

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, March 11, 2019
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, February 25, 2019, Mayor Terry Crow apologized for the delay and called the meeting to order at 6:38 p.m.

Mayor Crow announced that the Acting City Clerk, Deanna Burress will be sitting in for Ms. Reese, who is at a training session.

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

Mayor Crow stated the following changes were made to the Agenda during the Study Session:

1. That Item J(2); Capital Improvement Program, be moved from the Consent Agenda to the City Manager's Report, and
2. That the District Athletic Commission be added to the Agenda for discussion purposes only.

Mr. Smotherson moved to approve the agenda as amended, it was seconded by Ms. Carr and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. February 25, 2019, Regular Session minutes were moved by Mr. Cusick, it was seconded by Ms. Carr and the motion carried unanimously.
2. February 25, 2019, Joint Study Session minutes; Economic Development Retail Sales Tax Board, were moved by Ms. Carr, it was seconded by Mr. Hales and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Susan Schmalz is nominated to the Park Commission replacing Clarence Olsen's expired term by Mayor Terry Crow, it was seconded by Ms. Carr and the motion carried unanimously.

2. Kathy Straatmann is nominated to the Senior Commission replacing Dorothy Merritt's expired term by Councilmember Bwayne Smotherson, it was seconded by Ms. Carr and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Mark Mannion, #8 Fox Run Lane, St. Louis, MO

Mr. Mannion stated he is an investor in four properties located at 8664, 8676, 8678, and 8664 Olive, and about a year and a half ago, John Browne called him and expressed an interest in acquiring all of the property between Olive and Woodson. He explained that his father had grown up in U City; that he had a vision to make the City a better place to live and work; that he had already completed several developments in the community and believed he could do the same with the proposed redevelopment. Mr. Mannion stated they were able to reach a contract option price on the properties, and thereafter, he began to attend some of the public hearings where he discovered that the City and developer had reached an impasse.

He stated sometimes a hard decision is the right decision. U City has wanted to redevelop this area for quite some time and he believes the completion of this project will result in a positive outcome for the community as well as the region. So he is in favor of this development and thinks that if the wrong decision is made U City will continue to sit on this property for a long time before anything else ever comes about.

Leif Johnson, 836 Barkley Square, University City, MO

Mr. Johnson stated the St. Louis City Treasurer recently tweeted that the City of St. Louis is only one recession away from bankruptcy. Rex Sinquefield has funded the Better Together plan in order to broaden the tax base and create a financial control Board that will bail the City of St. Louis out of its \$1 billion dollar bond indebtedness. So the real reason for abolishing municipalities and turning all major governmental powers over to a handful of appointed individuals is to prevent any resistance and allow Sinquefield to have dictatorial power to cover this debt.

Sinquefield has lined up all of the local movers and shakers. Better Together is headed by Susan Sitherwood, the CEO of Spire and four others, which includes the Chancellor of Washington University. Ms. Sitherwood is also Chairperson of the newly formed St. Louis Regional Economic Development Alliance; a merger of Civic Progress, the St. Louis Regional Chamber, and the Regional Business Council. But the good thing about Sinquefield's plan is Rex himself. He funded anti-minimum wage efforts; gave \$11 million dollars to get rid of income taxes in St. Louis and Kansas City; tried to smash Unions with the Right to Work, and wants to eliminate public education. His most infamous quote; *"The KKK invented public education to harm the development of minority children"*. What a perfect target. Mr. Fat Cat himself trying to convince Missouri voters to approve a financial control Board to fleece City and County citizens. The last time the City/County merger was on the ballot was in 1962 where it was defeated by nearly 75 percent. And since this legislation is being sponsored by such an odious person, this time we can surely beat him, unless we make one serious mistake by diverting our efforts away from defeating Rex and focus on supporting the Freeholder's plan. According to the State Constitution the only power that Freeholders have is to create; in some form, a City/County merger. What's worse is that Freeholders are appointed by the Mayor and County Executive, both of whom support Sinquefield's Better Together plan.

Mr. Johnson stated there is no reason to merge the City and County. There is no reason to abolish local municipalities which supply the vast majority of a resident's basic needs. In his opinion, the right to cast a vote in your own municipality is probably the most important vote you can make. Let's save our right to vote. Stop the financial control Board's rip-off and defeat Sinquefield.

