



# CITY VIEWS

A NEWSLETTER FOR CLAYTON BUSINESS AND RESIDENTIAL CITIZENS

APRIL 2006

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## City Addresses Fiscal Challenges

Commitment to Clayton citizens is foremost in the minds of the Mayor and Board of Aldermen. They are dedicated to doing what it takes to maintain the City's high standard of living, which over the past several years has become a difficult balancing act. The City has encountered fiscal challenges, including flat tax revenue and a shift in the tax burden from commercial to residential property owners to support the City's quality of life. "Last year, Clayton was forced to raise property taxes for the first time in more than a decade. Today, residents pay the majority of taxes needed to support the City services, and that percentage is growing," said Clayton Mayor Ben Uchitelle. "We don't see property tax increases as the long-term solution for budget issues."

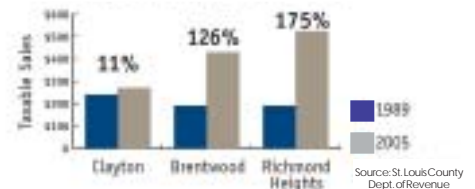
City officials are also deeply concerned about the fact that a number of corporations are leaving or considering the possibility of relocating from Clayton. The City will lose 650 jobs when Smurfit Stone, Sara Lee and D & K Healthcare are scheduled to leave Clayton later this year. Also challenging is the fact that one of these companies is moving to Creve Coeur where they received significant tax incentives. This is in addition to the possible loss of 250 more jobs if RehabCare Group chooses to move from Clayton as was recently announced in the *St. Louis Post-Dispatch*. The City is working hard to reverse this troubling trend in these competitive economic times. Unfortunately, with such a competitive region, the task is difficult.

As part of these efforts, the elected officials believe it is their responsibility to make wise decisions about redevelopments to benefit the entire City, which explains the City's commitment to the Centene Plaza project. The new development, bound by Carondelet Avenue, Hanley Road and Forsyth Boulevard, will not only generate additional property taxes to help address the City's pressing financial issues, but new jobs will be created by the expansion of Centene's headquarters. The City expects the burden on residential property owners to be lessened, and the 800 new jobs to help offset the losses created by the corporate relocations in 2006.

### Shift in Clayton's Property Tax Impact from Commercial to Residential



### Taxable Sales Growth Lags in Clayton



## Public Forum Update

At the first in a series of Town Hall meetings on February 23 at The Center of Clayton, the City budget was presented and serious economic trends were detailed. St. Louis County demographic trends and the challenges of older, developed communities were discussed. Residents asked questions and expressed their concerns about redevelopment, economic tools, eminent domain and the Centene Plaza project. Clayton officials explained the need for redevelopment to ease the tax burden on residents. They expressed concern that the tax burden on Clayton residents will continue to grow unless the City pursues smart redevelopment in our Central Business District.

For details about the forums, click the link under Town Hall Meetings on the HOME page of the City's website: [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us). The last of the series of public Town Hall meetings will be held on April 27 beginning at 7:00 p.m. at The Center of Clayton.



Ward III Alderman  
Alex Berger

## Who is Clayton?

The Clayton we know is changing. Changes in our community are evident everywhere. However, change is constant and does not come without controversy. With this backdrop, it's appropriate to ask, *Who is Clayton?*



Ward III Alderman  
Steve Lichtenfeld

The Clayton Triangle initiative to support and market our local retailers and restaurants is experiencing success. The Maryland Walk project is closing in on its opening later this year. The City continues to work on projects with The Shops of Clayton Row. These efforts include improved lighting for the area, a new banner program and cooperative event promotions. A resident initiative brought about a new public park in the Clayshire neighborhood. Interest in a Transit Oriented Development across from the former Famous Barr building is increasing. Work has started on the beautiful and alluring Crescent development across from the Ritz Carlton. And finally, the vitality of the Centene development.

The process of change in the last two years has included a passion that may often seem out of control. Passion that is honest and challenges the issues is appropriate and important to the vibrancy of our community. But when that same passion drives our community into divisiveness, based on misinformation, then the outcome is harmful, regrettable and out of character for our City.

In the upcoming months, we will experience changes in our infrastructure. MetroLink and the Forest Park Parkway will re-emerge as transportation assets for our community, residents, and visitors. At the same time, the I-64 reconstruction will begin to address deficiencies of this main arterial highway and adjacent intersecting streets and interchanges. That construction project will present traffic and business challenges to our community and to all of us.

