

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, APRIL 25, 2023 @ 7:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
(WWW.CITYOFMAPLEWOOD.COM FOR DETAILS)

1. Call to Order
2. Land Acknowledgement
3. Pledge of Allegiance
4. Roll Call
5. Motion to Excuse Councilperson
6. Approval of the April 11, 2023 City Council meeting minutes and Closed Session minutes
7. A Resolution of the City Council of the City of Maplewood, Missouri, declaring the results of the General Municipal Election for Councilpersons Wards 1, 2 and 3 held on Tuesday, April 4, 2023 as official
8. A Resolution of the City Council of the City of Maplewood, Missouri, thanking Sandi Phillips for her 5 years of service as Councilmember of Ward 1 with the City of Maplewood
9. A Resolution of the City Council of the City of Maplewood, Missouri, thanking Sarah Crosley for her 3 years of service as Councilmember of Ward 2 with the City of Maplewood
10. Motion to Recess
11. Swearing in for newly elected officials
12. Break for Short Reception
13. Reconvene Council Meeting
14. Approval of the Council Agenda
15. Public Forum
16. Announcements

17. Plan & Zoning Commission Report by Kevin Sullivan
18. A Resolution of the City Council of the City of Maplewood, Missouri, honoring and commending Karen Scheidt on the occasion of her retirement after 24 years of service with the City of Maplewood
19. Business License Revocation Hearing
 - Jessie D. Miller Interior Design
 - Robata of Maplewood LLC
 - Shanti Yoga STL, LLC
 - Tiffany's Original Diner
20. A Resolution of the City Council of the City of Maplewood, Missouri appointing Andrea Majoros as City Clerk
21. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of BP Roofing in the amount of ten thousand eight hundred fifty dollars (\$10,850) for a roof replacement for the North Pavilion in Deer Creek Park
22. Discussion of Deer Creek Center and Sunnen Station Community Improvement District Budgets
23. Old Business
24. Council Communication
25. Mayor's Report
26. City Attorney's Report
27. City Manager's Report
28. Public Forum
29. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO
30. Adjournment

April 11, 2023

The April 11, 2023 City Council meeting was called to order at 7:30 p.m., Mayor Knapper presiding.

LAND ACKNOWLEDGEMENT: Mayor Knapper acknowledged that this meeting is being held on traditional lands of the Kickapoo, Osage, Miami, Iroquois and Great Sioux Nation people.

ON ROLL CALL, the following members were present: Mayor Knapper, Councilmember Coriell, Councilmember Crosley, Councilmember Faulkingham, Councilmember Homa, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PUBLIC HEARING TO DETERMINE IF THE FOLLOWING TAX INCREMENT FINANCING PLANS AND THE REDEVELOPMENT PROJECTS ASSOCIATED WITH SUCH PLANS ARE MAKING SATISFACTORY PROGRESS UNDER THE PROPOSED TIME SCHEDULES CONTAINED WITHIN THE APPROVED PLANS FOR COMPLETION OF THE PROJECTS:

A. PRESENTATION OF PROGRESS REPORT ON DEER CREEK CENTER

REDEVELOPMENT PLAN/PROJECT: City Manager Reese presented the progress report on Deer Creek Center.

B. PRESENTATION OF PROGRESS REPORT ON MAPLEWOOD SOUTH

REDEVELOPMENT PLAN/PROJECT: City Manager Reese presented the progress report on Maplewood South.

AFTER PRESENTATIONS, MAYOR KNAPPER ASKED THE CITY CLERK IF ANY WRITTEN COMMENTS HAVE BEEN RECEIVED: No written comments were received.

MAYOR KNAPPER ASKED IF ANY MEMBER OF THE PUBLIC WISHED TO SUBMIT WRITTEN COMMENTS: None.

MAYOR KNAPPER ASKED IF ANY MEMBER OF THE PUBLIC WISHED TO PRESENT ORAL COMMENTS: None.

MAYOR KNAPPER CLOSED THE PUBLIC HEARING.

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: Councilmember Phillips announced the Stringfest event will be held on May 5th in downtown Maplewood from 6:00 p.m. to 9:00 p.m. and the Taste of Maplewood event will be held May 19-20. For more information, visit www.cityofmaplewood.com/fun.

City Manager Reese introduced Andrea Majoros, the new City Clerk/Administrative Assistant in-training. A Resolution for Andrea's appointment as City Clerk will come before the Council on April 25, 2023.

APPROVAL OF THE MARCH 14, 2023 CITY COUNCIL MEETING MINUTES: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

R23-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REGARDING THE PROGRESS OF THE DEER CREEK CENTER REDEVELOPMENT PROJECT was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Coriell, Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

R23-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REGARDING THE PROGRESS OF THE MAPLEWOOD SOUTH REDEVELOPMENT PROJECT was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Coriell, Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

R23-12, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF LANDSCAPE STRUCTURES IN THE AMOUNT OF TEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS AND FIFTY CENTS (\$10,786.50) FOR A WATER FEATURE FOR GREENWOOD PARK was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Coriell, Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

R23-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF ALL INCLUSIVE REC FOR PLAYGROUND RESURFACING AND MISCELLANEOUS PARTS TO FIX THE EXISTING PLAYGROUND STRUCTURE AT GREENWOOD PARK IN THE AMOUNT OF SEVENTY-FIVE THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS AND FORTY-SEVEN CENTS (\$75,842.47) was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Coriell, Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

OLD BUSINESS: None.

COUNCIL COMMUNICATION: Councilmember Page stated there will be a PTO fundraiser tomorrow night at Pizza Champ.

MAYOR'S REPORT: Mayor Knapper plans to hold coffee talks/happy hours later this year, more information coming soon. She also congratulated the newly elected officials.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

PUBLIC FORUM: None.

