. To inquire about the status of agenda topics, call 290.8469. Individuals who require accommodation (i.e., sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 290.8469 or Relay Missouri at 1.800.735.2966 (TDD) at least two working days prior to the meeting.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUNCIL

FROM: DAVID GIPSON, CITY MANAGER
ANNA KRANE, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DATE: MAY 26, 2026

SUBJECT: ORDINANCE - AMENDING SECTION 405.390 AND REPEALING AND REPLACING, ARTICLE X PLANNED UNIT DEVELOPMENT DISTRICT OF CHAPTER 405 TO ADD NEW DEFINITIONS AND ESTABLISH NEW REGULATIONS

BACKGROUND

The comprehensive plan, Clayton Tomorrow 2040, includes a key result to “Review PUD public benefit points system to identify opportunities for better alignment with city objectives.” As part of the analysis, staff have also identified opportunities to simplify the framework and evaluation of PUD proposals. The Plan Commission-Architectural Review Board and the City Council have held multiple discussion sessions on this topic to provide guidance, pose questions for staff to consider, and solicit feedback from the public. Following review of past PUD projects, current city goals, and feedback from the discussion sessions, staff drafted a modification and public benefits framework for PUDs. The proposed framework draft was sent to developers, designers, and property owners who have completed a PUD project within Clayton or who have inquired about a future potential PUD project to collect feedback from the development community on the changes.

SUMMARY OF CHANGES

While Article X Planned Unit Development has been substantially reorganized under the proposed draft, most regulatory changes are focused on code modifications and the public benefits structure. The application and review process is not proposed to change. The outline of the proposed regulations follows a unified development code format similar to the recently adopted non-residential and mixed-use zoning district regulations. Tables are introduced to streamline the presentation of requirements and summaries.

The most substantial change is shifting from a benefit points system to a tiered benefits system. The proposed framework will categorize a proposed PUD as a tier 1, tier 2 or tier 3, with the tier then determining the minimum public benefit requirements. Similarly, each public benefit option is categorized as a tier 1, tier 2 or tier 3. Some public benefits are also identified as priorities by the City Council. The public benefit options have been updated to directly relate to the goals of Clayton Tomorrow 2040.

RECOMMENDATION

Staff recommend that the City Council conduct a public hearing and approve the proposed ordinance amending Chapter 405 to adopt regulations for PUDs hereinafter set forth.

BILL NO. 7156

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 405 OF THE CLAYTON CITY CODE TO ADD NEW DEFINITIONS AND ADOPT NEW REGULATIONS FOR PLANNED UNIT DEVELOPMENT DISTRICTS.

WHEREAS, the City of Clayton seeks to implement objectives and key results of the Clayton Tomorrow 2040 Comprehensive Plan; and

WHEREAS, on April 20, 2026, the City Plan Commission held a public hearing with regard to these revisions, after due notice as required by law, at which all interested persons had an opportunity to be heard, and thereafter recommended adoption of the legislation as hereinafter set forth; and

WHEREAS, on May 26, 2026, the City Council held a public hearing with regard to these revisions, after due notice as required by law, at which all interested persons had an opportunity to be heard; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Clayton to adopt the amendments hereinafter set forth and that such amendments best serve the public health, safety and welfare of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. Section 405.390.B of Article III of Chapter 405 of the Code of Ordinances of the City of Clayton, Missouri, is hereby amended by enactment of new definitions (to be added in appropriate alphabetical order) as follows:

Chapter 405. Zoning Regulations

Article III. Definitions

Section 405.390. Definitions

B. Definitions. As used in this Chapter, unless the context otherwise indicates, the following terms mean:

[NOTE: Subsection (A) and those definitions in subsection (B) not set out here are not altered, amended or affected in any way by this amendment and remain in full force and effect. For that reason, those materials are not set forth here in full.]

COMMON AREAS - PUD

A parcel or parcels of land or an area of water or a combination of land and water within the site designated for planned unit development and designated and intended for the use and enjoyment of residents and employees of a planned unit development. Common areas may contain such complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents and employees of the planned unit development.

OPEN SPACE - PUD

Green areas on a parcel or parcels of land or an area of water or a combination of land and water within the site designated for a planned unit development which are without above-ground structures or buildings, parking lots or public sidewalks of any nature whatsoever and which shall be included but not limited to landscape areas, green areas in parks, garden areas, lawns, yards and other undeveloped areas.

Section 2. Sections 405.1360 through 405.1490, comprising Article X of Chapter 405 of the Code of Ordinances of the City of Clayton, Missouri, are hereby repealed and one new article and seven new sections, initially to be designated as Article X and Sections 405.1360 through 405.1420, are hereby enacted in lieu thereof, to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City’s Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 4. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect both from and after its passage by the City Council.

Passed by the City Council this ____ day of _____, 2026

Mayor

Attest:

City Clerk

Exhibit A

Chapter 405

Article X Planned Unit Development District

Section 405.1360 Purpose Statement

- A. The purpose of the planned unit development process is to foster appropriate use of existing buildings and enable compatible redevelopment which provides public benefits as identified in Section 405.1380 and achieves the following objectives:
1. Creation of a planned mixture of land uses while maintaining a more desirable environment through the combination and coordination of architectural styles, building forms, common facilities and buffers between uses;
 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetics and public amenities;
 3. More open space or natural resource protection than likely under as-of-right zoning;
 4. Land use designs that incorporate natural terrain features, to preserve natural open spaces and desirable site characteristics such as restoration and maintenance of natural systems, native vegetation and geologic features;
 5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City;
 6. A greater mix of housing types and mix of residential and commercial land uses designed in a complementary manner to maintain community character;
 7. Creating or contributing to neighborhoods that are more pedestrian and public transit-oriented;
 8. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation; and,
 9. Implement the recommendations of the comprehensive plan.

Section 405.1370 General Requirements

- A. A PUD is intended to provide a means for the redevelopment of an area in a unified land development that will improve the quality of the subject property and have a beneficial effect on adjacent properties.
- B. Types Of PUD Districts. There are two (2) types of PUD zoning districts:
1. Residential. Rezoning to a residential planned unit development district is allowed only in areas where the existing zoning designation is residential and when:
 - a. One hundred percent (100%) of the gross square footage of the proposed buildings is to be used for residential purposes and/or open space regardless of the type of building in which such residence is located, i.e., conventional single-family residences, townhouses, duplexes, multi-family structures or apartments; and
 - b. The project is developed on a lot at least thirty thousand (30,000) square feet in size.
 - c. A residential PUD may be constructed on a lot measuring less than thirty thousand (30,000) square feet when such lot has an existing zoning of M-3 High-Density Mixed-Use and when the proposed PUD measures at least fifty thousand (50,000) gross square feet and meets the single-use residential structure standards per Section 405.2870.E.1.i.

2. Mixed use. Rezoning to a mixed-use planned unit development district is allowed only in areas where the existing zoning designation is non-residential or where the future land use designation is non-residential or mixed-use and when:
 - a. The proposed building(s) totals fifty thousand (50,000) gross square feet or more; and
 - b. The project incorporates two (2) or more distinct land uses; and
 - c. A mixed-use PUD must contain a reasonable ratio of areas devoted to distinct land use categories as determined by the City Council in the exercise of its legislative discretion. In determining the reasonableness of the areas devoted to district uses, the City Council may take into account the general character of the area within which the project site is located; the overall size of the project; the configuration of the proposed building(s) and the site layout; the need for non-residential services or a category of use in the area; and other factors which the Council finds relevant to such an analysis in a given case; and
 - d. The first floor of any mixed-use building shall include commercial land uses with public entrances to these uses from an adjoining street; non-residential uses are also allowed on other floors of a mixed-use building.
- C. Minimum Project Standards. All PUD projects shall be designed to meet the following standards.
 1. Proposed developments shall meet the standards for LEED Silver certification or an equivalent standard as determined by the City Council. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and documentation to the City as part of the application process, approved by a LEED Accredited Professional (LEED-AP), that shows that the project will comply with LEED Silver requirements.
 2. Proposed developments shall be constructed with high-quality materials that add significant value to the property.
 3. When designed for a Consumer Emphasis Area (CEA) use, the space shall meet the standards for retail ready including the following:
 - a. Minimum interior ceiling height for the CEA tenant space shall be fourteen (14) feet. This may be reduced to twelve (12) feet when measured from finished floor to a drop ceiling or similar feature used to create a corridor for mechanical, plumbing, or electrical infrastructure along the ceiling.
 - b. Service locations, connections, and corridors shall be identified for mechanical, plumbing, and electric for CEA uses. For food service uses, exhaust and grease trap connections shall also be identified.
 4. Uses Allowed. All permitted uses in the underlying district(s) shall be allowed unless otherwise specified in the PUD ordinance. Allowable uses shall be identified in the PUD document through a cross reference to applicable underlying zoning district(s).
 - a. Conditional Residential Uses. Dwelling units that require a conditional use permit in the underlying zoning district shall not be required to submit a separate conditional use permit, and approval shall be considered as a part of the findings and review of the PUD.

- b. Conditional Non-Residential Uses. Non-residential uses that require a conditional use permit in the underlying zoning district shall not become permitted uses but shall remain conditional and allowed to commence and continue only with a valid conditional use permit.
- D. Ownership. The tract of land to be developed as a PUD must be and remain under single ownership or control. The property included in the PUD shall be planned and developed as a single unit/phase.
- E. Plat Required. The planned unit development project shall consist of and shall be conterminous with a single lot described in a recorded subdivision plat.

Section 405.1380 Code Modifications and Public Benefits Framework

A. PUD Framework

- 1. A PUD must provide benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district.
- 2. The City Council may approve alternatives to the zoning regulations, subdivision regulations or design standards applicable to the property proposed to be rezoned to a PUD, in exchange for developer provided public benefits, as authorized in this Section.

B. PUD Tiers

- 1. A project is categorized as Tier 1, Tier 2 or Tier 3 based on the modification qualifier, as outlined in *Table 1: PUD Tiers*, below. A project including multiple modifications shall be classified based on the highest tier with a qualified modification. For example, a project including one Tier 1 modification and one Tier 3 modification shall be categorized as Tier 3.
- 2. The public benefit requirements are determined by the project tier.

