



**Capital Improvement Plan**  
**Adopted Budget**  
**Fiscal Year 2025**



The Capital Improvement Plan (CIP) is a five-year roadmap for creating, keeping, and paying for University City's present and future infrastructure needs. The CIP outlines project costs, funding sources and estimated future operating costs associated with each capital improvement. The plan is designed to ensure that capital improvements will be made when and where they are needed, and that the city will have the funds to pay for and keep them.

Capital improvement projects are non-routine capital expenditures that generally cost more than \$25,000 and result in the purchase of equipment, acquisition of land, design and construction of new assets, or the renovation, rehabilitation, or expansion of existing capital assets. Capital projects usually have an expected useful life of at least five years.

Capital improvements make up the bricks and mortar, or infrastructure that all cities must have in place to provide essential services to current residents and support new growth and development. They also are designed to prevent the deterioration of the city's existing infrastructure and respond to and expect the future growth of the city. A wide range of projects include capital improvements as illustrated by the examples below:

- Fire and police stations.
- Libraries, court facilities and office buildings.
- Parks, trails, open space, pools, recreation centers and other related facilities.
- Roads, bridges, traffic signals and other traffic control devices including fiber optic infrastructure needed for the operation of intelligent transportation systems.
- Landscape beautification projects.
- Computer software and hardware systems other than personal computers and printers.
- Flood control drainage channels, storm drains and retention basins; and
- Major equipment purchases such as landfill compactors, street sweepers and sanitation trucks.

Municipalities, like University City, face a special set of complex problems. The cities need to keep roads, repair public amenities such as parks, and expand public safety services to accommodate both residential and non-residential citizens. They also must simultaneously keep, replace, rehabilitate, and/or upgrade existing capital assets such as roads, parks, and buildings. University City also has completed many capital projects that involved renovating, rehabilitating, or expanding existing infrastructure or buildings.

### **Paying for Capital Improvements**

In many respects, the city's planning process for selecting, scheduling, and financing capital improvements parallels the way an individual might plan for buying a new house or car. This process entails an assessment of many valid competing needs, a determination of priorities, an evaluation of costs and financing options, and an establishment of realistic completion timeframes.

If the purchase plan moves forward, a decision must be made about the down payment. Other cash sources might include a savings account or a rainy-day emergency fund. The city, just like most families, needs to find longer-term financing to cover certain costs for capital improvements. Repayment of the loan might require cutting other expenses like eating at restaurants or increasing income by taking a second part-time job. An unanticipated inheritance may speed up the timetable, a negative event, such as a flood or unanticipated medical expense, might delay the plan.



Similarly, most large capital improvements cannot be financed solely from a single year's revenue stream or by simply increasing income or decreasing expenses.

### **Guidelines and Policies Used in Developing the CIP**

City Council's strategic goals and key objectives and the city's financial policies provide the broad parameters for development of the annual capital plan. Additional considerations include the following:

- Does a project support City Council's strategic goals?
- Does a project qualify as a capital project, i.e., cost more than \$25,000 and have an expected useful life of at least five years?
- Does a project satisfactorily address all federal, state and city legal and financial requirements?
- Does a project support the city's favorable investment ratings and financial integrity?
- Does a project prevent the deterioration of the city's existing infrastructure?
- Does a project respond to and, if possible, expect future growth in the city?
- Does a project encourage and sustain quality economic development?
- Can a project be financed through growth in the tax base or fees, when possible, if constructed in response to residential or commercial development?
- Is a project responsive to the needs of residents and businesses within the constraints of reasonable taxes and fees?
- Does a project leverage funds provided by other units of government where proper?

Economic forecasts are also a critical source of information and guidance throughout the capital planning process. The forecasts assess external factors such as whether the local economy is growing or contracting, population loss, inflation for construction materials, the value of land, and other variables that may affect the city's ability to finance needed services and capital projects.

### **University City's Annual CIP Development Process**

In conjunction with the annual budgeting process, the Finance Department coordinates the citywide process of revising and updating the city's capital plan. City staff members from all departments participate in an extensive review of projects in the existing plan and the identification of new projects for inclusion in the CIP. The City Council's commitment to the needs and desires of University City's citizens is a critical factor considered during the capital planning process, as well as compliance with legal limits and financial resources.

The first year of the plan is the only year appropriated by Council. The remaining four years are for planning purposes and funding is not guaranteed to occur in the year planned. City Council makes the final decision about whether and when to fund a project. Once projects are selected for inclusion in the capital plan, decisions must be made about which projects should be recommended for inclusion in the first five years of the plan. Deciding how and when to schedule projects is a complicated process. It must consider City Council's strategic goals as well as all the variables that affect the city's ability to generate the funds to pay for these projects without jeopardizing its ability to provide routine, ongoing services and one-time or emergency services when needed. The City Council reviews the recommended CIP. Council also considers citizen requests and considers the recommendations of staff before making the final decision about which projects should be included in which years of the CIP.



### Citizen Involvement in the CIP Process

The CIP is an important financial, planning, and public communication tool. It gives residents and businesses a clear and concrete view of the city's long-term direction for capital improvements and a better understanding of the city's ongoing needs for stable revenue sources to fund large or multi-year capital projects. Input into the annual CIP updating process is obtained from citizens who serve on many different city boards and commissions, as well from individual citizens through the public hearing and comment process. Through these public input venues, residents and businesses have alerted staff about infrastructure development and renovation needs, important quality-of-life enhancements, and environmental and historic preservation issues that should be addressed in the capital plan. Citizens have additional opportunities for input when participating in committees that consider voter authorization proposals.

### Capital Improvement Plan Budget

The city annually updates the *Five-Year Capital Improvement Program (CIP)* plan, which is now based on FY 2025 through FY 2029 and includes \$48.9 million in projects. **The first year of the plan is the only year appropriated by City Council.** The remaining four years are for planning purposes and funding is not guaranteed to occur in the year planned. The final decision to fund a project is made by City Council. Projects include street, sidewalk and curb improvements including pavement preservation, park improvements, police and fire department vehicle replacements, and miscellaneous improvements.

### Fiscal Constraints and Debt

For the last several years, the City has not been able to use current revenues to fund all the capital projects needed. In early 2016, the City had tempted to issue general obligation bonds for street and parks, but the bonds did not pass by the voters. City Council had approved the using of General Fund reserves not only for matching part to federal and municipal park grants but also for building and renovation of the Police Facilities. Therefore, these types of projects do affect the operating budget.

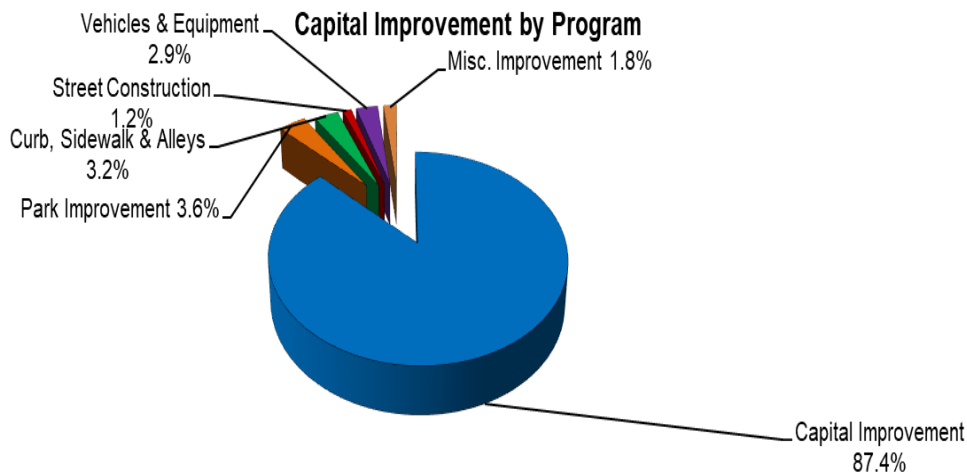
### Impact of the CIP on the Operating Budget


University City's operating budget is directly affected by the CIP. Almost every new capital improvement entails additional ongoing expenses for routine operation, repair and maintenance upon completion or acquisition that must be incorporated into the operating budget. Older facilities usually involve higher maintenance and repair costs as well. Grant matching funds also come directly from the operating budget. The cost of future operations and maintenance for new CIP projects are estimated by each department based on a detailed set of cost guidelines that is provided to all departments each year. These guidelines are updated annually in conjunction with the various departments that are experts on diverse types of operating costs. For fiscal year 2025 - 2029 CIP the following pages reflects the estimated operating cost for capital projects:




## CAPITAL IMPROVEMENT


	PROGRAM	CAPITAL IMPROVEMENT SALES TAX	CERTIFICATE OF PARTICIPATION	GOLF COURSE	GRANT	PARK SALES TAX	PUBLIC SAFETY SALES TAX	SOLID WASTE	TOTAL
	<b>Capital Improvement</b>								
1	Annex and Trinity Bld Renovations-Construction	\$ -	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$28,000,000
2	City Facilities Improvements	225,000	-	-	-	-	-	-	225,000
	<b>Curbs, Sidewalk &amp; Alleys</b>								
3	Curb and Sidewalk Replacement	900,000	-	-	78,000	-	-	-	978,000
4	Sidewalk Program Concrete Jobs - In House or Contract	-	-	-	-	50,000	-	-	50,000
	<b>Street Construction</b>								
5	Street Maintenance Program	300,000	-	-	-	-	-	-	300,000
6	Bridge Maintenance	75,000	-	-	-	-	-	-	75,000
	<b>Parks Improvement</b>								
7	Heman Park Tennis Court Painting	-	-	-	-	55,000	-	-	55,000
8	Revitalization of Millar Park Baseball Field Project	-	-	-	575,000	300,000	-	-	875,000
9	Lewis Park Shoreline Retaining Wall Partial Replacement	-	-	-	-	75,000	-	-	75,000
10	Metcalf Park Playground Improvements	-	-	-	-	45,000	-	-	45,000
11	Park Security and Ballfield Lighting	-	-	-	-	20,000	-	-	20,000
12	Rabe Park Playground Improvements	-	-	-	-	45,000	-	-	45,000
13	Turf & Athletic Field Maintenance	-	-	-	-	50,000	-	-	50,000
	<b>Vehicles &amp; Equipment</b>								
14	2600 Vehicle Replacement	70,000	-	-	-	-	-	-	70,000
15	Communication Radio Replacement	50,000	-	-	-	-	-	-	50,000
16	UCPD New Fixtures for Building	40,000	-	-	-	-	-	-	40,000
17	Mobile Rapid Deployment Cameras	45,000	-	-	-	-	-	-	45,000
18	3/4 Ton Pickup - Replacement (2)	-	-	-	-	120,000	-	-	120,000
19	Transfer Station Compactor - Replacement	-	-	-	-	-	-	275,000	275,000
20	SCBA Harness Replacement	183,840	-	-	-	-	-	-	183,840
21	Police Vehicle Fleet & Equipment Replacement	150,000	-	-	-	-	-	-	150,000
	<b>Miscellaneous Improvement</b>								
22	Concrete Work	-	-	100,000	-	-	-	-	100,000
23	Enhanced Street Lighting Replacement	25,000	-	-	-	-	-	-	25,000
24	EAB Tree Replacement Program	-	-	-	-	75,000	-	-	75,000
25	Dead/Hazardous Tree Removal and Replacement	-	-	-	-	50,000	-	-	50,000
26	Annual Tree Trimming Program	-	-	-	-	200,000	-	-	200,000
27	Solid Waste Grant Projects	-	-	-	-	-	-	120,000	120,000
		<b>\$ 2,063,840</b>	<b>\$ 28,000,000</b>	<b>\$100,000</b>	<b>\$653,000</b>	<b>\$1,085,000</b>	<b>\$ -</b>	<b>\$395,000</b>	<b>\$32,296,840</b>




	Summary of Capital Improvement Program	Project #	Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
ALL CIP PROJECTS									
2600 Vehicle Replacement	FIRE 2025-02	1		70,000	-	-	-	-	70,000
3/4 Ton Pickup - Replacement	PRF-25-15	2		60,000	-	-	-	-	60,000
3/4 Ton Pickup - Replacement	PWA25-01	2		60,000	-	-	-	-	60,000
3/4/ ton truck purchase program three per 5-year cycle	PRP27/29-03	3		-	-	195,000	195,000	195,000	585,000
Aerial Lift/Bucket Truck	PRFOR25-04	1		-	450,000	-	-	-	450,000
Annex and Trinity Bld Renovations Contructions	PWF25-01	1		28,000,000	-	-	-	-	28,000,000
Annual Tree Trimming Program	PRF25/29-04	4		200,000	200,000	200,000	200,000	200,000	1,000,000
Athletic Field Restoration	PRP25-09	1		-	200,000	-	-	-	200,000
Automated Solid Waste Truck Replacement	PWS-04	1		-	360,000	360,000	-	-	720,000
Bridge Maintenance	PWST25-07	1		75,000	-	-	-	-	75,000
CentCommons Generator	PRF-CC-27-01	2		-	-	200,000	-	-	200,000
CentCommons soccer complex A/C units (3)	PRF-CC-25-03	1		-	175,000	-	-	-	175,000
CentCommons Soccer Field Protective netting	PRF-CC-25-01	2		-	30,000	-	-	-	30,000
City Facilities Improvements	PWST25-07	1		225,000	-	-	-	-	225,000
Communications Radio Replacement	FIRE 2025-03	2		50,000	50,000	50,000	50,000	50,000	250,000
Concrete Work	GLF25-01	1		100,000	-	-	-	-	100,000
Curb and sidewalk replacement	PWST25/29-03	1		978,000	978,000	978,000	978,000	978,000	4,890,000
Dead and or Hazardous Tree Removal and Replacement Program	PRF25/29-02	1		50,000	50,000	50,000	50,000	50,000	250,000
Dump Truck Replacement	PRP26-02	1		-	208,970	-	-	-	208,970
Dump Truck Replacement	PWST26/27-05	1		-	150,000	150,000	-	-	300,000
EAB Tree Replacement Program	PRF25/29-02	1		75,000	75,000	75,000	75,000	75,000	375,000
Eastgate Park Playground Improvements	PRP28-02	1		-	-	-	45,000	-	45,000
Enhanced Street Lighting Replacement	PWST25/29-04	2		25,000	25,000	25,000	25,000	25,000	125,000
Front End Loader	PRF-27-03	3		-	-	250,000	-	-	250,000
Groby Road Improvement	PWST25-04	1		-	394,470	-	-	-	394,470
Groby Road Improvement	PWST25-04	1		-	882,740	-	-	-	882,740
Heman Park Basketball Courts Restoration/ Improvements	PRP26-02	1		-	150,000	-	-	-	150,000
Heman Park Pool Replacement	PRHEM33-01	2		-	-	-	-	100,000	100,000
Heman Park Tennis Court Painting	PRP25-05	1		55,000	-	-	-	-	55,000
Herman Park Community Center Generator	PRF-COM-28-01	2		-	-	-	100,000	-	100,000
Herman Park Community Center Generator	PRF-CC-28-01	2		-	-	-	100,000	-	100,000
Herman Park Pavilion Roof Replacement	PRF25/26-46	1		-	50,000	-	-	-	50,000
Herman Park Playground Improvements - Muni Grant Phase 1 & 2	PRP26/27-02	2		-	-	575,000	575,000	-	1,150,000
Herman Park Pool - Aqua Zipline	PRF-HEM-28-01	1		-	-	-	35,000	-	35,000
Herman Park Pool - Climbing Wall	PRF-HEM-26-10	1		-	60,000	-	-	-	60,000
Herman Park Pool - Filter Room Improvement	PRF-HEM-26-11	1		-	100,000	-	-	-	100,000
Herman Park Pool - Pool Painting	PRF-HEM-27-04	1		-	-	100,000	-	-	100,000
Kaufman Park Tennis Court Painting	PRP26-01	3		-	50,000	-	-	-	50,000
Lewis Park Improvement	PRP28-01	1		-	-	-	65,000	-	65,000
Lewis Park Shoreline Retaining Wall Partial Replacement	PRF-25-47	1		75,000	-	-	-	-	75,000
Metcalf Park Playground Improvements	PRP25-04	1		45,000	-	-	-	-	45,000
Metcalfe Park Improvements	PRP27-01	2		-	-	45,000	-	-	45,000
Miller Park Retaining Wall and Walkway	PRF-25-60	1		-	175,000	-	-	-	175,000
Mobile Rapid Deployment Cameras	PD#002	1		45,000	-	-	-	-	45,000
Mobile Stage Replacement	PRP26-03	3		-	350,000	-	-	-	350,000
Mona Trail Restoration	PRP24-10	2		-	575,000	-	-	-	575,000
Park Security and Ballfield Lighting	PRF-HEM-25/26-41	1		20,000	20,000	-	-	-	40,000
Police Vehicle Fleet & Equip Replacement	PD#004	1		150,000	-	-	-	-	150,000
Police Vehicle Fleet & Equip Replacement	PD#004	1		-	150,000	150,000	150,000	150,000	600,000
Rabe Park Playground Improvements	PRP25-05	1		45,000	-	-	-	-	45,000
Rear Load Solid Waste Truck Replacment	PWS-25-05	1		-	305,000	305,000	-	-	610,000
Revitalization of Millar Park Baseball Field Project	PFRF-25-05	1		575,000	-	-	-	-	575,000
Revitalization of Millar Park Baseball Field Project	PFRF-25-05	1		300,000	-	-	-	-	300,000
SCBA Harness Replacement	FIRE 2025-01	3		183,840	-	-	-	-	183,840
Sidewalk Program Concrete Jobs - In house or contract	PRF-ST-25/29-03	1		50,000	50,000	50,000	50,000	50,000	250,000
Solid Waste Grant Projects	PWS25/29-03	2		120,000	120,000	120,000	120,000	120,000	600,000
Sprayer - Replacement	GLF28-01	2		-	-	-	45,000	-	45,000
Street Maintenance Program	PWST25/29-05	1		300,000	300,000	300,000	300,000	300,000	1,500,000
Transfer Station Compactor - Replacement	PWS25-06	1		275,000	-	-	-	-	275,000
Turf & Athletic Field Maintenance	PRF25/29-07	1		50,000	50,000	50,000	50,000	50,000	250,000
UCPD New Fixtures for Building	PD#001	1		40,000	-	-	-	-	40,000
Wide Area Mower Replacement	GLF26-01	2		-	134,920	-	-	-	134,920
GRAND TOTAL OF CIP PROGRAM				\$ 32,296,840	\$ 6,869,100	\$ 4,228,000	\$ 3,208,000	\$ 2,343,000	\$ 48,944,940