MOTION TO HOLD A CLOSED SESSION TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: Councilmember Faulkingham motioned to hold a Closed Session to discuss employee matters, seconded by Councilmember Homa, which motion received the following roll call vote: Ayes, Mayor Knapper, members Coriell, Crosley, Faulkingham, Homa, Page and Phillips. Nays, none.

There being no further business before the Council, the meeting adjourned.

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION FOR COUNCILPERSONS WARDS 1, 2 AND 3 HELD ON TUESDAY, APRIL 4, 2023 AS OFFICIAL.

WHEREAS, the St. Louis County Board of Election Commissioners conducted a Municipal Election on Tuesday, April 4, 2023 and have certified the results of the election (copy attached).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Council hereby accepts the certified results of the St. Louis County Board of Election Commissioners for the General Municipal Election held on Tuesday, April 4, 2023.

Passed this 25th day of April, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 25th day of April, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Cumulative Results Report

Election Night

Run Time 3:47 PM

Run Date 04/13/2023

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/4/2023

Page 82

Official Results

Registered Voters

117864 of 650198 = 18.13%

CITY OF MAPLEWOOD - COUNCIL MEMBER - WARD 1 - Three year term Vote For ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	319	1,788	17.84%

Choice	Party	Consolidated Results		Total	
KRISTA GARCIA		258	100.00%	258	100.00%
Cast Votes:		258	100.00%	258	100.00%

CITY OF MAPLEWOOD - COUNCIL MEMBER - WARD 2 - Three year term Vote For ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	308	1,704	18.08%

Choice	Party	Consolidated Results		Total	
BARBARA DAVIS (W)		1	1.19%	1	1.19%
BARRY GREENBERG (W)		2	2.38%	2	2.38%
BJ OHENFUSS (W)		1	1.19%	1	1.19%
BRANDON HUDSON (W)		1	1.19%	1	1.19%
BRIDGET NAUSER (W)		1	1.19%	1	1.19%
CATHY EDMOND (W)		2	2.38%	2	2.38%
CHARLES MULVIHILL (W)		1	1.19%	1	1.19%
CHASITY MATTOX (W)		19	22.62%	19	22.62%
CHELSEA REINSFELDER (W)		1	1.19%	1	1.19%
CHRISTOPHER ANDREW (W)		1	1.19%	1	1.19%
CYNTHIA BOXERMAN (W)		2	2.38%	2	2.38%
DANE WATKINS (W)		1	1.19%	1	1.19%

Cumulative Results Report

Election Night

Run Time 3:47 PM
Run Date 04/13/2023

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/4/2023
Page 83

Official Results

Registered Voters
117864 of 650198 = 18.13%

CITY OF MAPLEWOOD - COUNCIL MEMBER - WARD 2 - Three year term Vote For ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	308	1,704	18.08%

Choice	Party	Consolidated Results		Total	
DANIEL DUQUON (W)		1	1.19%	1	1.19%
DANIEL TIMOTHY VIGGEN (W)		1	1.19%	1	1.19%
DAVID SIMS (W)		1	1.19%	1	1.19%
DEBORAH DOUGLAS (W)		1	1.19%	1	1.19%
DOMINIK JANSKY (W)		2	2.38%	2	2.38%
DUSTIN CAPEHART (W)		1	1.19%	1	1.19%
EILEEN BECK (W)		1	1.19%	1	1.19%
ERICH RUHMANN (W)		2	2.38%	2	2.38%
FUCUNDA AYORD (W)		1	1.19%	1	1.19%
GARY CLARK (W)		1	1.19%	1	1.19%
GARY SKOLNICK (W)		1	1.19%	1	1.19%
IAN STORM (W)		17	20.24%	17	20.24%
JAMES DEVINE (W)		1	1.19%	1	1.19%
JASON CHARNEY (W)		1	1.19%	1	1.19%
JEFFREY CONWAY (W)		1	1.19%	1	1.19%
KEN MASSEY (W)		1	1.19%	1	1.19%
LINDA ROBINSON (W)		1	1.19%	1	1.19%
LUCY WHITE (W)		1	1.19%	1	1.19%
MARK LANGSTON (W)		1	1.19%	1	1.19%
MICHAEL ROOD (W)		1	1.19%	1	1.19%
NICHOLAS GENTHON (W)		1	1.19%	1	1.19%
NICK GERTHON (W)		1	1.19%	1	1.19%

Cumulative Results Report
 Election Night
 Run Time 3:47 PM
 Run Date 04/13/2023

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/4/2023

Page 84

Official Results
 Registered Voters
 117864 of 650198 = 18.13%

CITY OF MAPLEWOOD - COUNCIL MEMBER - WARD 2 - Three year term Vote For ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	308	1,704	18.08%

Choice	Party	Consolidated Results		Total	
PATRICK MOORE (W)		2	2.38%	2	2.38%
PREVIOUS PERSON (W)		1	1.19%	1	1.19%
SARAH CROSLY (W)		3	3.57%	3	3.57%
STEPHANIE MOORE (W)		1	1.19%	1	1.19%
TERRENCE BELLA (W)		1	1.19%	1	1.19%
THOMAS SIMMONS (W)		1	1.19%	1	1.19%
THOR SPINELLA (W)		1	1.19%	1	1.19%
TINA PIHL (W)		1	1.19%	1	1.19%
Cast Votes:		84	100.00%	84	100.00%

CITY OF MAPLEWOOD - COUNCIL MEMBER - WARD 3 - Three year term Vote For ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	416	1,782	23.34%

Choice	Party	Consolidated Results		Total	
SHAWN FAULKINGHAM		316	100.00%	316	100.00%
Cast Votes:		316	100.00%	316	100.00%

Cumulative Results Report

Election Night

Run Time 3:47 PM
Run Date 04/13/2023

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/4/2023
Page 85

Official Results

Registered Voters
117864 of 650198 = 18.13%

CITY OF MAPLEWOOD - PROPOSITION A - Simple Majority Required

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	1,043	5,274	19.78%

Choice	Party	Consolidated Results		Total	
YES		819	79.59%	819	79.59%
NO		210	20.41%	210	20.41%
Cast Votes:		1,029	100.00%	1,029	100.00%