Table 1: PUD Tiers			
	Tier 1	Tier 2	Tier 3
Modification Qualifier	<ul style="list-style-type: none"> • A project modifying a maximum of two (2) standards that do not impact density or uses 	<ul style="list-style-type: none"> • A project modifying a standard impacting density (up to 90% change), or • A project modifying a use requirement, or • A project modifying three (3) standards 	<ul style="list-style-type: none"> • A project modifying a standard impacting density (90% change or greater), or • A project modifying four (4) or more standards
Public Benefit Requirements	<ul style="list-style-type: none"> • 2 public benefits with at least 1 being a priority benefit 	<ul style="list-style-type: none"> • 3 public benefits with at least 1 being a priority benefit, and • At least 2 required benefits must be a Tier 2 or higher 	<ul style="list-style-type: none"> • 5 public benefits with at least 2 being priority benefits, and • At least 1 required benefit must be a Tier 2 or higher, and • At least 2 required benefit must be a Tier 3

- C. Code Modifications. The City Council shall have the authority in approving the PUD to adopt modifications to development standards from the following:
1. Chapter 405: Zoning Regulations.
 2. Chapter 410: Overlay and Urban Design Districts.
 3. Chapter 415: Subdivision Regulations (limited to the following standards from Article VII: Minimum Design Standards):
 - a. Section 415.590: Blocks.
 - b. Section 415.600: Lots.
 - c. Section 415.630: Street Design Standards (minimum right-of-way, minimum tree lawn width, horizontal radius of centerline, and medians only).
 - d. Section 415.640: Intersections and Street Alignment (curb radius only).
- D. Public Benefits
1. The City Council has categorized public benefits as Tier 1, Tier 2, and Tier 3, as outlined in *Table 2: Public Benefits*, below, commiserate with the scale of modifications under each tier along with the goals and priorities for the city. The City Council shall have full discretion to determine whether a proposed project adequately incorporates the standards of the benefits listed in *Table 2*.
 2. The City Council has designated priority benefits which represent the primary desires for development within the city. Any priority benefit may be selected to satisfy the priority benefit requirement for a PUD project, regardless of the project tier.
 3. A developer may propose one public benefit for a project that is not listed in *Table 2* for consideration by the City Council.
 - a. Such benefit shall not count as the required priority benefit for the project.
 - b. The applicant shall bear the burden of proving that the proposed benefit meets the purpose of a PUD project and aligns with the goals and vision of the City.
 - c. Tier valuation and approval of a proposed benefit is at the sole discretion of the City Council.

Table 2: Public Benefits	
Priority Benefit	Public Benefit Description
	Tier 1
	Special access features or provisions to existing or planned public transit facilities.
	Significant public art installation to be located on private property but visible from the public right-of-way and accessible to the public.
	Rooftop activation with public use (M-2 and M-3 base zoning only).
	Provision of EV charging for 10% of parking spaces.
	Provision for and/or protection of green infrastructure such as planned and managed networks of open spaces (including parks) and features that use natural means such as vegetation to capture, store and infiltrate stormwater runoff (including bioswales, green roofs, and rain gardens).
*	Extraordinary landscaping and greenspace provisions that focus on native plantings to support pollinators, keystone species, habitat diversity or stormwater mitigation.
	Agreement to participate in city's building benchmarking program for commercial buildings less than 100,000 gross square feet.

	Architectural distinction at street level (first two floors or 40 feet above grade). ¹
	Provision of expanded sidewalk infrastructure in a business district through construction of an outdoor dining area or programmed plaza on private property covering less than 50% of the width of the property.
	Tier 2
	Preservation of existing building(s).
*	Architectural distinction at street level and at the roofline. ¹
	Provision of missing housing or dwelling unit types accounting for a minimum of 30% of the total unit mix of a project (duplexes, townhomes, villas, or apartments with 2 or more bedrooms).
	Provision of EV charging stations for 50% of parking spaces or more.
*	Provision of a minimum of five (5) publicly accessible EV charging stations located along or within 500 feet walking distance of a Consumer Emphasis Area.
	Use of a shared parking agreement for access to existing underutilized parking spaces withing 500 feet walking distance of development site to reduce number of newly constructed parking spaces.
	Provision of high-efficiency mechanical system proven to have reduced greenhouse gas emissions.
	Tier 3
	Fully below grade parking structure.
*	Provision of a minimum of 5% of the total project dwelling units for affordable housing. ²
*	Provision of a minimum of 10% of the total project dwelling units for workforce housing. ³
*	Provision of entertainment use as a significant use component of the development program.
*	Contribution to an affordable CEA space through provision of below market rent, coverage of initial tenant build-out costs, or another provision deemed by the City Council to lower the barrier to entry or cost to entry for a CEA use. ⁴
*	Provision of white-box CEA space to support small businesses or pop-up shops. ⁴
	Inclusion of a use that will diversify tax base or drive significant sales tax revenue (marijuana dispensaries and retail smoking establishments shall not qualify).
	Inclusion of alternative energy sources.
	Building designed to LEED Gold standard or higher.
	Extension of city standard streetscape, sidewalks, or bicycle lanes from project site along adjacent property to complete connections to larger networks where gaps exist.

Notes

¹ Architectural distinction sets a standard for excellence, elevating and enriching the built environment with exterior visual elements that are notable in shape or appearance. While architectural distinction requires enhanced and creative design, projects shall still be deemed compatible and appropriate for their context by the Architectural Review Board per Section 400.110. Architectural distinction is evaluated by the City Council and could be achieved through, but is not limited to, innovative design, culturally rooted design, substantial detailing, or distinctive massing. For example, standard block massing with high quality materials does not alone rise to the level of architectural distinction.

² Affordable housing units shall be permanently available for residents with a qualifying income not exceeding 80% of the St. Louis County area median income as defined and

determined by the Department of Housing and Urban Development. Total annual rent of said units shall not exceed 30% of the maximum qualifying income. Qualifying units shall be a mix of type reflecting the total unit type distribution for the project.

³ Workforce housing units shall be permanently available for residents with a qualifying income not exceeding 100% of the St. Louis County area median income as defined and determined by the Department of Housing and Urban Development. Total annual rent of said units shall not exceed 30% of the maximum qualifying income. Qualifying units shall be a mix of type reflecting the total unit type distribution for the project.

⁴ CEA spaces qualifying for public benefits shall be occupied within six months of issuance of the first occupancy or temporary occupancy permit issued for the project, unless such requirement is modified by the City Council.

Section 405.1390 Application and Plan Requirements

- A. Application Requirements. The following requirements shall be submitted for all PUD applications. Additional requirements may be requested by the Director of Planning and Development Services prior to or upon review of the application.
1. Applications shall be in the form set forth by the City and which lists permitted and accessory uses, development standards, location of land uses, number of dwelling units, square footage of non-residential uses, developer commitments, etc., and shall include a schematic plan of the property showing the general location of all land use types, landscape buffers, preliminary open space amenities and trail plan, site circulation and vehicular access points.
 2. The PUD document shall also include a list of any proposed deviations from the Zoning Regulations, including any applicable Overlay and Urban Design Overlay districts.
 3. Minimum applicant and owner information requirements.
 - a. The applicant's name, address, telephone number and interest in the property.
 - b. Certification that the applicant is registered to do business in the State of Missouri and is in good standing to develop the site.
 - c. The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application.
 - d. A certificate of disclosure of ownership interest.
 - e. The street address and legal description of the subject property.
 - f. A description of the existing use of the subject property and the proposed use.
 - g. The telephone numbers of the architect, landscape architect, planner or engineer on the project.
 - h. Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned unit development.
 - i. The required application fee as set forth in the fee schedule as approved by the City Council.
 4. Professional studies and technical reports, including but not limited to the following, may be requested by the Director of Planning and Development Services to assist in the evaluation of a proposed PUD. The applicant shall be responsible for any costs and/or expenses incurred as a result of engaging such outside professional assistance.

- a. A traffic impact study and/or a parking study to be coordinated by the City and prepared by a registered traffic engineer. If a modification to the required parking spaces is request, a parking study shall be required.
 - b. A soils and subsurface conditions report.
 - c. A tree preservation plan prepared by a registered Landscape Architect or certified Arborist.
 - d. A shadow study.
- B. PUD Plan Requirements. The applicant shall submit a PUD document as prescribed by the Planning and Development Services Department. The following information shall be included:
1. The location, dimensions, floor area, type of construction and proposed use of each proposed building or structure.
 2. The number, the size and type of dwelling units in each building and the overall dwelling unit density (if residential uses are proposed).
 3. The number, location and dimensions of parking spaces and loading docks, with means of ingress and egress.
 4. A plat of survey of the parcel of land, lot(s), block(s) or parts or portions thereof, drawn to scale, showing the actual dimensions of the parcel, lot(s), block(s) or parts or portions thereof according to the registered or recorded plat of such land.
 5. A written statement showing the relationship of the proposed PUD to the City's Comprehensive Plan and justification for any proposed code modifications.
 6. A written statement addressing each of the standards set forth in Section 405.1410 below and such additional standards, if any, as may be applicable under the specific provisions of these regulations. The statement shall explain specifically how the proposed planned unit development relates to and meets each such standard.
 7. A written description showing why the proposed PUD is compatible with other property in the neighborhood.
 8. When the proposed planned unit development includes provisions for common open space or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by any entity other than a government authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted.

Section 405.1400 Application and Decision Procedures

- A. PUD Process. A PUD requires approval by the City Council after recommendation from the Plan Commission. The process for PUD approval includes the following steps, as summarized in *Table 3: PUD Process*.

Application	Preapplication Meetings		Review and Decision Making			
	Staff	Community Conference	Staff	Plan Commission	Architectural Review Board	City Council
PUD	O	X	R	[R]		[D], A
PUD major amendment			R			D
PUD minor amendment			D			
Conceptual Review ¹				R	R	
Rezoning ²			R	[R]		[D]
Site Plan Review ²			R	D		
Architectural Review ²			R		D	
Subdivision Plat ²			R	R		[D]
Notes						
X = Required; O = Recommended; (blank) = Not Applicable/Not Required; R = Review and Recommendation; D = Review and Decision; A = Appeal Decision; [] = Public Hearing						
¹ Conceptual Review process is recommended for a new PUD but is not required						
² Application is required concurrent with PUD unless deemed not applicable to a project scope by the Director of Planning and Development Services						

1. Pre-application staff meeting. Prior to applying for a PUD, the applicant shall participate in a pre-application conference with City staff. The purpose of the pre-application meeting is to allow City staff to review and provide comments on the suitability of the development concept as a PUD, as well as to provide guidance to applicant on the procedures and standards for PUD approval.
2. Conceptual review. Conceptual review is recommended, not required, for PUD projects. This step allows for a non-binding presentation and review meeting with the Plan Commission and Architectural Review Board before all project details are finalized. The public meeting provides opportunity for community feedback; however, options and issues raised may not be all-inclusive and no decisions or guarantees on the project design or outcome are made. Revision of the proposal based on input from the conceptual review is solely at the discretion of the applicant.
3. Community conference. The community conference is an informal public meeting hosted by the applicant prior to submittal of a PUD application. The purpose of the meeting is to provide early and informal notification to the public, to generate discussion, and make the applicant aware of community concerns relative to the proposed project. It is intended to provide a means by which the applicant and the public can work together in a productive and creative manner. However, options and issues raised may not be all-inclusive and no decisions or guarantees on the project design or outcome are made.