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams stated City planners and the developer presented a cost-benefit analysis for the Olive/1-70 Redevelopment Project, which contained; according to Mayor Crow, an egregious error. However, what they failed to present was a risk-benefit analysis. So her comments are meant to reflect the details omitted from her recent letter to the editor of the *St. Louis Post Dispatch*, regarding her proposed risk-benefit analysis. These risks represent what she foresees occurring if the Development Agreement is approved. Ms. Adams stated while she is not attempting to quantify or qualify each risk, she would urge both parties to factor these risks into what hopefully, will be presented to citizens as the official risk-benefit analysis.

1. A delay in the process due to a court injunction. After the \$27 million dollar error, Mayor Crow informed the media that the City does not intend to submit amended calculations regarding financial feasibility to another TIF Commission.
2. Delays and complications resulting in Costco's decision to back out of the deal. We have no way of knowing what negotiations are taking place between NOVUS and Costco, nor whether NOVUS will continue to bulldoze the footprint in spite of their knowledge that Costco has changed its mind.
3. Long-term delays as a result lawsuits and injunctions filed by various businesses and residents subject to eminent domain.
4. A retraction of the contract based on the reduced revenue projections or the developer's inability to obtain the necessary bonds.
5. Newly exposed financial deficits could result in the developer's decision to back out of the deal after the entire footprint has been bulldozed.
6. Based on the trend toward online purchases Costco could decide to build a warehouse rather than a retail store resulting in a drastic reduction of the City's projected sales tax revenues.
7. Passage of the Better Together legislation could result in the City losing control of this development.

Before proceeding any further with this development, Ms. Adams requested that the City provide residents with a detailed risk-benefit analysis, along with any and all supporting documentation. *(Ms. Adams asked that her comments be made a part of the record.)*

Jonathan Browne, President of NOVUS Development Company

Mr. Browne stated as a commercial property owner in the 8600 blocks of Olive, a residential property owner on Mayflower Court, Richard Court, and President of NOVUS Development Company, he believes this project has run its full gestation period and should now be allowed to proceed. The TIF Commission has submitted their recommendation for approval; the majority of property owners have granted their approval; one of the best anchor tenants has elected to build on this site, and the only thing missing is municipal approval.

He stated while it is unfortunate that the consultants wrongly believed that the presence of a TIF would allow the City to directly capture elevated levels of municipal tax, this clarification regarding the City's anticipated revenue flow does not impact the TIF revenue necessary to make this a viable project. And even though it will affect those revenues that flow to the City apart from TIF revenues or bottom half revenue, U City will still be able to capture all of the incremental economic growth from this project to which a pool city is entitled.

No current revenue will be diverted from the project, which means that U City will be able to realize all of the anticipated benefits from this redevelopment:

- Increased revenue
- New services
- An innovative look for the intersection
- Road improvements to Olive Boulevard
- Upgraded standards for stormwater and water quality for the entire 50-acre site
- An anchor tenant known for being the highest wage and benefit employer in its category

These are the kinds of amenities that every municipality seeks. However, contract deadlines and tenant interests are finite and will not survive endless extensions. It is time for the City to show leadership, vision, and action, by accepting the TIF Commission's recommendation, executing the Redevelopment Agreement, and seizing the opportunity to position this City and its residents for a bright future.

I. PUBLIC HEARINGS

1. Liquor License - Mandarin House

Mayor Crow opened the Public Hearing at 6:58 p.m., and hearing no requests to speak the hearing was closed at 6:58 p.m.

J. CONSENT AGENDA – Vote Required

- 1. Liquor License - Mandarin House**
- 2. Capital Improvement Program (CIP) – Street Light Installations; (*moved to Agenda Item K.*)**

Mr. Hales moved to approve Item No. 1, it was seconded by Mr. Cusick and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Capital Improvement Program (CIP) – Street Light Installations

Mr. Rose stated four of the lights included in staff's report were purchased with EDRST funds, therefore staff is recommending that the funding source for the replacement of these streetlights be amended to reflect EDRST funds rather than Capital funds. Staff anticipates that a portion of these funds will be replaced once the City receives reimbursement from its insurance claim.