CITY OF MAPLEWOOD - PROPOSITION B - Simple Majority Required

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
220	220	100.00%	1,043	5,274	19.78%

Choice	Party	Consolidated Results		Total	
YES		739	71.54%	739	71.54%
NO		294	28.46%	294	28.46%
Cast Votes:		1,033	100.00%	1,033	100.00%



ROBERT CHAMBERS, CHAIRMAN



PATRICIA YAEGER, SECRETARY



MARSHA HAEFNER, COMMISSIONER



FLORENCE HILL, COMMISSIONER



RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, THANKING SANDI PHILLIPS FOR HER 5 YEARS OF SERVICE AS COUNCILMEMBER OF WARD 1 WITH THE CITY OF MAPLEWOOD.

WHEREAS, Sandi Phillips was sworn-in as Councilmember for Ward 1 in April 2018;
and

WHEREAS, Sandi has served as chairperson of the Chapter 56-Zoning-Ordinance Review Committee since its creation; and

WHEREAS, Sandi has demonstrated her devotion to duty and dedication for the welfare of others; and

WHEREAS, the City of Maplewood has continued to improve and prosper during Sandi's tenure; and

WHEREAS, our entire community has benefitted from the loyal and exceptional services rendered by Sandi Phillips.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Sandi Phillips is hereby honored, commended and thanked for her 5 years of service to the City of Maplewood as Councilmember for Ward 1; and

BE IT FURTHER RESOLVED, that the City Council thanks Sandi Phillips for her service to the community and offers best wishes for continued success in her future years.

Passed this 25th day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 25th day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, THANKING SARAH CROSLY FOR HER 3 YEARS OF SERVICE AS COUNCILMEMBER OF WARD 2 WITH THE CITY OF MAPLEWOOD.

WHEREAS, Sarah Crosley was sworn-in as Councilmember for Ward 2 in June 2020; and

WHEREAS, Sarah has served as the chairperson of the Chapter 30-Human Relations-Ordinance Review Committee since its creation; and

WHEREAS, Sarah has demonstrated her devotion to duty and dedication for the welfare of others; and

WHEREAS, the City of Maplewood has continued to improve and prosper during Sarah's tenure; and

WHEREAS, our entire community has benefitted from the loyal and exceptional services rendered by Sarah Crosley.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Sarah Crosley is hereby honored, commended and thanked for her 3 years of service to the City of Maplewood as Councilmember for Ward 2; and

BE IT FURTHER RESOLVED, that the City Council thanks Sarah Crosley for her service to the community and offers best wishes for continued success in her future years.

Passed this 25th day of April, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 25th day of April, 2023

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, City Clerk



**CITY OF MAPLEWOOD
OATH OF OFFICE**

I, Krista Garcia, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Missouri, and the Charter and Ordinances of the City of Maplewood; and that I will, to the best of my ability, faithfully perform the duties of the office of **Councilmember, Ward 1** during my continuance therein, so help me God.

Krista Garcia, Councilmember, Ward 1

Subscribed and sworn to before me this 25th day of April, 2023

Honorable Brandi Miller



**CITY OF MAPLEWOOD
OATH OF OFFICE**

I, **Chasity Mattox**, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Missouri, and the Charter and Ordinances of the City of Maplewood; and that I will, to the best of my ability, faithfully perform the duties of the office of **Councilmember, Ward 2** during my continuance therein, so help me God.

Chasity Mattox, Councilmember, Ward 2

Subscribed and sworn to before me this 25th day of April, 2023.

Honorable Brandi Miller



**CITY OF MAPLEWOOD
OATH OF OFFICE**

I, **Shawn Faulkingham**, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Missouri, and the Charter and Ordinances of the City of Maplewood; and that I will, to the best of my ability, faithfully perform the duties of the office of **Councilmember, Ward 3** during my continuance therein, so help me God.

Shawn Faulkingham, Councilmember, Ward 3

Subscribed and sworn to before me this 25th day of April, 2023.

Honorable Brandi Miller

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING KAREN SCHEIDT ON THE OCCASION OF HER RETIREMENT AFTER 24 YEARS OF SERVICE WITH THE CITY OF MAPLEWOOD

WHEREAS, Karen Scheidt was hired as an Administrative Assistant to the City Manager for the City of Maplewood on July 1, 1999; and

WHEREAS, Karen also served as Deputy City Clerk and City Clerk since January 1, 2005; and

WHEREAS, Karen has served the City for 24 years in an outstanding manner beginning as an Administrative Assistant and working her way to the position of City Clerk; and

WHEREAS, during Karen's 24 years, the performance of her duties, responsibilities and her working relationships were always characterized by an obvious dedication to getting the job done in an exceptional manner; and

WHEREAS, Karen's proofreading skills were unmatched and there is no doubt city correspondence will contain many more typos now that Karen is retiring; and

WHEREAS, Karen will be missed both professionally and as a friend to the City of Maplewood, we extend our very best wishes for continued success in her life's pursuits.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The Mayor and City Council, on behalf of all of our citizens, do hereby express our sincere appreciation and thanks to Karen Scheidt for her distinguished service to the community and commend her for the manner in which she has carried out her duties and responsibilities for the past 24 years; and

BE IT FURTHER RESOLVED that the Mayor and City Council extend to Karen best wishes for continued success.

Passed this 25th day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 25th day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING ANDREA MAJOROS AS CITY CLERK.

WHEREAS, Section 3.7 of the City Charter provides for the City Council to appoint an officer of the City who has the title of City Clerk; and

WHEREAS, the City Council wishes to appoint Andrea Majoros to the position of City Clerk, whose duties shall be as specified in the City Charter and Code.