The Merger study continues as many of the subcommittees begin the assessment and examination of the practices and processes of Clayton and Richmond Heights. This will be a long and challenging process.

The one constant in our community is that neighbors continue being neighborly. This is best exemplified by a conversation that took place recently between two neighbors in Clayton Gardens. They discussed the need to repair the landscape between their homes. The offer by one neighbor to split costs with the other person to make the needed changes exemplifies the true foundation of our community - **open, responsive, caring, collaborative and participative.**

Who is Clayton? We are all Clayton!

Alex Berger II  
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### April Meeting Schedule

The following list of public meetings contains all regularly scheduled meetings of the City of Clayton. Meetings may be added, canceled or rescheduled, in accordance with the Open Meetings Act, as the need arises.

- April 3 Plan Commission/ARB  
City Hall - 5:30 p.m.
- April 3 Parks & Recreation  
The Center - 7:00 p.m.
- April 10 Art Commission  
City Hall - 6:00 p.m.
- April 11 Board of Aldermen  
City Hall - 8:00 p.m.
- April 17 Plan Commission/ARB  
City Hall - 5:30 p.m.
- April 20 Landscape Committee  
City Hall - 5:00 p.m.
- April 21 CRSWC  
The Center - 7:30 a.m.
- April 24 Parks & Recreation  
The Center - 7:00 p.m.
- April 25 Board of Aldermen  
City Hall - 8:00 p.m.
- April 27 Town Hall meeting  
The Center - 7:00 p.m.

## April 4, 2006 Municipal Election

On Tuesday, April 4, 2006 the City of Clayton will hold an election for the purpose of filling one Aldermanic position for each of the City's three wards. Your vote is an important factor in assuring the continuance of excellent legislative leadership in the City of Clayton. The following have filed to run: in Ward I - Judy Goodman and Cynthia Holmes; in Ward II - Dan Cuneo, Michelle Harris (a write-in candidate) and Bret Rich; and in Ward III - Steven Lichtenfeld. For information on your polling place, contact the St. Louis County Board of Election Commissioners at 615.1800, or log onto [www.co.st-louis.mo.us/elections](http://www.co.st-louis.mo.us/elections).

## Mayor Uchitelle Selected a St. Louis Influential



Mayor Ben Uchitelle

The City of Clayton is proud to announce that Mayor Ben Uchitelle was selected as one of the *St. Louis Business Journal's* group of St. Louis Influentials again in 2006. Mayor Uchitelle was recognized as one of the community leaders who is making a definite impact on the region. The *Business Journal* recognized Mayor Uchitelle for the impressive

agenda he has set for the City of Clayton, and for his continued efforts to increase retail and commercial activity and to foster cooperative efforts with neighboring communities. The St. Louis Influentials list appeared in the February 10 - 16, 2006 issue of the *St. Louis Business Journal*.

## Housing Task Force Formed

At its February 28 meeting, the Board of Aldermen passed a resolution to establish a Housing Task Force. The nine-member Task Force will be appointed by and serve in an advisory capacity to the Board of Aldermen. Three citizens from each Ward and an Aldermanic representative will consider housing related issues including, but not limited to: historic preservation/demolition, inspections, duplex and condominium units, and review of the 2006 International Property Maintenance Code.

It is anticipated that the Task Force will meet once a month, and that the work of the Task Force will take from 6 to 9 months. Upon completion of its duties, the Housing Task Force will provide a report of its findings to the Board of Aldermen.

## Alderman Jill Belsky Not Seeking Reelection

After 7½ years of dedicated service to the City of Clayton, Jill Belsky announced that she is not running for reelection as a Ward II Alderman. Ms. Belsky cited business and personal obligations for her decision. She indicated she had enjoyed the opportunity to serve the community, and she wished her fellow Board members continued success.



Alderman Jill Belsky

Ms. Belsky was elected Alderman in November of 1998, during a special election that was called when the position was left vacant due to the relocation and resignation of Susan Kormeyer. Ms. Belsky was raised in Clayton and graduated from Clayton High School. She received her Master's degree in Business Administration from Washington University.

