



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
April 11, 2016
6:30 p.m.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS

1. Proclamation for Arbor Day
2. Proclamation for James Cotter, Carl Bruce and George Cotton
3. Proclamation for Councilmember Arthur Sharpe, Jr.

E. APPROVAL OF MINUTES

1. March 28, 2016 Regular session minutes

F. APPOINTMENTS to BOARDS & COMMISSIONS

1. Lawanda Hinton is nominated for appointment by Councilmember Sharpe to the Arts & Letters Commission

G. SWEARING IN to BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

I. PUBLIC HEARINGS

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Approval to award contract to Piro Signs Inc for the digital message board in the amount of \$52,219.

L. UNFINISHED BUSINESS

BILLS

M. NEW BUSINESS

RESOLUTIONS

1. **Resolution 2016 – 6** Council's support for historic structures of the Annex and the old city library
Requested by Councilmembers Glickert, Sharpe, Jennings and Mayor Welsch

BILLS

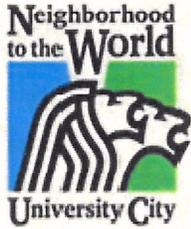
N. CITIZEN PARTICIPATION (continued if needed)

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

P. COUNCIL COMMENTS

Q. ADJOURNMENT



PROCLAMATION

OF THE CITY OF UNIVERSITY CITY

WHEREAS, Arbor Day was first observed with the planting of more than a million trees in Nebraska in 1972; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, University City has been recognized as a Tree City USA by the National Arbor Day Foundation and will be planting a tree in the City's bird corridor in celebration of Arbor Day.

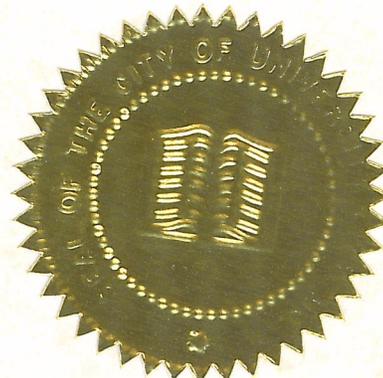
NOW, THEREFORE, I, Shelley Welsch, Mayor of the City of University City, Missouri, urge all citizens to support efforts to care for our trees and woodlands and do hereby proclaim April 23, 2016 as

ARBOR DAY

WHEREOF, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 5th day of April in the year Two Thousand and Sixteen.

Mayor Shelley Welsch

SEAL



City Clerk



PROCLAMATION

OF THE

CITY OF UNIVERSITY CITY

WHEREAS, On April 3rd, 2016 the Missouri History Museum recognized the publishers of *A Magazine* and *Michelle Magazine* for donating all issues to the Museum's African American Collecting and Collections Initiative. These magazines were designed to empower people to use words as means of addressing differences, and offered the latest news and stores, fashions, education and health matters; and

WHEREAS, Carl J. Bruce was a co-publisher of both magazines and served as the photographer for the publications. He has used his craft for many years to document the positive activities of many organizations such as the Human Development Corporation, Big Brother Big Sister, the Greater Ville Neighborhood Association, the Urban League, the NAACP, Community Women Against Hardship, and the United Negro College Fund ; and

WHEREAS, Carl J. Bruce has been a freelance photographer for over 35 years and participated in the Dr. Martin Luther King Jr., march for more than 25 years; and

WHEREAS, Carl J. Bruce has photographed many celebrities and national figures including President Bill Clinton, President Barack Obama, Rosa Parks, the Temptations, Luther Vandross, George Foreman, Michael Jackson and Muhammad Ali to name a few; and

WHEREAS, Carl J. Bruce has had many photographs published in the *St. Louis American* newspaper, the *Metro Sentinel*, the *Argus*, the *East St. Louis Monitor*, and *Jet Magazine*; and

WHEREAS, Carl J. Bruce has received awards from the Greater Saint Louis Association of Black Journalists, Iota Phi Lambda Sorority, Northwest County Jaycees and the 100 Black Men organization; and

WHEREAS, Carl J. Bruce is a member of West Side Baptist Church; is married to Rose Bruce; and has two children, Sheree and Carl III; and

WHEREAS, Carl J. Bruce has made photographic contributions to the St. Louis area in hopes of improving or alleviating some of the concerns of this community.

NOW, THEREFORE, I, Shelley Welsch, Mayor of the City of University City, on behalf of the people of University City, recognize and acknowledge Carl J. Bruce for his many professional accomplishments and contributions to the St. Louis community and nation, and particularly congratulate him on *A Magazine* and *Michelle Magazine* becoming part of the African American Collection at the Missouri History Museum

WHEREOF, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 11th day of April in the year Two Thousand and Sixteen.

Mayor Shelley Welsch

Seal

Attest

City Clerk Joyce Pumm



PROCLAMATION

OF THE CITY OF UNIVERSITY CITY

WHEREAS, On April 3rd, 2016 the Missouri History Museum recognized the publishers of *A Magazine* and *Michelle Magazine* for donating all issues to the Museum's African American Collecting and Collections Initiative. These magazines were designed to empower people to use words as means of addressing differences, and offered the latest news and stores, fashions, education and health matters; and

WHEREAS, George R. Cotton was a co-publisher of *A Magazine* and *Michelle Magazine*, and is an acclaimed educational consultant, motivational speaker, trainer and non-profit executive; and

WHEREAS, George R. Cotton has served as President of the School Board in University City, City Council member in University City, and Senior Partner at George R. Cotton Sr. & Associates Inc., which provides educational training and support services to more than fifty school districts, non-profit organizations and universities throughout the Midwest ; and

WHEREAS, George R. Cotton was recognized as the literary thought-leader of *A Magazine* and was known for adding flare and emphasis to stories that stimulated the curiosity of the magazine's readers; and

WHEREAS, George R. Cotton is a native of West Helena, Arkansas and received both his Bachelor and Master's degrees from Arkansas State University in Jonesboro, Arkansas; and

WHEREAS, George R. Cotton has worked for more than three decades in a variety of positions, including as the Urban Youth Specialist with the University of Missouri; the Associate Director of Institutional Advancement at Southern Illinois University-Carbondale; the Senior Director of Development at George Mason University; and is now Assistant Vice President for Development at the Wake Forest University School of Medicine; and

WHEREAS, George R. Cotton also currently serves as Vice President of University Advancement and Executive Director of the FAMU, the Foundation at Florida Agricultural and Mechanical University in Tallahassee, Florida.

NOW, THEREFORE, I, Shelley Welsch, Mayor of the City of University City, on behalf of the people of University City, recognize and acknowledge George R. Cotton for his many professional accomplishments and contributions to the St. Louis community and nation, and particularly congratulate him on *A Magazine* and *Michelle Magazine* becoming part of the African American Collection at the Missouri History Museum

WHEREOF, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 11th day of April in the year Two Thousand and Sixteen.

Mayor Shelley Welsch

Seal

Attest

City Clerk Joyce Pumm



PROCLAMATION

OF THE

CITY OF UNIVERSITY CITY

WHEREAS, On April 3rd, 2016 the Missouri History Museum recognized the publishers of *A Magazine* and *Michelle Magazine* for donating all issues to the Museum's African American Collecting and Collections Initiative. These magazines were designed to empower people to use words as means of addressing differences, and offered the latest news and stores, fashions, education and health matters; and

WHEREAS, James E. Cotter was the owner and publisher of both magazines; and

WHEREAS, James E. Cotter has been a resident of University City for 50 years and has served the community and the School District of University City in many capacities, including as a member and President of the School board; and

WHEREAS, James E. Cotter is a member of the Asbury United Methodist Church; is married to Donna H. Cotter; and has four children, Tracy, Michelle, James II, and Kenisha; and

WHEREAS, James E. Cotter retired in January 1996 from the John Cochran Veterans Administration Medical Center after more than 31 years of service; and

WHEREAS, James E. Cotter has made many contributions to the City of University City and the St. Louis region in hopes of improving or alleviating some of the concerns of our community.

WHEREAS, James E. Cotter has demonstrated his passion for improving the lives of people in this region by his past and present involvement in many civic and educational organizations such as University Township Democratic Organization, the St. Louis County Public Transportation Commission, the University City Board of Ethics, the Barbara C Jordan Caring Communities Advisory Board and by establishing the Rites of Passage Program at Pershing Accelerated School; and

WHEREAS, James E. Cotter has numerous awards over the years, including from the Metro St. Louis Women's Political Caucus, Zeta Phi Beta Sorority, Pershing Elementary School. He also received a proclamation naming November 13, 2002 as "James E. Cotter Day in University City"

NOW, THEREFORE, I, Shelley Welsch, Mayor of the City of University City, on behalf of the people of University City, recognize and acknowledge James E. Cotter for his many professional accomplishments and contributions to the St. Louis community and nation, and particularly congratulate him on *A Magazine* and *Michelle Magazine* becoming part of the African American Collection at the Missouri History Museum

WHEREOF, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 11th day of April in the year Two Thousand and Sixteen.

Mayor Shelley Welsch

Seal

Attest

City Clerk Joyce Pumm



PROCLAMATION

OF THE

CITY OF UNIVERSITY CITY

WHEREAS, Arthur Sharpe, Jr. Gloria Sharpe Lee and Carolyn Migliore are children of Arthur and Minnie Sharpe; and

WHEREAS, Arthur Sharpe, Jr. married Marian, June 25, 1960 and they raised two children, Derek Arthur Sharpe and Becky Lynn Sharpe; and

WHEREAS, Arthur Sharpe, Jr. attended Riddick Elementary, Sumner High School, Stowe Teachers College receiving his Associate in Arts Degree, Harris Teachers College receiving his BA Degree, University of Illinois receiving his MA Degree and did additional studies at St. Louis University ; and

WHEREAS, Arthur Sharpe, Jr. served his country in the United States Navy from 1955 to 1957; and

WHEREAS, Arthur Sharpe, Jr. career consisted of being a Teacher, an Administrative Assistant and a Principal in the St. Louis School District; and

WHEREAS; Arthur Sharpe, Jr. is very active with the Washington Tabernacle Missionary Baptist Church where he has served as a Deacon, Director of Bible School, Trustee Board, District 5 Representative, J.E. Nance Scholarship committee, Finance Committee, Youth Program, Sunday School teacher, Director of BTU, Director of Christian Education, Lyceum Guild, Health Unit, Century Men's Club and coach of basketball and softball teams.