	Summary of		Project #	Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
Capital Improvement Program By Fund										
CAPITAL IMPROVEMENT SALES TAX FUND										
Bridge Maintenance	PWST25-07	1			75,000	-	-	-	-	75,000
City Facilities Improvements	PWST25-07	1			225,000	-	-	-	-	225,000
Curb and sidewalk replacement	PWST25/29-03	1			900,000	900,000	900,000	900,000	900,000	4,500,000
Enhanced Street Lighting Replacement	PWST25/29-04	2			25,000	25,000	25,000	25,000	25,000	125,000
Street Maintenance Program	PWST25/29-05	1			300,000	300,000	300,000	300,000	300,000	1,500,000
Groby Road Improvement	PWST25-04	1			-	394,470	-	-	-	394,470
2600 Vehicle Replacement	FIRE 2025-02	1			70,000	-	-	-	-	70,000
Communications Radio Replacement	FIRE 2025-03	2			50,000	-	-	-	-	50,000
SCBA Harness Replacement	FIRE 2025-01	3			183,840	-	-	-	-	183,840
UCPD New Fixtures for Building	PD#001	1			40,000	-	-	-	-	40,000
Mobile Rapid Deployment Cameras	PD#002	1			45,000	-	-	-	-	45,000
Police Vehicle Fleet & Equip Replacement	PD#004	1			150,000	-	-	-	-	150,000
Total Capital Improvement Sales Tax Fund					2,063,840	1,619,470	1,225,000	1,225,000	1,225,000	7,358,310
CERTIFICATES OF PARTICIPATION										
Annex and Trinity Bld Renovations Contructions	PWF25-01	1			28,000,000	-	-	-	-	28,000,000
Total Certificates of Participation					28,000,000	-	-	-	-	28,000,000
GOLF COURSE FUND										
Concrete Work	GLF25-01	1			100,000	-	-	-	-	100,000
Wide Area Mower Replacement	GLF26-01	2			-	134,920	-	-	-	134,920
Sprayer - Replacement	GLF28-01	2			-	-	-	45,000	-	45,000
Total Golf Course Fund					100,000	134,920	-	45,000	-	279,920
GRANT FUND										
Groby Road Improvement	PWST25-04	1			-	882,740	-	-	-	882,740
Herman Park Playground Improvements - Muni Grant Phase 1 & 2	PRP26/27-02	2			-	-	575,000	575,000	-	1,150,000
Revitalization of Millar Park Baseball Field Project	PFRF-25-05	1			575,000	-	-	-	-	575,000
Curb and sidewalk replacement	PWST25/29-03	1			78,000	78,000	78,000	78,000	78,000	390,000
										-
Total Grant Fund					653,000	960,740	653,000	653,000	78,000	2,997,740



	Summary of Capital Improvement Program By Fund		Project #	Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
PARK AND STORM WATER SALES TAX FUND										
3/4 Ton Pickup - Replacement	PRF-25-15	2			60,000	-	-	-	-	60,000
3/4 Ton Pickup - Replacement	PWA25-01	2			60,000	-	-	-	-	60,000
3/4/ ton truck purchase program three per 5-year cycle	PRP27/29-03	3			-	-	195,000	195,000	195,000	585,000
Aerial Lift/Bucket Truck	PRFOR25-04	1			-	450,000	-	-	-	450,000
Annual Tree Trimming Program	PRF25/29-04	4			200,000	200,000	200,000	200,000	200,000	1,000,000
Athletic Field Restoration	PRP25-09	1			-	200,000	-	-	-	200,000
CentCommons Generator	PRF-CC-27-01	2			-	-	200,000	-	-	200,000
CentCommons soccer complex A/C units (3)	PRF-CC-25-03	1			-	175,000	-	-	-	175,000
CentCommons Soccer Field Protective netting	PRF-CC-25-01	2			-	30,000	-	-	-	30,000
Dead and or Hazardous Tree Removal and Replacement Program	PRF25/29-02	1			50,000	50,000	50,000	50,000	50,000	250,000
Dump Truck Replacement	PRP26-02	1			-	208,970	-	-	-	208,970
Dump Truck Replacement	PWST26/27-05	1			-	150,000	150,000	-	-	300,000
EAB Tree Replacement Program	PRF25/29-02	1			75,000	75,000	75,000	75,000	75,000	375,000
Eastgate Park Playground Improvements	PRP28-02	1			-	-	-	45,000	-	45,000
Front End Loader	PRF-27-03	3			-	-	250,000	-	-	250,000
Heman Park Basketball Courts Restoration/ Improvements	PRP26-02	1			-	150,000	-	-	-	150,000
Heman Park Pool Replacement	PRHEM33-01	2			-	-	-	-	100,000	100,000
Heman Park Tennis Court Painting	PRP25-05	1			55,000	-	-	-	-	55,000
Herman Park Community Center Generator	PRF-COM-28-01	2			-	-	-	100,000	-	100,000
Herman Park Community Center Generator	PRF-CC-28-01	2			-	-	-	100,000	-	100,000
Herman Park Pavilion Roof Replacement	PRF25/26-46	1			-	50,000	-	-	-	50,000
Herman Park Pool - Aqua Zipline	PRF-HEM-28-01	1			-	-	-	35,000	-	35,000
Herman Park Pool - Climbing Wall	PRF-HEM-26-10	1			-	60,000	-	-	-	60,000
Herman Park Pool - Filter Room Improvement	PRF-HEM-26-11	1			-	100,000	-	-	-	100,000
Herman Park Pool - Pool Painting	PRF-HEM-27-04	1			-	-	100,000	-	-	100,000
Kaufman Park Tennis Court Painting	PRP26-01	3			-	50,000	-	-	-	50,000
Lewis Park Improvement	PRP28-01	1			-	-	-	65,000	-	65,000
Lewis Park Shoreline Retaining Wall Partial Replacement	PRF-25-47	1			75,000	-	-	-	-	75,000
Metcalf Park Playground Improvements	PRP25-04	1			45,000	-	-	-	-	45,000
Metcalf Park Improvements	PRP27-01	2			-	-	45,000	-	-	45,000
Miller Park Retaining Wall and Walkway	PRF-25-60	1			-	175,000	-	-	-	175,000
Mobile Stage Replacement	PRP26-03	3			-	350,000	-	-	-	350,000
Mona Trail Restoration	PRP24-10	2			-	575,000	-	-	-	575,000
Park Security and Ballfield Lighting	PRF-HEM-25/26-41	1			20,000	20,000	-	-	-	40,000
Rabe Park Playground Improvements	PRP25-05	1			45,000	-	-	-	-	45,000
Revitalization of Millar Park Baseball Field Project	PFRF-25-05	1			300,000	-	-	-	-	300,000
Sidewalk Program Concrete Jobs - In house or contract	PRF-ST-25/29-03	1			50,000	50,000	50,000	50,000	50,000	250,000
Turf & Athletic Field Maintenance	PRF25/29-07	1			50,000	50,000	50,000	50,000	50,000	250,000
Total Park and Storm Water Sales Tax Fund					1,085,000	3,168,970	1,365,000	965,000	720,000	7,303,970
PUBLIC SAFETY SALES TAX FUND										
Communications Radio Replacement	FIRE 2025-03	2			-	50,000	50,000	50,000	50,000	200,000
Police Vehicle Fleet & Equip Replacement	PD#004	1			-	150,000	150,000	150,000	150,000	600,000
Total Public Safety Sales Tax Fund					-	200,000	200,000	200,000	200,000	800,000
SOLID WASTE FUND										
Solid Waste Grant Projects	PWS25/29-03	2			120,000	120,000	120,000	120,000	120,000	600,000
Automated Solid Waste Truck Replacement	PWS-04	1			-	360,000	360,000	-	-	720,000
Transfer Station Compactor - Replacement	PWS25-06	1			275,000	-	-	-	-	275,000
Rear Load Solid Waste Truck Replacment	PWS-25-05	1			-	305,000	305,000	-	-	610,000
Total Solid Waste Fund					395,000	785,000	785,000	120,000	120,000	2,205,000
GRAND TOTAL OF CIP PROGRAM					\$ 32,296,840	\$ 6,869,100	\$ 4,228,000	\$ 3,208,000	\$ 2,343,000	\$ 48,944,940



