



PUBLIC FACILITIES AND SERVICES



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PUBLIC FACILITIES & SERVICES OVERVIEW

The public facilities and services available to residents of the City of Union and discussed in this section include:

- Public Safety such as Police, Fire Protection, Ambulance, and Emergency Management
- General City Services such as Administration, Engineering/Streets/Public Works, Parks & Recreation, Water, Sewer, Solid Waste, Community Development, and the Farmers Market, as well as business related outreach with the Union Chamber of Commerce and the Union Development Corporation, and
- Other Services such as Schools, Library, and Healthcare

Some of these services are provided by governmental jurisdictions and agencies besides the City of Union.

Section 4.01. DISTRIBUTION OF PUBLIC SERVICES

The quality and availability of these services influence the type, timing, and density of development in the future. Generally, the more compact the community, the more efficient the delivery of these services. Compactness can be achieved by encouraging development adjacent to the existing built-up area rather than allowing “leap-frog” development, which skips over large tracts of undeveloped land. A second means of increasing service delivery efficiency is to cluster those land uses which have the greatest need for fire and police protection, such as high value commercial uses or hazardous industrial uses. This clustering will allow the concentration of protection efforts where it is most needed and minimize costly utility runs and infrastructure costs.

Recommendations

The most cost-efficient solution to accommodate future growth and the distribution of public services is to concentrate development in areas which can be served by existing facilities rather than in areas which require new facilities. However, future public utility expansions will be needed to sustain and encourage growth. The City must consider the timing, size and direction of these expansions as well as the availability of alternative sites which could be more easily served prior to investing in costly infrastructure projects. The following sections provide a brief overview of the public services in Union and recommendations for future improvements.

PUBLIC SAFETY

Police and fire protection is provided to all residents of Union. The availability of these two public services is essential to maintaining the day to day health, safety and welfare of Union’s residents.

Section 4.02. CITY OF UNION POLICE DEPARTMENT

The Union Police Department is a full-service department, located at 119 South Church Street. The Department consists of 21 sworn officers and 3 administrative staff. The Department provides services to the entire City and will respond to calls outside of





the city limits on an emergency basis.

The largest and most visible component of the police department is the patrol officers. Patrol officers are charged with protecting the health, safety and welfare of the community. The department would like to be able to have 3 officers patrolling at all times and 4 officers at peak hours, but currently can only maintain 2 at all times and 3 during peak hours. In order to meet these officer goals, the department would require 2 more officers and likely an additional support person.

The Union Police Department has outgrown its facilities and the needed additional staff would exacerbate the situation. Currently, the department has no interview rooms or storage. They have inadequate space for evidence which in recent years has routinely increased in volume for most departments. They do not have space for showers or a staff work out room. Such amenities help maintain the health of the department which not only aids them in the performance of their duty but also helps reduce healthcare costs.

The department is discussing a substation to be located at East Central College. While this may reduce some immediate pressures for the existing station, clearly, a new station is needed.

Dispatch is handled by Franklin County and this seems to work fine. The current station maintains 2 holding cells and any need beyond that is met with county jail facilities.

Equipment such as vehicles, radios, etc is adequate for the current needs. Recent grants have helped update the department's equipment but any expansion of force will require additional equipment.

There are neighborhood watch groups set up in some portions of the City. The department finds that the most successful ones are those driven and maintained by the neighborhood as opposed to ones that might be developed by the department.

As development occurs to the east and southeast, additional assessment of the department will be needed to provide adequate response times to those areas. Currently, response times to some neighborhoods can be 6 to 7 minutes. This is directly related to access into those neighborhoods and the nature of the City's growth in a linear fashion along Highway 50.

Section 4.03. UNION FIRE PROTECTION DISTRICT

The Union Fire Protection District covers approximately 96 square miles and consists of three fire stations and a property that has been acquired for future use and training. The District currently has sixty-six members of which 10 are full time paid firefighters and 1 fire inspector. The Chief, Deputy Chief and Assistant Chief are all volunteers. The remaining fire fighters are "paid volunteers" in that they are only paid for the incidents to which they respond.





The Union Fire Protection District is an independent taxing authority. Please refer to Section 2:28 for the district's rate.

The District has sixteen pieces of apparatus ranging from rescue boats to pumpers. They respond to generally over 800 incidents per year including assisting neighboring districts. The District maintains mutual aid agreements for neighboring, regional and statewide aid.