WHEREAS, Arthur Sharpe, Jr.'s was a member of many Civic groups: Advancement Chairman for West District Boy Scouts, University City Library Board, City Council Official, Willow Tree Block Unit, University Forest PTA, American Federation of School Administrators Local 44, School Administrators Club, and Anniversary Club. Most of all he has been a 60 year member of Omega Psi Phi Fraternity and the founder of its Retired Fraternity Brothers; and

WHEREAS, Arthur Sharpe Jr.'s proudest moments have been working with various Mayors and Councilmembers, Board of Directors with the Missouri Municipal League and mentoring newly elected officials. He enjoyed his work with the Senior Commission plus the Traffic and Arts & Letters Commissions. But the best thing that ever happened to him was his wife, Marian, she is "MARVELOUS"; and

WHEREAS, Arthur Sharpe, Jr.'s hope for the future is a harmonious work among Council and that Olive becomes a place of destination.

NOW, THEREFORE, I, Shelley Welsch, Mayor of the City of University City, on behalf of the people of University City, praise this elder statesman, who spoke softly but carried a big stick, for his many professional accomplishments as an educator, a civil service servant, a religious man and a family man.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of University City to be affixed this 11th day of April in the year Two Thousand and Sixteen.

SEAL

Shelley Welsch
Mayor of University City

ATTEST:

City Clerk

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
March 28, 2016
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, March 28, 2016, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor the following members of Council were present:

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Stephen Kraft
Councilmember Terry Crow
Councilmember Michael Glickert
Councilmember Arthur Sharpe, Jr.

Also in attendance was City Manager, Lehman Walker.

C. APPROVAL OF AGENDA

Hearing no requests for changes, the agenda was approved as presented.

D. PROCLAMATIONS

Mayor Welsch stated that University City has received the Distinguished Budget Presentation Award for the current budget, from the Government Finance Officers' Association. This award is the highest form of recognition in governmental budgeting, and represents a significant achievement by this administration. This award was presented to Tina Charumilind, Director of Finance.

E. APPROVAL OF MINUTES

1. March 7, 2016 Special meeting minutes were moved for approval by Councilmember Jennings, were seconded by Councilmember Sharpe and the motion carried unanimously.
2. March 11, 2016 Special meeting minutes were moved for approval by Councilmember Glickert, were seconded by Councilmember Jennings and the motion carried unanimously.
3. March 14, 2016 Study session minutes were moved for approval by Councilmember Sharpe, were seconded by Councilmember Jennings and the motion carried unanimously.
4. March 14, 2016 Regular session minutes were moved for approval by Councilmember Sharpe, were seconded by Councilmember Jennings and the motion carried unanimously.

F. APPOINTMENTS

G. SWEARING IN

Mayor Welsch then read the following reminder to those in the audience. If you would like to speak to the Council, on agenda or non-agenda items, you should fill out a speaker request form that can be found to the left of the door into the Chamber. Please indicate on the sheet

if you want to speak on an agenda or non-agenda item, and note the agenda item number on the form. Your completed form should be placed in the plastic trays in front of the City Clerk prior to the start of Council discussion on an agenda item on which you would like to speak. The Council Reports & business section is for Council discussion. Those asking to speak on those issues may do so during the regular Citizen Comments sections of the agenda. Comments should be limited to five (5) minutes.

Decorum at Council meetings is required in order to make possible civil discourse among people who may have different views. With that in mind, personal attacks on City Councilmembers, staff and anyone else will be ruled out of order. I reserve the right to disallow those engaging in personal attacks to speak at this or future Council meetings.

As I have said in the past, if someone chooses to continue speaking beyond the Council-accepted time limit on an individual citizen comment, after my advising of the deadline, I will not call them to the podium at future meetings. I will consider a request for additional time – but the speaker must make a request to go beyond the time limit and be given permission to do so.

Finally, I encourage members of this Council to remember that, per our Council rules, we follow Roberts Rules of Order. According to Robert's Rules, we should all desist in making personal attacks on our colleagues – limiting our comments to the merits of an issue, and not calling into question the motives of our colleagues.

A reminder to those in the audience - this Council cannot discuss personnel matters, legal or real estate issues in public sessions. Members of this Council and the City Manager will not immediately respond to questions raised at our meetings, however, responses will be provided by an appropriate person as quickly as possible.

Again, personal attacks on City Councilmembers, staff, and anyone else by members of the public or by members of this Council will be ruled out of order. I reserve the right not to call back to the podium at this or future meetings anyone who engages in personal attacks on anyone.

These meetings are held for this Council to do the business of the people. That is what we should all be focusing upon.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams urged everyone to refrain from acting as prosecutor, judge, jury and jailer in regard to the altercation at the Police Focus Group meeting. She stated that she was a witness and from her perspective, one person was advancing on another person; appeared to be committing an assault or peace disturbance; and the person who was being violated acted in self-defense. She stated that a line has been crossed, where U City's politics moved from provocative words to physical altercation. Although it was disturbing, it should not be unexpected, given the mood not only of U City, but of this entire country. Ms. Adams asked that her written comments be attached to the minutes.

Brian Burkett, 7471 Kingsbury Blvd., University City, MO

Mr. Burkett stated that Mr. Glickert should resign if he had any integrity. He stated that the Mayor's leadership is a stain on this City, and her continued dismissal of anyone who disagrees with her is making this City the poster child of bad municipal government.

Beth Norton, 734 Trinity, University City, MO

Ms. Norton stated that the minority members of Council seem to be constantly writing a story and engaging with the media in order to spread fear and doubt. She stated that creative adults manage to accomplish things, but none of the actions displayed by the minority are accomplishing anything good for this City.

Sarah Davoli, 7378 Milan, University City, MO

Ms. Davoli stated that this Council has been divided so severely that she thinks members of the majority are now starting to feel frustrated. She expressed her opinions about the Mayor's role in orchestrating this current political oppression and the opportunities that residents have to participate in nonviolent, productive free-speech techniques.

Don Fitz, 720 Harvard, University City, MO

Mr. Fitz stated that what residents are now observing is Council's tolerance for violence. He noted that the only way for this body to send a clear message to the young people of U City that violence is not an acceptable way to deal with differences is to remove Councilmember Glickert from this Council.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Approval to grant authority to the City Manager to sign contract with DG2 LLC consultant to update the Fogerty Park Master Plan.

Mr. Walker advised Council that the St. Louis County Municipal Grant Commission will reimburse up to \$61,920 of the contract amount, with U City being responsible for the remaining balance of \$15,180.

Councilmember Glickert moved to approve, was seconded by Councilmember Sharpe and the motion carried unanimously.

2. Police Station facility

Mr. Walker advised Council that staff is recommending the construction of a new facility and authorization of the next steps as outlined:

1. Identification of a finance mechanism to fund the Police Station.
2. Issuance of a request for (RFQ) for architectural design services in accordance with the statutes and City Ordinances.
3. Commencement of confidential property acquisition negotiations for a target site.
4. Issuance of an invitation to bid for construction services in accordance with City ordinances.

Councilmember Jennings moved to approve and was seconded by Councilmember Sharpe.

Councilmember Crow posed the following questions to the City Manager and staff:

1. **Q. Referencing the statement contained in the Chiodini Report; "they were hired to look at potential sites and provide an analysis of three sites," Councilmember Crow asked if disclosure of the three sites and Chiodini's analysis could be provided to Council?** Ms. Andrea Riganti, Director of Community Development, stated that staff has elected not to reveal the location of the sites since this is a confidential property acquisition, in accordance with state statutes. The sites that have been identified are based on location, availability, and the architect's analysis of the square footage needed and the feasibility of building on the site. She stated that staff identified what they believed to be an ideal site in the event Council elected to approve this option, but has not initiated any negotiations.
2. **Q. Councilmember Crow asked Ms. Riganti if she could expound upon the possible public/private partnership mentioned in the report.** Ms. Riganti stated

that the public/private partnership is related to renovation of the Annex and the

utilization of historic tax credits. The only way that can be achieved is by establishing a public/private partnership.

3. **Q. Councilmember Crow asked what, if any, efforts had been made to look into a public/private partnership.** Ms. Riganti stated that although staff had performed due diligence by contacting the IRS, National Park Service, State Historic Preservation office and other communities that have formed public/private partnerships, this is not an option that staff would recommend, since it involves the sale or holding of the property by a private entity until such time as the City is in a position to lease it back.
4. **Q. Councilmember Crow questioned why it was premature to talk about public/private partnerships but not premature to identify a construction site?** Ms. Riganti stated that staff's decision to identify potential sites was in accordance with state statutes, City ordinances and the need to ensure that they adhered to best practices.
5. **Q. Councilmember Crow asked if staff had made inquiries to any of the charter schools in the St. Louis area who have established public/private partnership and used tax credits to pay for 30 percent of their renovations.** Ms. Riganti stated that she had not talked to any of the charter schools but had discussed the issue with the Lawrence Group, the architects in charge of these public/private partnerships.
6. **Q. Councilmember Crow asked if any outreach had been made to neighboring communities who have gone through the process of constructing a new police station.** Ms. Riganti stated that her husband works for the City of St. Louis, so she has been able to obtain intimate knowledge of their police department from people at various levels; that she had reached out to some of her peers in other communities who have either engaged architects for their services related to new construction or performed renovations; and that she had discussed some of the challenges faced by the City of Clayton, through contact with their architects.
7. **Q. Councilmember Crow stated that folks from the City of Clayton have been clear that the specifications of their facility; which they have made public, renders it seismic and essential. However, minutes from the last Study Session reflect a statement made by Chiodini that this information is inaccurate.** Ms. Riganti stated that the reference to Clayton's facility being seismic and an essential facility came from Clayton's now City Manager, not from his staff or the structural engineers that worked on that project.

Lou Chiodini, of Chiodini & Associates, stated that the information received from Clayton was incorrect. He stated that the information he obtained from KPFF's Project Manager, was that it did not meet the essential facilities requirement, and that the City of Clayton had obtained a variance to avoid the requisite, in spite of the fact that Clayton falls under the 2009 IBC, which rarely allows variances. He stated that he had also obtained the same information from one of Clayton's directors of Public Works.