Revision of the proposal based on input from the community conference is solely at the discretion of the applicant.

- a. Process. The community conference shall be held in a place that is readily available to the public and large enough to accommodate the anticipated number of people who may be present at the meeting, such as the Clayton Center or another public or private meeting facility. Notice of the date, time and location and a project description shall be provided to the City and by mail to all owners of property within one thousand (1,000) feet of the PUD site two (2) weeks prior to the scheduled meeting date. All mailing requirements are the responsibility of the project applicant and shall be documented by affidavit to the City. City staff shall post a copy of the developer's notice at the site, Clayton City Hall and on the City's website.
- b. Expectations. The applicant shall:
 - (1) Explain the project concept to the audience and solicit input as to the issues which concern them; and,
 - (2) Invite the public to speak to issues related to the proposal, but their input shall not be considered public testimony regarding the application when and if submitted; and,
 - (3) Prepare a written report documenting the community meeting, summarizing the issues raised, and describing how the proposed project, as submitted, addresses the issues raised in the project design and/or explains why it does not; and,
 - (4) Submit said written report to the City for inclusion with the PUD application materials; and,
 - (5) Provide a copy of the report to all the community meeting attendees prior to or concurrent with submittal of the PUD application materials to the City.
4. Staff review. Upon the review of an application and plans, the Director of Planning and Development Services or his/her designee shall notify the applicant of any deficiencies and/or modifications necessary to perfect the application. Once the submittal is deemed complete, the application is forwarded to the Plan Commission and City Council for their consideration and approval, respectively.
5. Plan Commission review and recommendation. After due notice per Section 400.080, the Plan Commission may make recommendations to the City Council regarding the proposed PUD's compliance with requirements of this Article.
6. City Council review and decision. Approval of a PUD is determined solely in the legislative discretion of the City Council after hosting a Public Hearing.
- B. Additional Review Procedures. In addition to the PUD process outlined in this Section, a PUD may also require concurrent review of the following applications:
 1. Rezoning. A PUD is a distinct zoning district and requires a request for a change in the zoning district designation pursuant to Chapter 405, Article XI Text Amendments and Rezoning.
 2. Site Plan Review. A site plan application for the project shall be submitted and approved in accordance with the requirements and procedures set forth in Chapter 405, Article VIII.

3. Architectural Review. An architectural review application for the project shall be submitted and approved in accordance with the requirements and procedures set forth in Chapter 400, Article III.
4. Subdivision Plat. If a subdivision plat is required to facilitate the lot configuration of the PUD project, an application and plat shall be submitted and approved in accordance with the requirements and procedures set forth in Chapter 415.

Section 405.1410 PUD Approval

- A. Criteria for PUD Approval. The approval criteria are designed to achieve the objectives as set forth in Section 405.1360 of this Article. The Plan Commission may recommend, and the City Council may adopt modifications to code requirements as part of its consideration and approval of a PUD. In considering and acting upon development plans, landscape plans and other applicable plans, the Plan Commission and City Council shall take the following criteria into consideration:
 1. The proposed development is in harmony with general purposes and intent of Chapter 405 of the Municipal Code and is compatible with and implements the planning goals and objectives of the City as set forth in the City's comprehensive plans.
 2. Open Space And Landscaping. The quality and quantity of public and common open space and landscaping provided are consistent with higher standards of design and amenities expected of a PUD. Common spaces are adequate in size and design to accommodate public use.
 3. External Circulation. Streets, sidewalks, pedestrian ways, bike paths, off-street parking and loading as appropriate to the planned land uses are provided and meet the City of Clayton standards. They will not unduly interfere with the safety and capacity of adjacent streets, or other means of access to the site.
 4. Internal Circulation. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians, and provides public access to green areas and open space preserved on site which are designated for public use.
 5. Design. The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.
 6. Existing or proposed utility services are adequate for the proposed development.
 7. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
 8. Natural Features. The design of the PUD is as consistent as practical with the preservation of natural features of the site such as stands of mature trees, steep slopes, natural drainage ways, wetlands, or other areas of sensitive or valuable environmental character. The topography of the property is preserved to the greatest extent possible.
 9. The proposed site layout and uses are compatible with the neighborhood surrounding the proposed development and the City as a whole.
 10. The proposed development complies with all other applicable codes and ordinances.
 11. The proposed development preserves buildings which are architecturally or historically significant or contribute to the character of the City.

12. Public Welfare. The PUD will not be detrimental to the public health, safety or general welfare.
13. The proposed development provides the required number of public benefits to the extent outlined in Section 405.1380.

B. Approving Ordinance and PUD Document.

1. The City Council may impose conditions of approval and limitations as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements near the planned unit development, upon the City as a whole or upon public facilities and services. These conditions, may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, maintenance, operational elements that would impact adjoining land uses and other matters relating to the purposes and objectives of these regulations. Such conditions shall be expressly set forth in the PUD document which shall be an exhibit attached to the PUD ordinance authorizing the planned unit development. Violation of any such condition or limitation shall be a violation of these regulations and subject the offender to the penalties prescribed for the violation of this Chapter. Additionally, violation of any such condition or limitation shall be a violation of these regulations and shall constitute grounds for revocation of the approval authorizing the planned unit development.
2. The ordinance approving a PUD shall contain a legal description of the property subject to the planned unit development. The ordinance along with the PUD document and approved site plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof of such recording before any permits may be issued.
3. Following planned unit development plan approval, the PUD document and approved site plan, rather than any other provision of Chapter 405, shall govern the use, parking, loading, height, building locations, open space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned unit development pursuant to the zoning district regulations otherwise applicable to such area.

Section 405.1420 Post Decision Procedures

- A. Time Limit on Approved PUD. No planned unit development permit shall be valid for a period longer than one (1) year unless a building permit is issued, and construction is actually begun and is diligently pursued within that period.
 1. A written request for an extension must be received by the City Clerk not less than forty-five (45) days prior to the expiration of the original one-year period. The applicant shall bear the burden of providing just cause for delay, proof that the project remains the same and proof that no circumstances bearing on the suitability of the project have changed. Approval of a request for an extension is at the sole discretion of the City Council.
- B. Building Permit Issuance.
 1. The approval of a proposed planned unit development by the City Council shall not authorize the establishment or extension of any use nor the development, construction,

reconstruction, alteration or moving of any building or structure, but shall authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including, but not limited to, a building permit, certificate of occupancy and, where applicable, subdivision approval.

2. Building permits shall be issued in accordance with the approved site development plan.
- C. Reapplication. In the event the City Council denies an application for planned unit development, no request for hearing upon the same application or substantially similar application will be accepted for a period of at least one (1) year from the date of denial by the City Council.
- D. Appeals. An aggrieved party may, within fifteen (15) days of the decision for which redress is sought, file with the City Council a written request for reconsideration and appeal of any decisions of the City Council under this Article. The written request must set forth in a concise manner the decision being appealed, and all grounds known to the appellant as to wherein and why the decision is allegedly in error. The request for reconsideration and appeal must be filed with the City Clerk within the time specified above. A copy of the request and any supporting documents or materials filed by the aggrieved party must be served by the aggrieved party on the applicant (if different than the aggrieved party) by certified U.S. mail, return receipt requested, within three (3) days of filing with the City Clerk. Proof of service on the applicant must be filed with the City Clerk within six (6) days of filing of the request. The City Council may consider the appeal on the record of the prior decision or may, at its sole discretion, receive additional evidence in such manner as it deems appropriate in light of the circumstances.
- E. Revocation. The City shall have the authority to order the abatement, removal and/or conformity of any planned unit development or any portion thereof that is contrary to any of the conditions and/or provisions of the approved planned unit development. Provided, however, that the property owner was first served with an order to abate, remove and/or bring into conformity the violation(s) and the property owner failed to comply with the order within ten (10) days of receiving the order and following a public hearing held in accordance with this Article.
- F. Amendments.
 1. No adjustment shall be made in the construction, development or use without a new application under the provisions of these regulations. However, minor adjustments may be made subject to written approval by the City Manager.
 2. Minor Amendments. The City Manager may authorize minor adjustments to the approved development plan when such adjustments appear necessary considering technical or engineering considerations. Such minor adjustments shall be limited to the following elements:
 - a. Adjusting the distance as shown on the approved development plan between any one (1) structure or group structures and any other structure or group of structures or any vehicular circulation element or any boundary of the site.
 - b. Adjusting the location of any open space.
 - c. Adjusting any final grade.
 - d. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area.

- e. Minor adjustments shall be consistent with the intent and purpose of these regulations and the approved development plan and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of these regulations.
 - f. The City Manager may decline to approve such minor adjustments if he/she deems the changes are significant and refer the application to the City Council (see Major Amendments).
- G. Major Amendments. The City Council may consider major amendments to the approved PUD plan after a public hearing held by the City Council and notice to all property owners whose properties are located within two hundred (200) feet of the PUD. The following shall be considered major amendments:
- 1. An increase in square footage or density from the original proposal.
 - 2. Change in the number of parking spaces from the original approval.
 - 3. Changes in proposed land uses (office becomes retail/restaurant, etc.).
 - 4. Significant changes to the outside appearance of the building including decorative lighting, building materials, colors, etc., the site, landscaping and/or streetscape.
 - 5. Modification of any written conditions of approval or recorded easements.
 - 6. Other such amendments deemed major by the City Manager.
 - 7. Changes in the PUD plan as approved shall be in substantial conformity with the approved site plan or an amendment to the approved site plan shall be submitted and approved by the Plan Commission/Architectural Review Board.

THE CITY OF CLAYTON

City Council
In-Person and virtual Meeting
May 12, 2026
7:05 p.m.

MINUTES

Mayor McAndrew called the meeting to order and requested a roll call. The following individuals were in attendance:

In person: Susan Buse, Becky Patel, Gary Feder, Jeff Yorg, Kami Waldman, Betsy Meyland-Smith, and Mayor Bridget McAndrew.

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Assistant City Manager Burr

OPEN FORUM

Natalie Dowd, 7536 Parkdale Avenue, Apt. 6, addressed the Council with concerns regarding the City’s use of Flock Safety cameras as related to data sharing with other agencies, specifically the U.S. Immigration and Customs Enforcement (I.C.E.)

A PUBLIC HEARING AND AN ORDINANCE AMENDING CHAPTER 405 ESTABLISHING REGULATIONS FOR OUTDOOR DINING

Mayor McAndrew opened the public hearing and requested proof of publication.

City Manager Gipson reported that during the Clayton Tomorrow 2040 comprehensive planning process, the community provided feedback pairing continued support for outdoor dining with heightened enforcement of operating standards. Staff drafted revisions to the outdoor dining permit program, with the aim to affirm the pedestrian-diner balance and enhance permittee compliance without raising the administrative burden.