The Union Fire Protection District also plays a significant role with the St. Louis Urban Area Securities Initiative Region as designated by the Department of Homeland Security and FEMA. Strike Teams have been developed throughout the region. The capabilities of each strike team include responses to trench collapse, building collapse, and major rope rescue/confined space incidents. Additionally, each strike team has the capability to function for a period of up to 72 hours without any outside support or re-supply. These increased capabilities directly benefit rescue operations throughout the region whether at a single site incident or in a disaster/multi site setting.

The District houses and maintains Strike Team 5 Heavy Rescue Truck and Trailer and thirteen District fire fighters are also members of Strike Team 5.

The Department operates out of three (3+) stations at the following locations:

Headquarters/Station #1

Station 1 is located at 1401 West Springfield Avenue and serves as the District's administration offices as well as a fire station. Headquarters staff includes the Chief & Command Staff, Secretary, and the Office of Fire Prevention. Services such as fire inspections, building permits, and public relation requests are addressed thru this facility. The fire station is manned 24 hours a day Monday through Friday.

Station #2

Station #2 is located at 201 North Church Street. This station is manned by volunteer firefighters and houses a variety of equipment.

Station #3

Station #3 is located at 1690 East Denmark. Like Station #2, it is manned by volunteer firefighters and houses a variety of equipment.

Future Station #4

Station #4 is located at 2917 Highway 50 West. The property was purchased for a future fire station and is used as a training facility.



The Union Fire Protection District currently maintains an Insurance Service Office (ISO) rating of five (5) on a scale of 1-10, 1 being exemplary. This rating system is extremely important to the entire community because virtually all US insurers of homes and commercial property use ISO's Public Protection Classification (PPC) in calculating premiums. A Community's PPC depends on three (3) main factors:



- fire alarm and communications systems, including telephone systems, telephone lines, staffing, and dispatching systems
- the fire department, including equipment, staffing, training, and geographic distribution of fire companies
- the water supply system, including condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires

Generally, communities with good PPC ratings enjoy lower insurance costs than communities with higher PPC ratings. Not only is this an increased financial burden on the citizens, but this risk is also passed on to local businesses. For this reason, new business tends to choose communities with good ISO ratings. Therefore, maintaining a robust and well trained fire department is not only important for the safety, health and welfare of the community, but also for public relations and economic development effort which strive to attract and retain businesses and homeowners.

Examining the above factors influencing the ISO rating for the City of Union, we find that there are issues that need to be addressed for each with the priority of issue identified below.

1. Water Supply – While flow rates are adequate in most residential and commercial areas, the flow rates in commercial areas appear to not be up to the standards required for a better ISO rating. Local hydrants with 500 gpm are minimally adequate for fire protection but greater flow rates are needed to achieve a better rating.
2. Response Times, Access, and Geographic Location of Companies – The District finds that the Bourbeuse River can be an impediment to effective access. In order to maintain effective response times, they necessarily will look to locate future companies close to river crossings. In addition, numerous streets are dead-ends, cul-de-sacs, or are narrow and may be considered for closing. Such street issues are also a direct impediment to effective fire protection and can cause issues with the siting of companies with a direct impact to ISO rating.
3. Communications – Fire dispatch for the District is handled by Franklin County. The system in place has been developed more for police protection and the District believes changes are needed. The District along with EMS is actively working with the County to address mutual communication needs.

In order to address the location of fire companies, the Union Fire Protection District anticipates a need for additional companies to the Northeast of its district as well as to the Southeast.

Additionally, the District serves as the Fire Marshall for the City and as such inspects and enforces building codes from the fire protection perspective. The Marshall works to accommodate the needs of the building owners but must rigorously uphold the intent of the codes. In this aspect, the District is very interested in seeing the City develop and maintain high quality building codes in general, and specifically address requirements for sufficient water supply (hydrants, sprinkler systems, pressure, etc) for commercial and multifamily buildings.

In 2010, the City of Union adopted a new building code that is based on the 2009 International Building Code and altered to fit the city.



Section 4.04. AMBULANCE DISTRICT

Union is served by the Union Ambulance District, a 24-hour emergency ambulance service with facilities located at 211 South Church Street (House #1) and 1757 Old Hwy 50 East (House #2). Primary staff consists of the District Administrator, Office Manager, and three ambulance crews. Each crew consists of 3 to 4 members made up of a mix of Paramedics and Emergency Medical Technicians (EMT's). Additionally, the Union Ambulance District has approximately 30 part time employees that consist of additional Paramedics, EMT's, and Registered Nurses.