Councilmember Crow asked Ms. Riganti what options had been explored with respect to temporary housing of the police station? Ms. Riganti stated that staff has evaluated fixed sites, reached out to owners for sale or for lease properties, and compiled a list of possible locations. Councilmember Crow stated that Clayton now has a vacant police station and asked if there are any restrictions that would prevent the police department from relocating outside of the City on a temporary basis? Mr. Walker stated that that was an option that staff would have to explore as they do not have an answer this evening.

Councilmember Carr provided Council and Mr. Chiodini with a copy of a response from Clayton's City Manager to a resident's email, and read it into the record. *"Here is what our architect said. The 10 South Brentwood Project was designed in compliance with Occupancy Category 4; buildings designated as essential facilities, which includes police stations. As stipulated by Chapter 16, structural design of the 2008 International Building Code. Certain*

systems were also designed with a seismic importance factor of 1.5, as stipulated by Chapter 16 of the 2009 IBC, and by reference standard ASCE 7-05, minimum design loads for buildings and other structures, published by the American Society of Civil Engineers."

Councilmember Carr stated that Mr. Chiodini's information was not in writing and asked that Mr. Chiodini provide Council with something in writing from the structural engineers, KPFF, that states what he just presented. Mr. Chiodini stated that he would reach out to KPFF to see if they would provide him with a confirmation of their conversation. He stated the real question is, does U City want their facility to meet the essential facility criteria of the IBC?

Ms. Riganti stated that the only way to grant a variance from the IBC is to go to the Board of Building Code of Appeals and that is not in accordance with staff's recommendation.

Councilmember Carr stated that she is not disputing staff's recommendation, however she is holding some rather severe reservations about them.

Clayton built a 60,000 square foot building inside of a historic structure that cost \$17 million dollars and according to their architect they met essential services. The two choices presented to Council are: (1) the police station and municipal courts would either be a renovation of the existing police annex and library, plus a construction of the link between them, or (2), the police station and municipal courts building would be a newly constructed, remote, freestanding building, and the existing annex and library would be renovated as a WhiteBox, somewhere down the road. The difference between these options is quite substantial; 37,000 square feet for the new building, and 54,000 for the old building. The questions she had are:

- 1. Q. Why there is a substantial difference in the square footage?**
- 2. Q. Why do we need 40,000 square feet of WhiteBox space?**

Since this is an older building, the report states, "*Efficiencies cannot be gained*". She found it difficult to believe that you cannot build a new building inside of this structure, unless everything is going to remain exactly as it is.

The report also stated that the walls would be taken down and rebuilt in order to tie them into the roof and foundation. However, since she has learned that the walls are plumb, with no moisture damage, she questioned why they needed to be taken down and rebuilt.

Councilmember Carr stated that it felt like Chiodini was emphasizing the positives of a new build and exaggerating the limitations of renovating, which is not in their field of expertise. She stated that two out of five people that have contacted her are in favor of the new build, and the remainder say that the City should keep the entire complex together instead of splitting it up and separating municipal services. Council is being sold on price and the notion that these beautiful buildings simply are inoperable.

Councilmember Kraft stated that since analyzing these costs per square foot has been a source of some confusion, he spent a good portion of the weekend reviewing the numbers. And as it turns out, Chiodini may have made a mathematical mistake in one of their presentations.

He noted that there was little disagreement about the cost of new construction and that the cost of renovating is clearly higher because of multiple levels, elevators, basement and the twisted shape of the building, which makes some of the space un-useable. In looking at the numbers, their calculations are that the hard cost is \$366 per square foot. And when you add that to the soft costs, the total cost comes out to roughly \$440 per square foot, which is pretty close to what it cost Clayton; \$450 per square foot.

Councilmember Kraft stated that concerns were also raised with respect to Chiodini's qualifications related to historic preservation. However, their CV includes 56 government buildings; 24 of which were police facilities, historic preservation projects, including St. Louis University, hotels, churches, and the City of Columbia's government complex. And although the engineering analysis was performed by an outside firm, Dave Mason & Associates, when

Chiodini was asked about the reliability of their cost estimates they provided seven recent projects which demonstrated that their estimates have been very close to their actual costs.

Councilmember Kraft stated that since the City is already using the Community Center as a courtroom, it is not clear whether the State of Missouri is going to allow municipalities to be in the court business indefinitely. He suggested that the new facility be built without the courtroom, which would reduce the total cost to roughly \$11 million dollars. He stated that the courtroom should be included in the design so that it can easily be implemented when it becomes clear that one is needed and would eliminate the need for borrowing.

Councilmember Kraft stated that even if the square footage for the renovations were minimized to 43,000 square feet, it would still cost roughly \$20 million dollars. It is clearly less expensive and easier to predict the cost of building a new facility. He stated that while he is supportive of historic preservation, his belief is that the City's police officers should not become pawns in an effort to save an old building. In this regard, the City should approve the option for new construction; since that is what is affordable, and then decide on an equitable approach to historic preservation.

Citizen's Comments

Matt O'Leary, 314 North Eleventh Street, St. Louis, MO

Mr. O'Leary, an urban real estate developer, stated that he has been a specialist in historic adaptive reuse since 1998 and believed that he has done more adaptive reuse in the State of Missouri than any other developer. He stated that he has no personal interest in the outcome of this matter and was present because his brother asked him to take a look at Chiodini's analysis. Mr. O'Leary disagreed with the square footage needed when including the old library in its plans and the square foot cost as he compared it to the St. Louis City police station renovation. He stated he has never renovated a police station, but through his eighteen years of experience, he has never exceeded \$180.00 per square foot.

Mr. O'Leary questioned the complete removal and re-installation of the exterior walls, no mention of the use of historic tax credit by using a third party developer or removal of the municipal courts building.

JoAnn Roberts, 940 Alanson Drive, University City, MO

Ms. Roberts stated that Clayton used federal and state grants to supplement their funding, which allowed them to include a municipal court, IT Department, 120 car garage and a fitness gym for their officers. In addition, a third of the building's energy is powered by solar panels. She asked why there was no discussion with green practices or forming a partnership with Washington University.

Jeff Hales, 7471 Kingsbury, University City, MO

Mr. Hales stated that the City is about to make a multimillion dollar decision and the information provided information is either incomplete or incorrect. Mr. Hales questioned whether the Mayor had ever disclosed that her husband is associated with Dave Mason & Associates.

Paul Hohmann, 6165 Westminster Place, St. Louis, MO

Mr. Hohmann stated that he is an architect who also has a great deal of experience with historic preservation, and questioned Chiodini's report on the concept of taking down exterior walls, the per square foot cost of a white box and the overall per square foot cost of the proposed project.

Peter Green, 7139 Waterman Avenue, University City, MO

Mr. Green, a licensed architect, stated he has partnered with Chiodini on numerous projects. He stated he has learned throughout his career is that these things have to be approached cautiously, because all kinds of issues can come up when you're designing a building. He expressed concerns about the 12 million dollar estimate, the proposed cost for renovation and

costs associated with land acquisition. Mr. Green stated that Mayor Welsch indicated that she was going to make Wash U accountable in her previous campaigns and noted this would be the time to solicit their involvement.

Council's Comments

Councilmember Jennings thanked everyone, especially the historic preservation experts, for coming out to assist Council with making this important decision. He has reservations about selling any of the City's buildings, and neither of these gentlemen have ever built or renovated a police station, specifically as it relates to the standards established by Senate Bill 5; with which Clayton was not faced.

Councilmember Jennings stated that when someone asked him what the police officers wanted, his response was, ask the 25+ officers who have left U City to gain employment with entities that have better facilities. He stated that this Council has undertaken a fifteen month process to evaluate this project, and the numbers don't lie. The City's officers deserve a vigorous, sterilized, 22nd Century facility, and as profound as the Annex is, it has outlived its purpose as a police station.

Councilmember Crow thanked all of the citizens for adding an insightful dimension to Council's conversation. He stated that residents moved to U City knowing that they were buying old houses, and that they were going to pay more to renovate than buy a new home. So if these numbers are relatively close to one another then he is good with the renovation.

Councilmember Crow stated that his colleague brought up a good point regarding elimination of the courtroom and the impact it might have on a renovated or new facility. He was surprised and pleased to learn that removal of the exterior walls was something that is unprecedented. This report has raised questions about the ability to renovate versus the construction of a new building; that perhaps we have not been comparing apples to apples. He asked Council to give careful consideration to the questions that have been asked, because there is no doubt that the citizens of this community really want to do right by their police department and it is not Council's money, it's the residents' money.

Councilmember Crow stated that this is the first time Council has ever heard any information from members of the historic preservation industry, and they have raised some interesting points. He stated it was clear that this community is not 70 or 80 percent in favor of either option, so he does not understand why a decision has to be made tonight.

Councilmember Carr stated that if Council decided to take some additional time to give this issue more consideration, they would not be running afoul of Senate Bill 5, because the City has until 2021 to be in full compliance with these standards. She stated that she does not want anyone to work in an environment that poses a danger to their health. The Police Union has put out in print is that they are not asking for a new or renovated police station, they are asking to be in a safe and healthy place. She stated that as long as Council addresses their concerns by working hard to ensure that they get it right, it should not be compromised.

Councilmember Carr stated that when the City Manager was asked whether this item could be rescheduled, his response was "Yes". Councilmember Carr heard that the only way the City is going to be able to pay for a new police station was to sell the buildings in Civic Plaza. Therefore she would like all of her questions have been satisfied; that she is in agreement with the direction Council is going in, and she will work to convince her constituents that this is really the best way to go, but right now, she is not there. Councilmember Carr made a motion to postpone this item for 60 days and was seconded by Councilmember Crow.

Mayor Welsch called for a roll call vote; a vote of aye meant that it will be delayed, a nay vote meant that it will not be delayed.

Roll Call Vote on Councilmember Carr's motion to delay was:

Ayes: Councilmembers Carr and Crow

Nays: Councilmembers Jennings, Kraft, Glickert, Sharpe and Mayor Welsch

Councilmember Kraft concurred that this was not an easy decision, which is why he spent so much time last weekend going over the numbers and talking with the architect. He also agreed that it is difficult to compare new construction to old construction. But what the numbers indicated is that if you renovate the Annex and the addition, without getting into the library for \$440.00 per square foot, you'll end up with a forty-some thousand square foot facility, at the cost of about \$19 million dollars. If you compare that to the 37,000 square foot new facility, it comes out to roughly \$12 million dollars. So even though he believes that there are some features that can be eliminated from both proposals, the deciding factors are that the cost of renovating is unpredictable; a new building is going to be cheaper; it can be completed sooner, and you know exactly what you are going to be getting for your money.