The proposed changes include reducing focus on outdoor dining on private property, streamlining permit duration, and holding an initial inspection to verify conditions on the ground. Taken together, these revisions should lead to a more predictable system with expectations communicated to permit holders upfront, and moving away from reactive, complaint-based enforcement. These revisions would also reduce the possibility for miscommunication between back-of-house staff, who may have applied for the permit, and front-of-house workers who would implement it.

No changes are proposed to regulations for Outdoor Dining in Temporary Tents.

The text amendment was presented to the Plan Commission on April 20, 2026, and unanimously recommended to the City Council for approval.

Hobie Kropp, Plans Technician, and Anna Krane, Director of Planning, addressed the Council to answer questions.

The Council raised questions and concerns regarding the quality of the resin furniture.

Motion made by Councilmember Buse to amend Bill No. 7154, Section 405.3980. E. adding the following text “...or HDPE (High-Density Polyethylene) resin...” and “...the requirement for HDPE-quality resin materials for furniture shall be mandatory only for permits issued after January 1, 2028.” Councilmember Patel seconded.

The motion passed 6-Ayes to 1- Nay (Mayor McAndrew).

Mayor McAndrew closed the public hearing.

Councilmember Buse introduced Bill No. 7154, approving text amendments to Chapter 405, Article XXIV, Outdoor Dining Regulations as amended to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7154, first reading, an Ordinance Amending Chapter 405 of the Clayton City Code to Revise the Regulations for Outdoor Dining as amended by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7154 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7154, approving text amendments to Chapter 405, Article XXIV, Outdoor Dining Regulations as amended to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7154, second reading, an Ordinance Amending Chapter 405 of the Clayton City Code to Revise the Regulations for Outdoor Dining as amended by title only.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; Councilmember Meyland-Smith, and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7013 of the City of Clayton.

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 801 SEMINARY PLACE, CONCORDIA SEMINARY

City Manager Gipson reported that this is a public hearing and subsequent resolution to consider a Conditional Use Permit (CUP) to allow the construction of new residences and parking on the Concordia Seminary campus.

This property is bounded by DeMun Avenue to the east, Big Bend Boulevard to the west, the Tuscany Park and Hi-Pointe neighborhoods to the south, and the Hillcrest neighborhood and WashU’s Fontbonne campus to the north. The CUP area focuses on the portion of campus west of Seminary Place and would replace all existing CUPs for this area. Uses on the Concordia

campus outside of these bounds would remain governed by their existing CUPs. The proposed single CUP to govern the western side of the campus would facilitate future construction while maintaining the existing protections and buffers for surrounding property.

Cole Hoffarth, Architect, Lawrence Group, applicant on behalf of Concordia Seminary addressed the Council to answer questions.

The Council expressed questions and concerns regarding the lighting and the loss/ replacement of the trees.

Councilmember Meyland-Smith noted that she hopes that the neighborhood relationship that they currently have with Concordia stays the same way, Captain Elementary and the community at large once they beautify things in the new development.

Cole confirmed that they have had conversations about it, and the intent is not to restrict any neighbors from continuing to access the property, adding that it should be a lot better.

Motion made by Councilmember Meyland Smith to amend Section 2 (3) to read, “Outdoor athletic field lights shall be turned off by 10:00 p.m.”. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Mayor McAndrew closed the public hearing.

Motion made by Councilmember Buse to approve Resolution No. 2026-11, granting a Conditional Use Permit to Concordia Seminary for 801 Seminary Place as amended. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

CONSENT AGENDA

1. Minutes – April 28, 2026
2. Resolution – Robert (Bob) H. Chapman Memorial Bench Pad donation at Chapman Plaza in Shaw Park. (Res. No. 2026-12)
3. Motion – Councilmember appointments to the Boards and Commissions.

Motion made by Councilmember Buse to amend the Motion for the Councilmember appointments to the Boards and Commission to reflect Councilmember Yorg will replace her (Councilmember Buse) on the Special Business District Advisory. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse to approve the Consent Agenda. Councilmember Patel seconded.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; Councilmember Meyland-Smith – Aye; and Mayor McAndrew – Aye.

A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 7645 WYDOWN BOULEVARD,
RESTAURANT KNOWN AS GIGI'S CAFE

City Manager Gipson reported that this is a resolution to consider an application for a Conditional Use Permit submitted by Tom McGraw on behalf of Box Hill Group-Hanley LLC for the operation of a café known as Gigi's Cafe.

The subject property is located at the northeast corner of the intersection of Wydown Boulevard and South Hanley Road. The property has a zoning designation of M-1 Neighborhood Mixed-Use and is developed with a two-story mixed-use building. The subject tenant space is currently empty and was most recently occupied by Starbucks.

Matt Maguire, owner, addressed the Council to answer questions.

Motion made by Councilmember Buse to amend Section 2, (3) Permitted hours of operation are Monday through Saturday from no earlier than 7:00 a.m. until no later than 12:00 a.m. Councilmember Patel seconded.

The motion passed unanimously on a voice (7-0) vote.

AN ORDINANCE RELEASING DEDICATION FOR THE PROPERTIES ADDRESSED 801
SEMINARY PLACE AND 6701 SAN BONITA AVENUE

City Manager Gipson reported that in 1977, the City of Clayton granted a special permit, now known as a Conditional Use Permit, to Concordia Seminary for the construction of a three-story multi-family building to be used for married student housing at the property addressed 6701 San Bonita Avenue. A condition of the approval was that a portion of the property addressed 801 Seminary Place, directly north of the new building, would be dedicated for parking to support the new housing. As required, a deed restriction was recorded to ensure maintenance of the parking in accord with the City's requirement.

In 2019, Concordia Seminary renovated the multi-family building at 6701 San Bonita to convert the structure from student housing to market-rate rental units. As part of the renovation, parking was constructed adjacent to the building to facilitate parking for renters not associated with Concordia Seminary. This new parking has rendered the parking dedicated on 801 Seminary Place unnecessary to support the use of 6701 San Bonita. As such, Concordia Seminary is requesting release of the deed restriction.

Anna Krane, Director of Planning, was present to answer any questions.

Councilmember Buse introduced Bill No. 7155, approving the release of the parking deed restriction for 801 Seminary Place, Concordia Seminary to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O'Keefe reads Bill No. 7155, first reading, an Ordinance to Release Certain Restrictions for the Properties Addressed as 801 Seminary Place and 6701 San Bonita Avenue by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7155 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7155, approving the release of the parking deed restriction for 801 Seminary Place, Concordia Seminary to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7155, second reading, an Ordinance to Release Certain Restrictions for the Properties Addressed as 801 Seminary Place and 6701 San Bonita Avenue by title only.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7014 of the City of Clayton.

OTHER

Councilmember Buse provided an update on the following:

- Ward 2 Coffee was held on May 9 at Oak Knoll Park; topics – light replacement and tornado recovery

Councilmember Patel provided an update on the following:

- Attended the CCF reception event in honor of Susan Hanley
- Ward 3 coffee is scheduled for June 20

Councilmember Feder provided an update on the following:

- Attended the CCF tree planting event at The Hanley House in honor of Susan Hanley; and the reception

Councilmember Yorg provided an update on the following:

- CRSWC meeting is scheduled for May 15
- NUERF meeting held May 11; members voted on moving value managers

Councilmember Waldman provided an update on the following:

- Special Business District Parking Subcommittee to meet on May 14
- Cool Cities – discussion on solar panels
- Attended the CCF tree planting event at the Hanley House in honor of Susan Hanley

Mayor McAndrew provided an update on the following:

- Clayton Baptist Church plaque dedication ceremony was held on April 30th; Great event, well attended; Thanks to CCF and Parks staff for coordinating
- Attended the Chamber Collective event
- Attended the Clayton/Ladue Rotary Club meeting

Motion made by Councilmember Buse to adjourn. Councilmember Patel seconded.

The motion passed unanimously on a voice vote (7-0).

There being no further discussion, the City Council adjourned at 8:39 p.m.

Mayor

ATTEST:

City Clerk

DRAFT

THE CITY OF CLAYTON

City Council
In-Person and virtual Meeting
April 28, 2026 *2nd Meeting*
7:54 p.m.

MINUTES

Mayor McAndrew called the meeting to order and requested a roll call. The following individuals were in attendance:

In person: Susan Buse, Becky Patel, Gary Feder, Jeff Yorg, Betsy Weyland-Smith, and Mayor Bridget McAndrew.

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Assistant City Manager Burr

Absent: Kami Waldman

OPEN FORUM

None

AN ORDINANCE FOR A CONTRACT WITH EXECUTIVE WOOD PRODUCTS FOR THE COUNCIL CHAMBERS SECURITY PROJECT

Assistant City Manager Burr reported that staff request approval of a contract with Executive Wood Products for the procurement, design, fabrication, and installation services of ballistic-resistant paneling within the City Hall Council Chambers. The purpose of this project is to enhance occupant safety by installing ballistic protection discreetly within the chamber while maintaining a professional appearance, structural integrity, and aesthetic consistency with the current chamber furnishings. Funding for this project is not included in the FY26 budget and will be included in a future a budget amendment.

Councilmember Buse introduced Bill No. 7153, approving a contract with Executive Wood Products for the 10 N. Bemiston Avenue Council Chambers Security Project to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7153, first reading, an Ordinance Approving a Contract with Executive Wood Products for the Council Chambers Security Project by title only.

The motion passed unanimously (6-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7153 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (6-0) on a voice vote.

Councilmember Buse introduced Bill No. 7153, approving a contract with Executive Wood Products for the 10 N. Bemiston Avenue Council Chambers Security Project to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7153, second reading, an Ordinance Approving a Contract with Executive Wood Products for the Council Chambers Security Project by title only.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Meyland-Smith – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7012 of the City of Clayton.

Motion made by Councilmember Buse to adjourn the meeting. Councilmember Patel seconded.

The motion passed unanimously on a voice vote (6-0).

There being no further discussion, the City Council adjourned at 7:59 p.m.

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUNCIL

FROM: DAVID GIPSON, CITY MANAGER
ERNIE RHODES, FIRE CHIEF

DATE: MAY 26, 2026

SUBJECT: RESOLUTION - A CONTRACT WITH AMERICAN RESPONSE VEHICLES TO PURCHASE AN AMBULANCE

To follow the current fire apparatus replacement plan, the Fire Department is requesting approval to enter into an agreement with American Response Vehicles (ARV) using the Houston-Galveston Area Council Buying Group (HGACBuy), a governmental buying cooperative, for the purchase of a new ambulance. This purchase will implement the FY30 scheduled replacement of the primary ambulance and rotation of the current primary apparatus for use as the reserve ambulance. The current reserve ambulance is a 2019 Ford F-550 with 72,166 miles; it is projected to have 75,000 miles upon the scheduled replacement with current use. The Fire Department's ambulances have a ten-year scheduled replacement cycle, where the first five years the ambulance is used as the primary apparatus and the second five years it is a reserve apparatus. The reserve apparatus goes into service when the primary ambulance is down for maintenance and is used during special events where a dedicated ambulance is needed.