	Summary of Capital Improvement Program by Department		Project #	Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
FIRE DEPARTMENT										
2600 Vehicle Replacement	FIRE 2025-02	1			70,000	-	-	-	-	70,000
Communications radio replacement	FIRE 2025-03	2			50,000	50,000	50,000	50,000	50,000	250,000
SCBA Harness Replacement	FIRE 2025-01	3			183,840	-	-	-	-	183,840
Total Fire Department					303,840	50,000	50,000	50,000	50,000	503,840
GOLF COURSE										
Concrete Work	GLF25-01	1			100,000	-	-	-	-	100,000
Wide Area Mower Replacement	GLF26-01	2			-	134,920	-	-	-	134,920
Sprayer - Replacement	GLF28-01	2			-	-	-	45,000	-	45,000
Total Golf Course					100,000	134,920	-	45,000	-	279,920
PARKS AND RECREATION										
Heman Park Pool Replacement	PRHEM29-01	2			-	-	-	-	100,000	100,000
Eastgate Park Playground Improvements	PRP28-02	1			-	-	-	45,000	-	45,000
Herman Park Community Center Generator	PRF-COM-28-01	2			-	-	-	100,000	-	100,000
3/4/ ton truck purchase program three per 5-year cycle	PRP27/29-03	3			-	-	195,000	195,000	195,000	585,000
Herman Park Pool - Pool Painting	PRF-HEM-27-04	1			-	-	100,000	-	-	100,000
Herman Park Pool - Aqua Zipline	PRF-HEM-28-01	1			-	-	-	35,000	-	35,000
Mona Trail Restoration	PRP24-10	2			-	575,000	-	-	-	575,000
Herman Park Pool - Filter Room Improvement	PRF-HEM-26-11	1			-	100,000	-	-	-	100,000
Dump Truck Replacement	PRP26-02	1			-	208,970	-	-	-	208,970
Herman Park Playground Improvements - Muni Grant Phase 1 & 2	PRP26/27-02	2			-	-	575,000	575,000	-	1,150,000
Heman Park Tennis Court Painting	PRP25-05	1			55,000	-	-	-	-	55,000
Herman Park Pool - Climbing Wall	PRF-HEM-26-10	1			-	60,000	-	-	-	60,000
Kaufman Park Tennis Court Painting	PRP26-01	3			-	50,000	-	-	-	50,000
Front End Loader	PRF-27-03	3			-	-	250,000	-	-	250,000
Mobile Stage Replacement	PRP26-03	3			-	350,000	-	-	-	350,000
Metcalfe Park Improvements	PRP27-01	2			-	-	45,000	-	-	45,000
Lewis Park Improvement	PRP28-01	1			-	-	-	65,000	-	65,000
Heman Park Basketball Courts Restoration/ Improvements	PRP26-02	1			-	150,000	-	-	-	150,000
Turf & Athletic Field Maintenance	PRF25/29-07	1			50,000	50,000	50,000	50,000	50,000	250,000
Park Security and Ballfield Lighting	PRF-HEM-25/26-41	1			20,000	20,000	-	-	-	40,000
Herman Park Pavilion Roof Replacement	PRF26-46	1			-	50,000	-	-	-	50,000
Miller Park Retaining Wall and Walkway	PRF-25-60	1			-	175,000	-	-	-	175,000
Lewis Park Shoreline Retaining Wall Partial Replacement	PRF-25-47	1			75,000	-	-	-	-	75,000
Rabe Park Playground Improvements	PRP25-05	1			45,000	-	-	-	-	45,000
Revitalization of Millar Park Baseball Field Project	PFRF-25-05	1			875,000	-	-	-	-	875,000
Metcalf Park Playground Improvements	PRP25-04	1			45,000	-	-	-	-	45,000
Heman Park Splash Pad	PRF-25-48	1			-	-	-	-	-	-
3/4 Ton Pickup - Replacement	PRF-25-15	2			60,000	-	-	-	-	60,000
Athletic Field Restoration	PRP25-09	1			-	200,000	-	-	-	200,000
Sidewalk Program Concrete Jobs - In house or contract	PRF-ST-25/29-03	1			50,000	50,000	50,000	50,000	50,000	250,000
Dump Truck Replacement	PWST26/27-05	1			-	150,000	150,000	-	-	300,000
Mowing and Training of Right-A-Way	PRF25/29-05	1			-	-	-	-	-	-
Herman Park Community Center Generator	PRF-CC-28-01	2			-	-	-	100,000	-	100,000
CentCommons soccer complex A/C units (3)	PRF-CC-25-03	1			-	175,000	-	-	-	175,000
CentCommons Generator	PRF-CC-27-01	2			-	-	200,000	-	-	200,000
CentCommons Soccer Field Protective netting	PRF-CC-25-01	2			-	30,000	-	-	-	30,000
EAB ree Replacement Program	PRF25/29-03	1			75,000	75,000	75,000	75,000	75,000	375,000
Aerial Lift/Bucket Truck	PRFOR25-04	1			-	450,000	-	-	-	450,000
Annual Tree Trimming Program	PRF25/29-04	4			200,000	200,000	200,000	200,000	200,000	1,000,000
Dead and or Hazardous Tree Removal and Replacement Program	PRF25/29-02	1			50,000	50,000	50,000	50,000	50,000	250,000
Total Parks and Recreation Department					1,600,000	3,168,970	1,940,000	1,540,000	720,000	8,968,970

	Summary of Capital Improvement Program by Department		Project #	Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
POLICE DEPARTMENT										
UCPD New Fixtures for Building	PD#001	1			40,000	-	-	-	-	40,000
Mobile Rapid Deployment Cameras	PD#002	1			45,000	-	-	-	-	45,000
Police Vehicle Fleet & Equip Replace	PD#004	1			150,000	150,000	150,000	150,000	150,000	750,000
Total Police Department					235,000	150,000	150,000	150,000	150,000	835,000
PUBLIC WORK DEPARTMENT										
3/4 Ton Pickup - Replacement	PWA25-01	2			60,000	-	-	-	-	60,000
Bridge Maintenance	PWST25-07	1			75,000	-	-	-	-	75,000
Annex and Trinity Bld Renovations Contructions	PWF25-01	1			28,000,000	-	-	-	-	28,000,000
Centennial Commons HVAC Upgrades	PWF25-03	1			-	-	-	-	-	-
Contennial Commons Counters and Cabinets	PWF25-05	4			-	-	-	-	-	-
City Facilities Improvements	PWST25-07	1			225,000	-	-	-	-	225,000
Solid Waste Grant Projects	PWS25/29-03	2			120,000	120,000	120,000	120,000	120,000	600,000
Automated Solid Waste Truck Replacement	PWS-04	1			-	360,000	360,000	-	-	720,000
Transfer Station Compactor - Replacement	PWS25-06	1			275,000	-	-	-	-	275,000
Pershing Street Resurfacing and ADA upgrades	PWST25/29-02	1			-	-	-	-	-	-
Curb and sidewalk replacement	PWST25/29-03	1			978,000	978,000	978,000	978,000	978,000	4,890,000
Enhanced Street Lighting Replacement	PWST25/29-04	2			25,000	25,000	25,000	25,000	25,000	125,000
Street Maintenance Program	PWST25/29-05	1			300,000	300,000	300,000	300,000	300,000	1,500,000
Westgate Ave Resurfacing	PWST25-05	1			-	-	-	-	-	-
Grobby Road Improvement	PWST25-04	1			-	1,277,210	-	-	-	1,277,210
Kempland Bridge Reconstructioin	PWST25-07	2			-	-	-	-	-	-
Ferguson Ave Resurfacing	PWST25/29-06	1			-	-	-	-	-	-
Rear Load Solid Waste Truck Replacment	PWS-25-05	1			-	305,000	305,000	-	-	610,000
Canton Ave Resurfacing and Upgrades PII	PWST25-01	1			-	-	-	-	-	-
Total Public Work Department					30,058,000	3,365,210	2,088,000	1,423,000	1,423,000	38,357,210
GRAND TOTAL OF CIP PROGRAM					\$ 32,296,840	\$ 6,869,100	\$ 4,228,000	\$ 3,208,000	\$ 2,343,000	\$ 48,944,940

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Public Works  
 Contact Darin Girdler  
 Type Improvement  
 Useful Life 20 years  
 Category Bridge  
 Priority 1 Critical

<b>PROJECT #</b>	PWST25-07
<b>PROJECT NAME</b>	Bridge Maintenance

<b>DESCRIPTION</b>	Total Project Cost: \$75,000
Bridge replacement	

<b>JUSTIFICATION</b>
Replacing bridge was deemed more economical.

**Expenditure Schedule**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$75,000					\$75,000	\$0

**Funding Sources**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
01-40-90_8040	\$0	\$75,000					\$75,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Public Works  
 Contact Darin Girdler  
 Type Improvement  
 Useful Life 20 years  
 Category Upgrades  
 Priority 1 Critical

<b>PROJECT #</b>	PWF25-07
<b>PROJECT NAME</b>	City Facilities Improvements

<b>DESCRIPTION</b>	Total Project Cost: \$225,000
City Hall Basement and Staircase Remediation (\$75,00); City Hall Elevator Repair and Upgrades (\$50,000)	

<b>JUSTIFICATION</b>
City facilities will continue to erode if not maintained.

**Expenditure Schedule**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$225,000					\$225,000	\$0

**Funding Sources**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
12-40-90_8001	\$0	\$225,000					\$225,000	\$0
	\$0						\$0	\$0
	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Public Works

Contact Darin Girdler

Type Improvement

Useful Life 20 years

Curb and

Category sidewalk

Priority 1 Critical

<b>PROJECT #</b>	PWST25/29-03
<b>PROJECT NAME</b>	Curb and Sidewalk Replacement

<b>DESCRIPTION</b>	Total Project Cost: \$4,890,000
Each year the city performs concrete sidewalk, curb, and alley repairs. The amount of maintenance that can be reformed is based on funding levels.	