Councilmember Jennings thanked Ms. Riganti, City staff and the architects for all of the time they have spent wrestling with this project that was initiated in 2010. He stated that some people will never be satisfied, but the fact still remains that this City's officers are at-risk, and they have asked that something be done to eliminate these threats to their health and safety.

Councilmember Glickert drew everyone's attention to Resolution 2016-6; Council's support for historic structures of the Annex and the old city library, which he believed may allay some of the concerns associated with the lease or sale of these buildings.

Mayor Welsch made the following comments in support of her vote to approve staff's recommendation to build a new facility:

- The process was initiated in 2010 and Chiodini came on board in 2014.
- There have been multiple meetings with Council, the general public, and every member of Council has had an opportunity to discuss any concerns with staff and the architect.
- Under Senate Bill 5, police departments must obtain their certification within three years after commencement of the certification process. Per Captain Carol Jackson, the process was started in January 2016 and must be completed by January 2019.

Mayor Welsch stated that she believes she has gained sufficient knowledge about this project; that she has been able to ask questions and receive the answers she needed; and does not believe that Council is rushing into making this decision. The City's Police Department has been operating in a 113-year-old building since the 1930(s), so her response to Councilmember Crow's question, "*What is Council's desired result,*" would be that she desires to put the City's Police Department in a state-of-the-art building where they can utilize the best practices of today. This is what the Police Department and the residents of this community deserve. She stated that a large fraction of the costs associated with renovating is based on the need to make this an essential services facility. So while the City of Clayton may have elected not to build to these standards, she would never ask this City or its residents to forgo this criteria. Mayor Welsch stated that during one of the Study Sessions last year the police made it clear that there are security concerns with using the Heman Park Community Center as a courtroom. If the City is going to look at building a new facility it should also address these concerns.

She stated that this Council, which has been together since 2010, has been frugal, and has had to make some tough financial decisions in order to grow the City's reserves to accomplish this task of setting aside funds for a new police facility. She stated that although she does not want to ask residents to support another tax increase, she does feel that Council should move forward by taking the \$7 million dollars that has been set aside and then make a decision on what the next steps should be with respect to financing the balance.

Roll Call Vote on Councilmember Jennings's Motion to approve the building of a new police building was:

Ayes: Councilmembers Kraft, Glickert, Sharpe, Jennings and Mayor Welsch

Nays: Councilmembers Carr and Crow

3. Police Station financing options.

Mr. Walker stated that although staff is not making a recommendation this evening with respect to financing, they have provided Council with a list of items for consideration as the project moves forward.

Councilmember Crow posed the following questions to staff:

1. **Q. As of today, are the actual cash reserves 15.8 million dollars?** Ms. Charumilind, Director of Finance, provided the following information:
June 30, 2015 \$15.8 M (unassigned fund reserves, excluding 750,000 for flood buyouts and \$90,000 for City Hall fire escape)
July 2015 \$7 M for new police facility
October 2015 \$500,000 for Annex repairs
March 2015 \$2 M additional money for Annex repairs
Fund Reserve \$6.3 M (27% of operating expenses)
FY 16 budget adopted \$223.5 M.
2. **Q. What is the budget for 2016?** Ms. Charumilind stated that it is \$23,510,000. However, she would like to ensure that it does not go below 25 percent in order to maintain the City's bond ratings.
3. **Q. Is the list comprised of cities that have used COP(s)?** Ms. Charumilind stated that it was.
4. **Q. Do we also have a list of cities that have used bonds?** Ms. Charumilind stated that she would provide Council with a list.
5. **Q. Could you provide an explanation of the following statement, "Bonds will impose an additional financial burden on City taxpayers"?** Ms. Charumilind stated that COP(s) do not necessitate a tax increase. Currently the City uses its Capital Improvement Sales Tax to pay its existing COP Series 2012, and the balance of \$2.3 million dollars will be retired at the end of 2020. So should Council elect to purchase another COP, they have the option of only paying the interest for the first four years until the Series 2012 is retired.
6. **Q. Who made the conclusion in the third paragraph; "With voter approval uncertain, general or obligation bonds are not a reliable option"?** Mr. Walker stated that staff was not in a position to determine anything, and that this was just a statement of fact.

Councilmember Crow stated that his hope is that as Council moves forward, they will be thinking about where the money is going to come from to address priorities such as streets and pensions, once the amount in the City's cash reserves are reduced. His belief is that it would be appropriate to look at bonds and make certain that the public is behind Council's decision.

Mayor Welsch advised everyone that Council would be discussing all of these options as it moves forward.

Councilmember Carr posed the following questions to staff:

1. **Q. The budget book states, "The FY2017 general fund balance level will be lowered from 55 percent to 34 percent of the operating expenditures" and yet, the packet states that currently we are 27 percent, and asked to explain what happened?** Ms. Charumilind stated that the proposed budget did not include the

April 14, 2016 police facility, but does include the difference between revenue and expenditures for

FY2017.

2. **Q. The next sentence states; "This fund balance excluded the \$7 million dollars committed for the construction of the police facility," so when was the general fund balance at 55 percent?** Ms. Charumilind stated that the 2016 budget had not included the set aside of \$7 million dollars for the police facility because it was not approved until late July.
3. **Q. Would the following statement have any value, if someone was not interested in pursuing a General Obligation Bond; "To meet the standards set forth by the GFOA (Government Finance Officers' Association), the various bond agencies which evaluate the City's financial health and the City's own policies, the City will continue to provide responsible financial management. To that end, the City will strive to maintain an unassigned fund balance in the general fund of approximately 30 percent of the operating expenditures"?** Ms. Charumilind stated that the standards also affect the interest rate for a Certificates of Participation (COP).
4. **Q. Would it actually be better to do what they did years ago with City Hall, which was to obtain a General Obligation Bond (GOB) and pay it back with the fund using debt retirement?** Ms. Charumilind stated that it would be, because typically a General Obligation Bond will have lower interest. The current rate for a 20 year bond is 2.65 percent, whereas the COP is 3.2 percent.
5. **Q. How many millions of dollars would that translate into?** Ms. Charumilind stated that if the City borrows \$7.7 million dollars, roughly it would equate to \$2 million dollars in interest. However, with a General Obligation Bond citizens must pay the tax increase.

Councilmember Carr stated that she wanted to remind everybody that the City's reserves were vastly enriched by a settlement with AT&T and not necessarily by Council's judicious use of the funds.

Councilmember Kraft noted that the AT&T settlement made in 2008 was for \$3.5 million dollars and that there was another settlement in 2012 for \$700,000.

He stated that he had received a copy of the Actuary's report on the pension fund today, where they made a point of saying that no tax money had been collected for these funds for almost 10 years. So that's one reason why they are in bad financial shape. Councilmember Kraft stated he and Councilmember Crow agree that there is no reason to make a decision on financing, without the knowledge of knowing how much this will actually cost. He stated that in his opinion, the financing option should be a decision that is made by the newly appointed members of Council.

Councilmember Jennings stated that the streets in the 3rd Ward have been neglected for decades. However, since the City does not have the money due to other pressing issues, he would like to see Council start the bond issue process over again, with the goal of reaching a happy medium and fixing all of the streets.

Councilmember Glickert stated that he was also somewhat concerned by the statement, regarding the uncertainty of voter's approval for a bond issue. He would like to see every financial option available discussed during a study session. Councilmember Glickert asked Mr. Walker what would be the next step with respect to the financial packet? Mr. Walker stated that the previous report, which was approved by Council, identifies the next steps. He acknowledged that there would be a Study Session implemented to take Council through the options.

L. UNFINISHED BUSINESS

BILLS

M. NEW BUSINESS

RESOLUTIONS

Introduced by Councilmember Glickert

- 1. Resolution 2016 – 6** Council's support for historic structures of the Annex and the old city library. Seconded by Councilmember Jennings.
Requested by Councilmembers Glickert and Sharpe

Councilmember Glickert stated that he would like to extend an offer to his colleagues to join in on making second to this resolution. Mayor Welsch and Councilmember Jennings both added their name to the resolution.

Councilmember Jennings stated that someone had accused him of aspiring to sell City Hall, so this resolution, if approved, sends a message that Council is in agreement that they have no interest in selling any of the City's historic buildings.

Councilmember Carr asked the Mayor if she would read the resolution into the record. Mayor Welsch stated that prior to reading it, she would like to allow Councilmember Glickert the opportunity to make an amendment.

Councilmember Kraft made a motion to change the word "*Initiative*" to "*Committee*" and was seconded by Councilmember Glickert. The motion carried unanimously.

Councilmember Crow stated that while he appreciated the sentiment behind what the Mayor is going to read, all this resolution amounts to is window dressing. It makes no commitments, has no real substance, and all it does is simply make everybody feel good about what is going on. He stated that in his opinion, Proposition H will have much more of an impact than this resolution.

Mayor Welsch then read the Resolution 2016 – 6 into the record:

"Whereas, the City of U City has a longstanding tradition of support for historic structures within its borders; and Whereas, in April of 1981 the City established the Historic Preservation Commission, and has been granted Missouri Certified Local Government status in partnership with the state historic structures within its borders; and Whereas the City established the U City Civic Complex Historic District; and Whereas, two buildings within that district are the City Hall Annex and the former old library building, located at 630 Trinity Avenue; and Whereas the old library building is currently only partially utilized, and the Annex houses the Police Department; and Whereas discussions are underway to move the Police Department to another location; and Whereas if the Police Department is relocated the City of U City will have the opportunity to repurpose both buildings, protecting this historic legacy for the community, Now Therefore Be It Resolved, that this City Council is committed to retaining City control and ownership of these buildings. This Council will work towards the full utilization of the Annex and the old library buildings in the future on its own, or in a public and/or private partnership, and will solicit input from residents, local architects, engineers and organizations, on how to take full advantage of the extensive space available for community uses, and on how to fund the needed renovations through the creation of a citizen-led committee. Said committee will consider the potential reuse of the buildings and financial mechanisms to accomplish said reuse in a timely manner, and present their recommendation to City Council".

