



City of Pacific  
300 Hoven Drive  
Pacific, MO 63069



Official Newsletter of the City of Pacific      December, 2020      [www.pacificmissouri.com](http://www.pacificmissouri.com)

## It's Christmas time in the town....



The downtown area has looked especially festive thanks to a Christmas lighting program sponsored by Pacific Partnership in cooperation with local businesses and the City of Pacific. Lighting was hung at the tops of many downtown buildings, and business owners decorated their own buildings in conjunction with the effort. The project was financed by the City's Tourism Commission along with funds from the Partnership and downtown businesses.

### Mark your calendars!

City offices closed: Dec. 24-25, Jan. 1  
Board of Aldermen meetings, 1st and 3rd Tuesdays, 7 p.m.  
Planning and Zoning, 2nd and 4th Tuesdays, 7 p.m. (as necessary)  
Municipal candidate filing closes, Jan. 19  
**Please go to [pacificmissouri.com](http://pacificmissouri.com) for a Calendar with City meeting dates and other event information**

### Get Informed!

The City website allows citizens to receive notifications when certain new items are posted. For example, the full Board of Aldermen meeting packet is posted on the Friday before each meeting. Copies of proposed bills and resolutions, staff reports, and various other information is included in each packet. Can't find what you're looking for? Send an email to [rsroth@pacificmissouri.com](mailto:rsroth@pacificmissouri.com) and we will post it.

[www.pacificmissouri.com](http://www.pacificmissouri.com)

### City Yard Waste pickup policy

The intent of this policy is to provide curbside pick-up of yard waste to Pacific residents and businesses for normal grounds maintenance and after storms. Yard waste includes Christmas trees, grass clippings, leaves and tree branches. Tree trimmings not to exceed six (6) inches in diameter and four (4) feet in length. The weight of any individual bundle, bag or container not to exceed fifty (50) pounds. Yard waste to be set by curb no later than 8:00 am the first Monday of the month.

Brush and limbs resulting from storms will be picked up as City crews are available. For best service please call the City Maintenance shed at 636-257-2163 and leave message with your address to be added to pick-up list.

Leaves must be contained in biodegradable yard waste bags. Plastic bags are not accepted. Residents may drop off brush up to ten feet long, limbs and leaves at the City Maintenance Building; Monday through Friday from 7 a.m. until 5 p.m. and Saturday from 8 a.m. until 12 noon. The City Maintenance Building is located at 77 Cedar Field Drive. Drop off is for residents only and not for landscaping companies or anyone for hire.

## City's finances hold steady despite Covid

The Pacific area economy appears to be holding its own despite the effects of the Covid-19 pandemic. That was the opinion of City officials following a review of the City's finances at the end of calendar year 2020.

City sales tax receipts for 2020 actually exceeded Calendar Year 2019, which previously was a record high. City revenues in most other areas were also similar to 2019 if not somewhat higher. There were some areas of weakness, particularly in the City's tourism or "bed tax," but revenues for the most part remained quite solid in 2020.

This was not the situation most expected earlier this year, when the City began bracing for potential downturns year when the Covid-19 shutdowns first began. The City cut its revenue forecasts precipitously, and enacted a spending freeze for all but essential expenditures. This strategy put the City in good position to weather any potential down-

turns. Meanwhile some unforeseen effects of the pandemic seemed to buoy the local economy, such as increases in activity at local grocery stores, general retail and convenience stores. The construction business also has been fairly strong.

The restaurant and dining industry has certainly been impacted, but those impacts so far have been mitigated locally by the gains in other areas as noted above. The City has also noticed increased economic activity as a result of St. Louis County closures and shutdowns.

"We have hung in there through 2020," said Steve Roth, city administrator. "It has been a difficult year but fortunately the City appears to have weathered it fairly well. We feel our numbers are a positive reflection on the community as a whole; thank you to our businesses and residents for all their hard work this year!"

## Further upgrades in store at Jensen Point Park



**The views of river, rail and road (Route 66) come together at Jensen Point like no other place in the St. Louis region.** This photo was taken by Mayor Steve Myers of an early November evening earlier this year. The City has added security cameras to Jensen Point this year in an effort to reduce or eliminate graffiti and other vandalism at the historic overlook. A recent Eagle Scout project added benches and walkways to the overlook area, thanks to Tristan Shomaker, Eagle Scout. The City is also planning to erect a new flagpole at the overlook site, with a combination of volunteer labor and donations and some City assistance. Finally, the City's recent acquisition of the Winchester Building property to the immediate east will allow for future trail / walkway connections between Jensen Point and Red Cedar Inn.