Sinan Alpaslan, Director of Public Works, informed Council that the lights in question were the first four listed on the table in their packet.

Mr. McMahon moved to approve, it was seconded by Ms. Carr.

Ms. Carr asked if staff was indicating that the money to replace the first four lights on the list would be taken from the EDRST funds? Mr. Rose stated that is correct. Ms. Carr asked how much the City anticipated receiving from the insurance reimbursement? Mr. Rose stated the estimated reimbursement is 80 percent of the replacement cost. Ms. Carr questioned whether these four lights were installed sometime around 2010 with monies invested to improve the Olive Streetscape? Mr. Alpaslan stated that they were.

Mr. McMahon's motion to approve carried unanimously.

L. UNFINISHED BUSINESS
BILLS

M. NEW BUSINESS

RESOLUTIONS

BILLS

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Ms. Carr stated preliminary data from the Stormwater Task Force survey created to determine whether homeowners had experienced flooding, has been provided in Council's packet. Through the work of the Task Force and MSD, data has now been collected from the entire community and is being teased to culminate a more definitive report that will be submitted in the near future.

Mr. Cusick stated Tuesday, April 2nd is Election Day and he would like to encourage everyone to vote "Yes" for Proposition L; a ballot measure for the purpose of renovating, improving, operating, and maintaining the University City Public Library facilities and services. For additional information please visit the library's website.

Mr. McMahon stated CALOP announced two open grant rounds for shorter videos produced by local filmmakers that tell positive stories about important issues within the community. Nineteen applicants applied for the first round; which has now been completed, and five \$3,000 grants were issued to Byron Shelton for *U City: A Day in Bloom*; Thomacine Clark for *The Loop: Authentically Nostalgic*; Michael Donnelly for *A Word on the Street*, and Eddie Ryan for *United U City: United by Great Food*, and Jose Garza for *A Brief History of the Lewis Center*. A \$1,500 grant was issued to a U City High School student. The second round of grants is scheduled to open in the very near future. Mr. McMahon stated all videos funded by CALOP are designed to encourage the development of programs that study the arts, culture, and history of University City. Videos are available for viewing at the University City Library, as well as other U City Platforms and regional access channels.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business
 - a) **District Athletic Commission**
Requested by Councilmember Smotherson

Mr. Smotherson stated that the previous Mayor had established an agreement with the School District to implement the District Athletic Commission, wherein Councilmember Glickert had been appointed at the Council liaison. So he was interested in learning whether this Commission still existed, and if so, whether someone had been appointed to fill the position of Council liaison.

Mayor Crow acknowledged the City Manager's gesture indicating that staff will conduct an examination to determine the current status of this Commission.

b) University City resources and Washington University
Requested by Councilmembers Hales and McMahon

Mr. Hales stated last Saturday multiple conversations took place between himself, Councilmember McMahon, and the City Manager, regarding the Mardi gras parties that took place in Rosedale Heights and Ames Place, with approximately 1,000 Washington University students. Thereafter, he circulated the following letter to officials at the University, which he would like to read into the record.

"I am writing all of you to share my frustration and anger related to the events I observed that transpired this past Saturday with your students in the Rosedale Heights and Ames Place neighborhoods.

Shortly after 10 a.m. Saturday morning I received a phone call from a resident about hordes of Wash U students making their way to numerous Mardi Gras parties in the 6600 blocks of Washington and Kingsbury, and that the Wash U Police were not present. I arrived at about 10:30 and stayed for almost three hours. I observed the first Wash U Police Officer arrive shortly after I arrived, with the first U City Police Officer arriving about the same time, followed by a second U City Police Officer and a second Wash U Police Officer. The crowd was growing exponentially with students literally coming from all directions on foot and by car. I watched over that next 30 to 45 minutes as a third, and fourth, and fifth, and sixth, and seventh, and eighth, and eventually, a ninth U City Police car showed up as the crowds grew to fill the rear yards and alley behind Kingsbury and Washington. Our police officers estimated they disbursed close to 1,000 people over a two hour period. I want you all to understand that all of our uniformed U City police officers that were on duty that day were required to respond for the calls related to your students and their parties in the 6600 blocks of Kingsbury and Washington Avenues. In all, ten police officers responded, along with two Wash U Police Officers, and they did an excellent job under very challenging circumstances. I cannot emphasize enough it took all ten of our uniformed police officers on duty to respond and they were assisted by just two Wash U officers.