The Fire Department will be using HGACBuy. HGACBuy is a governmental buying cooperative that has been serving the public sector for over 35 years. The Clayton Fire Department has used HGACBuy several times to purchase apparatus. All contracts have been awarded by virtue of a public competitive procurement process, compliant with all applicable purchasing standards.

The cost of the ambulance is \$391,200. Based on current funds in the ERF, by the time the ambulance is ready for production, the City will have the funding to purchase it as well as the necessary stretcher components. Current delivery time is 36 months from ordering, and the sales proposal stipulates that the ambulance will be delivered no sooner than October 1, 2029, to meet fiscal scheduling.

The current supply and demand for fire and EMS apparatus require fire departments across the country to order vehicles as many as three (3) to four (4) years before their scheduled replacement. The fire department is requesting approval of the Resolution to ensure the fire department can follow our replacement schedule to maintain a modern fleet of apparatus as planned and avoid significant delay due to supply chain problems. Approval of this ordinance will lock in the current price and avoid future cost increases.

Recommendation: Staff recommends approval of the resolution to allow the Fire Department to follow the planned replacement of fire apparatus and avoid further cost increases.

RESOLUTION NO. 2026 - 13

A RESOLUTION APPROVING THE PURCHASE OF A NEW AMBULANCE

WHEREAS, the Houston Galveston Area Council Purchasing Cooperative (HGACBUY) is a governmental buying cooperative that has been serving the public sector for over 35 years; and

WHEREAS, the Clayton Fire Department has reviewed the purchasing practices of the buying group and found that they meet or exceed requirements and are an acceptable method for purchases and that by using cooperative purchasing more favorable pricing can be obtained by local governments in some purchases; and

WHEREAS, the City of Clayton desires to authorize the purchase of a new ambulance now to ensure delivery in a timely manner to maintain the City's equipment replacement schedule and assure uncompromised service to Clayton residents;

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

Section 1.

The City Council approves on behalf of the City of Clayton an Agreement to purchase an American Response Vehicles ambulance through the Houston Galveston Area Council Buying Group (HGACBUY), a buying cooperative, at a cost not to exceed \$391,200, in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Manager and other appropriate City officials are hereby authorized to execute the Agreement and other documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

Section 2. This resolution shall be in full force and effect from and after its passage by the City Council.

Passed by the City Council this 26th day of May, 2026.

Mayor

ATTEST:

City Clerk



Helping Emergency Services Save Lives®

SALES AGREEMENT

Prepared by:

Craig Smith
American Response Vehicles
craig@arvambulance.com
Submitted on: 4/9/2026

Prepared for:

City of Clayton
10 N BEMISTON AVE
Clayton, Missouri 63105
Quote number: 00001675



Sign-off



00001675 Description	Price
2028 or Newer AEV X-Series Aluminum Type I Custom Ambulance Ford F550, LWB, 4x4, Diesel	\$404,600.00
Less AEV, Ford, & ARV Discounts	\$13,400.00

Total

\$391,200.00

Standard chassis manufacturers' warranties apply and will start on the date and mileage at delivery. The warranty on our all-aluminum fully welded modular body is 20 years. Our conversion warranty, including our electrical system, paint, and graphics, is 7 years or 70,000 miles.

All third-party components, including but not limited to warning lights and systems, patient mobility products, portable equipment, suspension systems, and HVAC systems, are covered by their respective manufacturers' warranties and are not the responsibility of AEV or American Response Vehicles.

All parts and service are available through our facility in Columbia, Missouri; our facility in West Jefferson, North Carolina; or one of our remote service facilities in Nebraska or Illinois. Mobile Road Service is available with our fully stocked and equipped service vans to maintain your fleet right in your own facilities. We offer twenty-four-hour delivery on parts in most cases. If a part is not in our inventory, it will be shipped directly from the manufacturer, again, in most cases, within twenty-four hours.

Proposal Summary

American Response Vehicles proposes to City of Clayton the project outlined in this document for a

fee of \$391,200.00. This fee covers the following:

- Project management
- Equipment and materials
- Labor
- Scheduling and supervision
- Quality assurance

Please note that additional charges may apply if:

- Changes are made to the project scope after this document has been signed.
- There are discrepancies between the allowances outlined above and the actual cost of items.

The titling documents will be addressed to the same name and address as listed on the title page unless corrected information is provided in this document.

To proceed, we require agreement on this quote, including any modifications discussed during the presentation of this document, and the signing of the contractual agreement referencing this proposal.

American Response Vehicles

City of Clayton

Craig Smith

Craig Smith
Regional Sales
Manager

David Gipson
City Manager

Terms & Conditions

- ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN AMERICAN RESPONSE VEHICLES, INC. ARE THEIRS, NOT AMERICAN RESPONSE VEHICLES, INC. AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES, UNLESS AMERICAN RESPONSE VEHICLES, INC. FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY AMERICAN RESPONSE VEHICLES, INC. ON ITS OWN BEHALF, AMERICAN RESPONSE VEHICLES, INC. HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY AMERICAN RESPONSE VEHICLES, INC., AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED."
- THIS ORDER IS A BINDING CONTRACT AFTER ACCEPTANCE BELOW BY AMERICAN RESPONSE VEHICLES' AUTHORIZED REPRESENTATIVE.
- THIS DOCUMENT COMPRISES THE ENTIRE AGREEMENT AFFECTING THIS PURCHASE AND NO OTHER AGREEMENT OR UNDERSTANDING OF ANY NATURE CONCERNING SAME HAS BEEN MADE OR ENTERED INTO, OR WILL IT BE RECOGNIZED. I HEREBY CERTIFY THAT NO CREDIT HAS BEEN EXTENDED TO ME FOR THE PURCHASE OF THIS MOTOR VEHICLE EXCEPT AS APPEARS IN WRITING ON THE FACE OF THIS AGREEMENT. I HAVE READ THE MATTER PRINTED ON THE BACK HEREOF AND AGREE TO IT AS A PART OF THIS ORDER THE SAME AS IF IT WERE PRINTED ABOVE MY SIGNATURE. I CERTIFY THAT I AM OF LEGAL AGE, AND HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER.
- All vehicles will be freighted FOB Columbia, MO or factory, and delivered C.O.D. Payment can either be made by cashier's check or wire transfer only. Government entities (backed by Government funds) can make payment by Government check. Delivery stated on the front of Sales Agreement is based on the number of Calendar days after receipt of American Response Vehicles, Inc. signed shop order confirmation. Please note items beyond the control of American Response Vehicles, Inc. and/or change orders may affect delivery.
- Any warranty claims will be handled exclusive of total payment of vehicle. Please see warranty section of your Owner's manual for all information pertaining to warranty.
- If the used motor vehicle which has been traded in as part of the consideration for the motor vehicle ordered hereunder is not to be delivered to American Response Vehicles, Inc., until delivery to Purchaser of such motor vehicle, the used motor vehicle shall be reappraised at that time and such reappraise value shall determine the allowance made for such used motor vehicle. If such reappraised value is lower than the original allowance shown on the front of this Order, Purchaser may, if dissatisfied therewith cancel this Order, provided, however, that such right to cancel is exercised prior to the delivery of the motor vehicle ordered hereunder to the Purchaser and surrender of the used motor vehicle to American Response Vehicles, Inc. Any trade-in vehicle shall have no deferred maintenance.
- Purchaser agrees to deliver to American Response Vehicles, Inc. satisfactory evidence of title to any used motor vehicle traded in as a part of the consideration for the motor vehicle ordered hereunder at the time of delivery of such used motor vehicle to American Response Vehicles, Inc. Purchaser warrants any such used motor vehicle to be his property free and clear of all liens and encumbrances except as otherwise noted herein.

Terms & Conditions

- American Response Vehicles, Inc. shall not be liable for failure to deliver or delay in delivering the motor vehicle covered by this Order where such failure or delay is due, in whole or part, to any cause beyond the control or without the fault or negligence of American Response Vehicles, Inc.
- Manufacturer has reserved the right to change the design of any new motor vehicle, as is, accessories or parts thereof at any time without notice and without obligation to make the same or any similar change upon any motor vehicle, chassis, accessories or parts thereof previously purchased by or shipped to American Response Vehicles, Inc. or being manufactured or sold in accordance with American Response Vehicles, Inc. orders. Correspondingly, in the event of any such change by the Manufacturer, American Response Vehicles, Inc. shall have no obligation to Purchaser to make the same or any similar change in any motor vehicle, chassis, accessories or parts thereof covered by this Order either before or subsequent to delivery thereof to Purchaser.
- The price for the motor vehicle specified on the face of this Order includes reimbursement for any Fleet Incentive Discounts, and Federal Excise taxes, if applicable, but does not include sales taxes, use taxes or occupational taxes based on sale volume, (Federal, State or Local) unless expressly so states. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability therefore.
- USED VEHICLE WHETHER OR NOT SUBJECT TO MANUFACTURER'S WARRANTY: UNLESS A SEPARATE WRITTEN INSTRUMENT SHOWING THE TERMS OF ANY AMERICAN RESPONSE VEHICLES, INC. WARRANTY OR SERVICE CONTRACT IS FURNISHED BY AMERICAN RESPONSE VEHICLES, INC. TO BUYER, THIS VEHICLE IS SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED", AND THE SELLER HEREBY DISCLAIMS TO THE EXTENT PERMITTED BY LAW, ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
- PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM AMERICAN RESPONSE VEHICLES, INC. ANY CONSEQUENTIAL DAMAGES, DAMAGE TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.
- All costs and expenses incurred by American Response Vehicles for work completed and accepted by the purchaser before receipt of a termination notice will remain the purchaser's responsibility. These costs include direct labor, materials, and any other expenses reasonably incurred in fulfilling the agreement, not to exceed a total of 5% of the final sale price of the project.
- Failure or refusal to accept delivery: should the Purchaser fail or refuse to accept delivery and/or complete payment in full, unless the vehicle fails to meet requirements found in the shop order confirmation document, the Purchaser acknowledges they are liable to American Response Vehicles, Inc. for expenses and reasonable profit on the ordered vehicle.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUINCIL
FROM: DAVID GIPSON, CITY MANAGER
KAREN DILBER, DIRECTOR OF FINANCE
DATE: MAY 26, 2026
SUBJECT: MOTION - A LIQUOR LICENSE FOR TORA ASIAN HOUSE, 16 N. CENTRAL AVENUE

Tora Asian House is requesting a liquor license to sell all kinds of intoxicating liquor at retail by the drink, including Sunday at 16 N. Central Avenue.

The Police Department has completed its review of the application and supports the issuance of the requested license. The Planning and Development department has approved the application with no objections.