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

Section 1. Andrea Majoros shall be appointed to the position of City Clerk for the City of Maplewood, to serve at the pleasure of the City Council.

Section 2. Said appointment shall be in full force and effect from and after its passage and approval.

Passed this day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this day of April, 2023

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: April 19, 2023
Subject: Deer Creek North Pavilion Roof

The roof on the north pavilion at Deer Creek Park needs to be replaced. Therefore, a request for bids was placed in The Countian on April 4, 2023 seeking a contractor to replace the roof. The Request for Bids was also mailed to the following companies: Aquarius Home Improvements, BP Roofing and Southside Roofing and Sheet Metal Company.

Bids were publicly opened on April 17, 2023 and two (2) bids were received.

<u>Company</u>	<u>Total</u>
Patriot Industries	\$29,876
BP Roofing	\$10,850

The references supplied by BP Roofing were complimentary. Therefore, staff recommends the bid of BP Roofing to replace the roof at the Deer Creek Park north pavilion.

Please see the attached resolution requesting City Council approval of BP Roofing. Funds for the roof repair will come from the ½ Cent Parks and Stormwater Capital Fund. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

RESOLUTION

R23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF BP ROOFING IN THE AMOUNT OF TEN THOUSAND EIGHT HUNDRED FIFTY DOLLARS (\$10,850) FOR A ROOF REPLACEMENT FOR THE NORTH PAVILION IN DEER CREEK PARK

WHEREAS, bids were duly advertised and publicly opened on April 17, 2023 in the City Council Chambers; and

WHEREAS, two (2) bids were received, both were considered responsive; and

WHEREAS, bids ranged from a high of \$29,876 to a low of \$10,850; and

WHEREAS, the references supplied by BP Roofing, the low bidder, were complimentary.

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

The City Manager is hereby authorized to accept the bid from BP Roofing in the amount of ten thousand eight hundred fifty dollars (\$10,850) for a roof replacement for the North pavilion in Deer Creek Park.

Passed this 25th day of April, 2023.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

Approved this 25th day of April, 2023.

Nikyln Knapper, Mayor

Attest:

Karen Scheidt, City Clerk

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Michael D. Reese, City Manager

DATE: April 20, 2023

RE: Deer Creek Center and Sunnen Station Community Improvement District Budgets

The budgets of the Deer Creek Center Community Improvement District and the Sunnen Station Community Improvement District are provided to the City Council in accordance with Section 67.1471.2 of the Revised Statutes of Missouri, as amended. This statute provides that no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year of a community improvement district, the board of directors of a community improvement district shall submit to the governing body of the city in which it is located, a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year. The governing body may review and comment to the board of directors of the community improvement district on the proposed budget. If the governing body wants to provide comments to the board of directors of a community improvement district, they must do so in writing no later than 60 days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements but shall only be recommendations.

The above information was provided by legal counsel from the Community Improvement Districts.

Michael D. Reese
City Manager

RESOLUTION NO. 23-001

A RESOLUTION OF THE DEER CREEK CENTER COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2023; APPROVING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2024, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF MAPLEWOOD, MISSOURI, THE MISSOURI DEPARTMENT OF REVENUE, AND THE OFFICE OF THE MISSOURI STATE AUDITOR IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Deer Creek Center Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the proposed budget; provided, that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District’s Board of Directors submit the District’s proposed annual budget to the City Council of the City of Maplewood, Missouri (the “*City*”) prior to the beginning of each fiscal year; and

WHEREAS, the Board of Directors of the District desires to amend the budget of the District for the fiscal year ending June 30, 2023, and approve the proposed budget of the District for the fiscal year ending June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DEER CREEK CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Amended Budget for Fiscal Year Ending June 30, 2023. The amended budget of the District for the fiscal year ending June 30, 2023, is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference

Section 2. Approval of Proposed Budget for Fiscal Year Ending June 30, 2024. The District’s Board of Directors hereby approves the proposed budget of the District for the fiscal year ending June 30, 2024, as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. Transmittal of Budgets to the City, the Missouri Department of Revenue, and the Office of Missouri State Auditor. The District shall submit a copy of the proposed budget referenced in Section 2 of this Resolution to the City’s City Council, the Missouri Department of

Revenue, and the Office of Missouri State Auditor. The City's City Council may review and comment in accordance with the CID Act. If the District does not receive written comments from the City's Board of Aldermen on or before the date that is the later of 60 days prior to the first day of the fiscal year ending June 30, 2024, or 30 days after submission of the budget to the City's City Council, the proposed budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval by the Board of Directors of the District.

(The remainder of this page is intentionally left blank.)

Passed this 16th day of February, 2023.

I, the undersigned, Chair of the Deer Creek Center Community Improvement District, hereby certify that the foregoing resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on February 16, 2023.



**DEER CREEK CENTER COMMUNITY
IMPROVEMENT DISTRICT**

Leslie Melton

Chair, Board of Directors

WITNESS my hand and official seal this 16th of February, 2023.

ATTEST:

Assistant Secretary, Board of Directors

Exhibit A

AMENDED BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2023

AND

PROPOSED BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2024

Leslie Melton
Chair/Executive Director/Director

Michael Reese
Vice Chair

Laura A. Lashley
Secretary/Treasurer/Director

Patrick Nasi
Director

Alexis Miller
Director

Assistant Secretary
Angela L. Odlum

BUDGET MESSAGE BY CHAIR LESLIE MELTON

On June 26, 2012, pursuant to Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "**TIF Act**"), the City Council of the City of Maplewood, Missouri, (the "**City**") passed and approved Ordinance No. 5666, which: (1) designated an area consisting of approximately 21.3 acres of land generally located along the southern boundary of the City as a "redevelopment area" under the TIF Act (the "**Deer Creek Center Redevelopment Area**"); and (2) approved a redevelopment plan for the Deer Creek Center Redevelopment Area providing for a redevelopment project for a portion of the Deer Creek Center Redevelopment Area known as "Deer Creek Center" (the "**Redevelopment Project**").