The Union Ambulance District is an independent taxing authority. Please refer to Section 2:28 for the district's rate.

The district owns a parcel of land to the west of Union for a future House #3. If call volumes remain at current levels, one crew will be moved to the new house. This will provide for a single crew per house. If call volumes increase, one crew will be located in Houses 2 and 3 and two crews will be located in House #1.

Currently, the Union Ambulance District feels their equipment and coverage are adequate to meet current needs.

Section 4.05. EMERGENCY MANAGEMENT

The City also is responsible for maintaining an Emergency Response Plan. The City Administrator serves as the City's Emergency Management Director. The City must continue to take a lead roll in coordinating police, fire and other first responders in the area and conduct ongoing updates to the Emergency Response Plan to ensure the area is prepared for both natural and manmade hazards. It is important to take precautions to ensure the area's transportation network, hospitals, emergency facilities and the distribution of food, water and shelter continue to function during and after an earthquake, tornado or other devastating natural or manmade event(s). Studies show that on average, 25% of businesses that close during a disaster do not come back. By making plans now to raise awareness and prepare the community and coordinate first response details, the area will be better positioned for future disasters.

The City of Union has adopted an Emergency Management Plan and a revision is currently under review.

Section 4.06. PUBLIC SAFETY RECOMMENDATIONS

The Police Department adequately serves the community from their present location; however the facilities are in serious need of replacement. A key to the Department's future success is retaining sufficient personnel, providing a high level of training and outfitting officers with the latest technology in law enforcement and communication equipment.

We recommend that, in addition to a new police station (with the amenities noted above that are deficient or missing from the existing facility) additional officers and staff be hired to provide better geographic coverage and faster response times to calls.



The City of Union should continue working with the Union Fire Protection District on increasing the capacity and pressure of water supply, uniformly enforcing quality building codes, requiring new developments to have water supplies commensurate with a better ISO rating, require new developments to limit cul-de-sacs, encourage opening dead-end streets into thru streets, and limit street closures. In this manner, the City can obtain very real cost savings for its citizens as well as increased ability to attract new business by having a better ISO rating.

The City should continue to educate the community on fire prevention, tornado preparedness, how to prepare for an earthquake, and what to do during an earthquake. Because earthquake preparedness is sometimes overlooked in this region even though Union is located in an earthquake zone, we suggest the City utilize materials provided by the National Disaster Education Coalition. They recommend promoting the following earthquake preparation strategies through annual media and community outreach efforts;

- Pick "safe places" in each room of your home. A safe place could be under a sturdy table or desk or against an interior wall away from windows, bookcases, or tall furniture that could fall on you. The shorter the distance to move to safety, the less likely you will be injured. Injury statistics show that persons moving more than 10 feet during an earthquake's shaking are most likely to experience injury.
- Practice drop, cover, and hold-on in each safe place. Drop under a sturdy desk or table, hold on, and protect your eyes by pressing your face against your arm. Practicing will make these actions an automatic response. When an earthquake or other disaster occurs, many people hesitate, trying to remember what they are supposed to do. Responding quickly and automatically may help protect you from injury.

For more information please see the fact sheet entitled "Preparing for Disaster", prepared by the US Department of Homeland Security, FEMA and the American Red Cross.

GENERAL CITY SERVICES

Section 4.07. CITY HALL

The headquarters for most municipal services takes place at City Hall. The City Hall Facility is located at 500 Locust Street on the eastern edge of the Central Business District. The facility has formerly been used as a community center and as a school. It is now quite old and does not provide suitable handicapped access. Additionally, City offices are scattered throughout the building and board/commission meetings are held in a small room in the basement. Overall, the facility is not conducive to efficient administration and does not build as much confidence in the City as the City merits.

Section 4.08. ADMINISTRATION

How the City of Union develops in the future is directly impacted by the form and quality of its governance. Current City administration is based on a Mayor and Board of Alderman that are supported by a variety of appointed and hired staff.

