

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, July 9, 2018
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, July 9, 2018, Mayor Terry Crow 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 Stacy Clay
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, and City Attorney, John F. Mulligan, Jr.

C. APPROVAL OF AGENDA

Councilmember Carr moved to approve the agenda as presented, it was seconded by Councilmember Smotherson and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. June 18, 2018, Study Session meeting minutes were moved by Councilmember Carr, it was seconded by Councilmember Cusick and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

G. SWEARING IN TO BOARDS & COMMISSIONS

1. John Tieman was sworn into the Arts and Letters Commission at tonight's meeting.
2. Margaret Ullman was sworn into the Park Commission in the Clerk's office on July 6, 2018.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Tim Parson, 1161 Ursula, University City, MO

Mr. Parson asked if he could be allotted the same time to make his comments as other citizens had been given at the last meeting.

He then expressed the following concerns:

- The buy-out versus the creation of utopia.
- Public safety; (the interpretation of speeding as a criminal offense).
- The proposed 3rd Ward substation and eminent domain.

- The need to create Ordinances that hold police officers accountable.

Tom Sullivan, 751 Syracuse, University City, MO

Mr. Sullivan stated it seems there is a need by City officials to cover up a lot of information, even if it violates the law. So the MO Attorney General is investigating complaints filed against the City for several Sunshine Law violations.

And if the proposed Olive/170 development is such a great project why is there a need to keep information from the public? Given the history of the developer and the magnitude of this project, public scrutiny is important; especially since there was no public input in the planning.

Mr. Sullivan stated now the City wants to hire a Public Information Officer, but when you cover up information and deceive the public more PR isn't the answer. One way to get credibility is to make the promises about eminent domain legal by putting them in an Ordinance. The City should stand by its initial pledge of only using eminent domain for Public Storage. However, he thinks NOVUS has been promised that eminent domain will be used if needed, which might be why Councilmember Carr needs to keep her emails covered up.

Aren Ginsberg, 430 West Point Court, University City, MO

Ms. Ginsberg stated she wanted to thank Mayor Crow, Councilmember Smotherson, and Councilmember Clay, for sponsoring two public meetings regarding the proposed Olive /170 development on August 8th and August 17th. Both meetings will commence at 6 p.m.

Steve Glickert, 7750 Blackberry, University City, MO

Mr. Glickert stated he appears before Council every four or five years to discuss the same subject; the 800 block of Warder. He stated tonight's appearance was prompted by an email sent to one of his neighbors, which said, "*We're gonna get that done*". Mr. Glickert stated his twenty-four-year quest started with the City putting tar and rock on the street which resulted in tar and rocks on their cars and in their houses. In 2000 the City put down a Micro seal. They didn't repair the sub-base and within two weeks the micro-seal was cracked. Four months after he brought this subject up again, in 2015, they paved the 6 and 700 blocks of Warder; that at the time didn't require paving and ignored the 800 block which continued to deteriorate.

The City paved the 800 block of Greenshire Court which has 12 houses and no traffic; the 800 block of Duke with 9 houses and no traffic, and sealed the 7700 to 8000 blocks of Balson, Stanford, Cornell, and Gannon last summer and resealed them again this summer. But Warder, which carries an inordinate amount of traffic, continues to be ignored year-after-year. So, since this is the administration of transparency and they're now saying, "*We're gonna get this done*," Mr. Glickert suggested that a paving schedule be published so that residents can see exactly what is going to happen and where it's going to happen.

I. PUBLIC HEARINGS

1. HopCat Liquor License – 6317 Delmar Blvd.

Mayor Crow opened the Public Hearing at 6:46 p.m., and hearing no requests to speak, the hearing was closed at 6:46 p.m.

2. Blue Box Pizza Liquor License – 6394 Delmar Blvd.

Mayor Crow opened the Public Hearing at 6:47 p.m., and hearing no requests to speak, the hearing was closed at 6:47 p.m.

J. CONSENT AGENDA – Vote Required

1. FY2019 – Community Development Block Grant Funding Agreement
2. One STL Regional Sustainability Plan
3. Missouri Clean Energy District – Letter of Support
4. Liquor License – The Wacked Out Weiner
5. Liquor License - HopCat- 6317 Delmar Blvd.
6. Liquor License - Blue Box Pizza – 6394 Delmar Blvd.

Councilmember McMahon moved that all six items be approved; it was seconded by Councilmember Carr.

Mr. Rose noted that a Public Hearing had been held on June 11, 2018, to receive comments on how the funds in Item No. 1 should be used.

Voice vote on the motion to approve carried unanimously.

K. CITY MANAGER’S REPORT

1. Change Order – Project 1363 Asphalt Improvements at Various Locations

Mr. Rose stated the bids received for this project were lower than anticipated, which has enabled staff to add some additional streets. He then asked Mr. Tate if he would provide Council with an overview of this year's paving projects.