The City and Summit Deer Creek Investors, L.L.C. (the "**Developer**") entered into a Redevelopment Agreement (the "**Redevelopment Agreement**") setting forth the terms and conditions of the construction and financing of the Redevelopment Project. Pursuant to the Redevelopment Agreement, the Developer may seek reimbursement from the City for certain Eligible Redevelopment Project Costs (as defined in the Redevelopment Agreement), which reimbursement shall be made from Temporary Notes (as defined in the Redevelopment Agreement) or certain proceeds of TIF Obligations (as defined in the Redevelopment Agreement).

Pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**"), the Deer Creek Center Community Improvement District (the "**District**") was formed by the passage and approval of the City Council of the City of Ordinance No. 5672 on June 26, 2012, as amended by the passage and approval of Ordinance No. 5684 on October 9, 2012 (as amended, the "**Ordinances**"). The Ordinances provided that the District be established in accordance with the CID Act for the purpose of financing certain community improvements (the "**Project**") referenced in the Ordinances.

On August 21, 2012, in accordance with the CID Act, the Board of Directors of the District adopted Resolution No. 12-003, which authorized a sales and use tax (the "**CID Sales Tax**") at a rate of one percent (1%) on the receipts from the sale at retail within the District, which are subject to taxation by the State of Missouri pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except such CID Sales Tax shall not apply to the sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable, or video services. The CID Sales Tax became effective in accordance with the CID Act following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act.

Since the District is located within the Redevelopment Area, the CID Sales Tax is considered an economic activity tax pursuant to the TIF Act and one-half of the CID Sales Tax revenues generated within the City will be captured by the City and deposited into the City's Special Allocation Fund (as defined in the herein defined Indenture) for the Redevelopment Area.

In addition, pursuant to a certain Intergovernmental Cooperation Agreement (the "**Intergovernmental Cooperation Agreement**") by among the City, the District and the Developer, the Developer agreed to advance certain costs of the Project in connection with its construction and financing of the Redevelopment Project and the District agreed to pledged, subject to annual appropriation, the net revenues of its CID Sales Tax to repay that portion of the Temporary Notes or TIF Obligations issued by or on behalf of the City pursuant to the TIF Act to finance the Redevelopment Project.

In 2013, the City issued its Tax Increment Anticipation Note, Series 2013 (the "**Prior Notes**") evidencing the payment of certain Eligible Redevelopment Project Costs.

Pursuant to a Trust Indenture dated as of November 1, 2013 (the "**Indenture**") by and between the City and UMB Bank, N.A., as trustee (the "**Trustee**"), the City issued its Tax Increment Revenue Bonds (Deer Creek Center Redevelopment Project, Series 2013A and Taxable Community Improvement District Sales Tax Revenue Bonds (Deer Creek Center Redevelopment Project), Series 2013B (collectively, the "**Bonds**") for the purpose of (a) refunding the Prior Notes, (b) funding certain Eligible Redevelopment Project Costs, (c) funding a debt service reserve for the Bonds, (d) funding capitalized interest on the Bonds and (e) payment the costs of issuance of the Bonds. Pursuant to the Indenture, a fund held by the Trustee was established to pay the costs of operating the District (the "**Operating Fund**").

During the fiscal year ended June 30, 2015, the District received CID Sales Tax revenues of \$208,956. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$12,277. The District had total expenditures of \$217,340, consisting of an allocation of economic activity taxes to the City of \$104,363, a transfer of CID Sales Tax revenues of \$104,363 to the Trustee to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal fees of \$7,434 and insurance premiums of \$1,000. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2016, the District received CID Sales Tax revenues of \$217,611. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$12,381. The District had total expenditures of \$228,363, consisting of an allocation of economic activity taxes to the City of \$108,715, a transfer of CID Sales Tax revenues to the Trustee of \$108,716 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal and administration fees of \$9,805 and insurance premiums of \$947. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2017, the District received CID Sales Tax revenues of \$229,288. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$12,468. The District had total expenditures of \$235,042, consisting of an allocation of economic activity taxes to the City of \$114,554, a transfer of CID Sales Tax revenues to the Trustee of \$114,554 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal and administration fees of \$4,709 and insurance premiums of \$1,045. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2018, the District received CID Sales Tax revenues of \$242,733 and interest income of \$220. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$12,593. The District had total expenditures of \$251,807, consisting of an allocation of economic activity taxes to the City of \$121,310, a transfer of CID Sales Tax revenues to the Trustee of \$121,310 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal and administration fees of \$7,773 and insurance premiums of \$1,234. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2019, the District received CID Sales Tax revenues of \$246,279 and interest income of \$471. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$12,921. The District had total expenditures of \$251,350, consisting of an allocation of economic activity taxes to the City of \$123,050, a transfer of CID Sales Tax revenues to the Trustee of \$123,051 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$178, legal and administration fees of \$3,791 and insurance premiums of \$1,280. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2020, the District received CID Sales Tax revenues of \$266,825 and interest income of \$967. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$13,166. The District had total expenditures of \$279,144, consisting of an allocation of economic activity taxes to the City of \$133,643, a transfer of CID Sales Tax revenues to the Trustee of \$133,644 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$178, legal and administration fees of \$10,399 and insurance premiums of \$1,280. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ended June 30, 2021, the District received CID Sales Tax revenues of \$294,227 and interest income of \$166. In addition, pursuant to the Indenture, the Trustee transferred moneys to the Operating Fund in the amount of \$13,370. The District had total expenditures of \$305,824, consisting of an allocation of economic activity taxes to the City of \$147,105, a transfer of CID Sales Tax revenues to the Trustee of \$147,104 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal and administration fees of \$10,139 and insurance premiums of \$1,296. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ending June 30, 2022, the District received CID Sales Tax revenues of \$333,449 and interest income of \$6. In addition, pursuant to the Indenture, Trustee transferred moneys to the Operating Fund in the amount of \$13,584. The District had total expenditures of \$352,060, consisting of an allocation of economic activity taxes to the City of \$166,635, a transfer of CID Sales Tax revenues to the Trustee of approximately \$166,635 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of \$180, legal and administration fees of \$17,410 and insurance premiums of \$1,200. The remaining cash on hand in the Special Trust Fund was pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ending June 30, 2023, the District anticipates CID Sales Tax revenues of approximately \$348,770 and interest income of approximately \$520. In addition, pursuant to the Indenture, the District anticipates that the Trustee will transfer moneys to the Operating Fund in the approximate amount of approximately \$13,718. The District anticipates total expenditures of approximately \$367,990, consisting of an allocation of economic activity taxes to the City of approximately \$174,385, a transfer of CID Sales Tax revenues to the Trustee of approximately \$174,225 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of approximately \$180, legal and administration fees of approximately \$18,000 and insurance