Nothing about what transpired on Saturday is acceptable. It is not acceptable to me. It is not acceptable to our residents; to our Police Department, and I'm certain, to our entire City Council and administration. For at least two hours my neighborhood, the neighborhoods of my constituents, and every neighborhood across our City were without a police presence because they were dealing with nearly a thousand party-goers in one block of the 1st Ward, in what the University has made into its north forty. As I asked one police officer after the crowds had dispersed what if we had an emergency situation anywhere in our City right now, the response was, 'We'd be screwed.' Where does that leave our community? As you know we've long had conversations about the drain of our City resources directly related to Washington University. We've talked about streets and sweeping, among other issues, but this weekend clearly highlights the most important impact, the impact on public safety for our residents in our City.

There is no question in my mind that what transpired this weekend and the police resources required relative to your students left the rest of our citizens of U City unnecessarily and unreasonably vulnerable. I am told we issued eight summonses and made one arrest. I think your students were quite fortunate in that regard, as I'm sure our Police Department was most focused on dispersing the massive crowds. In all, I observed well over 100 students walking down our streets and sidewalks with open containers of alcohol from cans and bottles of beer, to one young woman drinking directly from a bottle of wine as they made their way to the parties. I observed two students urinating on the fence of a single-family home at 6663 Kingsbury, and observed other party-goers walking through their yards, even entering the backyards of single-family homes. They apparently felt quite comfortable with their behavior. Later that day I was saddened to learn of a fire in one of the University-owned properties on Cates. I am thankful that no one was injured. I happened to watch the Clayton Fire Department ladder truck and a command vehicle respond to the scene on Hanley from my living room window. I cannot help but be reminded that of all the resources deployed to protect your property and your students only Clayton is compensated by the University to provide your fire protection.

This weekend highlighted what our community has been discussing for a number of years now. While Washington University is a wonderful institution to have as a neighbor, the University has caused an indelible stain on our community and our City's resources. Our relationship is terribly out of balance. Our neighborhoods were not designed to be your north forty. Perhaps, you have the luxury of not being accountable to our citizens, but I do not. How would you suggest we explain to our citizens why there was no police in their neighborhoods because they were forced to deal with your students' block parties? We should all be very thankful that there was not a life-threatening emergency for any of our 35,000 residents during that period of time on Saturday. Our community was put at an inherent risk and our police officers were put at an inherent risk as they were one-by-one called from our neighborhoods to assist and respond to your parties. As each officer was pulled away from their district to assist, it left the other officers in a potentially vulnerable position of having to be the first one on the scene to a dangerous call in another part of the City without an immediate backup available.

I will close with this; it is unconscionable for our City and for our taxpayers to bear the burden of providing all of our on-duty uniformed police officers to deal with your students and their parties. It is unconscionable that our neighborhoods were without a police presence for nearly two hours because every available resource was required to deal with your students and their parties. Whether it is wild or Super Bowl Sunday or Mardi gras, there is never an occasion for the public safety of our community to be compromised in the way it was on Saturday. What happened on Saturday cannot happen again. Collectively, we have to find a way to find balance in our relationship so that the impact of the University is not to the detriment of the neighborhoods and public safety of our City. I look forward to having those conversations soon."

Mr. Hales stated while he is appreciative of the response he received from Wash U and the fact that several representatives are in the audience tonight, his plan is to meet with University leaders in the very near future to continue this conversation.

Mr. McMahan stated this has been an issue that has been bubbling below the surface for a long time. And today, he received an email from a resident which touches on what a day in the life of a homeowner who lives in this area truly is.

"Greetings, Mr. McMahon. We live on the 6800 block of Kingsbury. I have already made my views known to Jeff Hales, and in the past, to Paulette Carr. I am not able to attend tonight's meeting so I wanted to at least communicate to you my views.