Ms. Belsky served on several of the City's Boards and Commissions, including the Economic Development Advisory Committee, the Housing Council, the Non-uniformed Employees Retirement Board, the Parks & Recreation Commission, the Plan Commission/Architectural Review Board and the Clayton Art Commission. "Jill brought outstanding business acumen to her committee work," stated Mayor Ben Uchitelle. "Her insight, hard work and dedication will be sorely missed."

## Clayton Tackles Global Warming

On February 16, 2006, Mayor Uchitelle signed the U.S. Mayors Climate Protection Agreement. The Mayor's action comes on the one-year anniversary of the Kyoto Treaty, an international agreement to curb heat-trapping emissions caused by burning fossil fuels.

Mayor Uchitelle joins mayors of St. Louis City, University City, Maplewood and Florissant and more than 200 cities nationwide in endorsing the U.S. Mayors' Climate Protection Agreement. With over 80% of the U.S. population now living in cities, mayors have been acknowledging the unique role that local governments can play in solving global problems. Representing more than 41 million Americans, 203 mayors in 38 states have now pledged to reduce global warming carbon dioxide pollution in their cities to 7 percent below 1990 levels by 2012. A guide called *Cool Cities: Solving Global Warming One City at a Time* illustrates local solutions to reducing global warming and is available on-line at <http://sierraclub.org/globalwarming/coolcities>.

## CENTENE PLAZA UPDATES

### Development Expert Hired

On February 17, Centene Corporation announced that Robert Charles Lesser & Co., LLC (RCLCo) will serve as development advisor for the Centene Plaza project in Clayton, Missouri. RCLCo is a leading independent knowledge and solutions firm in the real estate industry; David Malmuth, Managing Director for RCLCo and former resident of Clayton, will oversee the Centene redevelopment project. Mr. Malmuth currently directs the RCLCo/Development Services Group (DSG), which assists clients in the planning and implementation of mixed-use, entertainment and waterfront developments; he has more than 20 years of experience in the development business. Centene's Chairman and Chief Executive Officer Michael Neidorff confirmed that DSG will be instrumental in identifying a development partner for Centene Plaza, and that Centene is committed to building a project team that will deliver a world-class development for the City of Clayton and its residents.

### Centene's Offers to Property Owners

Centene representatives have been in contact with the five affected commercial property owners along Forsyth Boulevard since July 2005, with initial offer letters having been sent in October. Since that time, Centene has continued to actively pursue negotiations with offers that on average are about 2.5 times the County's assessed value of the property and 50% higher than fair market value. In addition, Centene has offered significant additional benefits including a possible equity interest in the project, location in the project or assistance with relocation. Rental tenants are also being offered location in the project or assistance with relocation as well. The City's redevelopment agreement includes a provision for mediation should the parties be unable to agree upon a final price. Only if this mediation also fails is Centene allowed to file for condemnation.

### City Garage

As part of its redevelopment agreement with the City of Clayton, the Centene Corporation completed the purchase of the City's underutilized parking garage at 7733 Carondelet for \$4.275 million on February 8. The garage is expected to undergo major renovations to support the new development, while retaining 124 parking spaces for the general public. Since this was City-owned property, this transaction will place the structure on the tax rolls for the first time, generating an estimated \$14,000 in new property taxes for the City and \$63,000 for the Clayton School District annually. Centene Corporation is also assuming all future responsibility for upkeep of the facility, saving the City approximately \$50,000 in annual maintenance costs. The sale of the garage is one of the many unique components of this public/private partnership. With the acquisition of the City's parking garage at 7733 Carondelet, Centene now controls 70 percent of the property needed for the redevelopment project.

### Chamber Board Supports the Centene Plaza Project

In addition to support from the Old Town Clayton Board, Clayton's Economic Development Advisory Committee, St. Louis County, the RCGA, and the State of Missouri, on February 15, the City received endorsement from the Clayton Chamber of Commerce for the Centene Plaza redevelopment project. To review the entire resolution passed by the Chamber Board of Directors, click "Chamber endorsement" under Centene Redevelopment Project on the HOME page of the City's website: [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us).

### Court Upholds Clayton City Charter on Referendum Issue

On March 8, 2006, Circuit Court Judge Carolyn C. Whittington found in favor of the City of Clayton regarding a referendum proposed by some Forsyth Avenue property owners within the new Centene Plaza development project. The owners had demanded a referendum on the ordinance approving Centene Plaza, which was passed unanimously by the Board of Aldermen after months of public discussion. The City argued that such a referendum violated the Clayton City Charter, and the judge agreed.