premiums of approximately \$1,200. The moneys on deposit in the Special Trust Fund are hereby appropriated and pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

During the fiscal year ending June 30, 2024, the District anticipates CID Sales Tax revenues of approximately \$350,000 and interest income of approximately \$200. In addition, pursuant to the Indenture, the District anticipates that the Trustee will transfer moneys to the Operating Fund in the approximate amount of \$13,718. The District anticipates total expenditures of approximately \$369,600, consisting of an allocation of economic activity taxes to the City of approximately \$175,000, a transfer of CID Sales Tax revenues to the Trustee of approximately \$174,800 to make debt service payments on that portion of the Bonds issued by the City to finance the Project, bank fees of approximately \$200, legal and administration fees of approximately \$18,000 and insurance premiums of approximately \$1,600. The moneys on deposit in the Special Trust Fund are hereby appropriated and pledged to repayment of the Bonds in accordance with the Intergovernmental Cooperation Agreement and the remaining cash on hand in the Operating Fund is available for future administrative costs and expenses of the District.

DEER CREEK CENTER CID

Amended Budget Fiscal Year Ending June 30, 2023 and Proposed Budget Fiscal Year Ending June 30, 2024

	Special Trust Fund		Operating Fund		Total	
	Amended 2023	2024	Amended 2023	2024	Amended 2023	Initial 2023
Beginning Balance:	\$ 99	\$ 100	\$ 33,140	\$ 28,257	\$ 33,239	\$ 32,032
Revenues:						
CID Sales Tax	\$ 350,000	\$ 332,000	\$ -	\$ -	\$ 348,770	\$ 332,000
Interest/Investment Income	\$ -	\$ 20	\$ 500	\$ 200	\$ 520	\$ 5
TOTAL REVENUES	\$ 350,000	\$ 332,000	\$ 500	\$ 200	\$ 349,290	\$ 332,005
Expenditures:						
Misc. Bank Fees/Ret. Checks	\$ 200	\$ 200	\$ -	\$ -	\$ 180	\$ 200
Administration Expenses:						
Legal/Administration	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
Insurance	\$ -	\$ 1,600	\$ 1,200	\$ 1,600	\$ 1,200	\$ 1,600
City Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Debt Service						
EATS transfer to City	\$ 175,000	\$ 166,000	\$ -	\$ 175,000	\$ 174,385	\$ 166,000
CID revenues transfer to City	\$ 174,800	\$ 165,800	\$ -	\$ 174,800	\$ 174,225	\$ 165,800
Payment of Reimbursables:						
City Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CID Project Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 350,000	\$ 332,000	\$ 19,200	\$ 369,600	\$ 367,990	\$ 351,600
REVENUES OVER (UNDER)	\$ -	\$ -	\$ (18,700)	\$ (19,400)	\$ (18,700)	\$ (19,595)
Other Financing Sources (Uses):						
Operating Transfers In*	\$ -	\$ -	\$ 13,718	\$ 13,718	\$ 13,718	\$ 13,370
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CID Net Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ 13,718	\$ 13,718	\$ 13,718	\$ 13,370
NET CHANGE IN FUND BALANCES	\$ -	\$ 99	\$ 33,140	\$ 28,257	\$ 33,239	\$ 32,032
Beginning Cash on Hand:	\$ 99	\$ 100	\$ 28,158	\$ 25,707	\$ 28,257	\$ 25,807
Ending Balance:	\$ 99	\$ 100	\$ 28,476	\$ 22,575	\$ 28,257	\$ 25,807

*Operating Transfers In are from the Operating Fund of the City of Maplewood, Missouri Tax Increment Revenue Bonds (Deer Creek Center Redevelopment Project) Series 2013A and Taxable Community Improvement District Sales Tax Revenue Bonds (Deer Creek Center Redevelopment Project) Series 2013B pursuant to and at the maximum amount set forth in Section 101 of the Trust Indenture dated as of November 1, 2013 between the City of Maplewood and UMB Bank, N.A., as Trustee.