The applicant has chosen not to submit a petition from surrounding property owners and first floor tenants. As a result, they are aware that this application must have a super majority vote of five Board members in order to be approved. Staff have requested that a representative attend the meeting.

Recommended Action: Staff recommend passing a motion to approve the liquor license to sell all kinds of intoxicating liquor at retail by the drink, including Sunday.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUNCIL

FROM: DAVID GIPSON, CITY MANAGER
ERNIE RHODES, FIRE CHIEF

DATE: MAY 26, 2026

SUBJECT: ORDINANCE – INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SHREWSBURY FOR THE CENTRAL CORE FIRE TRAINING DIVISION

The Central Core Cities—Brentwood, Clayton, Richmond Heights, and Maplewood—jointly operate the Central Core Fire Training Division (CCTD), a collaborative program designed to deliver consistent, high-quality fire service training across jurisdictions. For the 2026 training year, the Shrewsbury Fire Department has requested to join the program as an active participant.

The CCTD provides a comprehensive suite of multi-agency training opportunities, including live-fire evolutions, structured monthly training plans, and access to shared instructional resources. Participation in this regional training model strengthens operational alignment among neighboring agencies and enhances the effectiveness of automatic aid responses. Shrewsbury's inclusion in the program will therefore directly benefit the residents of Clayton as well as our regional partners by improving coordinated emergency response capabilities.

The CCTD cost structure is based on a per-firefighter rate and reflects the specific services provided. Costs are allocated according to the time, instructional resources, and administrative support required to deliver the training. For 2026, the cost for Shrewsbury Fire Department participation is \$730 per firefighter, for a total program amount of \$13,870. This total includes the established fee for use of the training tower. This cost model is consistently applied across all participating agencies. The total amount will be invoiced on a quarterly basis.

Recommendation: Staff recommends approval of the 2026 Shrewsbury Intergovernmental Agreement for participation in the Central Core Fire Training Division.

BILL NO. 7157

ORDINANCE NO.

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT AMONG THE CITIES OF CLAYTON, BRENTWOOD, RICHMOND HEIGHTS, MAPLEWOOD AND SHREWSBURY FOR COORDINATED FIRE TRAINING SERVICES

WHEREAS, the cities of Brentwood, Clayton, Maplewood and Richmond Heights cooperate with one another to provide Battalion Chief-Training Officer (Training Chief) Services; and

WHEREAS, Section 70.220 RSMo authorizes cities to enter into intergovernmental; agreements for a common service within the scope of authority of each participating entity; and

WHEREAS, cooperation between the cities provides a more efficient and enhanced service for the City, a higher level of safety and preparedness for firefighting/emergency medical personnel, and directly benefits Clayton residents and visitors by reason of existing mutual aid and response support agreements between Clayton and its training partners; and

WHEREAS, the City of Shrewsbury wishes to participate with these cities to benefit from these more enhanced services for their City, which will extend to them a higher level of safety and preparedness for firefighting/emergency medical personnel for the provision of such services; and

WHEREAS, the City Council of the City of Clayton, Missouri, finds that it is in the best interest of the City and its citizens to include the City of Shrewsbury to the Intergovernmental Agreement for the Training Chief.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves on behalf of the City of Clayton the Central Core Partnership Training Agreement with the cities of Brentwood, Maplewood, Richmond Heights and Shrewsbury, substantially in the form attached hereto as Exhibit A and incorporated herein by this reference, and the Mayor and City Manager are authorized to execute same on behalf of the City , together with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Manager and his designees are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the Agreement.

SECTION 2. In the event that any other city identified herein does not adopt an equivalent ordinance authorizing a representative to execute the Agreement in the same form as executed by the City hereunder, this ordinance and any and all actions taken pursuant hereto may be revoked.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage by the City Council.

Passed by the City Council this 26th day of May 2026.

Mayor

Attest:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUNCIL

FROM: DAVID GIPSON, CITY MANAGER
MATT MALICK, P.E., DIRECTOR OF PUBLIC WORKS
JOHN WULF, P.E., ASST. DIRECTOR OF PUBLIC WORKS

DATE: MAY 26, 2026

SUBJECT: ORDINANCE - AUTHORIZING ADDITIONAL CONTINGENCY FUNDS AND EXPENDITURES FOR THE CLAYTON MUNICIPAL MAINTENANCE FACILITY PROJECT

The Board of Aldermen (now City Council) previously approved a construction contract with The Lawrence Group LLC dba Integrate Construction Partners in the amount of \$11,710,000, along with authorization for the use of \$200,000 of the project contingency, for the Clayton Municipal Maintenance Facility additions and renovations project located at 8300 Shaw Park Drive.

The overall project program budget previously prepared by the City's Owner Representative, Navigate Building Solutions, and approved for the project included a total owner contingency of approximately \$422,000 within the total project budget of approximately \$14.87 million. At the time of contract award, staff requested authorization for \$200,000 of that contingency for construction administration purposes, while retaining the remaining contingency capacity within the overall program budget.

As construction has progressed, several unforeseen conditions and project coordination items have resulted in additional project costs. Approved change orders currently total approximately \$170,385, with additional proposed and anticipated change orders identified. The revised construction contract amount is currently approximately \$11.88 million, representing an increase of approximately 1.5% over the original contract amount.

Additional costs have included, but are not limited to:

- PEMB and crane modifications;
- Water service routing and meter installation revisions;
- Floor leveling and top-coat work;
- Existing underground storage tank removal;
- Fencing and utility modifications;
- Structural steel and roof reinforcement revisions required to support HVAC units;
- Unsuitable soils remediation and testing;
- Rock excavation; and

- Canopy and sunshade revisions.

Additionally, site and building signage was originally anticipated to be procured separately from the construction contract. For project coordination and efficiency purposes, staff recommends incorporating this work into the existing construction contract and reallocating the associated funding within the overall approved program budget. A placeholder amount of \$10,000 is requested for this purpose.

Repairs to the City's fueling system were also originally anticipated to be completed as a separate project, with funding in the FY25 budget of \$36,948. During construction, portions of the existing fueling system infrastructure intended to remain in service were damaged, and subsequent investigation determined that portions of the existing conduit intended for reuse were deteriorated and require replacement.

Staff recommends incorporating the Fueling System Repairs Project into the existing construction contract to improve coordination of work within disturbed project areas and to help ensure protection and compatibility of the new communications infrastructure serving the new fleet maintenance building. The fueling system repair work includes removal and reinstallation of existing fuel pumps, replacement of the concrete island, and steel canopy inspection and minor repairs. Due to the condition of the conduit, replacement conduit and pavement restoration will also need to be included. A cost for this work has been requested from the contractor. At this time we would request \$45,000 to capture the addition of the conduit, pavement repair, and contractor costs associated with the Fueling System Repairs Project to be added to the contingency for incorporation into this project. This amount will be included in the FY26Q2 budget amendment.

Some offsetting savings have also been realized through value engineering efforts and favorable procurement results, including revisions to building automation controls, interior finish modifications, and roof coping reductions. Furniture selections have also been made outside of this contract that were lower than program budget amounts.

Staff is requesting authorization to utilize the remaining contingency funds already included within the previously approved total project program budget. Specifically, staff recommends authorization of an additional \$277,000 consisting of:

- \$222,000 in additional contingency authority for unforeseen construction conditions and remaining construction activities; and
- \$10,000 as a placeholder allowance for incorporation of site and building signage into the construction contract.
- \$45,000 for incorporation of the Fueling System Repairs Project into the construction contract.

This action would increase the total authorized construction contingency from \$200,000 to \$477,000 and remain within the combined overall project program budget and Fueling System Repairs project budget.

Recommendation: Approve the ordinance authorizing an additional \$277,000 in contingency and project allowance authority for the Clayton Municipal Maintenance Facility Project.

BILL NO. 7158

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ADDITIONAL CONTINGENCY FUNDS AND EXPENDITURES FOR THE CLAYTON MUNICIPAL MAINTENANCE FACILITY PROJECT

WHEREAS, by Ordinance No. 6947, the Board of Aldermen (now City Council) approved a contract with The Lawrence Group LLC dba Integrate Construction Partners in the amount of \$11,710,000 and authorized change orders approved by the City Manager in a cumulative amount not to exceed \$200,000, to construct the Clayton Municipal Maintenance Facility Project; and

WHEREAS, during construction, unforeseen conditions and project coordination items have resulted in additional construction-related costs, including utility modifications, unsuitable soils remediation, structural modifications, underground storage tank removal, and other related work; and

WHEREAS, facility signage and repairs to the City's existing fueling system were previously anticipated to be completed as separate projects and were not part of the work covered by the contract with The Lawrence Group, though funding for such work was included within the overall project program budget and annual budget; and

WHEREAS, incorporation of the fueling system repair work and project signage work into the existing construction contract will improve coordination of work within disturbed project areas and help ensure protection and compatibility of new communications and utility infrastructure serving the new fleet maintenance building; and

WHEREAS, the overall project program budget previously approved by the City included additional contingency capacity and project allocations sufficient to accommodate this requested increase in contingency and project allowance authorization';

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAYTON, MISSOURI AS FOLLOWS:

Section 1. The City Council hereby authorizes an additional Two Hundred Seventy-Seven Thousand Dollars (\$277,000) in construction contingency and project allowance authority for the Clayton Municipal Maintenance Facility Project, increasing the total authorized contingency and allowance authority from Two Hundred Thousand Dollars (\$200,000) to Four Hundred Seventy-Seven Thousand Dollars (\$477,000). Such contingency and allowance amounts may be utilized for change orders, fueling system repair work, signage work, and related project costs approved by the City Manager in connection with the contract with The Lawrence Group LLC dba Integrate Construction Partners. The Mayor, City Manager, and other appropriate City officials are hereby authorized to execute the contract and such additional documents and take any and all actions necessary or proper to carry out the intent of this legislation.

Section 2. This Ordinance shall be in full force and effect both from and after its passage by the City Council.

Passed this 26th day of May, 2026.

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR COUNCIL ACTION

TO: MAYOR MCANDREW; CITY COUNCIL
FROM: DAVID GIPSON, CITY MANAGER
KAREN DILBER, DIRECTOR OF FINANCE
DATE: MAY 26, 2026
RE: RESOLUTION - FIVE-YEAR CAPITAL IMPROVEMENTS PLAN FOR
INCLUSION IN THE FISCAL YEAR 2027 PROPOSED BUDGET
DOCUMENT

At the May 7th-8th, City Council strategic planning retreat and discussion session, staff presented the Council with the recommendations for the funded projects in the five-year Capital Improvements Plan (fiscal years 2027 – 2031). After discussion regarding specific projects, the Council made no changes to the recommended project list at that meeting.

The Capital Improvements Plan, once approved, will be incorporated into the proposed City budget document and will be a part of the public hearing process prior to budget approval.

STAFF RECOMMENDATION: To approve the five-year Capital Improvement Plan funded project list (attached) for inclusion in the Fiscal Year 2027 proposed City budget.