Councilmember Carr distributed a copy of a notice distributed by Mayor Welsch to members of Council, and read it into the record: *"The Firefighter's Union is spreading a rumor that some firefighters have been fired for appearing on campaign mailings. Per City Manager, Lehman Walker, 'NO, firefighters have been told they will be fired'. I believe this is the one final attempt to direct the course of this election through untruths and negative campaigning. If you*

are asked, or if you hear firefighters at the polls repeat the above, please tell the voters that City Manager, Lehman Walker says no firefighters have been told they will be fired."

Councilmember Carr stated that within hours after that election in 2014, those firefighters were suspended for three months. So she has grave concerns about this resolution as you will be told that this will make all the difference, and you don't need Proposition H. She noted a resolution is not binding. Her major objections to this resolution shows disrespect to the Historic Preservation Commission and the Historical Society, who deal with these issues and they are not even mentioned. Council cannot shirk their responsibility for determining how they are going to fund this work, because it is their responsibility. She motioned that Council postpone their vote until after the election and was seconded by Councilmember Kraft.

Roll Call Vote on Councilmember Carr's motion to postpone was:

Ayes: Councilmembers Kraft, Crow, Glickert, Sharpe, Carr and Mayor Welsch

Nays: Councilmember Jennings

Mayor Welsch stated that her hope is that any resident who asked to speak on this resolution would come back on April 11th.

BILLS

N. CITIZEN PARTICIPATION (continued if needed)

Jack Breier, 511 Midvale Avenue, University City, MO

Mr. Breier expressed his opinions about the Mayor's statement outlining the rules and regulations for speakers; the disdain and disrespect displayed towards citizens with differing opinions; the incident that occurred at the Police Focus Group meeting and Council's distorted view of leadership.

(Councilmember Kraft was excused from the meeting at 8:50 p.m.)

JoAnn Roberts, 940 Alanson, University City, MO

Ms. Roberts expressed her opinions about the number of police officers in attendance at tonight's meeting; Council's failure to answer questions posed to them by residents; the incident that occurred at the Police Focus Group meeting; the use of the term "Tea Party Obstructionist," and statements made in the Mayor's newsletter.

Steve McMahon, 8135 Stanford, University City, MO

Mr. McMahon thanked staff and the architects for their contributions at the Police Focus Group meeting, in spite of the fact that many of the questions remained unanswered, and there was a shocking and offensive physical attack by Councilmember Glickert that resulted in Mr. Stewart being barred from the meeting. He then expressed his opinions about the City's prosecution of two citizens; the failure to reprimand members of Council; physical attacks made against proponents of the recall effort, and his belief that the Mayor has abdicated her role as a leader.

Thomas Jennings, 117055 Forsyth, University City, MO

Mr. Jennings stated that as a resident of U-City for 55 years, he is distraught by what has happened to this City under this current administration. He then expressed his opinions about the disdain shown to members of the community; Council's disregard for previous rules and regulations; the bond Issue; outsourcing of the City's EMS to Gateway, and tonight's approval of the police facility.

Bart Stewart, 714 Harvard Avenue, University City, MO

Mr. Stewart provided a brief history of his active role in the community; the rationale behind his efforts to recall two members of Council, and the events of March of 22nd, which is the basis for his request that an investigation be conducted by St. Louis County, and his

communications with the ACLU. Mr. Stewart asked Council if they would use their power to ensure that any investigation is handled in an impartial manner because he cares about U City to let this incident deter his efforts to bring back transparency and trust.

Pat Hanlon McHugh, 7008 Amherst, University City, MO

Ms. McHugh questioned whether the following language contained in Resolution 2016-6 pertained to residents, as well as members of Council; *Therefore Be It Resolved, that this City Council is committed to retaining City control and ownership of these buildings*”? Ms. McHugh then expressed her opinions about renovation of the police facility and Washington University's lack of involvement.

Raheem Adegboye, 7629 Canton Avenue, University, City MO

Mr. Adegboye stated that he has lived in U City for 34 years and loves the diversity that exists. He then appealed to everyone to work together, take responsibility, face the truth, and work for justice and peace. Mr. Adegboye expressed his opinion about the small group of people who have created this insensitive movement and enticed others to participate, without knowledge of the real issues that are at stake. He stated that there is no doubt that the incident that happened recently is bad for this City, but evil communication corrupts good manners. So he would appeal to everyone to apply their sensitivity, sensibility and civility to work together for the greater good.

Dean Smith, 6934 Dartmouth, University City, MO

Mr. Smith stated that the intellectual and rational history of U City is what has attracted so many residents that live here. So his hope is that everyone will work together to preserve these characteristics, as well as the City's heritage. He then expressed his opinions about the preservation of historic buildings, and suggested that this administration put real teeth into a law already on the books that requires that any changes or revisions to buildings in a historic district to conform to the aesthetics and architecture of that district.

Aleta Klein, 7021 Amherst Avenue, University City, MO

Ms. Klein expressed her opinions on the following topics: the incident of March 22nd; the Mayor's lack of leadership; the deterioration of basic civil rights; the suspension of five firefighters; the uncensored actions of Councilmembers Kraft and Jennings; the censorship of Councilmember Crow; the current atmosphere of resentment and lack of trust, and the aggressive and abusive interaction with an inspector from Public Works Ms. Klein stated that as citizens, they should not allow the incident of March 22nd to be minimized, or for full blame to be placed anywhere but squarely on the shoulders of Councilmember Glickert.

Loren Grossman, 7350 Drexel, University City, MO

Mr. Grossman stated that he was here tonight to talk about the incident that occurred on March 22nd. He would only add the following quote made by Joseph Welsh, after Senator McCarthy had completed a character assassination on one of his staff members who worked for him. *"Senator, you've done enough. Have you no sense of decency, sir? At long last have you left no sense of decency,"* Councilmember Glickert?

Suzanne Greenwald, 836 Barkley Square, University City, MO

Ms. Greenwald stated that last year the Summer Camp program was cut in the 2017 budget. She stated that an email from Mayor Welsch stated the program loses \$100,000 annually. Ms. Greenwald stated that a cost analysis of last year's Summer Camp was provided to the Parks Commission, and according to that document, the total cost of the 2015 camp was \$65,027. Of that amount, \$60,410 was supplied by parents of the campers and the Parkview Gardens Association, leaving a total cost to the City of exactly \$4,617; a far cry from the \$100,000 loss reported by the Mayor. Ms. Greenwald asked that copies of the Cost Analysis

and the Mayor's email be handed out to members of Council, and that her written comments be included as an attachment to the minutes.

Jeff Hales, 7471 Kingsbury, University City, MO

Mr. Hales asked Council if any member of staff had inform them that Gateway had settled a \$25 million dollar malpractice and negligence lawsuit one month prior to signing the contract with U City? He then provided his perspective on the issue of civility and the different standards that are applied to the members of Council and citizens. Excerpts from the Mayor's deposition, referencing her feelings towards Ms. Hummel were read into the record.

Patricia McQueen, 1132 George Street, University City, MO

Ms. McQueen expressed her opinions regarding the incident that occurred at the Police Focus Group meeting and the behavior of the City's elected officials. She suggested that Council establish a Code of Conduct or enforce any standards that may already be in place, and offer counseling on anger management as one of the benefits provided to elected officials.

Linda Grabel, 530 Mapleview, University City, MO

Ms. Grabel stated that the incivility in our society at the national, state and local levels has been going on for quite some time, and many are disturbed by it. During these meetings residents have been advised repeatedly to remain civil and to refrain from making personal attacks on Councilmembers. So it only seems fair that citizens should expect to receive the same restraint and respect they are being asked to give.

Resident Lisa Hummel requested that she be given an opportunity to speak. Mayor Welsch advised Ms. Hummel that on October 13, 2014, she exceeded the time limit allowed for comments, and as a result, had been banned from speaking.

Councilmember Carr stated that there were two requests to speak on the issue of the police station, and asked the Mayor if she would consider giving them an opportunity to speak now, if they still wished to do so. Mayor Welsch informed Councilmember Carr that at the beginning of each meeting everyone who would like to speak to Council on agenda or non-agenda items are advised to submit their request form prior to the start of Council's discussion on that particular item. Councilmember Carr asked that they be allowed to provide their comments during this portion of the citizen's comments. Mayor Welsch stated that she would make an exception this time, but in the future, items for discussion should be presented prior to the commencement of Council's discussion.

Point of Order: Councilmember Crow moved to appeal the decision of the Chair, not to allow Ms. Hummel to speak and was seconded by Councilmember Carr.

Ms. Hummel advised Mayor Welsch that she had not exceeded her time limit at a previous Council meeting. Mayor Welsch informed Ms. Hummel that she had exceeded the time limit, without being granted permission, on October 13, 2014.

Roll Call Vote on Councilmember Crow's motion to appeal was:

AYES: Councilmembers Crow, Glickert, Jennings and Carr

NAYS: Councilmember Sharpe and Mayor Welsch

Mayor Welsch reminded residents and members of Council, that she was the chair of this meeting, and has the authority on whom to call to the podium. She stated that she has repeated these rules meeting after meeting, and Ms. Hummel, Mr. Simmons and Mr. Roberts, have all chosen to ignore them.

Continuation of Citizen's Comments

Pete Klamann, 611 Cornell, University City, MO

Mr. Klamann stated that he was upset that the decision was made to build a new police station because the decision was made based off of a single report. He stated that he had sent an email to Council suggesting that a smaller police facility be built in Ward 3 and that the Annex be renovated as a nonessential facility to house police administration, a substation, to maintain a presence in the Loop area, the motor pool, conference rooms and the municipal court.

Lisa Hummel, 7575 Stanford Avenue, University City, MO

Ms. Hummel called for Councilmember Glickert's resignation. She then read a quote from a U City United flyer into the record, *"Mayor Welsch has consistently violated the Council civility pledge by marginalizing those citizens and Councilmembers who disagree with her. Most recently in response to public criticism of her policies and leadership, Mayor Welsch threatened to limit our citizen participation during Council meetings"*. Ms. Hummel encouraged everyone to sign the Mayor's Recall Petition.