<b>JUSTIFICATION</b>
Every few years all sidewalks and curbs are inspected and rated. The priority given to the replacement of the sidewalks and curbs are based on the rating received. Ratings range on a scale of 1-10 with 1 being poor quality, and 10 being in excellent condition.

***Expenditure Schedule***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$978,000	\$978,000	\$978,000	\$978,000	\$978,000	\$4,890,000	\$0

***Funding Sources***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
12-40-90 8060	\$0	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$4,500,000	\$0
22-40-95 8260	\$0	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	\$390,000	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Public Works

Contact Darin Girdler

Type Improvement

Useful Life 7 years

Category Engineering

Priority 2

<b>PROJECT #</b>	PWST25/29-04
<b>PROJECT NAME</b>	Enhances Street Lighting Replacement

<b>DESCRIPTION</b>	Total Project Cost: \$125,000
Replace existing street lighting with the newer LED or solar capabilities.	

<b>JUSTIFICATION</b>
Age and condition of current systems.

***Expenditure Schedule***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	\$0

***Funding Sources***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
12-40-90_8100	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>



# Capital Improvement Plan

FY '25 thru FY '29

Department Public Works

City of University City, Missouri

Contact Darin Girdler

2025-2029

Type Improvement

Useful Life 10 years

PROJECT #	PWST25/29-05
PROJECT NAME	Street Replacement Program

Category Engineering

Priority 1

DESCRIPTION	Total Project Cost: \$1,900,000
Annual rehabilitation of as many city streets as funding allows.	

JUSTIFICATION
An analysis of street conditions should drive the priorities from year to year.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$400,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,900,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
01-40-90_8080	\$400,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,900,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

**Capital Improvement Plan  
City of University City, Missouri  
2025-2029**

**FY '25 thru FY '29**

Department: Fire

Contact: Chief Hinson

Type: Vehicle

Useful Life: 5-7years

Category: Public Safety

Priority: LOW

<b>PROJECT #</b>	2025-02
<b>PROJECT NAME</b>	2600 Vehicle Replacement

<b>DESCRIPTION</b>	Total Project Cost: \$70,000
This CIP Request is for a new replacement vehicle for the fire chief.	

<b>JUSTIFICATION</b>
The current chief's vehicle is out of warranty with over 100,000 miles. The trade value of this vehicle can be used to offset the cost of its replacement.

***Expenditure Schedule***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$70,000	\$0	\$0	\$0	\$0	\$70,000	\$0

***Funding Sources***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Account number -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>
The funds for this CIP would require additional funding beyond the yearly fire department operational budget.

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department: Fire  
 Contact: Hinson  
 Type: Radios  
 Useful Life: 10 years  
 Category: 6560  
 Priority: Medium

<b>PROJECT #</b>	Fire 2025-03
<b>PROJECT NAME</b>	Communications radio replacement

<b>DESCRIPTION</b>	<b>Total Project Cost: \$300,000 over 6 Years</b>
New portable radios that are water and (intrinsically safe) explosion proof. Per NFPA guidelines	

<b>JUSTIFICATION</b>
The current radio have reached their life expectancy and can no longer be fixed as they have stopped making parts for them. The radios carried by fire personnel are heat resistant, water resistant and must be safe to use in cases of explosive and or in the area of a possible bomb. This greatly increases the cost of FD radios which were originally purchased by St. Louis County on a grant . They were purchased with the understanding that it is on the Departments to replace as needed. This annual purchase is an attempt to stagger the cost of purchase over many years instead of a lump sum.

***Expenditure Schedule***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000	\$0

***Funding Sources***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Account number								
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>
This CIP requires funding above the normal operating budget of the fire department.

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department: Fire  
 Contact: Chief Hinson  
 Type: Equipment  
 Useful Life: 10 Years  
 Category: Public Safety  
 Priority: High

<b>PROJECT #</b>	Fire2025-01
<b>PROJECT NAME</b>	SCBA Harness Replacement

<b>DESCRIPTION</b>	<b>Total Project Cost: \$183,843.32</b>
<p>SCBA Harness is commonly called a firefighter's "air pack." This equipment is what allows a firefighter to breath in a hot, smoke-filled environment. This CIP would be for purchase of 24 SCBA harnesses at \$7296.33 each, 4 air bottles at \$1,293.50 Each, and 4 face pieces at \$318.60 each for a total of <b>\$183,843.32</b>. This total includes \$675.00 to update the valves on our current air bottles.</p> <p>We will be able to deduct \$35,901.72 from the above total by using existing FEMA funds to cover the purchase of 4 SCBA's with bottles and face pieces.</p>	

<b>JUSTIFICATION</b>
<p>Our current inventory of SCBA are now 10 years old, with many out of service with maintenance issues due to high use and age. Our current inventory will also be out of warranty coverage this year. Due to a change in the NFPA standard for SCBA, all quick connect fittings and rescue breathing fittings of all SCBA's produced after 2018 are incomparable with our current inventory of SCBA. This change dictates the need to replace the entire inventory in one budget year. Not replacing all SCBA at one time would create a situation where, if a firefighter were to run out of air in a fire, a firefighter with a new SCBA could not be helped by a firefighter with an older SCBA. Additionally, all 24 of the new SCBA will come with 10 years of full warranty coverage.</p>

***Expenditure Schedule***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$183,843.32	\$0	\$0	\$0	\$0	\$183,843.32	\$0

***Funding Sources***

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Account number	\$0						\$0	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>
<p>The funds for this CIP would require additional funding beyond the yearly fire department operational budget.</p>

Capital Improvement Plan  
City of University City, Missouri  
2025-2029

FY '25 thru FY '29

2025

Department Police  
Contact Chief Hampton  
Type \_\_\_\_\_  
Useful Life \_\_\_\_\_  
Category \_\_\_\_\_  
Priority \_\_\_\_\_

# 001
PROJECT NAME <b>UCPD New Fixtures for Building</b>

DESCRIPTION	Total Project Cost: <b>40,000.00</b>
<b>UCPD needs to replace outdated furniture and fixtures that will need to be used for training, roll call, meeting areas, etc...</b>	

JUSTIFICATION
<b>Most furniture and fixtures dates back to 2010 or older and needs to be replaced for safety issues.</b>

Expenditures	FY '25	FY '26	FY '27	FY '28	FY '29	Total
	-	-	-	-	-	-
Total	-	-	-	-	-	-

Funding Sources	FY '25	FY '26	FY '27	FY '28	FY '29	Total
Cap Imp	-	-	-	-	-	-
Total	-	-	-	-	-	-

FINANCIAL IMPLICATIONS
<b>No annual costs for service and repair, and purchased items will have warranties.</b>

Capital Improvement Plan  
City of University City, Missouri  
2025-2029

FY '25 thru FY '29

2025

Department Police  
Contact Chief Hampton  
Type \_\_\_\_\_  
Useful Life \_\_\_\_\_  
Category \_\_\_\_\_  
Priority \_\_\_\_\_

# 002
PROJECT NAME <b>Mobile Rapid Deployment Cameras</b>

DESCRIPTION	Total Project Cost: <b>45,000.00</b>
<b>UCPD needs to two (2) mobile rapid deployment cameras equipped with software and transport capabilities.</b>	

JUSTIFICATION
<b>Public safety concerns for trending crime in business districts or high statistical areas surrounding our borders and throughout Univ. City.</b>

Expenditures	FY '25	FY '26	FY '27	FY '28	FY '29	Total
	-	-	-	-	-	-
Total	-	-	-	-	-	-

Funding Sources	FY '25	FY '26	FY '27	FY '28	FY '29	Total
Cap Imp	-	-	-	-	-	-
Total	-	-	-	-	-	-

FINANCIAL IMPLICATIONS
<b>No annual costs for service and repair, and purchased items will have warranties.</b>



Capital Improvement Plan  
City of University City, Missouri  
2025-2029

FY '25 thru FY '29

2025

Department Police  
Contact Chief Hampton  
Type \_\_\_\_\_  
Useful Life \_\_\_\_\_  
Category \_\_\_\_\_  
Priority \_\_\_\_\_

# 004
PROJECT NAME <b>Police Vehicle Fleet &amp; Equip. Replace</b>

DESCRIPTION	Total Project Cost: <b>150,000.00</b>
<b>UCPD is updating and repurposing old police fleet vehicles, and vehicle parts needed for repairs.</b>	

JUSTIFICATION
<b>High milage and damaged vehicles needing replacement.</b>

Expenditures	FY '25	FY '26	FY '27	FY '28	FY '29	Total
	-	-	-	-	-	-
Total	-	-	-	-	-	-

Funding Sources	FY '25	FY '26	FY '27	FY '28	FY '29	Total
Cap Imp	-	-	-	-	-	-
Total	-	-	-	-	-	-

FINANCIAL IMPLICATIONS
<b>No annual reoccurring costs.</b>

# Capital Improvement Plan

FY '25 thru FY '29

Department Public Works

City of University City, Missouri

Contact Darin Girdler

2025-2029

Type Equipment

Useful Life 40 years

Category Facilities

Priority 1

PROJECT #	PWF25-01
PROJECT NAME	Annex and Trinity Blvd Renovation-Construction

DESCRIPTION	Total Project Cost: \$28,000,000
<p>This proposed project would renovate the Annex for the police operatios and renovate the old Trinity Library to a multi-pupose building that would be used for our court operations. The cost identified in this project represents the estimated cost for the renovations.</p>	