Errol Tate, Project Manager for Public Works stated the budget for this project was \$700,000, while the bids received to cover some of the streets with fewer impairments totaled \$460,000. As a result, the following streets have been added and will receive a Nova Chip full depth asphalt overlay designed for preventive maintenance: Warder, Coolidge, Waterman, Milan, Wilshire, 82nd Street, Teasdale, Dover, Balson, Ahern, Shaftesbury, LaFon, Richard, Orchard, Mona, Gannon, Camden, Dartmouth, and Tulane,

Mr. Rose asked if this project included the 800 block of Warder? Mr. Tate stated Warder will be one of the first streets to receive improvements.

Mr. Rose recommended that Council approve the Change Order for the ultra-thin bond asphalt wearing surface and an award of the contract to NB West Contracting in the amount of \$1,510.00.

Councilmember Carr moved to approve, it was seconded by Councilmember Hales.

Councilmember Carr agreed that Warder was in pretty bad condition and questioned whether the Nova Chip would actually solve the extensive repairs needed on this street? Mr. Rose stated his understanding is that the approach being used to seal the streets would be effective.

Mr. Tate stated they will be using the same material used on Woodson Road. On streets in really bad condition, base repairs are completed first, and then the edge is milled 4 feet on each side before the Nova Chip is applied. Councilmember Carr asked if a basic repair was different than the cold repairs seen when filling a pothole? Mr. Tate stated unlike repairs to potholes they would be performing full-depth repairs prior to the application of Nova Chip. Councilmember Carr asked if this process resulted in a secure application with the appearance of a newly paved street?

Mr. Tate stated once the base repair is complete, it is covered with a thin layer of asphalt to create a totally new surface, which does give the appearance of a newly paved street?

Councilmember Cusick stated with Warder being an ongoing problem, he is curious to know whether staff has a procedure in place to identify problem streets and then monitor them periodically once repairs are made to ensure that everything is still intact? Mr. Tate stated every two years the department conducts a street rating review where interns are sent out to rate every street in the City. Warder was not listed as one of the worst, which is why it was not on the initial repair list. However, once the repairs are completed Warder will be rated again next summer. Councilmember Cusick asked whether the work performed by contractors was inspected by staff? Mr. Tate stated an inspector remains on the job site to ensure that the work is performed to the City's satisfaction.

Councilmember Clay questioned whether the street listed in the third paragraph from the bottom of the grid should be Canton rather than Camden? Mr. Tate stated that it should be Camden Court.

Voice vote on the motion to approve carried unanimously.

L. UNFINISHED BUSINESS
BILLS

M. NEW BUSINESS
RESOLUTIONS

BILLS

Introduced by Councilmember McMahon

1. **BILL 9360** – AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A RIGHTS-OF-WAY USE AGREEMENT WITH MISSOURI AMERICAN WATER COMPANY. Bill Number 9360 was read for the first time.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
Councilmember Smotherson reminded every one of the Arts & Letters concert at Heman Park tonight.
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business
Mr. Rose announced that staff had officially scheduled the community meetings, which Councilmembers Smotherson or Clay may want to address.

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Clay stated public meetings for the purpose of understanding what residents would like to see in terms of benefits in the Redevelopment Agreement will be held on Wednesday, August 8th, and Friday, August 17th. Both meetings will be held at the Community Center, starting at 6 p.m. To ensure that these meetings result in the creation of a shared vision, the format has been extended to include small groups where all voices are heard. More information will be forthcoming.

Councilmember Carr stated she would like to respond to the drop and run comments espoused on several occasions by her constituent, Tom Sullivan; who she wished had stayed at the meeting so she could address her comments to him personally. She stated none of the emails requested by Mr. Sullivan have been withheld. And while the problem may be that Mr. Sullivan did not find what he was looking for, that does not mean the information ever existed. So to continue to throw this allegation around is very disrespectful to the residents of this City. Councilmember Carr acknowledged that a complaint filed with the Attorney General's office was being investigated, but no decision had been rendered.

Councilmember Smotherson stated he spent the holiday week touring the 3rd Ward and speaking with residents in the Plymouth and Corbitt neighborhoods. This is what he observed:

- Two drug houses on the 6800 block of Plymouth;
- A drug house on the 7000 block of Julian;
- A house in the 6900 block of Plymouth where a well-known burglar lives;
- A lady who lives across the street from this burglar whose house was burglarized the same night she left her home due to a power outage caused by the recent storm, and
- An elderly gentleman who said he will not leave his wife at home alone in the evenings when they start to gather on the corner of 6800 Plymouth

Councilmember Smotherson stated while he wanted everyone to know the way some people are living in the 3rd Ward, he specifically would like to call the City Manager's attention to the house that sits on the corner of 6800 Plymouth. No one in U City should have to live like that. So the only option he wants to discuss is how Council and the Police Department can work together to rid the neighborhood of this criminal activity that has been taking place in that residence for years. He stated it's time for this Council to take action and make these neighborhoods safe, and this would be the perfect start.

Mayor Crow stated he is certain that he speaks on behalf of the entire Council by expressing condolences to their colleague Byron Price and his wife on the loss of his sister Deborah, this past week.

Councilmember McMahon moved to adjourn the meeting, it was seconded by Councilmember Carr and the motion carried unanimously.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and adjourned the Regular City Council meeting at 7:04 p.m.

Respectfully Submitted,

LaRette Reese
City Clerk