In the past, the former Mayor and most of Council have not been responsive to the difficulties created by proximity to Washington University. We live behind COCA and around the corner from Symphony School, and across the street from a block of Washington University apartments. Had I as a newcomer to St. Louis known nineteen years ago the reality of the situation or what the future would bring, I would have never bought here. The City approved the expansion of COCA against our stated wishes and has taken no notice of the congestion and parking issues created by increased population density of dormitory apartments. Not to mention the slow-downs caused by the Trolley two blocks away. The assurances by COCA and Wash U that they would coordinate events at those two venues to minimize neighborhood impact were of course nonsense, and I checked their schedules and found regularly scheduled events simultaneously.

Problems of construction; last year we were evacuated from our home for the day in the rain, with two dogs, a sick child, and no coats because a Washington University contractor hit a gas line in front of our house and next to our car so that we could use it to escape because the ignition might have ignited the gas. I, my sick son, my two dogs, just stood on the corner in the rain watching a stream of emergency vehicles arrive while we waited for my husband to arrive from West County so we could sit in the car and try to figure out where we could go to wait with two wet dogs and a sick child. We never received as much as an apology. Our lawn was torn up by the laying of pipes and was inadequately repaired so that I will need to fix it myself again. I don't think they fixed the chopped sidewalk. I also work at home on a computer and have to endure the construction noise.

Problems of partying; each year we endure numerous reveries, whether for so-called holidays or just because warm weather permits. These often require police attention. Students pouring out of the main party site like attendance falling out of Groucho's packed stateroom. They flood the streets noisy at all hours. We arrived home once at such a time and were struck by a log jam unable to get to our house for a considerable time. On that occasion, I had gone to pick up my husband from his office because he was working quite late and began to feel too ill to drive home. But I wasn't able to get to our house to get him home to bed. Our son, now twelve, since he was little, has been kept from sleep by such disruptions and often expressed fear of the bad people who were out on the streets and would they come get him. On one occasion I opened the front door to try to ascertain which building the groups of students were heading to and I was confronted by a student urinating on a tree in front of our house. On a different occasion; in broad daylight and for no apparent reason because there was no party, students were urinating in front of a Wash U building on Washington across from the Post Office. I was simply walking to mail a letter. Following such reveries, there are bottles and cups strewn throughout the neighborhood. I came home from my father's funeral to find Solo cups and beer bottles in my lawn.

Problems with parking; this is an ongoing issue that regularly disrupts your peace of mind. There is no security with parking in front of our houses; which is supposed to be private. I have to think twice before using my car on weekends because I may not be able to park when I get home. But it's not just weekends. I come home from shopping with a car full of bags and find spaces taken. Over the years we have come home from the hospital, doctor's office or urgent care to find we couldn't park near our home.

The last time I checked we are taxpayers, while Washington University is not.

I don't understand why our concerns are not addressed and why the University needs to get off scot-free? It seems to me that Washington University needs to pay for services rendered, in addition to paying for its upkeep. They should need to pay a fine for the noise and party complaints requiring the attention of our police. Perhaps, they will impose penalties on the students long enough to get their attention. It seems to me that the concerns need to be more strongly considered by the City with issues of zoning, population, density, and so on. Sincerely, Carol Wise."

Mr. McMahon stated while the City is looking at how they can address some of these issues through the enforcement of their own Zoning Codes, today he researched Washington University's Student Code of Conduct to determine whether there was anything in the language that would place some responsibility on the University when actions such as the ones described are employed.

The first thing that became apparent, is that U City is virtually absent from the Code since the vast majority of its definitions refer to students on University-owned or affiliated properties. Mr. McMahon stated while he certainly understands that Wash U might have an issue with how to police students who do not live on campus, Code Number 6 states, *"Conduct which is disorderly; lewd; indecent, which disturbs the peace on University owned or affiliated premises"*. And since *"Affiliated premises"* is not defined, whether or not an entire apartment building that houses University students falls under this category is unclear. However, he believes that an argument could be made that urinating in front of someone's home or on a public street as outlined in the email, would fall under this definition. Does the question then become whether students are being disciplined for such behavior?