JUSTIFICATION
<p>The Police Department and Court Division need permanet homes and should be required to operate outside of modular facilities.</p>

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$28,000,000					\$28,000,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
01-40-90_8001	\$0	\$28,000,000					\$28,000,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks Recreation & PAM

City of University City, Missouri

Contact Darin Girdler

2025-2029

Type Improvement

Useful Life 15-20 years

Category Streets

Priority 1 Critical

PROJECT #	PRF-ST-25/29-03
PROJECT NAME	Sidewalk Program Concrete Jobs - in house or contract

DESCRIPTION	Total Project Cost: \$100,000
<p>The object is to start a sidewalk replacement program. We will identify the sidewalks in need of repair that are not tied in with the streets repair grant project.</p>	

JUSTIFICATION
<p>We have miles of sidewalks that need repair because of tree obstructions and other obstructions, and they do not meet ADA requirements. The sidewalks in general have been neglected and are in need of much attention through the sidewalk repair program.</p>

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
12-40-90_8060	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0							\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks, Rec,  
and PAM

City of University City, Missouri

Contact Darin Girdler

2025-2029

Type Maintenance

Useful Life 20

Category Improvement

Priority 1

PROJECT #	PRF-25-05
PROJECT NAME	Revitalization of Millar Park East Baseball Field Project

DESCRIPTION	Total Project Cost: \$875,000
Build a state-of-the-art baseball field at Millar Park East. Jack Juck Field was flooded and could not be rebuilt because of FEMA restrictions	

JUSTIFICATION
The flood of 2022 flooded the Jack Buck field, and the city could not rebuild a high school baseball field back on the same site because of FEMA regulations. The Millar Park location was identified as a prime spot to reconstruct a new field \$300,000 was set aside for Jack Buck, which was then moved to Millar Park base field renovation.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$875,000					\$875,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90 8010	\$0	\$300,000						\$300,000
22-50-95 8260	\$0	\$575,000					\$575,000	\$0
ETC	\$0						\$300,000	-\$300,000

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks, Recreation and PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Equipment

Useful Life 10 years

Category Golf

Priority 2

PROJECT #	GLF25-02
PROJECT NAME	3/4 Ton Pickup - Replacement (2)

DESCRIPTION	Total Project Cost: \$120,000
Replacement of a 2016 Chevrolet Silverado 3/4 ton 2500 HD pickup truck. Keep truck for Supervisor use.	

JUSTIFICATION
Existing truck is 9 years old. Suggested life-cycle is 10 years.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$120,000					\$120,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
28-50-90_8200	\$0	\$120,000					\$120,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks,  
Recreation and  
PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Trees

Useful Life 10 years

Category Forestry

Priority 4

PROJECT #	PRF25/29-04
PROJECT NAME	Annual Tree Trimming Program

DESCRIPTION	Total Project Cost: \$1,000,000
Perform contractual tree trimming throughout the City on an annual basis.	

JUSTIFICATION
Contracting out this service would allow us to prune the trees on a more timely basis.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8100	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER



# Capital Improvement Plan

FY '25 thru FY '29

Department Parks, Recreation and PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Trees

Useful Life 10 years

Category Forestry

Priority 1

PROJECT #	PRF25/29-02
PROJECT NAME	Dead and /or Hazardous Tree Removal and Replacement Program

## DESCRIPTION

Total Project Cost: \$250,000

Use contractor to remove trees identified as a moderate risk or higher based on a tree risk assessment done by the forestry supervisor. The risk identified cannot be lowered with any work other than tree removal. This contract would be for trees 26 inches in diameter at breast height (DBH) and larger. Smaller trees will be done by forestry staff.

## JUSTIFICATION

Trees that are identified as a hazard based on a tree risk assessment should be removed to promote safety to people and property in an urban environment. Due to the size of the forestry staff, larger trees are better suited for contractors unless the city can hire more staff.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8100	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

## BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '26 thru FY '30

Department Parks,  
Recreation  
and Forestry

## City of University City, Missouri

Contact Darin Girdler

2026-2030

Type Improvement

Useful Life 40 Years

Category Forestry

Priority 1

PROJECT #	PRF26/30-03
PROJECT NAME	EAB Tree Replacement Program

DESCRIPTION	Total Project Cost: \$375,000
Removal and replacement of infected and/or declining Ash trees throughout the City. University City currently faces a threat to its public and private ash tree resource. An invasive and exotic pest known as the Emerald Ash Borer (EAB) has infested many ash trees within areas of St. Louis County and, so far, is responsible for the death of millions of ash trees in the USA and Canada. It is generally acknowledged as the single most destructive forest pest that has entered North America.	

JUSTIFICATION
In accordance with the Tree Inventory conducted by the Davey Tree Company of street trees in University City, the city has an estimated 1,384 ash trees located on city maintained right of ways. This inventory does not include ash trees in parks around the city.

### Expenditure Schedule

	PRIOR TOTAL	2026	2027	2028	2029	2030	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	75,000	75,000	75,000	75,000	75,000	\$375,000	\$0

### Funding Sources

	PRIOR TOTAL	2026	2027	2028	2029	2030	TOTAL	FUTURE TOTAL
Account number	\$0	75,000	75,000	75,000	75,000	75,000	\$375,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks Recreation & PAM

City of University City, Missouri

Contact Darin Girdler

2025-2029

Type Improvement

Useful Life 8 years

Category Maint

Priority 1

PROJECT #	PRF25-03
PROJECT NAME	Heman Park Tennis Courts Parking Crack Seal and Striping

DESCRIPTION	Total Project Cost: 55,000
Contract with a vendor to crack fill, seal, and stripe the Heman Park Tennis Parking Lot and Centennial Commons Parking lot	

JUSTIFICATION
The current blacktop parking lot needs refurbishing and improving for the park's safety and overall look.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$55,000					\$55,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8010	\$0	\$55,000					\$55,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks,  
Recreation &  
PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Improvement

Useful Life 20

Category Parks

Priority 1

PROJECT #	PRF-25-47
PROJECT NAME	Lewis Park Shoreline Retaining Wall Partial Replacement

DESCRIPTION	Total Project Cost: \$75,000
Repair the retaining wall at Lewis Park Lake.	

JUSTIFICATION
Damaged retaining wall at Lewis Park Lake ( retaining wall)

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$75,000					\$75,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8100	\$0	\$75,000					\$75,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks,  
Recreation  
and PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Improvement

Useful Life 20 years

Category Parks

Priority 1

PROJECT #	PRP25-04
PROJECT NAME	Metcalf Park Playground Improvements

DESCRIPTION	Total Project Cost: \$45,000
Replace Metcalf Park Playground with a new playground, which should be purchased in August - price reduction	

JUSTIFICATION
The Metcalf Park Playground equipment is in need of replacement - the playground is 20 years of age, and life span of playground is 15 years

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$45,000					\$45,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8010	\$0	\$45,000					\$45,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$45,000	-\$45,000

BUDGET IMPACT/OTHER

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Parks, Recreation & PAM  
 Contact Darin Girdler  
 Type Equipment  
 Useful Life 25 years  
 Category Parks  
 Priority 1

<b>PROJECT #</b>	PRF-HEM-25/26-41
<b>PROJECT NAME</b>	Park Security and Ballfield Lighting

<b>DESCRIPTION</b>	Total Project Cost: \$40,000
Add MUSCO lighting controls to existing athletic fields and additional lighting for parking lots.	

<b>JUSTIFICATION</b>
Each Park host many programs, events and activities that take place after dark. Lighting upgrades will enhance security in the area.

**Expenditure Schedule**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$20,000	\$20,000				\$40,000	\$0

**Funding Sources**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8100	\$0	\$20,000	\$20,000				\$40,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>



# Capital Improvement Plan

FY '25 thru FY '29

Department Parks, Recreation and PAM

City of University City, Missouri  
2025-2029

Contact Darin Girdler

Type Improvement

Useful Life 20 years

Category Parks

Priority 1

PROJECT #	PRP25-05
PROJECT NAME	Rabe Park Playground Improvements

DESCRIPTION	Total Project Cost: \$45,000
Replace Rabe Park Playground with a new playground, which should be purchased in August - price reduction	

JUSTIFICATION
The Rabe Park Playground equipment is in need of replacement - the playground is 20 years of age, and life span of playground is 15 years

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$45,000					\$45,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
14-50-90_8010	\$0	\$45,000					\$45,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

# Capital Improvement Plan

FY '25 thru FY '29

Department Parks,  
Recreation  
and PAM  
Contact Darin Girdler  
Type Service  
Useful Life \_\_\_\_\_  
Category Parks  
Priority 1

City of University City, Missouri  
2025-2029

PROJECT #	PRF25/29-07
PROJECT NAME	Turf & Athletic Field Maintenance

DESCRIPTION	Total Project Cost: \$250,000
Provides yearly maintenance of the turf and athletic fields within the city parks.	

JUSTIFICATION
Professional maintenance of our turf and athletic fields within the city parks.