Elected officials include

- Mayor



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- Alderman (Two each are elected from four wards)
- City Collector
- Municipal Judge

Appointed officials include:

- City Clerk
- Chief of Police
- City Attorney

Hired staff includes:

- City Administrator
- City Engineer
- Community Development Director
- Finance Officer
- Parks and Recreation Director
- Public Works Director
- Street Superintendent
- Water/Wastewater Superintendent

City departments include:

- City Administration (includes Finance Department)
- City Clerk
- Community Development
- Engineering and Building
- Finance
- Parks and Recreation
- Police
- Public Works (includes Streets, Water, and Sewer)

City Board's & Commissions include

- Board of Alderman (Mayor and 8 Alderman (2 from each of 4 wards)) The Board meets the 2nd Monday of each month
- Board of Adjustments (1 ex officio member, 5 Regular members and 3 Alternate members). This board meets whenever meetings are called.
- Planning and Zoning Commission (2 ex officio members and 10 regular members). This commission meets the 4th Monday of each month. The Planning & Zoning Commission is responsible for the development and adoption of the City's Comprehensive Plan and the review of various development plans, subdivision plats and special use permits.
- Industrial Development Authority (2 ex officio members from Board of Alderman plus 6 regular members)(IDA Members Also Serve on Union Development Corporation Board). These groups meet the 1st Thursday of each month
- Parks, Buildings, Development and Public Service (Aldermanic Board Committee). This committee meets the 3rd Monday of each month.
- Personnel, Finance and Public Works (Aldermanic Board Committee). This committee meets the 1st Monday of each month.



Currently, there is no Historical Preservation Commission. Additionally, the City does not directly address public housing or public transit.

Section 4.09. ENGINEERING AND PUBLIC WORKS

The City of Union Engineering Department administers the City's building permit and inspection process, enforces the City's Storm Water Management Program, and supervises all large infrastructure projects as well as supervising wastewater reporting.

Public Works Departments provides typical day-to-day maintenance of the City's infrastructure system including streets, water, and wastewater. City staff has done a good job keeping up with recent growth. However, as the City grows, especially into areas where Streets and Public Works do not have ready facilities, consideration should be given to locating new or additional facilities in these expansion areas.

Additionally, the Engineering and Public Works staff should play a major role in making sure new developments are constructed in keeping with City standards. Too often developments attempt to construct minimal roads and storm water facilities and then the development corporations fold or disappear causing the long term maintenance of such infrastructure to fall on the City.

Finally, in many municipalities, the Engineering Department (and not uncommonly Parks & Recreation) is a subunit under Public Works. This structure can offer staffing efficiencies.

Section 4.10. PARK SYSTEM

The City of Union owns and operates park and recreation facilities. The park system offers a variety of amenities including an indoor community auditorium/recreation center, outdoor swimming, tennis, basketball, horseshoes, activity fields, pavilions and playground equipment. The park system is maintained by a separate parks maintenance staff as opposed to public works staff. The City's parks and recreation facilities and the Comprehensive Plan's future recommendations are discussed further in Chapter 3.

Section 4.11. WATER DEPARTMENT

The City of Union obtains its water from six deep groundwater wells located throughout the City, the newest of which was installed in 2009. According to records from the Missouri Department of Natural Resources, the oldest parts of the system date back to 1934. Water quality is good, meeting chemical and radionuclide standards, though, with calcium carbonate levels consistently over 200 mg/l, this water is considered hard. Water treatment is limited to fluoridation at wells 2 & 3 and chlorination at well 5.

Treated water is pumped directly into the distribution system that is divided into two system pressure gradients: West and East. The West gradient comprises much of the older part of the City whereas the East gradient has followed the City's expansion along Highways 50 and 47 to the east and south.



Well Number	Name (Location)	Pressure Gradient
1	Clearview (715 Clearview Drive)	West
2	Park Road (600 West Park Road)	West
3	Main & Maple (720 East State Street)	West
4	Highway A (North Washington Avenue)	West
5	College Hills (12 Monterey Court)	East
6	Industrial Park (1551 Prairie Dell Road)	East

Facility	Capacity
West Main Elevated Tank	150,000 gallons
Clearview Ground Storage Tank w/Booster Pump Station	500,000 gallons
Highway A Ground Storage Tank w/Booster Pump Station	300,000 gallons
Industrial Park Ground Storage Tank w/Booster Pump Station	500,000 gallons

Recommended improvements to the water system include adding chlorination to all of the well sites, as this will likely be required by MDNR in the near future anyway. As the City continues to grow, additional wells and storage facilities will need to be built. Generally, locations for these new facilities will be driven by the direction of growth and the limitations imposed by the existing territory rights of the county water districts. The system of water mains and storage facilities should also be evaluated to improve the City’s ISO insurance rating. Along with storage considerations, looping of water mains will likely need to continue to address disinfection byproduct regulations. The City should also solicit the public as to the need for softer water to determine if the demand for this treatment is there to justify the additional cost.