Resident Don Fitz informed Mayor Welsch that he had not been called as a speaker in the general comments section. Mayor Welsch advised Mr. Fitz that she had only received one request form, which she had honored.

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

P. COUNCIL COMMENTS

Councilmember Carr read the entire statement of Andrew Roberts, a resident who was escorted out of chambers by two police officers, in spite of the fact that he had exhibited no violent behavior, into the record. Excerpt: *"When I sit down to write a statement to Council, I always feel overwhelmed. I want to speak up about everything the Council majority has done, but there is so much malpractice I can't possibly fit it into five minutes. I doubt that I could adequately address the lies, aggression and fraud, that is rampant in the City's government if I were given a full hour."* (The entire statement has been attached, and included in the minutes, per Councilmember Carr's request.)

Councilmember Carr stated that on June 18, 2014, another incident occurred. Following that incident every member of Council received a personal note from Councilmember Glickert, which stated, *"It has come to my attention that charges have been filed following a physical and verbal assault that occurred after the special session last Monday evening, against a son of a fellow U City Council person, and verbal assault against this wife. Actions apparently corroborated by two eyewitnesses. I really hope my fellow Councilmembers share my firm belief that there is NO place for violence, harassment or threats, verbal or physical, of any kind, not only in politics, but in public discourse. It is every person's individual right, no matter their race, religion or creed, to agree or disagree with someone's view, belief or opinions. But what happened last Monday evening is not only saddening, but very upsetting. It is my fervent hope that in the future we can have peaceful and democratic discussions about the current issues at-hand, as there is NO progress to be made when assaults, be it physical or verbal occur. As a lifetime citizen of U City I am glad to see the community so involved, but I can only hope that we will be held to a higher standard than resulting to threats and violence. Leo Michael Glickert."*

Councilmember Carr stated that the two residents involved in this incident were both acquitted, that what happened last Tuesday seems to fall under this same category. So we must live up to our own words.

Councilmember Crow noticed how much the rail located in front of the dais magnified the division that has been created between Council and this community. He stated that it has become obvious, that this grip on power has caused folks to forget that they answer to the people.

Councilmember Crow stated that when the Mayor came at him, there was no investigation. She maligned him, he had to pay for an attorney, and he was censured. The same actions were also taken against him by the City Manager and the City Clerk.

Regarding tonight's incident involving Ms. Hummel, Councilmember Crow stated that his recollection is that the Mayor said, "*This is my Council, my meeting, my citizens*". His colleagues need to understand that they are creating an environment that is causing this divide to get bigger and residents have to ask themselves whether they are going to change the dynamics, silence the dynamics, or hold those who have created this dynamic responsible. Councilmember Crow encouraged everyone to vote on April the 5th.

Mayor Welsch encouraged everyone to review the Police Report to determine what really happened last week, before drawing any conclusions.

Q. ADJOURNMENT

Mayor Shelley Welsch adjourned the meeting at 10:16 p.m.

Respectfully submitted,

Joyce Pumm
City Clerk, MRCC/CMC

COUNCIL COMMENTS, MARCH 28, 2016

In regards to the altercation at the Police Focus Group last week, I urge everyone to refrain from acting as prosecutor, judge, jury and jailer. There is security video and a police investigation pending and no one directly involved should be discussing this in public. Many people confuse the legal terms for assault and battery. Just Google a law dictionary and you will learn that an **assault** is a **threat** of imminent physical harm. A **battery** is the **actual harm**, which can be as mild as an uninvited or offensive touching.

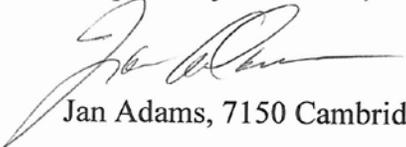
Missouri doesn't have a "stand your ground" law as broad as Florida's, but it is close. So, a person who is **the victim of an assault, or threat of harm, does not have to wait for the battery**. He or she can use defensive action to avoid the battery. For instance, if a person who is angry is advancing on you and you tell him to stop and he doesn't, you can react in self-defense, **you do not have to retreat**.

In UCity, our criminal code defines the threat of harm as a "peace disturbance" and an offensive touching as an assault, **UNLESS** the touching was in self-defense. I was a witness to the altercation that took place at the Police Focus Group. From my perspective in the last row, I will testify that one person in the altercation was advancing on the other and appeared to be committing an assault or peace disturbance. The other appeared to act in self defense.

I am surprised by some of the comments in the media that the altercation was "**unprovoked**". Define provocation. All of the folks who have sat in this Chamber month after month for the past 2 years know who the provocateurs are. The Post Dispatch just published an article reading, "In a community known lately for provocation on topics large and small..." In social media the **provocations have gotten VERY personal**, targeting a person with no consideration for collateral damage. One definition of provocateur is "demagogue", a political leader who seeks support by appealing to popular desires and prejudices rather than using rational argument **with an intent to make opponents angry**. Words intended to provoke angry responses.

Yes, a line was crossed Tuesday night. Our politics moved from provocative words to physical altercation. But that altercation certainly cannot reasonably be characterized as "unprovoked". I am always amazed when the provocateur gets the angry response, then plays the victim card. The event is disturbing to many, but not unexpected given the mood, not only of our City, but our entire country. It is time for all of us to dial it back. I will do my part and simply ignore personal attacks on social media, but when they get so low, that is not easy.

Respectfully submitted,



Jan Adams, 7150 Cambridge

UNIVERSITY CITY COUNCIL MEETING – 3/28/16
TESTIMONY OF MATT O’LEARY

Introduction:

- I am an urban real estate developer; I have done probably more adaptive reuse projects in St. Louis than anyone in last 15 years (apartments, hotels, condos, office, retail, parking, a coal burning power plant – i.e. Metropolitan Building with popcorn concrete)
- I have no personal interest in the outcome of this matter; I have lived Downtown since 1998; I am not being paid for testifying and have no business interests in U. City, working almost exclusively in the City
- I was asked to provide independent expert review by my brother who just wants to see a good process and appropriate use of U. City resources as a long term U. City resident

Testimony:

- 1) The cost of renovating the vacant Library (14,000 sf) is included in the renovation costs for the Annex, but there is no indication that the SF are needed or intended to be used; why is this \$6mm+ being assigned against the rehab?
- 2) The \$300/sf base figure for renovating the ground through 3rd floors of the Annex (not including abatement, structure, skin and site) is way out of line; the City of St. Louis renovated their headquarters for \$70/sf starting with a 1980’s office building, and that was all in, including FF&E; the Annex will certainly be quite a bit more than the City headquarters because of size of facility, age of facility, character of the existing shell / improvements etc..., but not 4 times plus; I would get \$175/sf or less based upon my history
- 3) The rehab plan involves complete removal and reinstallation of the exterior walls for water protection reasons (and potentially structural); that is simply not done in the industry; that is over \$1.3mm with markup – tuckpointing
- 4) There are costs for the new construction option that are not included in the \$12mm figure, including the cost of acquiring the 3-3.5 acres as well as the cost of dealing with the abandoned annex (carrying it, tearing it down, etc...); it keeps being characterized as a \$12mm police station; it likely well north of \$14mm
- 5) The report concludes historic tax credits cannot be used for this project; that is not the case using a disqualified lease structure; it would cover up to 35% of the renovation costs
- 6) There is no discussion of the possibility of not moving the municipal courts or moving it elsewhere, which should be on the table; if the goal is to keep the project budget as close to the \$7mm allocated to it, strong consideration should be given to this

Conclusion:

- I don’t find the report credible
- My guess is the adaptive reuse of the Annex would actually be cheaper than new construction, even without historic tax credits; and, that cost could be substantially reduced with not including the municipal courts in the structure with the police and/or using historic tax credits

UNIVERSITY CITY - POLICE HEADQUARTERS OPTIONS

ADAPTIVE REUSE BUDGET - NO HISTORIC TAX CREDITS

Category	Cost / SF	SF	Total Cost	MDO Adjusted Budget	Assumptions Behind Adjustments
Annex Building - Renovation (\$/sf)	\$ 300	26,096	\$ 7,828,800	\$ 4,566,800	\$175/sf
Basement/3rd Floor Renov.	\$ 100	11,079	\$ 1,107,900	\$ 1,107,900	
Building Addition	\$ 240	6,208	\$ 1,489,920	\$ 1,489,920	
Annex Building - Façade Demo/Reconstruction (\$/sf)	\$ 95	10,062	\$ 955,890	\$ 250,000	Tuckpointing instead of rebuilding
Annex Building - Essential Services Structure			\$ 1,700,000	\$ 1,700,000	This is likely inflated but extent is uncertain
Library Building - Renovation	\$ 300	9,400	\$ 2,820,000	\$ -	
Library Building - Façade Demo/Reconstruction	\$ 100	4,700	\$ 470,000	\$ -	
Library Building - Essential Services Structure	\$ 95	5,640	\$ 535,800	\$ -	
Environmental Abatement			\$ 241,435	\$ 241,435	
Site (Retaining Walls Req'd)			\$ 500,000	\$ 350,000	Reduction: Just not that much work
Subtotal Renovation Cost:					
Design Contingency (Unforeseen/Phasing)		15%	\$ 18,288,945	\$ 9,706,055	
Renovation/Addition (Hard Cost)		43,383 sf	\$ 21,032,287	\$ 11,161,963	Same percentage on less cost
Allowance For Soft Costs		20%	\$ 4,206,457	\$ 2,232,393	Same percentage on less cost
Total Project Budget (2016 Dollars)			\$ 25,238,744	\$ 13,394,356	

NEW CONSTRUCTION BUDGET

Category	Cost / SF	SF / Acres	Total Cost	MDO Adjusted Budget	Assumptions Behind Adjustments
New Building	\$ 240	37,779	\$ 9,066,960	\$ 9,066,960	
Site (per acre)	\$ 150,000	2.5	\$ 375,000	\$ 600,000	\$200,000 per acre; 3 acres
Subtotal Building Cost:					
Design Contingency (Unforeseen/Phasing)		10%	\$ 944,196	\$ 966,696	
Renovation/Addition (Hard Cost)		43,383 sf	\$ 10,386,156	\$ 10,633,656	Same percentage on less cost
Allowance For Soft Costs		20%	\$ 2,077,231	\$ 2,126,731	Same percentage on less cost
Total Project Budget (2016 Dollars)			\$ 12,463,387	\$ 12,760,387	
Acquisition				\$ 1,524,600	
Disposition / Carry of Vacant Annex Building	\$ 10	3.5		\$ 500,000	
				\$ 14,784,987	

Testimony of Suzanne Greenwald, 836 Barkley Square, U.City, 63130,
3/28/2016

Ladies and Gentlemen, I am here today to expose a discrepancy of \$95,383 in U. City's reporting of the Summer Camp funding.