DEER CREEK CENTER CID

Budget to Actual Fiscal Year Ending June 30, 2022

	Special Trust Fund		Operating Fund		Total	
	Budget	Actual	Budget	Actual	Budget	Actual
Beginning Balance:	\$ 100	\$ 100	\$ 38,159	\$ 38,160	\$ 38,259	\$ 38,260
Revenues:						
CID Sales Tax	\$ 329,064	\$ 333,449	\$ -	\$ -	\$ 329,064	\$ 333,449
Interest/Investment Income	\$ -	\$ -	\$ 3	\$ 6	\$ 3	\$ 6
TOTAL REVENUES	\$ 329,064	\$ 333,449	\$ 3	\$ 6	\$ 329,067	\$ 333,455
Expenditures:						
Misc. Bank Fees/Ret. Checks	\$ 200	\$ 180	\$ -	\$ -	\$ 200	\$ 180
Administration Expenses:						
Legal/Administration	\$ -	\$ -	\$ 18,000	\$ 17,410	\$ 18,000	\$ 17,410
Insurance	\$ -	\$ -	\$ 1,600	\$ 1,200	\$ 1,600	\$ 1,200
City Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Debt Service						
EATS transfer to City	\$ 164,532	\$ 166,635	\$ -	\$ -	\$ 164,532	\$ 166,635
CID revenues transfer to City	\$ 164,332	\$ 166,635	\$ -	\$ -	\$ 164,332	\$ 166,635
Payment of Reimbursables:						
City Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CID Project Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 329,064	\$ 333,450	\$ 19,600	\$ 18,610	\$ 348,664	\$ 352,060
REVENUES OVER (UNDER)	\$ -	\$ (1)	\$ (19,597)	\$ (18,604)	\$ (19,597)	\$ (18,605)
Other Financing Sources (Uses):						
Operating Transfers In*	\$ -	\$ -	\$ 13,370	\$ 13,584	\$ 13,370	\$ 13,584
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CID Net Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ 13,370	\$ 13,584	\$ 13,370	\$ 13,584
NET CHANGE IN FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Cash on Hand:	\$ 100	\$ 100	\$ 38,159	\$ 38,160	\$ 38,259	\$ 38,260
Ending Balance:	\$ 100	\$ 99	\$ 31,932	\$ 33,140	\$ 32,032	\$ 33,239

*Operating Transfers In are from the Operating Fund of the City of Maplewood, Missouri Tax Increment Revenue Bonds (Deer Creek Center Redevelopment Project) Series 2013A and Taxable Community Improvement District Sales Tax Revenue Bonds (Deer Creek Center Redevelopment Project) Series 2013B pursuant to and at the maximum amount set forth in Section 101 of the Trust Indenture dated as of November 1, 2013 between the City of Maplewood and UMB Bank, N.A., as Trustee.

RESOLUTION NO. 23-001

A RESOLUTION OF THE SUNNEN STATION COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2023; APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2024, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF MAPLEWOOD, MISSOURI, THE MISSOURI DEPARTMENT OF REVENUE, AND THE OFFICE OF MISSOURI STATE AUDITOR IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Sunnen Station Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget; provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the proposed annual budget prior to the beginning of each fiscal year to the City Council of the City of Maplewood, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUNNEN STATION COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Year Ending June 30, 2023. The budget of the District for the fiscal year ending June 30, 2023, is hereby amended as set forth on **EXHIBIT A**, attached hereto and incorporated herein by reference.

Section 2. Approval of Proposed Budget for Fiscal Year Ending June 30, 2024. The proposed budget of the District for the fiscal year ending June 30, 2024, is hereby approved as set forth on **EXHIBIT A**, attached hereto and incorporated herein by reference.

Section 3. Secretary or Assistant Secretary to Forward Proposed Budget to the City, the Missouri Department of Revenue, and the Office of Missouri State Auditor. The District’s Secretary or Assistant Secretary or his or her designee shall submit a copy of the proposed budget referenced in Section 2 of this Resolution to the to the City Manager of the City, for the City’s review and comment., the Missouri Department of Revenue, and the Office of Missouri State Auditor. If the District does not receive written comments from the City Council of the City on or before the date that is the later

of (a) 60 days prior to the first day of the fiscal year ending June 30, 2024, or (b) 30 days after submission of the budget to the City, the proposed budget shall become the final budget.

Section 4. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 5. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 6. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. Effective Date. This Resolution shall take effect and be in full force upon its passage by the Board of Directors of the District.

(The remainder of this page is left intentionally blank.)

Passed this 8th day of March, 2023.

I, the undersigned, Chair of the Sunnen Station Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on March 8, 2023.



**SUNNEN STATION COMMUNITY
IMPROVEMENT DISTRICT**

Chair, Board of Directors

WITNESS my hand and official seal this 8th day of March, 2023.

ATTEST:

Assistant Secretary, Board of Directors

EXHIBIT A

**SUNNEN STATION
COMMUNITY IMPROVEMENT DISTRICT**

AMENDED BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2023

AND

PROPOSED BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2024

CHAIR/DIRECTOR/EXECUTIVE DIRECTOR

G.T. Cozad, III

Robert Ludwig
Secretary/Treasurer/Director

Michael Reese
Director

Richard Kallaus
Vice Chair/Director

Chris Miltenberger
Director/Assistant Treasurer

Angela L. Odlum
Assistant Secretary

BUDGET MESSAGE BY CHAIR G.T. COZAD, III

Pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), the Sunnen Station Community Improvement District (the "*District*"), a political subdivision of the State of Missouri, was established by Ordinance No. 5892 of the City of Maplewood, Missouri (the "*City*") which became effective on September 26, 2018 (the "*Ordinance*"), for the purpose of undertaking certain improvements within the boundaries of the District.

The Ordinance provides that the District be established for the purpose of financing various public improvements within the District's boundaries (the "*CID Project*"), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new office and commercial retail developments within the District.

On October 4, 2018, the District's Board of Directors adopted Resolution No. 18-003 authorizing a community improvement district sales and use tax at the rate of up to one percent (1%) on all eligible retail sales made in the proposed District in accordance with Section 67.1545 of the CID Act (the "*CID Sales Tax*"). The CID Sales Tax became effective on April 1, 2019, following approval by the qualified voters within the District at a mail-in election held in accordance with the CID Act.

On October 4, 2018, the District's Board of Directors adopted Resolution No. 18-006, approving and authorizing the execution of an Intergovernmental Cooperation Agreement (the "*Agreement*") by and among the District, the City, Sunco, LLC ("*Sunco*") and Sunnen Station Redevelopment Corporation ("*SSRC*" together with Sunco, collectively, the "*Developer*"), pursuant to which the Developer will, among other things, advance the costs of the CID Project and the District will reimburse the Developer for a portion of the costs thereof.

During the fiscal year ended June 30, 2019, the District received \$2,611 of revenue and had \$0 of expenditures.