Section 4.12. SANITARY SEWER DEPARTMENT

Like its water system, the wastewater system is divided into two collection basins. The City also has two treatment facilities: West (the City’s main treatment plant located on the south side of the city off Highway 47) and East (the newer, smaller treatment plant off Denmark Road).

The West Treatment Plant was a two-cell aerated lagoon that was originally built in 1959 and upgraded in 1980. In 2007, a new activated sludge facility was incorporated into the existing lagoon to address stricter effluent discharge requirements. This facility includes an ultraviolet disinfection system. The permitted capacity is 1.5 mgd with a current average daily flow of 1.1 mgd.

The East Treatment Plant is approximately 10 years old and has undergone several upgrades since construction. With a design flow of 300,000 gpd and a current average daily flow of 129,000 gpd, this mechanical plant is currently being expanded to increase capacity to 750,000 gpd and to provide ultraviolet disinfection for the effluent.

The City also has an industrial pretreatment program in place.



The City has made a considerable investment in its two existing treatment facilities. In the long term, the City should explore the possibility of consolidating these two facilities into a new regional facility near the confluence of Birch Creek and the Bourbeuse River that would also be able to address growth along Highway 50 towards Interstate 44.

Finally, Infiltration and Inflow (I&I) is a frequent issue for many municipalities. I&I is where wastewater system pipes allow groundwater to flow into the system. Since wastewater systems are rarely capable of also handling stormwater (which would increase the pipe sizes and overall system at least one order of magnitude) active programs to identify I&I are extremely important.

City actively addresses I&I by:

- maintaining a map of where repairs occur
- have begun videoing segments of the wastewater system, and
- have begun to consider how to develop an effective tracking system for the city

City staff estimates that I&I can multiply the pipe flow during a rain event by three or four times. However, staff also do not find that the I&I is limited to a discrete area (such as in or near the river) and that similar rainfall events can create different I&I flows based on where the predominance of the rain falls.

Section 4.13. STORM WATER

The City of Union sits in and above the floodplain of the Bourbeuse River. Therefore, the potential for flooding exists within the floodplain. Additionally, localized flooding can occur in upland areas as well. The City has worked to reduce all such issues with flooding.

The main cause of flooding is often “time of concentration”. This is the time it takes for water to runoff and begin to concentrate. Impervious surfaces such as rooftops, roads, and parking lots do not allow for rain to percolate into the soils. The water then runs off much faster than in undeveloped areas, concentrating into drainageways, streams and rivers much faster. This is when we begin to see increased flood levels of short duration, often creating what are referred to as “flashy streams”. Flash flow and similar flow disruptions tend to destabilize a stream causing downcutting of the stream bottom, increased sedimentation, and bank erosion. These are all conditions that will increase the frequency and intensity of flooding and eventually cause significant property damage and costs to the city as well as land owners. This plan recommends addressing storm water before any new development or major redevelopment activity takes place, and when possible, retrofitted into existing ones.

However, as growth continues, some developments will resist creating retention, detention, or rain garden systems to address time of concentration and the impacts to streams. Additionally, there will likely be increased pressure to develop the floodplain. The City must stand firm against such pressures. Fortunately, it has adopted focused ordinance titled “**Provisions for Flood Hazard Reduction**”. This plan urges strict compliance with this ordinance and well as periodic consideration for update and expansion. Additionally, this plan recommends the following flood protection recommendations:



1. **Delineate Floodplain Boundaries:** The first step in flood protection is to identify the floodplain boundaries by delineating the Base Flood Elevation (BFE), as determined by FEMA. The BFE includes areas that have a 1% annual chance of flooding.
2. **Floodplain Components:** The City should, whenever possible, clearly identify on maps and in supporting figures the various components of the floodplain such as the floodway, floodway fringe, and other significant floodplain areas. The floodway is the channel of a stream, plus any adjacent floodplain area, that must be kept free of encroachment so that the base flood can be carried without substantial increases in flood heights. The area between the floodway and 1-percent-annual-chance floodplain boundaries is termed the floodway fringe. The floodway fringe encompasses the portion of the floodplain that could be completely obstructed without increasing the water-surface elevation (WSEL) of the base flood more than one foot at any point.