The Code of Conduct also states that *"Misdemeanors or felonies occurring within the jurisdiction of U City may be referred to the City's Police Department"*. So, how many offenders of this nature have been referred to U City's Police Department for prosecution within the last five years? Code of Conduct Number 10 states, *"Use, possession, manufacture or distribution of alcoholic beverages, except as expressly permitted by law or University policy"*. This one is not limited to Wash U properties; therefore, one could safely assume that the open containers on public streets witnessed by Councilmember Hales would be a violation of this Code. Number 10 also states, *"Unauthorized entry; deliberate destruction of; damage to; malicious use of or abuse of University public or private property"*. So wouldn't walking through the yards of U City residents be in violation of this Code?

Perhaps, Washington University's argument is that they have no legal responsibility because these students rent from private individuals. But if that is the case; and no compromise or agreements can be reached between the two parties, then it will be incumbent upon U City to step up and be the adult in the room, either by reviewing its current Zoning Codes for enforcement measures or enacting new ones that will help these young people learn what it means to be a good neighbor.

Citizen's Comments

Suzanne Greenwald, 836 Barkley Square, University City, MO

Ms. Greenwald stated she is here to add her voice to the voices of many other U City residents protesting the fact that Washington University refuses to pay for the services that U City provides. Wash U is one of the wealthiest schools in our country and last year their fundraising efforts yielded over three and three-quarters of a billion dollars; \$1 billion dollars more than their anticipated goal. Scholarships are offered to those who cannot afford to pay, but Wash U does not qualify for a scholarship.

She stated while she understands that Wash U is not legally obligated to pay property taxes but what about their moral and ethical obligations? Many of us look to Wash U for leadership; setting an example for their students and their community. So please don't disappoint us and pay your fair share.

Cirri Moran, 6652 Kingsbury, University City, MO

Ms. Morgan stated she is the resident who called Jeff at 10 a.m. last Saturday and would like to thank him and the U City Police Department for their quick responsiveness and effective management of this debacle. U City has always been in a reactive mode when it comes to dealing with problems associated with Washington University, which they have become accustomed to and take full advantage of. Because during some of the University meetings established specifically for residents, called *Neighborhood Voice*, they have been told by University representatives to contact the appropriate U City authorities when;

- Students misbehave;
- We experience acts of vandalism;
- University staff and students use neighborhood streets as default parking lots;
- We have issues about occupancy, and
- There is poor or inadequate maintenance to their privately owned student apartments.

So if the University has turned the management of all these responsibilities over to U City, shouldn't they at least get paid for babysitting this population of undergraduate students? Clayton gets paid to provide fire protection services to University properties, but U City does not. Is that fair?

Ms. Moran stated at the last Neighborhood Voice meeting she specifically asked the University what their plans were for handling this year's Mardi gras festivities and their response was; "*We know its coming. We have it in hand. No problem*". Based on that response and the reality of what actually took place, it seems as though the University has made it crystal clear that they are never going to step up and offer recompense on their own. Consequently, she would urge the City to reevaluate some of its existing enforcement tools that could possibly generate income when enforced. Or at the very least, institute the practice of submitting invoices to the University to help cover some of these extraordinary expenses.

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

Ms. Ginsberg expressed appreciation to Council for addressing the imbalances in Wash U's relationship with U City. And since they are using their tax exempt status to avoid paying for U City police and fire protection services that their students utilize, she, along with many of her friends and family who are Wash U alumni have discussed withholding their annual donations until the University begins a payment in lieu of taxes program. It's time for Wash U to pay their fair share.

Kathy Freese, 6669 Kingsbury, University City, MO

Ms. Freese expressed appreciation for the active role Councilman Hales played in helping to resolve the problems her neighborhood has faced, specifically with respect to student behavior which has become a chronic problem. She stated since moving into her home in 1980, the encroachment of students in her neighborhood seems to be getting out of control.

Ms. Freese stated although the University has made some improvements and she has tried to stay positive; attending all of the Neighborhood Voice meetings, and even working with Wash U students to plant small native plants on the Melville Walkway, there was nothing positive about the events that occurred last Saturday. Ultimately, every on-duty U City police officer was in her back alley trying to control this multitude of students. There were even students in her front yard, and the only way they could have gained access was to jump over two gates that lead to the front. So while she is aware that the University has made some attempts to address these behavioral issues through the use of education, when students are drunk at 10 a.m., it's obvious that those attempts were futile. Ms. Freese urged the City to step up and help its residents.