RESOLUTION NO. 2026-14

RESOLUTION TO APPROVE THE FIVE-YEAR CAPITAL IMPROVEMENTS PLAN TO BE INCLUDED IN THE FISCAL YEAR 2027 PROPOSED CITY BUDGET

WHEREAS, the City maintains a Capital Improvements Program that provides for the funding of City infrastructure, facilities and amenities; and

WHEREAS, each year City staff recommends projects to be included in the Capital Improvements Plan by using the criteria outlined in the Capital Improvements Plan Ranking System; and

WHEREAS, the City Council was presented with detailed information on the list of projects recommended for funding in the five-year Capital Improvements Plan at the May 7th and 8th strategic planning retreat and discussion session; and

WHEREAS, the City Council desires to include the Capital Improvements Plan in the Fiscal Year 2027 proposed budget document; and

WHEREAS, a public hearing will be held on the proposed budget document, including the Capital Improvements Plan, prior to approval of the fiscal year 2027 budget as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Clayton approves the five-year Capital Improvements Plan and further directs the City Manager to include this plan in the fiscal year 2027 proposed budget document, for which a public hearing will be held as required by law.

Passed by the City Council this 26^h day of May 2026.

MAYOR

ATTEST:

CITY CLERK

CAPITAL IMPROVEMENT FUND PROJECTIONS - FISCAL YEARS 2026 - 2031

SUMMARY		FY25 Actual	FY26 Proposed	FY27 Planning	FY28 Planning	FY29 Planning	FY30 Projected	FY31 Projected
Beginning Fund Balance		6,781,811	8,039,403	6,846,481	4,360,236	3,112,757	3,905,613	4,284,416
Revenues								
	Ongoing Revenues	6,179,966	5,453,725	5,408,012	5,464,028	5,574,574	5,615,770	5,737,287
	Project Related Revenues	1,059,944	1,506,043	525,000	500,000	450,000	800,000	0
	Transfers-In and One-time Revenue	612,405	1,167,080	8,544,197	0	0	0	0
	Total Revenues	7,852,316	8,126,848	14,477,209	5,964,028	6,024,574	6,415,770	5,737,287
Expenditures								
	Transfers & Debt	4,054,468	3,551,693	4,496,493	3,737,277	3,582,489	3,587,811	3,603,550
	Projects	2,540,256	5,768,076	12,466,961	3,474,230	1,649,228	2,449,156	1,502,200
	Total Expenditures & Transfers	6,594,723	9,319,769	16,963,454	7,211,507	5,231,718	6,036,967	5,105,750
Surplus (Deficit)		1,257,592	(1,192,922)	(2,486,245)	(1,247,479)	792,856	378,803	631,536
Ending Fund Balance		8,039,403	6,846,481	4,360,236	3,112,757	3,905,613	4,284,416	4,915,952
Internal Fund Balance Target (25% of Ongoing Revenue)		1,544,992	1,363,431	1,352,003	1,366,007	1,393,643	1,403,942	1,434,322

REVENUE		FY25	FY26	FY27	FY28	FY29	FY30	FY31
		Actual	Proposed	Planning	Planning	Planning	Projected	Projected
Ongoing Revenues								
410.15	Capital Improvement Sales Tax	1,444,890	650,000	656,500	663,065	676,326	689,853	703,650
410.16	Parks & Stormwater Sales Tax	1,488,270	1,615,535	1,638,512	1,658,875	1,697,401	1,740,138	1,786,727
410.17	Use Tax	1,882,183	1,900,000	1,919,000	1,938,190	1,976,954	2,016,493	2,056,823
403	Railroad & Other Utilities	4,226	4,200	4,200	4,200	4,200	4,200	4,200
418	Road & Bridge	1,017,412	980,000	989,800	999,698	1,019,692	1,040,086	1,060,888
470.11&470.13	Interest	342,984	303,990	200,000	200,000	200,000	125,000	125,000
	Total Ongoing Revenues	6,179,966	5,453,725	5,408,012	5,464,028	5,574,574	5,615,770	5,737,287
Project Related Revenues								
425.11	Federal Grants	(1,397)	972,742	-	-	-	-	-
426.11	State and Local Grants	980,000	533,301	525,000	500,000	450,000	300,000	-
427.11	Other Grants & Donations	81,341	-	-	-	-	500,000	-
	Total Project Related Revenues	1,059,944	1,506,043	525,000	500,000	450,000	800,000	0
Transfers-In from Other Funds & One-time Revenue								
490.11	Sale of Assets	-	-	-	-	-	-	-
480.10	Miscellaneous	8	-	-	-	-	-	-
499.10	Transfer from General Fund	-	408,812	2,099,755	-	-	-	-
499.5	Transfer from Equipment Replacement Fund	-	-	-	-	-	-	-
499.21	Transfer from Special Business District	-	-	-	-	-	-	-
499.63	Transfer from Ice Rink Project	-	-	-	-	-	-	-
499.64	Transfer from CMMF Project Fimd	607,798	-	-	-	-	-	-
499.10	Energy Loan Pay-back	-	-	-	-	-	-	-
470.16	Interest for Special Assessment - Ellenwood	219	-	-	-	-	-	-
477.16	Ellenwood NID	4,381	-	-	-	-	-	-
	Tornado (FEMA/SEMA Reimbursement)	-	758,268	6,444,442	-	-	-	-
		612,405	1,167,080	8,544,197	0	0	0	0
Total Revenue		7,852,316	8,126,848	14,477,209	5,964,028	6,024,574		

EXPENDITURES		FY25	FY26	FY27	FY28	FY29	FY30	FY31
		Actual	Proposed	Planning	Planning	Planning	Projected	Projected
Debt, Transfers & CRSWC Contributions								
Refund FY22	Debt Service - 2011 Police Bldg/Various							
Pay off FY32	Debt Service - 2021 Police Bldg/Various	589,818	591,400	587,100	587,100	586,300	584,700	592,950
Began FY16	Contribution to CRSWC - Annual	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	Contribution to CRSWC - Deficit	51,623	345,000	100,000	100,000	100,000	100,000	100,000
FY20 Only	Transfer-out for Center/Pkg Lot Overage		-	-	-	-	-	-
Began FY19	Transfer to GF for operations	500,000	0	0	0	0	0	0
Began FY10	Transfer to ERF (estimate)	2,198,484	2,215,293	2,833,567	2,650,177	2,496,189	2,503,111	2,510,600
Begin FY20	Transfer to Fund 61 for City Portion		-	575,826	-	-	-	-
	Pay-back Past Ice Rink Expenditures	314,543	-	-	-	-	-	-
	Municipal Garage							
End FY44	Municipal Garage Debt Service		-	-	-	-	-	-
End FY34	ERF Funding Gap Contribution	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Total Debt, Transfers & CRSWC Contributions	4,054,468	3,551,693	4,496,493	3,737,277	3,582,489	3,587,811	3,603,550

Recommended Projects		FY25	FY26	FY27	FY28	FY29	FY30	FY31
		Actual	Proposed	Planning	Planning	Planning	Projected	Projected
Complete/grant	Central Business Dist. Resurfacing Phase 1	-	-	-	-	-	-	-
Complete	Municipal Garage Renovation Study	-	-	-	-	-	-	-
Complete	Bike & Pedestrian Master Plan	-	-	-	-	-	-	-
Complete	Brentwood Blvd Resurfacing	-	-	-	-	-	-	-
Complete	Microsurfacing of Davis Place/Hunter/S. Gay/Shaw Park Dr.	-	-	-	-	-	-	-
Complete	Microsurfacing of Claverach/Wydown	-	-	-	-	-	-	-
Complete	Microsurfacing of Forsyth/N. Meramec	-	-	-	-	-	-	-
Complete	CBD Light Pole Inspections Phase 1 (1995-2000)	51,166	9,578	-	-	-	-	-
Complete	Diesel Exhaust Sytem-Fire Department (3294, 3297)	-	-	-	-	-	-	-
Complete	8300 SPD Municipal Garage Preconstruction	469,619	-	-	-	-	-	-
Complete	10 S Brentwood - Police Dept Training Rm	-	-	-	-	-	-	-
Complete	Fire Department Kitchen Remodel	-	-	-	-	-	-	-
Complete	10 S Brentwood - Siding Dormers & Cupola (Ext Impr. Phase 1)	-	-	-	-	-	-	-
Complete	Window Replacement 10 N Bemiston	-	-	-	-	-	-	-
Complete	Parks Master Plan	-	-	-	-	-	-	-
Complete	Remembrance Park - Construction	320,707	-	-	-	-	-	-
Complete	Maryland Avenue Park - Acquisition & Design	-	-	-	-	-	-	-
Complete	Shaw Park Fields 1 & 2	459,000	-	-	-	-	-	-
Complete	SPAC Flooring replacement (First Floor entry, locker rooms and lobby)	70,815	-	-	-	-	-	-
Complete	Shaw Park South Playground Replacement	-	-	-	-	-	-	-
Complete	Shaw Park Ballfield Playground Replacement	-	-	-	-	-	-	-
Complete	Shaw Park Service Road Repairs	-	-	-	-	-	-	-
Complete	Demolition of Ice Rink & Relocation of Electric for Park	-	-	-	-	-	-	-
Complete	North Shelter Enhancements	-	-	-	-	-	-	-
Complete	South Shelter Enhancements	-	-	-	-	-	-	-
Complete	Shaw Park Tree Top Playground Splash Pad Upgrades	-	-	-	-	-	-	-
Complete	SPAC-HVAC replacement	-	-	-	-	-	-	-
Complete	Roof at #1 Oak Knoll Park	505,756	-	-	-	-	-	-
Complete	Oak Knoll Pond Improvements	-	-	-	-	-	-	-
Complete	Oak Knoll Comfort Station Enhancements	-	-	-	-	-	-	-
Complete	Oak Knoll Pavilion & Picnic Pad	-	-	-	-	-	-	-
Complete	#1 Oak Knoll Park Foundation Repairs	-	-	-	-	-	-	-
Complete	Anderson Park Project	-	-	-	-	-	-	-
Cancelled	City Hall - Planning Dept. & Security	-	-	-	-	-	-	-
Active/Grant	Central Business Dist. Resurfacing Phase 2	428	1,957,262	-	-	-	-	-
Active	Fire Training Facility	198,988	213,741	-	-	-	-	-
Active	Sidewalks, Curbs & Accessibility Impr.	78,779	162,308	120,000	120,000	120,000	125,000	125,000
Active	10 S Brentwood Exterior Signage	-	30,000	-	-	-	-	-
Active	10 S Brentwood - Exterior Impr. Phase 2	2,835	250,000	250,000	-	-	-	-
Active	10 S Brentwood - Garage Security	-	249,000	-	-	-	-	-
Active	Shaw Park Lighting System Upgrades	41,500	-	600,000	-	-	-	-
Active	Shaw Park Tennis Center Lighting	-	506,000	-	-	-	-	-
Active	Oak Knoll Park Lighting Upgrades	27,011	452,160	-	-	-	-	-
Active	Hanley House Exterior House Repairs	-	225,000	-	-	-	-	-
Active	Wydown Median Restoration (Tornado)	-	550,000	1,925,000	-	-	-	-
Active	Street Lighting Restoration (Tornado)	-	200,000	2,200,000	-	-	-	-
Active	Sidewalk and Pavement Disaster Restoration (Tornado)	-	227,745	-	-	-	-	-
Active	Signal Repairs - FY26 (Tornado)	-	189,335	-	-	-	-	-