## Seventeen flood properties slated for demolition in early 2021

The City anticipates completing the acquisition and demolition of up to 17 properties in the downtown floodplain area in early 2021. The properties are part of the City's "Round 2" voluntary flood buyout program, funded through a combination of federal funding. The acquisitions are purely voluntary and at the discretion of each individual property owner.

Participating owners in early 2018 had agreed to be considered for the program, and 17 of the original 27 properties that were included in the program have either now been acquired or are in the process of being acquired. The other 10 properties have withdrawn from the program.

The City is managing the program in-house, with assistance from Meramec Regional Planning Commission and

two state agencies. The City has received two federal awards for the project, which together total just over \$2.2 million.

Properties acquired through the program must be dedicated to open space and may not be sold to private parties or entities. Once the Round 2 program is completed the City expects to evaluate future open space uses for the properties that may include parks uses, reforestation, wetland development, agricultural uses and similar.

The "Round 2" properties come after last year's Round 1, which included three properties that were acquired under a different federal program. The City has received another round of federal funding for two more properties (considered "Round 3") which is now in the preliminary phase.

## City news in brief...

### Lift Station 5 work underway

The City has contracted with Kelpo Contracting Inc., Wildwood, for improvements to Wastewater Lift Station #5, located in the Dailey Industrial Park. Work on the project began earlier this month. The work involves a complete replacement of the sewer pump station, including a new wet well, new pumps and a new force main running underneath Denton Road and the BNSF railroad tracks. Kelpo Contracting submitted the lowest of six bids for the project; the total contract award was \$275,260. CM Archer Group is serving as the project engineer. The City is paying for the project through existing Wastewater system reserves.

### City completes Payne Street, Lamar Parkway paving; Round 2 of Preventive Pavement Maintenance Program

The City completed asphalt overlay projects this summer on Payne Street and Lamar Parkway, in what is considered Round 2 of the City's Preventive Pavement Maintenance Program, or PPMP. Funding is provided in part by the "Prop S" Transportation Sales Tax approved by voters in 2019. West Contracting was awarded the Payne and Lamar contract this year at a total base bid of \$198,399. The project included repairs to the street base or subgrade at each location, along with striping and pavement marking improvements. Cochran Engineering served as the project engineer. The City also was awarded a \$50,000 grant from the Franklin County Transportation Committee for the project. The City completed Indian Warpath, Union Street and Hawthorne Subdivision overlays in Round 1. The potential Round 3 projects for 2021 will be reviewed by the Board of Aldermen in early 2021.

### City provides for demolition of nuisance property in Hawthorne Subdivision

A contractor hired by the City recently completed the demolition and removal of a residential structure at 709 Cypress Drive. The City had received complaints on the property for several years. After repeated efforts to contact the property owner were unsuccessful, the City gained access to the property and found the building to be in a dilapidated, unsafe condition that was determined to be unfit for human habitation, among other code violations. Following this investigation the property owner continued to be non-responsive to further City notices and earlier this fall the City moved forward with the demolition and removal. The costs of removal were assessed to the property and the City will recover those costs at a later date.

## Code corner

As Winter blows in it's a great time to repair or remove derelict vehicles. This can help improve your property's appearance, increase property values, and avoid potential violation notices from the City's Code Enforcement Officer.

City ordinance 500.140 adopted the International Property Maintenance Code (IPMC) and states:

**Section 302.8 Motor Vehicles.** Except as provided for in other regulation, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

If you have any inoperable or unlicensed vehicles that are not enclosed in a garage, please take steps to either have the vehicle licensed, garaged, or removed from the premises. If you have any questions about this regulation or specific property conditions please contact at City Hall 636-271-0500.

## City acquires Winchester Building

The City of Pacific has acquired the Winchester Building, located at 1043 East Osage Street, for future parks and recreation and museum / genealogy uses. The City purchased the building through a \$318,000 grant from the Municipal Parks Grant Commission of St. Louis County. The grant award represents the full purchase price of the building, which was negotiated based on two property appraisals. The property is located directly between the Jensen Point Park property and Red Cedar Inn, and is expected to be developed and used for purposes that are complimentary to each.



**City Attorney Robert E. Jones and Mayor Steve Myers at the Winchester Building closing Dec. 11.**

## Voters to elect new City Marshal at April 2021 polls

City of Pacific voters will elect a new City Marshal, to serve as Chief of Police, at the April 6, 2021 Municipal Election. Candidate filing for the position will open in December, 2020. Candidates must live in the Pacific city limits and must meet other criteria as established by the Board of Aldermen. The newly elected chief will serve out the remaining term of retired Chief Matt Mansell. The position will then be subject to re-election in April, 2022, for a full four-year term.