## Expenditure Schedule

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$0

## Funding Sources

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
01-50-45_6050	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER

**Capital Improvement Plan**  
**City of University City, Missouri**  
**2025-2029**

**FY '25 thru FY '29**

Department Public Works  
 Contact Darin Girdler  
 Type Equipment  
 Useful Life 10 years  
 Category Solid Waste  
 Priority 2

<b>PROJECT #</b>	PWS25/29-03
<b>PROJECT NAME</b>	Solid Waste Grant Projects

<b>DESCRIPTION</b>	Total Project Cost: \$600,000
Annual grant for replacement of totes and dumpsters.	

<b>JUSTIFICATION</b>
Regular replacement of broken or damaged items.

**Expenditure Schedule**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000	\$720,000

**Funding Sources**

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
08-40-90_8001	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000	\$720,000
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

<b>BUDGET IMPACT/OTHER</b>

Capital Improvement Plan  
City of University City, Missouri  
2025-2029

FY '25 thru FY '29

Department Public Works  
Contact Darin Girdler  
Type Equipment  
Useful Life 10 years  
Category Solid Waste  
Priority 1

PROJECT #	PWS25-06
PROJECT NAME	Transter Station Compactor-Replacement

DESCRIPTION	Total Project Cost: \$275,000
Replacement of existising trash compactor at the Transfer Station.	

JUSTIFICATION
Replacement of existising trash compactor at the Transfer Station that is having mechancial issues.

*Expenditure Schedule*

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
Expenditure Schedule	\$0	\$275,000					\$275,000	\$0

*Funding Sources*

	PRIOR TOTAL	2025	2026	2027	2028	2029	TOTAL	FUTURE TOTAL
08-40-90_8001	\$0	\$275,000					\$275,000	\$0
Grant	\$0						\$0	\$0
ETC	\$0						\$0	\$0

BUDGET IMPACT/OTHER



### History of University City, Missouri

#### **The Early Years**

In 1902, Edward Gardner Lewis purchased 85 acres of farmland just northwest of the 1904 St. Louis World's Fair Forest Park construction site. Lewis was the publisher of the Woman's Magazine and the Woman's Farm Journal, which had outgrown two locations in downtown St. Louis. The 85-acre area would be the headquarters for the Lewis Publishing Company, as well as the site for a "high-class residential district." Lewis decided to develop the area as a model city, a real "City Beautiful."

Lewis broke ground for the publishing company's headquarters in 1903. The Magazine Building (now City Hall), an ornate octagonal tower standing 135 feet tall, dominated the view of the area. An eight-ton beacon beamed from atop the building. Soon, other architecturally significant structures and developments were erected - an austere Egyptian temple, the Lion Gates and the Art Academy.

The first subdivision was carefully designed around the landscape park and private place movements. The design included varying lot sizes, and a great mix of architectural style, size, and price of houses were represented. Before the subdivision was fully developed, it was important to the 1904 St. Louis World's Fair. Instead of letting the acres stand idle, Lewis built a tent city to house families visiting the Fair. The popular "Camp Lewis" offered comfortable and convenient accommodations and catered meals.

#### **A City Realized**

The City of University City was formally incorporated in September 1906 and Lewis became the first mayor. The city's name reflected the community's proximity to Washington University, and Lewis' hope was that it would become a center of learning and culture.

Over the next few years with Lewis' guidance, subdivisions developed, and banks opened, and commercial activity prospered. The University City School District formed and in 1915, University City was one of the first cities in the country to develop a junior high school system.

During the 1920s, thousands of people resettled to less populated communities to the west of St. Louis. The 1920 Census revealed that University City had a population of 6,702, an increase of 177% - the largest percent increase recorded during that decade in any Missouri town. Between 1920 and 1930 more than 19,000 people moved to the city, bringing its population to 25,809. Many of the residents were foreign-born.

On February 4, 1947, University City voters adopted home rule charter and firmly established a new Council-Manager form of municipal government. The city expanded to its current boundaries by the 1960s and comprised 5.8 square miles. During the decades following final annexation, the city has seen much population change, development and redevelopment, and political controversy and stability. Robert H. Salisbury, in an introduction to *Legacy of the Lions* wrote the following:

*How has University City (or U City as the locals say) maintained this distinctiveness? One factor has been the early realization by Lewis and his successors that housing development would be more interesting, attractive and stable if the bulldozer were restrained, the contours of the land respected, and the residential areas made into viable neighborhoods rather than mere housing tracts. A second force of great importance was (and is) the schools. Early on U. City created a school system, made it a high priority item on the civic agenda, and recognized that excellent schools helped build a first-class community. Third, there were some remarkable men and women who gave enormously of themselves to build and sustain a community that they and their children could live in proudly and happily. U City has been, above all, a community of devoted citizens ...*



## APPENDIX

### Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years (amounts expressed in thousands)

Fiscal Year Ended June 30	Real Property <sup>1</sup>	Personal Property	Railroad and Utilities <sup>2</sup>	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Estimated Actual Taxable Value
2014	497,822	57,629	9,332	564,783	(see table below)	2,718,366	20.78%
2015	500,437	59,837	9,608	569,882	(see table below)	2,734,643	20.84%
2016	519,947	60,764	10,616	591,327	(see table below)	3,087,680	19.15%
2017	523,841	62,139	9,770	595,750	(see table below)	3,189,787	18.68%
2018	575,383	61,830	9,658	646,871	(see table below)	3,112,448	20.78%
2019	580,505	63,547	7,549	651,601	(see table below)	3,145,473	20.72%
2020	672,337	67,084	8,994	748,415	(see table below)	3,629,832	20.62%
2021	673,476	65,700	10,927	750,103	(see table below)	4,027,992	18.62%
2022	719,056	74,204	11,308	804,568	(see table below)	4,303,352	18.70%
2023	717,750	94,926	9,934	822,510	(see table below)	4,340,509	20.06%

### Total Direct Tax Rate

Fiscal Year Ended June 30	Residential	Commercial	Personal Property	Agricultural
2014	0.753	0.776	0.909	0.000
2015	0.753	0.731	0.879	0.000
2016	0.734	0.694	0.875	0.000
2017	0.690	0.647	0.875	0.000
2018	0.690	0.647	0.875	0.000
2019	0.689	0.662	0.875	0.000
2020	0.610	0.620	0.875	0.000
2021	0.610	0.620	0.875	0.000
2022	0.581	0.620	0.875	0.000
2023	0.581	0.620	0.875	0.000

<sup>1</sup> Assessments are based on January 1<sup>st</sup> valuations. Assessed valuations are determined and certified by the Assessor of St. Louis County.

<sup>2</sup> Railroad and Utilities are State Assessed. Locally assessed are included in Commercial Real and Personal. Laclede Gas Company and St. Louis County Water Company are included with personal assessments as they are local concerns.

Sources:  
St. Louis County Assessor



## APPENDIX

### DEMOGRAPHIC AND ECONOMIC STATISTICS - LAST TEN YEARS

Fiscal Year	Population <sup>1</sup>	Personal Income <sup>1</sup>	Per Capita Personal Income <sup>1</sup>	Median Age <sup>1</sup>	Education	Education Level	Public School Enrollment <sup>2</sup>	Unemployment Rate <sup>3</sup>
					Level % High Graduate Age 25+ <sup>1</sup>	% Bachelor's Degree or Higher Age 25+ <sup>1</sup>		
2014	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	3,160	6.2%
2015	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	3,067	5.7%
2016	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	4,943	5.2%
2017	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	2,709	5.3%
2018	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	2,647	3.6%
2019	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	2,537	3.3%
2020	35,371	1,223,624,374	34,594	37.4	91.0%	49.3%	2,815	4.6%
2021	35,065	1,836,108,595	52,363	35.2	94.2%	57.7%	2,561	5.2%
2022	34,629	2,060,598,645	59,505	38.7	95.0%	61.2%	2,500	4.2%
2023	35,065	2,088,201,024	59,505	39.2	95.0%	61.2%	2,574	3.2%

Sources:

<sup>1</sup>U.S. Census Bureau 2021

<sup>2</sup>City of University City School District

<sup>3</sup>Missouri Economic Research and Information Center (MERIC)

### Principal Employers

Employer	Employees <sup>1</sup>	Rank	Type of Business	Percentage of Total City Employment <sup>2</sup>
Aging Well Healthcare LLC	400	1	Medical/Non-Medical Services	6.08%
University City School District	302	2	School District	4.59%
City of University City	291	3	Local Government	4.42%
Wiese USA Inc	230	4	Industrial Truck Sales and Leasing	3.50%
Gatesworth Community	170	5	Retirement/Independent Living/Nursing Community	2.58%
Cintas	161	6	Uniform Supply	2.45%
MPAL Real Estate	156	7	Retirement/Independent Living/Nursing Community	2.37%
Winco Window Company LLC	150	8	Winco Window Company LLC	2.28%
McKnight Place Extended Care	129	9	Residential Care/Assisted Living Facility	1.96%
Private Home Care	100	10	Retirement/Independent Living/Nursing Community	1.52%

Sources:

<sup>1</sup>Results of survey conducted by University City staff, June 2023

<sup>2</sup>Total City Employment Source: 6,578, U.S. Census Bureau, 2012 Survey of Business Owners

<sup>3</sup>City of University City total represents full-time, part-time and seasonal staff employed at fiscal year-end.



