

UNIVERSITY HEIGHTS SUBDIVISION NO.1

University City, Missouri 63130
National Historic District

Trustees

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Established
1905



Facts about the proposed Neighborhood Improvement District (NID)

We, as the Subdivision trustees, propose to create a Neighborhood Improvement District (NID) in conjunction with the City of University City in order to finance important improvements to our Subdivision infrastructure. When you are asked to sign the Petition, you will be told the actual dollars which this action is expected to cost for your lot. Please come to neighborhood meetings to ask questions and possibly sign the Petition.

Here are the myriad details:

Scope of work:

1. Replace 730 **sidewalk slabs** which are either broken or have been significantly displaced by roots or frost heaves, to make them safer. They will be made from exposed aggregate.
2. Replace 121 **driveway approaches** (between the sidewalk and the street) and the adjacent curbs, which have badly broken concrete or asphalt.
3. Replace **curbs**, as needed.
4. Repair patches, seal **cracks**, microsurface some small areas of the streets, asphalt the **bridge** and sidewalk at the end of Harvard and Dartmouth, attempt to improve the "ponding" issues throughout the subdivision.
5. If you desire to privately engage the contractor hired to do new concrete work or asphalt on a patio or driveway, the name and number will be provided in *Fence Talk* when it is available.



Uneven, cracked sidewalks can be dangerous for walkers, especially when combined with sweet gum balls. Not only can residents be injured, many are now walking in the street instead of on sidewalks.

The financing plan:

1. The owners of 2/3 by area (square feet) of the property within the Subdivision must agree to ask University City to create this self-taxing district. There will be many opportunities to sign the Petition. University City has several steps after this, including holding public hearings, presenting to city council, and letting and accepting bids.

2. The work is planned to be done in the spring/summer of 2008. The University City Department of Public Works will be supervising the entire project. The work will entail some disruption of parking in different blocks for several days at a time.

Meeting Dates

Tuesday, July 31

7:30 p.m.

17 Princeton

Hosts

Margaret and Arnold
Rosielle

Wednesday, August 1

7:30 p.m.

733 Harvard

Hosts

Joe and Ann Wilson

Friday, August 3

7:30 p.m.

738 Harvard

Hosts

Sarah Heyman and
Mike Stuvland

Saturday, August 4

10 a.m.

6928 Amherst

Hosts

Patti Lavesser
Mark Johnson

3. After the work is finished, probably in the fall of 2008, the final costs will be apportioned according to each lot's frontage footage, the same way you are assessed for your Subdivision fees. The City of UC will invoice you for these costs on your Municipal Services Invoice (aka Trash Bill). You may pay the full amount right away or you may pay it over 10 years, accruing interest at 8% per annum until paid in full. The bill will be due on the day that the City assesses it. If your house goes on the market (or is on the market now) the fact that the neighborhood is considering or has approved this assessment must be disclosed. Whoever owns the house on the day these NID costs are assessed is the person responsible for the entire amount assessed. The amount must be paid in full in order to have the City remove the City's lien on the property.

University Heights Cost Estimate-Neighborhood Improvement District

<i>Item</i>	<i>Amount</i>	<i>Unit Cost</i>	<i>Item Cost</i>
Sidewalk Slabs (each)	730	\$200	\$146,000
Drive approaches (each)	121	\$1,000	\$121,000
Street Work	lump sum		\$50,000
Engineering Design & Survey	lump sum		\$20,000
	Subtotal		\$337,000
Construction Management	15%		\$50,550
Contingency	10%		\$33,700
			\$421,250
Round it up, make it even			\$425,000
Estimated maximum potential charges for unforeseen events	25%		\$106,250
			\$531,250

4. The financing chart above includes the unit cost, construction management fees of 15% and contingency money of 10%. We anticipate that these amounts will be enough to cover surprises, but the NID contains provisions for an increase of up to 25% (but not more) over the estimated contract amount if necessary. Our biggest unknowns are the costs to repair the "ponding" of Lake Harvard, Lake Cornell/Trinity, and Pond Trinity/Amherst.

5. There are two groups of properties which do not have their sidewalks provided by the subdivision: the properties on Delmar have their sidewalks provided for by the County and the residents at 809, 810, 813 and 817 Yale have no sidewalks. The sidewalks are 35% of the cost of this NID project. The properties in these two areas will be charged 65% of the frontage foot cost, thereby giving them the break they deserve for not having sidewalks provided by the Subdivision.



Cracked curbs are unsightly and make parking and walking difficult.

How to gather the information you need to vote on this Petition

1. Some supporters of these improvements will have meetings at their homes so folks may gather to discuss these things and ask questions of the Trustees. Check out the schedule on the front page. Please try to come to one of these neighborhood meetings. We believe that it will help greatly to talk within a larger group, rather than one at a time, as well as save volunteer time walking door to door.

2. At the neighborhood meetings, there will be lists of how many sidewalk slabs will be replaced at each address, as well as lists of the replacement driveway approaches, so you can see what sort of standards are being used. The complete Petition will show you the estimate of how much your property could be charged, as well as the maximum it could be charged. These neighborhood meetings will be more like an open house, rather than a formal meeting. Ask a question, decide what you think is best for the neighborhood, sign the petition, get in and out quickly.

3. After the initial neighborhood meetings, your neighbors will be knocking on your doors, to assist you in understanding how important this is to our neighborhood and to gather your signature.

4. The Petition needs only one owner's signature - any one owner. It is a class A misdemeanor for anyone to sign an initiative petition with any name other than his or her own, or knowingly to sign more than once for the same petition, or to sign the petition when he or she knows that he or she is not a property holder in the proposed Neighborhood Improvement District.

5. Former trustees Ron Scott and Paul Schoomer are both supporting this proposal and have offered to talk to anyone who would like to understand their support and maybe join them.



Ponding, or standing water in the gutters after a heavy rain, is troublesome for homeowners, drivers and parkers, as well as a health and safety issue.

Notes

1. The Last Repair Project: Our streets were repaired ten years ago in 1998 and the base cost was estimated at \$500,000, payable over 20 years. The project was completed for \$473,083. After one year, 50% of the assessments had been paid off. As of 11/06 \$37,000 (Principle and Interest) was still unpaid. This is about 13% of the assessment.

2. Corner lots: Since 1926, and probably since E. G. Lewis ordered the first assessment, corner lots were charged according to the frontage they owned on the street where their house was numbered. Generations of corner owners and trustees assumed they were paying for both the front and the side of their lots and were upset that they were being double assessed. They were not. In fact, they have been assessed for only one face of their lot, just like every other owner in the subdivision. The owners of the corner lots need to understand that their (usually) large assessments are really just a reflection of their larger lots, not inflated frontage feet.

3. As you may remember, at the annual meeting, we Trustees were considering asking for a substantial increase in the regular assessment to create a capital fund to provide the Trust with repair money in future years, rather than mortgaging ourselves every ten years. We still think this is a wise and prudent thing to do, but we have heard from enough neighbors who

will not support this plan for the future, while at the same time vote in favor of this one-time assessment. Thus we decided to only propose this desperately needed NID. In the interests of at least getting this project completed, we are deferring the request for the creation of a capital fund at this time.



With improved sidewalks and curbs, U. Heights residents can use the sidewalks, which is especially important for our children. (Illustration courtesy of Naomi Leibowitz)

4. Tree care costs were also discussed at the annual meeting. It was not possible to fund the trees with this mechanism, but this will enable us to free up money to improve tree care. We plan to plant about 30 trees this fall in those empty spots along the tree lawn.