83	Municipal Garage Renovation Construction	-	-	-	-	-	-	-	-
66	Asphalt Overlay-Hunter/S Gay/Shaw Park Dr/Lower Shaw Park Lot	-	-	748,393	-	-	-	-	-
59	8011 Bonhomme - Fire Suppression System (Dry)	-	-	-	367,000	-	-	-	-
54	Microsurfacing of Clayton Gardens, Clayshire, Parkside, Polo & Carondelet	-	-	-	-	-	-	-	-
54	Microsurfacing of Old Town, Skinker Heights, Hi-Pointe, DeMun, Northmoor Park	-	-	-	-	-	-	-	-
54	Microsurfacing Moorlands, Hillcrest, Wydown Forest	-	-	631,029	-	-	-	-	-
54	Microsurfacing of Davis Place	-	-	337,454	-	-	-	-	-
54	Microsurfacing of Claverach Park	-	-	-	236,266	-	-	-	-
54	Microsurfacing of Wydown Blvd, Forsyth, N. Meramec	-	-	45,000	1,382,000	-	-	-	-
66	Microsurfacing of Clayton Gardens, Clayshire, Parkside, and Polo	-	-	-	-	-	641,279	-	-
72	Microsurfacing of S Brentwood & Carondelet Pz	-	-	-	-	-	462,877	-	-
54	Microsurfacing - Maryland Ave.	-	-	-	-	-	-	-	308,000
56	10 S Brentwood - HRU Replacements	-	-	220,000	220,000	220,000	220,000	-	-
56	10 S Brentwood - AHU Condensing Units	-	-	-	-	-	-	-	238,810
51	Alley Repairs FY2028	-	-	-	378,964	-	-	-	-
57	CBD Light Pole Inspections Phase 2 (2001-2005 installs)	-	-	49,500	-	-	-	-	-
	CBD Light Pole Replacements	-	-	473,000	-	-	-	-	-
51	#1 Oak Knoll Side Entry Replacement (includes ADA emergency exit)	-	-	-	-	-	100,000	-	-
47	10 S Brentwood Garage 3rd Level Concrete Repairs	313,652	120,947	-	-	-	-	-	-
47	10 S Brentwood Garage 1 & 2 Level Concrete Repairs	-	-	283,941	-	-	-	-	-
46	Shaw Park - Chapman Plaza Flagstone/Stair Replacement	-	-	-	-	-	500,000	-	-
46	Alley Repairs FY2029	-	-	-	-	187,428	-	-	-
45	10 S Brentwood Plaza Waterproofing	-	45,000	-	-	-	-	-	-
44	Shaw Park North paths (partial paths; replace chip & seal)	-	-	-	-	-	-	-	50,000
44	Parking lot repaving - N Central and Maryland-Lower St Joe, Upper Shaw Park Lot	-	-	-	-	262,323	-	-	-
43	Parks Shade Structures	-	-	-	-	175,000	-	-	-
43	SPAC - New Shade Structure on West Side (outside fenced area to free up deck space)	-	-	-	-	-	300,000	-	-
43	Parks Shade Structures (Dog Park)	-	-	-	-	75,000	-	-	-
42	Shaw Park Fields 3 & 4	-	-	-	500,000	-	-	-	-
35	Subdivision Monuments	-	240,000	-	-	-	-	-	-
31	City Hall - Council Chamber Security	-	40,000	-	-	-	-	-	-
54	10 N Bemiston - Roof Repairs (5/16/2025 Tornado)	-	-	60,000	-	-	-	-	-
48	10 N Bemiston - Windows West, North and East Elevations	-	-	-	204,000	-	-	-	-
24	#1 Oak Knoll Park Windows	-	-	-	-	200,000	-	-	-
24	OAK KNOLL PARK - # 1 Oak Knoll Park Exterior Painting	-	-	-	-	-	50,000	-	-
23	Pavement Sealing of Moorlands, Hillcrest, Wydown Forest	-	-	-	-	-	-	-	-
23	Pavement Rejuvenator - Brentwood Blvd and Maryland Ave	-	-	114,447	-	-	-	-	-
23	Pavement Rejuvenator on CBD streets	-	-	-	-	56,100	-	-	49,500
	IT Dept expansion	-	-	-	-	85,000	-	-	-
	Treetop Playground	-	50,000	-	-	-	-	-	-
26	FD Garage Door Replacement (cost supplied by FD)	-	-	-	16,000	218,378	-	-	-
FD req	Repaving & Fix Brick Half Wall in front of FD and Alley Repairs	-	-	-	-	-	-	-	680,890
54	10 S Brentwood - Slate Tile & Standing Seem Copper Roof Repairs (5/15/2025)	-	-	4,359,197	-	-	-	-	-
	Traffic Signal Repairs	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Total Recommended Projects	2,540,256	5,768,076	12,466,961	3,474,230	1,649,228	2,449,156	1,502,200	
	Total Planned Expenditures	6,594,723	9,319,769	16,963,454	7,211,507	5,231,718	6,036,967	5,105,750	

Unfunded Projects		FY25 Actual	FY26 Proposed	FY27 Planning	FY28 Planning	FY29 Planning	FY30 Projected	FY31 Projected
34	Hanley House Fire Suppression System & Interior Restoration	-	-	-	-	-	-	-
	Hanley House Interior Restoration (wallpaper, plaster, etc.)	-	-	-	-	-	-	-
	SPTC - Full Overhaul of Tennis Center Building (utilities, storage, functionality)	-	-	-	-	-	-	-
	Livable Community Master Plan Project Recommendation	15,179	-	-	-	-	-	-
	Shaw Park - LCMP Transformative Project	-	-	-	-	-	-	-
28	throughout, etc.)	-	-	-	-	-	-	-
32	Shaw Park Sand Volleyball Improvements	-	-	-	-	-	-	400,000
30	Shaw Park - Fields 5-6 Infield Renovations & Dugouts	-	-	-	-	-	800,000	-
56	Clayton Gardens Lighting System Replacement (request from Ops)	-	-	-	-	-	300,000	1,700,000
	Gay Ave. Traffic Calming	-	-	-	-	-	11,550	77,000
	Traffic Calming Projects (various/undetermined locations)	-	-	30,000	-	-	-	-
24	FD Engine Bay Air Circulation (cost supplied by FD)	-	-	5,000	48,850	-	-	-
26	FD Garage Door Replacement (cost supplied by FD)	-	-	-	-	-	-	-
Total Unfunded Projects		15,179	0	35,000	48,850	0	1,111,550	2,177,000

BOND CONSTRUCTION FUND - FISCAL YEARS 2027 - 2031

Fund 61		GL Account	FY25	FY26	FY27	FY28	FY29	FY30	FY31	Total
2014 GO BOND CONSTRUCTION			Actual	Proposed	Planning	Planning	Planning	Planning	Planning	
Beginning Fund Balance			2,200,288	1,772,422	(0)	(0)	(0)	(0)	(0)	
Revenues										
	Grants	61.10-425.10								0
	Interest	61.10-470.11	41,387	17,874						59,261
	Transfers in From Fund 51	61.10-499.51			575,826					575,826
	Transfers In From Fund 32	61.10-499.32								0
	Total Revenues & Transfers In		41,387	17,874	575,826					635,087
Expenditures										
Active	Central Business Dist. Resurfacing Phase 1	61.40.41-840.11	304,643	-	-	-	-	-	-	304,643
Active	Sidewalks, Curbs & Accessibility Impr. (61)	61.40.41-820	-	-	-	-	-	-	-	0
Active	Street Lighting Replacement - Hi-Pointe/DeMun & DeMun Ave	61.40.41-825	19,261	1,038,134	-	-	-	-	-	1,057,395
Active	Street Lighting Replacement - Wydown Forest	61.40.41-825	19,261	601,496	575,826	-	-	-	-	1,196,583
Active	Maryland Ave. Retaining Wall Repair	61.40.41-820	-	-	-	-	-	-	-	0
Active	Subdivision Monuments	61.40.41-825	126,088	150,666	-	-	-	-	-	276,754
										0
										0
	Transfers Out to Fund 51			-	-	-	-	-	-	0
	Total Expenditures & Transfers Out		469,253	1,790,296	575,826					2,835,375
Ending Fund Balance			1,772,422	(0)	(0)	(0)	(0)	(0)	(0)	

Fund 63		FY25	FY26	FY27	FY28	FY29	FY30	FY31	Total
ICE RINK		Actual	Proposed	Planning	Planning	Planning	Planning	Planning	0
Beginning Fund Balance		(314,543)	0	0	0	0	0	0	0
Revenues									
Transfer-in from Capital Fund	63.10-499.51	314,543	0	0	0	0	0	0	314,543
Total Revenues & Transfers In		314,543	0	0	0	0	0	0	314,543
Expenditures									
Ice Rink			0	0	0	0	0	0	0
Streetscape			0	0	0	0	0	0	0
Total Expenditures & Transfers Out		0	0	0	0	0	0	0	0
Ending Fund Balance		0	0	0	0	0	0	0	0

Municipal Garage BOND CONSTRUCTION FUND - FISCAL YEARS 2027 - 2031

GL Account

Fund 64 2025 GO BOND CONSTRUCTION	GL Account	FY25	FY25	FY26	FY27	FY28	FY29	FY30	FY31	Total
		Estimated	Actual	Proposed	Planning	Planning	Planning	Planning	Planning	FY25-FY31
Beginning Fund Balance			0	12,721,572	1,406,672	816,672	816,672	816,672	816,672	
Revenues										
Interest	64.10-470.11		240,796	397,868	10,000					407,868
Bond Proceeds	64.10-492.11		14,020,294							
Total Revenues & Transfers In			14,261,090	397,868	10,000	0	0	0	0	407,868
Expenditures										
Municipal Garage Preconstruction	64.40.42-850.10		469,619							
Municipal Garage Construction	64.40.42-850.10		462,101	11,712,768	600,000					
Transfer Out	64.60.81-999.51		607,798							
Total Expenditures & Transfers Out			1,539,518	11,712,768	600,000	0	0	0	0	18,147,941
Ending Fund Balance			12,721,572	1,406,672	816,672	816,672	816,672	816,672	816,672	