### Glossary

**Account:** A record used in the general ledger to document related revenues and expenditures.

**Accounts Payable:** A Liability account reflecting amounts on open account owing to private persons or organizations for goods and services received by a government (but not including amounts due to other funds of the same government or to other governments).

**Accrual Accounting:** A basis of accounting in which revenues are recognized in the accounting period in which they are earned, and expenses are recognized in the accounting period in which they are incurred.

**Appropriation:** The legal authorization granted by the City Council allowing the City to incur obligations and make expenditures of resources.

**Assessed Valuation:** Estimated value of property used to levy taxes. Assessed valuation is set by the Assessor of St. Louis County, Missouri.

**Assigned Fund Balance:** The portion of the net position of a governmental fund that represents resources set aside ("earmarked") by the government for a particular purpose.

**Balanced Budget:** The principle of financing current expenditures with current revenues and the accumulated unrestricted fund balance.

**Basis of Accounting:** A term used to refer to when revenues, expenditures, expenses, and transfers and the related assets and liabilities are recognized in the accounts and reported in the financial statements.

**Basis of Budgeting:** Method used to determine when revenues and expenditures are recognized for budgetary purposes.

**Bonded Debt:** That portion of City debt represented by outstanding bonds.

**Budget:** A financial plan indicating the revenue and expenditures that an organization anticipates for a given time period.

**Budget Amendment:** A legal procedure utilized by the City staff and City Council to revise a budget appropriation during the fiscal year.

**Budget Calendar:** The schedule of key dates that the city follows in the preparation and adoption of the budget.

**Budget Message:** A general discussion of the proposed budget presented in writing as part of the budget document. The budget message explains principal budget issues against the background of the present economy and financial experience in recent years.

**Capital Improvement Program (CIP):** A long-range plan for the development and/or replacement of long-term assets such as streets, buildings, and park improvements. The City's Capital Budget Policy describes Capital Improvement Program (CIP) as construction, installations, or acquisitions having a long-life expectancy, a fixed nature and a unit value of \$25,000 or more.





## APPENDIX

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**Capital Expenditures:** Capital Expenditure accounts are normally reserved for buying assets which are required for operations which have a relatively short-term use, such as vehicles, computers, and other equipment. These items must be purchased with an initial cost of more than \$5,000 and an estimated useful life in excess of one year that adds a fixed asset to a business or increase the value of an existing fixed asset.

**Cash Basis:** Basis of accounting that recognizes transactions or events when related cash amounts are received or disbursed.

**Certificates of Participation (COP):** A form of financing in which investors purchase a share of a lease agreement made by the city. The certificate generally entitles the holder to receive a share, or participation, in the lease payments from a particular project. The lease payments are passed through the lessor to the certificate holders. The lessor typically assigns the lease and lease payments to a trustee, which then distribute the lease payments to the certificate holders.

**Committed Fund Balance:** The portion of net position of governmental fund that represents resources whose use is subject to a legally binding constraint that is imposed by the government itself at its highest level of decision-making authority and that remain legally binding unless removed in the same manner.

**Commodities:** Supplies and products purchased by the city.

**Community Development Block Grant:** Grant funds received by the City and administered through the St. Louis County to help enhance Community Development Block Grant qualified areas.

**Contingency:** An appropriation of funds used to cover unexpected or extraordinary events.

**Contractual Services:** Expense incurred for a service provided by a contractor or vendor to the City based on an agreement of terms.

**Debt Service:** The annual payment of principal and interest on the City's bonded indebtedness.

**Debt Service Fund:** A fund used to account for the accumulation of resources for, and the payment of, general obligation long-term debt principal, interest, and related cost.

**Department:** A component of an organization that is comprised of divisions and programs that share a common purpose or perform similar duties.

**Enterprise Fund:** A fund which accounts for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

**Expenditure:** A decrease in net financial resources. This includes current operating expenses requiring the present or future use of current assets.

**Fees:** A term used for any charge levied by the City for providing a service, permitting an activity, or imposing a fine or penalty.

**Fiscal Year:** The period used to account for the City's financial activity. The City of University City's fiscal year begins July 1 and continues through June 30 of the following year.



## APPENDIX

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**Fund:** A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with the related liabilities and residual equities and balances, and changes therein, which is segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

**Fund Balance:** Net position of governmental fund (difference between assets, liabilities). The accumulative excess of revenues over expenditures in a fund at a point in time. With certain limitation, fund balance may be used to balance the subsequent year's budget.

**Fund Balance Policy:** Policy to maintain fund balance at a predetermined target level.

**General Fund:** The primary operating fund of the City which is used to account for all financial resources except those required to be accounted for in another fund.

**General Obligation Bond (GO Bond):** The Missouri Constitution provides that, subject to voter approval, cities may issue general obligation bonds in an amount not exceeding 10% of the total assessed valuation of the taxable property of the City.

**Generally Accepted Accounting Principles (GAAP):** Uniform minimum standards and guidelines for financial accounting and reporting. They govern the form and content of the financial statements of an entity. GAAP encompass the practice at a particular time; they include not only broad guidelines of general application, but also detailed practices and procedures. GAAP provide a standby which to measure financial presentations. The primary authoritative body on the application of GAAP to state and local governments is the Governmental Accounting Standards Board (GASB).

**Governmental Funds:** This type of fund accounts for how general government services are financed in the short term and what financial resources remain available for future spending.

**Grants:** A contribution of assets (usually cash) by one governmental unit or other organization to another. Typically, these contributions are made to local governments from the state and federal governments. Grants are usually made for specific purposes.

**Gross Receipts Tax:** Levy on utility bills paid to electric, gas, telephone, water and sewer companies.

**Intergovernmental Revenue:** Revenue collected and reimbursed by other governments, such as the county, state, and federal government.

**Internal Service Fund:** This fund is used to account for services provided to other departments of the City by the Fleet Maintenance division. Charges for services are allocated to various City programs on a cost recovery basis.

**Levy:** The total amount of taxes, special assessments or service charges imposed by a government.

**Modified Accrual Basis:** Basis of accounting recommended for use by governmental funds. Revenues are recognized in the period in which they become available and measurable, and expenditures are recognized at the time a liability is incurred pursuant to appropriation authority.

**Nonspendable Fund Balance:** The portion of the net position of a governmental fund that cannot be spent either because the underlying resources are not in spendable form or because the government is legally or



## APPENDIX

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contractually required to maintain the resources intact.

**Object Code:** An accounting classification which identifies the type of expenditure incurred.

**Pay-as-you-go:** A governmental unit that finances all of its capital outlays from current revenues rather than by borrowing.

**Per Capita:** For each person.

**Personal Services:** Payment of salaries, wages and fringe benefits to and for City employees.

**Pooled City:** St. Louis County known as County with "Pooled Sales Tax System". Municipalities are divided into two camps: point-of-sales, or "A" cities; and pool, or "B" cities. Under this system all cities are required to share a portion of their one cent countywide sales tax revenues. St. Louis County distributes this tax on per capita basis.

**Program:** A budgetary unit which includes specific and distinguishable lines of work carried out by an organization.

**Property Tax:** An annual tax on the values of certain types of personal or business wealth, represented by real or personal property.

**Proposed Budget:** The recommended budget presented to City Council by the City Manager.

**Restricted Fund Balance:** The portion of the net position of a governmental fund that represents resources subject to externally enforceable constraints.

**Revenue:** An increase in fund balance caused by an inflow of assets, usually cash.

**Special Obligation Bond:** The obligation typically carry higher interest than GO Bond and lease obligations.

**Taxes:** Compulsory charges levied by a government to finance services performed for the common benefit.

**Transfer:** A transfer is a movement of monies from one fund, activity, department or account to another. This includes budgetary funds and/or movement of assets.

**Unassigned Fund Balance:** The difference between total fund balance in a governmental fund and its nonspendable, restricted, committed, and assigned components.



### Acronyms

<b>CALOP</b>	Commission for Access and Local Original Programming
<b>CDBG</b>	Community Development Block Grant
<b>CID</b>	Community Improvement District
<b>CIP</b>	Capital Improvement Program
<b>EAP</b>	Employee Assistance Program
<b>EDRST</b>	Economic Development Retail Sales Tax
<b>EMS</b>	Emergency Management Services
<b>FED</b>	Federal
<b>FEMA</b>	Federal Emergency Management Agency
<b>FY</b>	Fiscal Year
<b>GAAP</b>	Generally Accepted Accounting Principles
<b>HEO</b>	Heavy Equipment Operator
<b>LSBD</b>	University City Loop Special Business District
<b>LSV</b>	Life Saving Vehicle
<b>MLC</b>	Municipal Library Consortium of St. Louis County
<b>MSD</b>	Metropolitan St. Louis Sewer District
<b>NID</b>	Neighborhood Improvement District
<b>PGSD</b>	Parkview Gardens Special District
<b>SBD</b>	Special Business District
<b>SEMA</b>	State Emergency Management Agency
<b>SLAIT</b>	St. Louis Area Insurance Trust Pool
<b>TDD</b>	Transportation Development District
<b>U CITY</b>	University City



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