"The Board of Aldermen and I are gratified that the courts have affirmed the City's judgment," said Clayton City Manager Michael Schoedel. "Our responsibility as public officials binds us to uphold the Clayton City Charter and that duty was in clear conflict with the demand to place the Centene Plaza ordinance before the voters. The Charter, as adopted by the people of Clayton, simply does not permit referenda in a case like this. We hope this clear decision helps to resolve this matter so that we can work together to complete this critical mixed-use project that benefits our community."

The Centene Plaza development project has been the subject of open discussion in Clayton since April 2005, when the City issued a public Request for Proposals to redevelop the area.

## CONSTRUCTION ACTIVITIES

### Report on I-64 Rebuild

The Missouri Department of Transportation (MoDOT) recently reported on its preliminary activities related to rebuilding I-64 from Spoede Road to Sarah Street. In an effort to find and hire a contractor for the project, MoDOT recently released a draft Request for Proposals (RFP). The draft RFP will be reviewed and edited. A final RFP for the I-64 Design-Build contract will be issued in early summer 2006; the winning contractor will be selected in late 2006.

MoDOT is also in the preliminary stages of working with property owners along the route. The property acquisition process started recently with letters to each of the affected property owners; all property must be acquired by this fall. For a complete project overview and related maps, visit [www.thenewi64.org](http://www.thenewi64.org).

### MSD Service Calls

As part of a new community outreach effort, the Metropolitan St. Louis Sewer District (MSD) recently requested that calls regarding sanitary sewers, stormwater sewers and other stormwater issues be directed to MSD's service call center at 314.768.6260. Directing calls to the service center enables MSD to track the calls, understand the magnitude of each problem and prioritize their responses. Emergency removal of sewer blockages, preventative cleaning of sewers and overflow inspections should also be directed to MSD's customer service center.

MSD will be doing inspections on Clayton's sewer infrastructure this month. The process will include smoke testing to locate openings which may result in smoke entering buildings. Smoke testing will be done in the Central Business District on weekends only. Call Clayton's Public Works Department at 314.290.8540 with questions.

### Hanley House

In February of 2006, the Hanley House Council issued a Request for Qualifications (RFQ) to firms and individuals interested in assisting the City in developing a plan for renovation, repair, and future operations of the Martin Franklin Hanley House. A selection committee was formed to review the seven submittals received, and to interview the three professionals with the best qualifications. The Council plans to hire a consultant this month.

Ward I Alderman Judy Goodman serves as the aldermanic representative to the Hanley House Council. She has been instrumental in coordinating the Council's work on the renovation project, and is serving on the Council's selection committee to choose the consultant. Alderman Goodman is also spearheading efforts to revitalize the Clayton Historical Society.



**For the latest about Clayton, sign up for the City's e-mail updates. Go to the HOME page on the City's website and click the e-communications icon.**

Sign up for

**Clayton e Communications**  
click here for more information

### Tree City USA



The City has received notification that it has once again been recommended by the Missouri Department of Conservation to receive Tree City USA Recertification as well as the Growth Award. Both recommendations will be forwarded to The National Arbor Day Foundation for final approval. Tree City USA communities must have a comprehensive community forestry program, and the Growth Award recognizes environmental improvement and a higher level of tree care. Congratulations to Public Works Director Paul Wojciechowski and his staff.

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### Reorganization at The Center

The staff of The Center of Clayton, the School District of Clayton and the City of Clayton hosted a farewell party on April 1 for The Center's Executive Director Mary Jo Mullins. The Clayton Recreation, Sports & Wellness Commission (CRSWC) – the city/school district collaboration that owns and operates The Center of Clayton – has decided to take a look at ways to reorganize how operations at The Center are managed, now that it has been operating successfully for six years. The day-to-day duties of the executive director position are being temporarily reassigned until the CRSWC's study is complete.



## Bunny Hop

Saturday, April 8;  
10:00 – 11:30 a.m.

Oak Knoll Park

Fee: \$4.00 per person

Kids, ages 6 – 8, are invited to enjoy the petting zoo, egg hunt and fun crafts. Mr. Bunny will be our special guest, so

be sure to bring your camera. The egg hunt will begin at 10:15 a.m. To register, call The Center of Clayton, 290.8500.