## Hogan Storm project completed this fall

The Hogan Subdivision storm water improvement project was completed this fall by KJ Unnerstall Construction. The project, envisioned as the first phase of a multi-phase project, included curb and gutter and storm sewer improvements along Union, Phelan and West St. Louis Streets.

KJ Unnerstall was the lowest of several bidders and was awarded the contract earlier this year at a base bid of \$337,000. The project was the first to be paid for primarily with "City Prop P" Parks and Stormwater sales tax funding.

## City purchases new livestreaming system for City Hall meetings

The City has implemented a professional "livestreaming" solution that will make future Board of Aldermen and other public City meetings open to viewing by the public through electronic means. The new system consists of two high-quality cameras and related equipment that gives the City the ability to livestream its meetings through Facebook, Youtube and other electronic means. People with Internet access can watch live during the meetings, or watch the recorded version at any time.

The City had tried an inexpensive solution following the onset of Covid-19, but the quality was poor. The City then requested proposals for a professional quality system from qualified vendors and eventually selected a system provided by Conference Technologies Inc. (CTI) which is based in St. Louis but works on a national scale. The CTI solution cost \$13,500 and was completed in early December.

The City has conducted many of its meetings this year through Zoom, which enables viewing through its platform but also Facebook live through the City's Facebook page. Live viewership has ranged from approximately 20 to more than 50 people at times, with many more accessing the recorded version on Facebook. Once the City returns to live in-person meetings, the meetings will be broadcast live via Facebook and Youtube both. Information on accessing the livestreams will be included on each meeting agenda.

## City Year in Review 2020 highlights from January through December

- Second West Contracting property on Route 66 east annexed (3.18 acres)
- Bryan Kopp hired as Director of Community Development
- Parks Master Plan public forum held at City Hall
- Vitale Farms south of Dozier Crossing annexed (255 acres)
- Voters reject appointed Chief ballot question
- Police Chief Matt Mansell announces retirement
- Longview Meadows property annexed (60 acres)
- First Baptist Church of Allenton property annexed (3 acres)
- City Hall closes due to Covid-19; Mayor granted emergency powers; Board enacts budget freeze
- New floodplain management mapping and regulations adopted
- Preliminary plans and design of major wastewater system upgrade (Lift 2 / Brush Creek) given approval
- Municipal Pool given OK to open on limited basis
- Hwy OO water main project put into service
- Bigfoot Plaza project dedicated
- Board approves ordinance allowing for golf carts, UTVs on city streets
- Major sewer main relining project completed in Hawthorne, Cedars
- Riverbend Heights subdivision approved
- Landing Hub hotel / events center breaks ground
- Six properties removed from W. Osage CID
- Midwest Shingle ceases operations under pressure from City, neighboring businesses
- Wastewater Treatment Facility Blower equipment put into service
- Lisa Lane opens to traffic
- Payne Street and Lamar Parkway overlays completed
- St. Louis Skeet & Trap Club property off Dozier Crossing / Franklin Road annexed (62 acres)
- Red Cedar Inn project re-started
- Iron Bear Customs breaks ground off Hogan Road
- Osage Street water main relocation completed
- Halker property on Old Gray Summit Road annexed (3 acres)
- City awarded grant to acquire Winchester Building
- Hogan Subdivision storm water project completed
- 55-and-over residential development proposal off Old Gray Summit Road voted down
- Parks and Recreation Master Plan adopted
- Walker Products breaks ground on Building 4

## City claims nearly \$145,000 in Covid-related expenses

The City of Pacific expects to receive approximately \$145,000 in federal funding for expenses related to the Covid-19 pandemic. The funding is authorized through the federal CARES Act (Coronavirus Aid, Relief and Economic Security) and is administered at the local level through County governments.

The City has claimed approximately \$75,000 through the St. Louis County CARES program, and approximately \$70,000 through Franklin County.

Each County has been administering the program differently. St. Louis County has made funding available for regular public safety payroll expenses, such as police and commu-

nications payroll expenses, in addition to many other items. Franklin County has directed its funding primarily at equipment, materials and supplies costs, and County Health Department needs.

The City of Pacific is requesting reimbursement from Franklin County for just over \$40,000 in Covid-related materials and supplies, IT expenses, building cleanings and decontaminations, and similar expenses, and an additional \$30,000 for Covid sick leave expenses. St. Louis County is distributing its funding to municipalities through a per-capita formula based on population; the City of Pacific's share is approximately \$75,000 and is directed wholly at public safety payroll expenses.