Section 4.14. SOLID WASTE

It is the policy of the City of Union that all City residents are required to use the City's trash service. Currently trash services are provided by IESI-Missouri. These services are bid for 5 year contract periods with provisions for annual rate changes. Services include:

- Trash Collection - The rate for trash pickup is \$15.24 per month. The rate for senior citizens is \$14.22 per month. Trash is collected twice a week.
- Recycling - Recyclables are collected generally on an every two week basis. The list of accepted recyclables is sufficiently comprehensive in comparison to other municipalities.
- Yard Waste - Yard waste is collected every week during the main portion of the spring, summer and fall and once a month during the winter. While there are limitations on how the materials are collected, the list is similar to most other municipalities.
- Bulky Trash – Bulky trash items accepted once a month. As is standard for most municipalities, bulk trash does not include major appliance, auto parts, tires, batteries and contractor generated debris.

Section 4.15. COMMUNITY DEVELOPMENT

The Community Development Department, though the smallest Department within the City, has many different responsibilities. Many of these responsibilities are listed below:

- Forging relationships with existing industry/business to assist with potential expansion possibilities
- Act as ombudsman to local industries/businesses
- Recruitment of new retail, industrial and residential development
- Web site(s) updating
- Business License issuing and renewal
- Marketing of community to local, regional and state economic development officials. These include, but not limited to: St. Louis Regional Chamber and Growth Association, Missouri Department of Economic Development, Franklin County Economic Development Council, Small Business Administration of the EDC St. Charles, Missouri Partnership, etc.



- Work with local non-profit development corporation, Union Development Corporation, on the marketing of Union Corporate Center, a 210 acre industrial park located in the southeastern portion of the City.
- Responsible for the financials and meeting minutes of the Union Development Corporation.
- Coordinate City business events; City of Union Business Expo, Leadership Union, etc.
- Nurture and develop relationships with existing/potential retailers and retail developers to ensure future development
- Works with industrial prospects from initial contact. Shows all available properties/buildings and discusses possible incentives. Coordinates with State Department of Economic Development officials concerning incentives
- Responsible for City's Comprehensive Plan and working with City Planning and Zoning Commission on adoption of Plan.
- Produce marketing materials; handouts, advertisements, flyers, etc.
- Other duties as assigned by Board of Aldermen and City Administrator; Installation of City Hall Windows, Coordination of the Master Plan of the East Park property

Section 4.16. UNION FARMERS MARKET

The City of Union facilitates a Farmer's Market to provide easy access to fresh produce and goods as well as supporting local growers. The market is held on Saturdays between April and October and is located in the parking lot across from City Hall.



Section 4.17. UNION AREA CHAMBER OF COMMERCE

Incorporated in April 1979, the Union Area Chamber of Commerce includes business, civic, and individual members and is the 2nd largest chamber in Franklin County.

The Chamber's mission statement is "The Union Area Chamber of Commerce is organized to promote the economic, industrial, professional, educational, cultural and civic welfare of the Union area and to support efforts to constantly improve our community."

Along with organizing ribbon cuttings and business networking activities, the Chamber works throughout the year with the City of Union, Franklin County Government, East Central College, the Union Development Corporation, Scenic Regional Library and other groups to host special projects, luncheons, and training events designed to foster a strong and growing local economy.

Some of the Chamber's popular community activities include:

- Distinguished Service Awards (DSA) Banquet
- Founder's Day 10K Run & 5K Fun Walk
- Annual Chamber BBQ & Long Haul Service Award
- Annual Chamber Golf Outing
- Annual Membership Dinner
- Down Home Christmas



Beyond the committees needed to organize and staff those special events, the Chamber's other standing committees include the Ambassadors, Business Development, Education, Fund Raising, Legislative, Membership, and the Past-President's Advisory Council.