Last year, when the budget was being discussed, Mayor Welsch, Councilmen Kraft, and Jennings voted to cut this year's Summer Camp. (They were outvoted). The Mayor explained that the reason for their vote was the excessive cost of the Camp to U. City taxpayers.

At the time I was confused about the exact cost to the City and also about the nature of the expenditure; the Summer Camp's funding was labeled as a "deficit," a loss, instead of a normal expenditure.

On October 8th of last year, the Mayor sent an e-mail to citizens interested in working to improve the Camp. In that e-mail, some of my confusion was clarified. She specified an exact amount. The Mayor said the Summer Camp program "loses" about \$100,000 annually of taxpayers money. (Again, a "loss", not a normal expenditure.)

A few weeks ago, a cost analysis of last year's Summer Camp was provided to the Parks Commission. According to that document, the total cost of the 2015 Camp was \$65,027. Of that \$65,027, \$60,410 was supplied by parents of the campers, and by the Parkview Gardens Association, leaving a total cost to the City of \$4,617—a far cry from the \$100,000 "loss" reported by the Mayor.

I am now left with two questions:

1. If there was indeed a \$100,000 loss, what happened to the \$95,383 that is not accounted for? The City claims a cost of \$100,000, but the actual cost to the city was \$4,617. Where is the \$95,383 difference between the cost claimed by the City and the actual cost spent by the City?
2. What was the true reason why the Mayor and Councilmen Jennings and Kraft voted to eliminate the Summer Camp from the budget since obviously it wasn't the excessive cost. I question, especially Mr. Jennings, who has spoken quite passionately, on several occasions, on the need to support our youth.

Now, I understand, Mayor Welsch, that I am not entitled to a response at this meeting. But, please, won't you ask tonight's Council to make an exception to your "no response" rule so that you can publicly explain this large discrepancy?

I have copies of the Mayor's e-mail and the Parks Commission document to distribute.

(Ms. Pumm, Would you please include this speech as an attachment to the minutes of this Council session.)

Overview 2015 Summer Camp Program

Category	Item	Cost	Instructors	Cost
Total Cost: \$2,611.00	Olivette Lanes	\$630.00	Tennis Instructor	\$337.50
	Aquaport	\$610.00	Art Instructor	\$200.00
	Ruth Park GC	\$0	Zumba Instructor	\$80.00
	Grants Farm	\$0	Baseball Clinic	\$125.00
	City Museum	\$162.00	Safety Street	\$0
	Science Center	\$631.00	Karate Workshops	\$350.00
	Ruth Park GC	\$0	Total Cost:	\$1,092.50
	St. Louis Zoo	\$0	Heman Pool 2x/wk.	
	Incredible Pizza	\$290	*no swimming instruction provided	
	Ruth Park GC	\$0		
	Botanical Gardens	\$25.00		
	Ruth Park GC	\$0		
	AMC Theatre	\$263.00		
Total Cost:	\$2,611.00	Total Cost:	\$5,770.05	

Camper T-shirts	\$1,496.45	Metro Camp Training	\$100.00	June	23 staff (3 as Inclusion Aides for special needs participants)	\$51,350.00	
Staff T-shirts	\$557.42	S&S Worldwide Supply	\$465.39	July	Total Cost:	\$51,350.00	
Total Cost:	\$2,053.87	Total Cost:	\$565.39		Total Cost:	\$1,034.33	
				*breakfast/snack; participate in SLIC lunch program			
				Total Expenditures		\$65,027.00	
				Revenue:			
				Camp Participants	\$38,261.00	U City Scholarship (parent portion)	\$4,406.00
				PVG Reimbursement	\$17,428.00		
				PVG Parent Portion	\$315.00		
				Total Revenue	\$60,410.00		

parents pay 100%

parents pay this amount after scholarship line is scored

Total # of Participants 111

Pkview Garden Scholarships - 21

U City Scholarships - 29

Parents get a reduction in cost

----- Forwarded message -----

From: "Craig Owens" <cowens@claytonmo.gov>

Date: Mar 17, 2016 5:42 PM

Subject: Clayton Police Building

To: "jeff@adleap.com" <jeff@adleap.com>

Cc:

Here is what our architect said:

The 10 S. Brentwood project was designed in compliance with **Occupancy Category IV** (buildings designated as **essential facilities**, which includes **police stations**) as stipulated by Chapter 16: Structural Design of the 2009 International Building Code (IBC). Certain systems were also designed with a Seismic Importance Factor of 1.5 as stipulated by Chapter 16 of the 2009 IBC, and by referenced standard ASCE 7-05 (Minimum Design Loads for Buildings and Other Structures, published by the American Society of Civil Engineers).

If you need something else, please let me know. Good luck.

Craig S. Owens

City Manager

[314.290.8400](tel:314.290.8400) • Fax [314.863.0295](tel:314.863.0295) •
cowens@claytonmo.gov

CITY OF CLAYTON - Administration

10 North Bemiston Avenue • Clayton, MO 63105 • www.claytonmo.gov

VISION: Clayton is recognized regionally and nationally as a premier city of its size and character. The community is a safe, vibrant destination defined by its unique combination of leading businesses and educational institutions, the seat of county government and picturesque neighborhoods, all of which combine to provide an exceptional quality of life.

When I sit down to write a statement to Council, I always feel overwhelmed. I want to speak up about everything the Council majority has done, but there is so much malpractice I can't possibly fit it into five minutes. I doubt that I could adequately address the lies, aggression, and fraud rampant in this city's government if I were given a full hour. I'm glad we have so many people standing up against the Welsh agenda so that I can gloss over the EMS debacle, the retaliatory and personal nature of the City Manager's actions, the corruption evident in the irrational process employed in the building of a new police station, the violations of our freedom of speech, the lies levied against Councilmembers and citizens alike... See? It's easy to get carried away trying to undo all the injustice done by Welsh and her supporters.

One more thing before I begin with the most important thing I have to say. Mr. Jennings, you say you avoid contentious issues because you don't want to upset people. That's laughably nonsensical. You are an elected official, and as such, it is your job to take on controversial issues and resolve them with compromise and rationality for the benefit of the people. If you cannot handle people being upset with you, even when they call you names or shout at you, you have no business in politics.

Now on to the issue at hand. Mr. Glickert: you must resign. If I had no knowledge of your history on Council, if I supported the Mayor at every turn, if I believed that Councilmembers Carr and Crow really were Tea Partiers, I would still demand your resignation for what you have done. We are not talking about a simple misunderstanding, nor are we talking about a little roughness which might be forgiven in another setting. You are an elected official, which means you must be held to a higher standard than anyone else. You are one of the faces of this community, and bear responsibility for its representation. It is absolutely unacceptable to allow your frustration at your opponents' success to turn to physical violence against them. We cannot allow a precedent to be set that permits such outrageous behaviour. You were not provoked, but even if you had been, you bear primary responsibility for your response. If a few leaflets are enough to force you to assault a citizen, you have no right to sit in that chair anymore. Every day you delay your resignation should provoke another Council censure. Resign now to retain what little dignity you have left.

michael glickert <imglickert@yahoo.com>

June 18, 2014 10:47 AM

To: "Ms. Shelley Welsch"

<shelleywelsch@ucitymo.com>, Shelley Welsch <Mayor@ucitymo.org>, "terry@cttlaw.net" <terry@cttlaw.net>, Rod Jennings <rjmiracle007@gmail.com>, "paulette_carr@sbcglobal.net" <paulette_carr@sbcglobal.net>, Steve Kraft <kraftstephene@gmail.com>

Cc: Joyce Pumm <jpumm@ucitymo.org>, Lehman Walker <lwalker@ucitymo.org>

Reply-To: michael glickert <imglickert@outlook.com>

a personal note to my colleagues

All,

"It's come to my attention that charges have been filed following a physical and verbal assault that occurred after the special session last Monday evening against the son of a fellow University City council person and verbal assault against his wife. Actions apparently corroborated by two eye witnesses.

I really hope my fellow councilmembers share my firm belief that there is NO place for violence, harassment or threats. verbal or physical of any kind-not only in politics but in any public discourse. It is every person's individual right, no matter their race, religion or creed to agree or disagree with someone's view, belief's or opinion's but what happened last Monday evening is not only saddening but very upsetting! It is my fervent hope that in the future we can have a peaceful and democratic discussion about the current issues at hand.

As there is NO progress to be made when assaults, be it physical or verbal occur. As a lifetime citizen of University City, I am glad to see the community so involved but I can only hope we will be held to a higher standard than resulting to threats and violence".

Best to you all,

Leo Michael Glickert



The firefighters' union is spreading a rumor that some firefighters have been fired for appearing on campaign mailings.

Per City Manager Lehman Walker NO firefighters have been told they will be fired.

I believe this is one final attempt to direct the course of this election through untruths and negative campaigning.

If you are asked, or if it you hear firefighters at the polls repeat the above, please tell voters that:

City Manager Lehman Walker says NO firefighters have been told they will be fired.

Shelley Welsch for Mayor

7141 Delmar Boulevard • University City, MO 63130-4304 • 314-727-6852 • welschformayor@ucitymo.com
Paid for by Shelley Welsch for Mayor • Treasurer Steve Selipsky

Jeff Hales <jeff@adleap.com> 
To: Terry Crow <terry@cttlaw.net>, Paulette Carr
<paulettexcarr@gmail.com>
Fwd: Clayton Police Building

March 17, 2016 5:49 PM

Fyi

----- Forwarded message -----
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Subject: Clayton Police Building
To: "jeff@adleap.com" <jeff@adleap.com>
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If you need something else, please let me know. Good luck.