## Park Clean Up - Earth Day Celebration

Saturday, April 22; 9:00 a.m. – noon

Shaw Park and Oak Knoll Park

Volunteers are needed to help clean up Clayton parks and picnic sites. Light snacks will be served. A limited supply of tree seedlings will be given away to volunteers on site, so arrive early. Please bring your own garden gloves. For more information, call Kyle Henke, 290.8510.

## Historic Walking Tour - Hi-Pointe/DeMun

Saturday, April 22; 9:00 – 11:00 a.m.

Meet at the corner of DeMun and San Bonita in the park

Fee: \$ 5.00 per person

Join Esley Hamilton, Preservation Historian from St. Louis County Parks, for another historical walk. The recent National Register listing of the DeMun neighborhood has produced a wealth of data about architects and early residents. Be sure to wear comfortable walking shoes. A light snack will be served. To register, call The Center of Clayton, 290.8500.

## Clayton Symphony Orchestra

Sundays, April 23 and May 21

7:00 p.m.

Clayton High School Auditorium.

At the April concert, the two winners of the Florence Frager Young Artist Competition will be the soloists. Cellist John McAfee, who attends Clayton High School, will play the first movement of Haydn's Cello Concerto in C Major; violinist Nicole Schroeder, a student at Lafayette High School, will play the first movement of Concerto No. 5 by Vieuxtemps. CSO will also perform Beethoven's Sixth Symphony on the program. The final concert in May is traditionally a pops concert for the entire family. For program details, visit [www.claytonsymphony.org](http://www.claytonsymphony.org).

## Garden Design

Saturday, April 29; 9:30 – 11:00 a.m.

Containers for All Seasons – Saturday, May 13;

9:30 – 11:00 a.m.

Center of Clayton

Fee: \$5.00 per person

Susan Renard, Park Superintendent and Horticulturist for the City of Clayton, will share her expertise on how to use basic design principals to create an inspiring garden and landscape. To register, call The Center of Clayton, 290.8500.



## Boating Skills and Safety Classes

Tuesdays, April 25 and May 23; 7:30 – 9:30 p.m.

Center of Clayton

Fee: \$8.00; Material Fee: \$35 (paid to instructor)

Course will provide the "rules of the road", basic navigation, boating laws, seamanship, safe boat operation and safety. State law requires boat operators under the age of 21 to complete this course, which is offered by the Coast Guard Auxiliary. Those successfully completing the course will receive the Coast Guard Auxiliary Boating Skills and Seamanship Certificate. To register, call The Center of Clayton, 290.8500.

## Musical Nights in Oak Knoll Park

Fourth Sunday of each month, May through September  
5:00 to 7:00 p.m.

Oak Knoll Park (NW corner of Big Bend Boulevard & Clayton Road)

In its second year, this exciting concert series in Oak Knoll Park features some of the best local talent. On May 28<sup>th</sup> – Swing Set will perform; on June 25<sup>th</sup> – Rockin' Jake; July 23<sup>rd</sup> – The Lucky

Dog Band; August 27<sup>th</sup> – Fanfare; September 24<sup>th</sup> – The Sawmill Band. The event is free to the public. Guests are encouraged to bring their lawn chairs and blankets. For more information, call: 314.290.8544.



## Parties in the Park

Every second Wednesday, May through September  
5:00 to 8:00 p.m.  
Shaw Park

Parties in the Park, the original outdoor after-work party, returns to Clayton in 2006 with a fresh, new perspective. Visit beautiful Shaw Park for our second Wednesday of each month events -- the unique opportunity to meet new people and relax with old friends. Best of all, every Party is free and open to the public. For details, call the Clayton Chamber of Commerce at 314.726.3033 or visit: [www.partiesinthepark.org](http://www.partiesinthepark.org).

## Clayton Farmers' Market

Saturdays, May 20 through  
September 30  
8:00 to 11:00 a.m.

North Central Avenue

Activities at this chef-run farmers' market includes live music, chefs' demonstrations on how to prepare the ultimate in fresh produce, and booths serving coffee and omelets using eggs and produce from the market. For more information, call: 314.645.5807.