Section 4.18. UNION DEVELOPMENT CORPORATION

The Union Development Corporation (UDC) is a 501(c)6, not-for-profit civic organization that was incorporated on Jan. 25, 1955 as a cooperative venture between property owners, business leaders, the City of Union, and the Union Area Chamber of Commerce. The Community Development Director serves as an economic development leader for the City's to the UDC

The purpose of the corporation is "to engage in any activity for the promotion and advertising of the City of Union, Missouri, as a trade and industrial center; to solicit the location of industrial plants in or near the City of Union; to procure appropriate sites and participation in the financing thereof." Governed by a volunteer board with 13 members, the Union Development Corporation includes representatives from various disciplines such as banking, real estate, advertising, small business ownership, industrial sales, and public service.

Over the last 50 years, the Union Development Corporation has successfully expanded the manufacturing, light industrial, and trade sectors of Union. Some of their accomplishments include:

- Developed and nearing build-out of the 181-acre North Loop Industrial Park
- Promoted construction of Independence Drive between U.S. 50 and 47
- Developing and marketing the 242-acre Union Corporate Center industrial park
- Promoting construction of the Progress Parkway extension to U.S. 50

Section 4.19. GENERAL CITY SERVICES RECOMMENDATIONS

Today, City Hall does not provide the space and modern updates needed to provide effective community services. Since the public outreach effort suggests there is little appetite for a new City Hall, this Plan recommends substantially upgrading the existing City Hall Facility. Should the City decide to relocate City Hall, we recommend doing so into an existing building in the Central Business District that could be adaptively reused as a centralized facility, or if City Hall is rebuilt, it should stay in or near the Central Business District and be promoted as a redevelopment catalyst to increase the confidence to invest in the downtown area.

Any City Hall should be designed to accommodate a variety of City Departments and Divisions. In addition, the facility should also serve as a civic complex that would house a variety of municipal functions and community events.

We also recommend that the City of Union undertake a periodic (every 5 to 10 years) detailed examination of its governance structure. Currently we believe that the City is well served by its existing structure however the City has also seen rapid growth at times. Should new and rapid growth occur again, City governance must be flexible, nimble and yet sufficiently comprehensive to serve, focus and optimize such growth.



The City also has a great deal of potentially historic buildings that should be preserved and reused. We recommend the City consider creating a Historic Preservation Board/Commission to foster the preservation of such structures.

We recommend that, as the City grows and develops, it reach out to neighboring communities and the metropolitan area to address public transit.

We also recommend that the City Engineering and Public Works structure be unified and that it play a major role in developing quality construction standards for streets, sewers, and storm water facilities. Consideration should also be given to having Parks & Recreation maintenance staff a part of the unified Public Works. Such standards necessarily must be stringent to protect the citizens and City from failure either of the infrastructure constructed and/or from the financial risk of early replacement.

OTHER CITY SERVICES

Section 4.20. UNION R-XI PUBLIC SCHOOL DISTRICT

The vast majority of school-aged children in Union are served by the Union R-XI Public School District. And with approximately 3,000 students enrolled in classes from kindergarten through 12th grade, it is fully accredited and one of the largest districts in Franklin County.

The Union R-XI School District is an independent taxing authority. Please refer to Section 2:28 for the district's rate.

Union R-XI has three elementary schools, one middle school, and one high school. These include:

- Beaufort Elementary School (located in Beaufort)
- Central Elementary School (2 East Springfield)
- Clark-Vitt Elementary School (1 Clark Ave.)
- Union Middle School (503 West End Ave.)
- Union High School (1 Wildcat Drive)

For the 2009-2010 school year, the Union R-XI tax levy is \$3.70 per \$100 of assessed valuation. Total assessed valuation in the District in 2008 was \$283,501,562.

The goal of the Union R-XI School District is "to prepare competent and responsible lifelong learners." Proof they are achieving that goal came recently as the District received the prestigious "Distinction in Performance" Award from the Missouri Department of Elementary and Secondary Education.

Section 4.21. EAST CENTRAL COMMUNITY COLLEGE

Founded in 1968, East Central College was established to serve the educational needs of people in east central Missouri. It occupies a 114-acre tract of land was purchased in the heart of Union for what is now in a picturesque main campus with indoor and outdoor sports facilities and a Regional Training Center.



The East Central Community College is an independent taxing authority. Please refer to Section 2.28. for the district's rate.

Today, this two-year college serves an estimated 3,500 students each semester. East Central provides a well-rounded learning experience and the proof is in the results. For instance, 95% of the college's vocational and technical graduates are employed and 71% are working in a training-related field. In a cooperative venture since 1994, Central Methodist College has also been offering instruction, bachelor's degree programs and the Master of Education degree at East Central College. East Central also plays other important roles in the region by sponsoring cultural events throughout the year and by working in partnership with the local business community to offer customized training classes.