Craig S. Owens

City Manager

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Council Agenda Item Cover

MEETING DATE: April 11, 2016

AGENDA ITEM TITLE: Digital Message Board Upgrades

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED?: YES

BACKGROUND: Currently University City has standard message boards at various locations throughout the City. Last year the two signs at Olive and Pennsylvania and one double-sided sign at Centennial Commons were successfully upgraded to a digital standard. This is beneficial as it reduces labor costs for changing the manual boards as well as improving the aesthetics of the signs by upgrading them to current-day standards.

The City advertised for bids for upgrading message boards at two more locations; Midland and Vernon at Heman Park, and Midland and Canton at Rabe Park. The bid request was posted on the City's website and the Drexel Technologies website. On September 16, 2015, the City opened bids for this project. Two bids were received:

Piros Signs Inc.	Meyer Electric Company Inc.
\$52,219.00	\$59,105.00

\$47,000 has been allocated for this project in the Capital Improvements Sales Tax account of 12-40-90_8100 Miscellaneous Improvements. This project will require an additional \$5,219 to be paid from the same expense account. The cost is higher than anticipated because of the distance between the signs at Midland and Vernon. The space between these signs is too much for the anticipated master/slave wireless connection. This additional cost is for the installation of a modem/Ethernet switch and an underground Cat5 cable between the signs.

Staff has completed an inquiry about the contractor's past performance with listed references and received satisfactory comments.

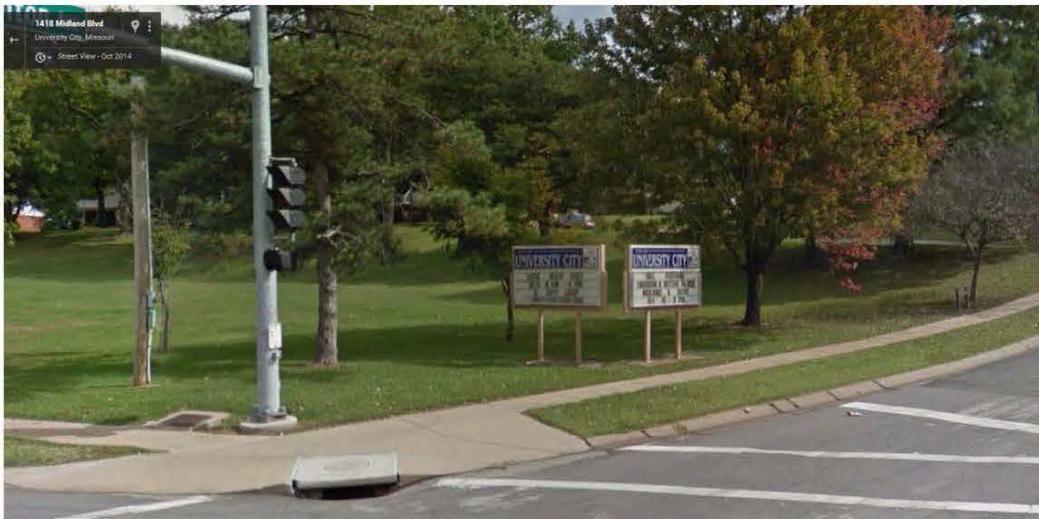
This proposal was recommended at the October 12, 2015 council meeting. It was suggested that locations in Ward 1 be researched. Two locations were chosen, Delmar near 170 and Joseph L. Adams Park at Northmoor and Big Bend. Because the City does not have right-of-way at the Delmar/170 location, Joseph L. Adams Park was selected. Pricing was received and a survey went out to 300 residences in the area. 211 survey responses were received, 202 of these responses did not want the sign at this location.

RECOMMENDATION: It is recommended that the City Council approve the award to Piro Signs Inc. for the Digital Message Board procurement and retrofitting of the signs in the amount of \$52,219 at the current sign locations at Midland/Canton and Midland/Vernon.

Proposed Sign Locations



Midland and Vernon



Midland and Canton

Example of Retrofit:



Olive and Pennsylvania - Before



Olive and Pennsylvania - After

RESOLUTION 2016 – 6

WHEREAS, the City of University City has a long-standing tradition of support for historic structures within its borders; and

WHEREAS, in April of 1981, the City established the Historic Preservation Commission and has been granted Missouri Certified Local Government status in partnership with the State Historic structures within its borders; and

WHEREAS, the City established the University City Civic Complex Historic District; and

WHEREAS, two buildings within that District are the City Hall Annex and the former old library building located at 630 Trinity Avenue; and

WHEREAS, the old library building is currently only partially utilized, and the Annex houses the Police Department; and

WHEREAS, discussions are underway to move the Police Department to another location: and

WHEREAS, if the Police Department is relocated, the City of University City will have the opportunity to repurpose both buildings, protecting this historic legacy for the community.

NOW, THEREFORE BE IT RESOLVED that this City Council is committed to retaining City control and ownership of these building. This Council will work towards the full reutilization of the Annex and old library buildings in the future, on its own or in a public and/or private partnership, and will solicit input from residents, local architects, engineers, and organizations on how to take full advantage of the extensive space available for community uses and on how to fund the needed renovations through the creation of a citizen-led committee. Said committee will consider the potential reuse of the buildings and financial mechanisms to accomplish said reuse in a timely manner and present a recommendation to the City Council.

Passed and adopted by the City Council of the City of University City, Missouri this 28th day of March, 2016.

Shelley Welsch, Mayor

ATTEST:

Joyce Pumm, City Clerk

**Plan Commission
February 24, 2016 Meeting Minutes**

The Plan Commission held their regular meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Wednesday, February 24, 2016. The meeting commenced at 6:30 pm.

1. Roll Call

Voting Members Present

Linda Locke (Chairperson)
Cirri Moran (Vice-Chairperson)
Rick Salamon
Rosalind Williams
Michael Miller
Andrew Ruben
Samuel Jones

Voting Members Absent (excused)

None

Non-Voting Council Liaison Absent (excused)

Michael Glickert

Staff Present

Zach Greatens, Planner

2. Approval of Minutes

2.a. December 23, 2015 Plan Commission meeting

A motion was made by Mr. Salamon to approve the December 23, 2015 meeting minutes. The motion was seconded by Ms. Williams and carried unanimously.

3. Public Hearings – None

4. Hearings – None

5. Old Business – None

6. New Business

6.a. Zoning Text Amendment – PC 16-01 – Proposed Zoning Code Text Amendments pertaining to adult businesses

Mr. Greatens explained the proposal and provided background information. The proposal was to revise the pertaining to adult businesses including pertinent definitions and location restrictions for such businesses. He stated that at the Code Review Committee (CRC) meeting yesterday, the CRC members recommended approval of the proposed Text Amendments, with some minor revisions related to measuring distance in the location restriction language for adult businesses. Staff recommended approval of the proposed Text Amendments as recommended by the CRC.

Questions, Comments, and Discussion

- Plan Commission members discussed the wording in the Missouri Revised Statutes and the location restrictions for adult businesses. The proposed language would be in keeping with the definitions established in the Missouri Revised Statutes and that the distance restricting the location of such businesses must be a distance that would still allow such a business to locate within the City. Due to First Amendment rights and protected speech, municipalities can specify where such businesses can or cannot locate, but not prohibit them.
- Plan Commission members also discussed the importance of regulating such businesses based on what else they bring to a community, such as detrimental impact on surrounding properties and things of that nature. They must be regulated in order to protect the community and this does not just apply to adult businesses.
- Plan Commission members suggested that there could be issues similar to this in the future and they should be addressed in the Comprehensive Plan. It would be important to be proactive in matters such as these.

Mr. Miller, CRC Chairperson, stated that the CRC met and discussed the proposed Text Amendments and recommended approval with some minor revisions related to how the location restriction should be measured, as stated by Mr. Greatens. Those revisions had been incorporated into what was distributed to the Plan Commission. Mr. Miller made a motion to approve the proposed Text Amendments as reflected in the material distributed to the Plan Commission. The motion was seconded by Mr. Salamon.

Prior to taking a vote, the Chairperson asked if there were any public comments.

- Mr. Peter Klarmann, 6911 Cornell Avenue, asked about the 300 foot restriction from churches and residential property and what would happen if a church were to move within 300 feet of an adult business after it was in operation. Plan Commission members discussed the concept of grandfathered uses and the regulations that apply to them, as well as the concerns related to any potential law that might exclude adult businesses and that the City could be subject to a lawsuit.
- Ms. Sandy Jacobson, 6621 Waterman, asked about the liquor license process for such businesses. Plan Commission members stated that they do not get involved in the liquor license process and that the proposal is related to the language in the Zoning Code, not the liquor license process.
- Ms. Patricia McQueen, 1132 George Avenue, asked if there were changes to the definition of sexually oriented material. Mr. Greatens stated there was no proposed change to that definition.

The Chairperson stated that a motion had been made and seconded to approve the Text Amendments. The Plan Commission voted and the motion carried unanimously.

7. Other Business

7.a. Public Comments

There were no further public comments.

7.b. Election of Officers – Nomination and election of Chairperson, Vice-Chairperson, and Designated Alternate

Mr. Salamon nominated Ms. Locke to continue to serve as Chairperson, Ms. Moran to continue to serve as Vice-Chairperson, and Mr. Miller to continue to serve as Designated Alternate. The nominations were seconded by Ms. Williams and carried unanimously.

Mr. Salamon stated that since the Comprehensive Plan Update was still in progress, he recommended the membership for the Comprehensive Plan Committee and Code Review Committee should remain the same.

8. Reports

8.a. Code Review Committee Report

Mr. Miller stated that the Code Review Committee met yesterday to consider the proposed Text Amendments previously discussed and there was no further information to add.

8.b. Comprehensive Plan Committee Report

Ms. Moran stated that further discussions were recently held with the consultant to share general feedback and comments from the group review sessions. Another Comprehensive Plan Advisory Committee (CPAC) meeting was currently being scheduled to finalize review and comment on the draft chapters submitted from the consultants. Once all comments had been gathered, they would be sent to the consultants so revisions can be made all together, rather than piecemeal. Once all revisions were made, CPAC would have an opportunity to review the revised draft document prior to public review.

8.c. Council Liaison Report – None

8.d. Department Report

Mr. Greatens stated that the Final Plat to convert the two-family building at 6709-6711 Plymouth Avenue to condominiums, approved by the Plan Commission at their December 2015 meeting, was recently approved by City Council.

9. Adjournment

The meeting adjourned at 7:15 pm.