## Taste of Clayton 2006

Sunday, June 4;  
1:00 to 9:00 p.m.  
Shaw Park

In 2005, Taste charitable donations approached three-quarters of a million dollars.



In its fourteenth year, the Taste of Clayton offers the finest alfresco dining in the region. While sampling the region's best cuisine, guests will be treated to live entertainment throughout the day and evening. Radio and television personalities will be on-hand with live broadcasts. There will be special appearances by area media and sports celebrities who will judge the restaurant booths for the most creative design. The chefs' demo tent is where discriminating diners will learn how the area's best-known chefs prepare their mouth-watering fare.

Taste Jr., the "everything for kids" area, will include an array of games and inflatable sports activities and cuisine just for the younger set. Taste too! with a selection of restaurant specialties, delicious desserts, beer and wine starts at 7:00 p.m. and features live music. At 9:00 p.m., a fireworks extravaganza will be "the icing on the cake" of a perfect day.

The event is known for its generosity to its charitable organizations. St. Vincent's Ministries, LaClinica, Lift for Life and the Pujols Family Foundation will receive proceeds from the 2006 event. Last year, \$60,000 was donated to the charities, which brought the total contributed since the event's inception to \$717,600. For details, call Clayton's Special Events Hotline at 314.290.8474.



## Volunteers Make the Difference

Enthusiastic individuals to volunteer for the fourteenth annual Taste of Clayton and Taste too! are needed. Earn Taste tickets and a Taste of Clayton volunteer T-shirt. By volunteering, you will join the City of Clayton and the Clayton Restaurant Association in throwing one of the hottest food festivals and charitable benefits in the entire region. Shift times are from **noon to 3:00 p.m., 3:00 p.m. to 6:00 p.m., and 6:00 p.m. to 9:00 p.m.** Please contact Volunteer Coordinator Diane Reedy 314.290.8448 to sign up.

## Family Outdoor Series

The Clayton Parks and Recreation Department has teamed up with the Missouri Department of Conservation to offer a series on Outdoor Adventure for families. Classes will include Family Camping, Outdoor Cooking, Canoe Basics and Fishing Fun. It begins April 26. Some classes may have a small fee and others are FREE. Check out your Spring/Summer brochure for more information.

# FACTS ABOUT CLAYTON

Q. How do I find out about the County program that provides assistance for older citizens?

A. The St. Louis County Older Resident Programs (CORP) helps older adults maintain their independence. Currently the organization is seeking volunteers to drive participants to medical appointments, grocery shopping and other necessary trips. Volunteers are assigned to help those in their own neighborhood. Hours are flexible, and drivers receive training and mileage reimbursement. For over thirty years, through the many CORP programs and services, volunteers have been assisting County older adults remain independent in their own homes. To volunteer or receive more information, call 615-4516.

What would you like to know? Clayton citizens are invited to ask questions of their City officials. Forward your questions to: City of Clayton, ATTN: Judy Kekich, 10 North Bemiston, Clayton, MO 63105; Fax them to 314/863-0295; E-mail them to: [jakekich@ci.clayton.mo.us](mailto:jakekich@ci.clayton.mo.us)

## IMPORTANT NUMBERS

<b><i>In Case of Emergency</i></b> .....	<b>911</b>
City Manager .....	290.8400
Community Outreach .....	290.8473
Finance .....	290.8443
Fire (non-emergency) .....	290.8485
Planning and Development .....	290.8453
Mayor/Board of Aldermen/City Clerk .....	290.8469
Parks and Recreation .....	290.8500
Human Resources .....	290.8448
Police (non-emergency) .....	645.3000
Public Works .....	290.8540
TDD .....	290.8435

## STATEMENT OF ACCESSIBILITY TO ALL CITIZENS

It is the City of Clayton's goal to make programs and facilities accessible to all individuals. If you or someone you know has a disabling condition and would like more information and support for accessibility of all programs and facilities, please contact us at 290.8501(V). Sign interpreters may be scheduled upon request. Suggestions for future programs are welcomed.

### City of Clayton

10 North Bemiston Avenue  
Clayton, Missouri 63105

#### MAYOR

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The Mission of Clayton City Government is to foster a vital, balanced community composed of outstanding neighborhoods, quality businesses, commercial and government centers, premier educational institutions, and a healthy natural environment through an open, accessible and fiscally responsible government.



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COVER: Aerial photo by Srenco Photography