Section 4.22. MISSOURI BAPTIST UNIVERSITY

Missouri Baptist University is an evangelical Christian, liberal arts institution and has as its purpose the offering of programs of study leading to professional certificates, undergraduate degrees, and graduate degrees. While the main campus is located in Creve Couer, Missouri, the university maintains campuses in Union, St. Charles, Jefferson County, in the Troy/Wentzville area, and an extension in Leadington, MO.

Total undergraduate enrollment for all campuses is 3,276. Of that, 965 are located on the main campus. Missouri Baptist also maintains a graduate enrollment of 1,338, a Student/Faculty Ratio of approximately 20 to 1, and average freshman class size of 30, and an average upper division class size of 20

Section 4.23. SCENIC REGIONAL LIBRARY

Union is the headquarters of Scenic Regional Library which serves the Franklin, Gasconade and Warren County Library District. This District operates seven libraries and a bookmobile serves rural communities and schools in the tri-county area.

The Scenic Regional Library is an independent taxing authority. Please refer to Table 2.3 for the district's rate.

The Scenic Regional Library District facility in Union is located at 308 Hawthorne Drive in the near the center of the City along Highway 50.

Section 4.24. HEALTHCARE FACILITIES

Union is served by a large number of private practice doctors and physicians as well as several major medical clinics and specialty practices such as the Union-Washington Cancer Center. Major medical clinics in Union include:

- BJC Union Medical Clinic
- Mercy Medical Arts
- Patients First Health Care

While no hospitals are located in Union, the city is served by St. John's Mercy Hospital in Washington, Missouri.



Section 4.25. OTHER SERVICES RECOMMENDATIONS

While there is always a limited ability for a municipality to make positive change to a school district, whenever the opportunity arises for the City of Union to make a positive change to the R-XI district, it should do so. Recent instances throughout the world of government support for education has shown that when education levels increase, so does the health, income, and quality of life of the citizens.

We recommend the City continue to facilitate the Farmer’s Market and other similar activities that draw people to the Central Business District.

The City may also consider urging that any new development that may occur at Highway 50 and I-44 be mixed use that would include healthcare facilities so that Union citizens have direct access.

Section 4.26. REVIEW OF TAX STRUCTURE

The primary taxing rates that apply to the citizens of the City of Union are provided in Table 2.3.

Table 2.3 Tax Structure		
Entity	Rate per \$100 Assessed Valuation	Comments
Franklin County (As Fully Assessed)	\$5.0970	Combined Residential, Personal Property and Real Estate rate based on elements below
a) State of Missouri portion	\$0.0300	
b) Franklin County portion	\$0.1382	
c) Roads portion	\$0.1938	
d) Scenic Library District portion	\$0.0759	
e) R-XI School District portion	\$3.70	
f) Union Fire District portion	\$0.2692	
g) Union Ambulance District	\$0.1654	
h) College District	\$0.4329	
i) Development Services	\$0.0916	
City of Union		Real Estate and Personal Property based on elements below
a) Real Estate	\$.6559	Assessed valuation is determined by the Franklin County Assessor using property appraisal value multiplied by 19% for residential, 12% for Agricultural and 32% for Commercial/Industrial Property.
b) Personal Property	\$.06559	5.3737% of the State N.A.D.A. Blue Book Value. Assessed value is calculated by the Franklin County Assessor using the following formula: 1/3 of N.A.D.A. Blue Book Value multiplied by 5.75% (City & State tax rate)

The City of Union current sales tax rate is 8.475%. This includes the recently approved Fire District sales tax. The City of Union has proposed a park dedicated sales tax for an upcoming election vote.



Section 4.27. SUMMARY

The residents of the City of Union are well served across a wide range of services. However, existing facilities and anticipated growth will require changes and capital improvements. This is most notable in the following areas:

- A new police station and additional officers and staff are needed.
- Water supply and pressures should be a focus of the City in order to achieve a higher ISO rating. Additionally, building codes and new developments must accommodate this issue.
- City Hall facilities must be improved
- City governance should be periodically examined

The recommendations provided herein should be implemented to ensure the community continues to enjoy a full range of municipal services and a high quality of life.