During the fiscal year ended June 30, 2020, the District received total revenue of \$33,230, consisting of \$33,183 in CID Sales Tax revenue and \$47 in interest income. The District had expenditures totaling \$8,688, consisting of \$10 in bank fees, and \$8,678 in legal fees and administration costs. The District had cash on hand of \$27,153 as of June 30, 2020.

Following the submittal of a Certificate of Eligible Costs (the "*Certificate*") by the Developer to the District with adequate detail to allow the District to confirm that the amounts advanced constitute Eligible Costs (as defined in the Agreement) related to the CID Project, on December 16, 2020, the District's Board of Directors adopted Resolution No. 20-003, approving the Certificate in the amount of \$2,502,150.01.

During the fiscal year ending June 30, 2021, the District received \$34,843 of CID Sales Tax and \$32 of interest income. The District had expenditures totaling \$9,291 relating to legal fees. The District had cash on hand of \$52,736 as of June 30, 2021.

During the fiscal year ending June 30, 2022, the District received \$43,567 of CID Sales Tax and \$17 of interest income. The District had expenditures totaling \$58,704, consisting of \$36,487 towards the reimbursement of Eligible Costs, as defined in the Agreement, \$0 in bank fees, \$2,033 in insurance expenses, \$11,563 of administrative expenses and \$8,621 in legal fees. The District had cash on hand of \$37,616 as of June 30, 2022.

During the fiscal year ending June 30, 2023, the District anticipates approximately \$57,000 of CID Sales Tax and approximately \$120 of interest income. The District anticipates expenditures totaling approximately \$64,886, consisting of approximately \$51,886 towards the reimbursement of Eligible Costs, as defined in the Agreement, \$0 in bank fees, approximately \$0 in insurance expenses, with insurance fees for the year being prepaid, approximately \$3,000 in audit fees and approximately \$10,000 in legal fees. The District anticipates cash on hand of approximately \$29,850 as of June 30, 2023.

During the fiscal year ending June 30, 2024, the District anticipates approximately \$57,000 of CID Sales Tax and approximately \$100 of interest income. The District anticipates expenditures totaling approximately \$63,100, consisting of approximately \$53,000 towards the reimbursement of Eligible Costs, as defined in the Agreement, \$100 in bank fees, approximately \$0 in insurance expenses, with insurance fees for the year being prepaid, and approximately \$10,000 in legal fees. The District anticipates cash on hand of approximately \$23,850 as of June 30, 2024.

**Sunnen Station Community Improvement District
Special Trust Fund Budget
Fiscal Year Ending June 30**

	Budget FYE June 30, 2024	Amended Budget FYE June 30, 2023	Initial Budget FYE June 30, 2023
Beginning Balance	\$ 29,850	\$ 37,616	\$ 18,160
Summary of Receipts			
CID Sales Tax Revenue	\$ 57,000	\$ 57,000	\$ 45,000
Interest Earnings	\$ 100	\$ 120	\$ 24
Developer Contribution	\$ -	\$ -	\$ -
Total Receipts	\$ 57,100	\$ 57,120	\$ 45,024
Summary of Disbursements			
Bank Fees	\$ 100	\$ -	\$ 100
Legal Fees/Administration Costs	\$ 10,000	\$ 10,000	\$ 10,000
Capital Project Expenditure	\$ -	\$ -	\$ -
Reimbursement of Eligible Costs	\$ 53,000	\$ 51,886	\$ 32,000
Insurance Expenses	\$ -	\$ -	\$ 2,500
Audit Fee	\$ -	\$ 3,000	\$ -
Total Disbursements	\$ 63,100	\$ 64,886	\$ 44,600
Ending Balance	\$ 23,850	\$ 29,850	\$ 18,584

Reimbursement of Eligible Costs	Issued /Additions	Payments	Balance
Certificate No. 1, Approved December 16, 2020	\$ 2,502,150.01	\$ -	\$ 2,502,150.01
Fiscal Year Ending June 30, 2021	\$ -	\$ -	\$ 2,502,150.01
Actual Fiscal Year Ending June 30, 2022	\$ -	\$ 36,487.45	\$ 2,465,662.56
Estimated Fiscal Year Ending June 30, 2023	\$ -	\$ 51,886.00	\$ 2,413,776.56
Estimated Fiscal Year Ending June 30, 2024	\$ -	\$ 53,000.00	\$ 2,360,776.56

Sunnen Station Community Improvement District

Statement of Revenues Collected and Expenditures Paid -
Project Fund - Budget and Actual - Cash Basis
June 30, 2022

	<u>Budgeted Amount Original</u>	<u>Budgeted Amount Final</u>	<u>Actual</u>	<u>Variance - Favorable (Unfavorable)</u>
Revenues:				
CID sales tax revenues	\$ 35,000	\$ 45,000	\$ 42,158	\$ (2,842)
CID use tax revenues	-	-	1,409	1,409
Interest income	25	24	17	(7)
Total Revenues	<u>\$ 35,025</u>	<u>\$ 45,024</u>	<u>\$ 43,584</u>	<u>\$ (1,440)</u>
Expenditures:				
Insurance expense	\$ 2,500	\$ 2,500	\$ 2,033	\$ 467
Bank fees	100	100	-	100
Legal and professional fees	9,640	12,000	8,621	3,379
Administrative fees	-	-	11,583	(11,583)
Project costs	22,798	65,000	36,487	28,513
Total Expenditures	<u>\$ 35,038</u>	<u>\$ 79,600</u>	<u>\$ 58,704</u>	<u>\$ 20,896</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ (13)</u>	<u>\$ (34,576)</u>	<u>\$ (15,120)</u>	<u>\$ 19,458</u>
Fund Balances - at beginning of the year		<u>52,736</u>	<u>52,736</u>	
Fund Balances - at end of the year		<u>\$ 18,160</u>	<u>\$ 37,616</u>	