Judith Conoyer, 6404 Cates Avenue, University City, MO

Ms. Conoyer stated she is outraged to learn what people in Ward 1 have had to go through. So even though she lives in the 2nd Ward she would like to thank Councilmen Hales and McMahon for the work they did to monitor this terrible situation, and Councilmember Carr for her prompt response in providing her with information about the fire, as well as her consistent efforts to keep residents abreast of what is going on. The University's abuse of U City resources is an issue that has been on the back burner for a long time, so she is glad to see it on tonight's Agenda, and is encouraged by what she has heard. Her hope is that under the City's new management U City will finally be able to position itself as an equal partner in future discussions and achieve a fair and equitable partnership with Wash U. Ms. Conoyer stated her husband is also an alumnus of Wash U and they too have decided to stop making any donations until they start to see some positive changes.

Patrick Fox, 1309 Purdue Avenue, University City, MO

Mr. Fox stated while City Council and representatives from Wash U are together in the same room, he would like to take this opportunity to express his concerns with the untenable relationship that currently exists. While there are many instances in which the City has provided services that present a major safety concern for both residents and students, the events that transpired over Mardi gras are just a sampling of what may be to come. Last week St. Louis County Councilmember Tim Fitch submitted a request for legislation to be put forth on the November 2019 ballot that would remove the County's ability to deputize Washington University's Police Department. In his words, *"This would effectively cripple the authority of Wash U's police"*.

1. What is the University's plan should this occur?
2. Will U City yet again, be asked to pick up the slack?

Mr. Fox stated the only time Wash U ever pays taxes is when they benefit; mostly by its use of historic tax credits. Their exploitation of these historic tax credits within U City is extremely manipulative since they are discarded once they have lost their financial significance. Wash U has given nothing by its token grants that in no way fill the enormous inequities they create for U City residents. While on the other hand, many distinguished universities find it appropriate to contribute to the local governments they are a part of to help defray the cost burden placed on them by their presence.

3. Other than providing a place to learn how have you contributed to our community?
4. Why have you not actively pursued a pilot?

In Wash U's fiscal year ending June 30, 2018, endowments earned \$745 million dollars, in addition to \$107 million dollars in endowment gifts, and roughly \$11 billion dollars in business assets unrelated to education. Yet, they continue to flaunt their belief that they are not obligated to help in any way, in the face of U City residents.

It is deplorable that we find our City in this position at the hands of Wash U; shame on you.

Peter Burgis, 755 Radcliffe, University City, MO

Mr. Burgis stated although tonight's discussions have been focused on the incident that occurred last Saturday, he would like to point out a couple of things he believes will help everyone see this issue from a much larger perspective. Whether you live on Kingsbury or in the north part of the 3rd Ward, this issue affects everybody because of the demands it places on the City's budget. Two of the findings found in the July 2015 Report drafted by the U City/Washington University Advisory Committee initiated by Council to evaluate this issue, clearly illustrate that point:

1. Washington University is the largest property owner in the City and if it paid the property taxes it would be obligated to pay if it were not a tax-exempt institution, it would equate to nearly \$2 million dollars a year. Compare that to what the City's budget is, and you will easily be able to see that this is an enormous amount of money.
2. Wash U tax-exempt properties and the students who live in them currently receive full City services including police, fire protection, street maintenance, lighting, sewer, public and street parking, as well as the use of City parks and similar services. Based on the methodology utilized by the Task Force the value of the services provided to these students is between \$2.96 and \$3.49 million dollars per year.

Mr. Fox stated since U City's tax base is not being enhanced by large numbers of people moving in, the financial burdens created by the cost of these services put a strain on the City that ultimately gets passed down to all of its taxpaying residents. And he would agree that it is not unprecedented for universities to make payments in lieu of taxes to the cities they reside in and on whom they rely to provide services; namely, Yale, Boston U, Harvard, et cetera. The bigger picture should also include the fact that 1,400 out of a roughly 3,000 student population lives in Wash U owned housing that pays no property taxes.

Council's Comments

Mr. Hales stated Mr. Burgis' comments presented a great segue for talking about the broader impact because when he and Steve put this item on the agenda it really was devoted to discussing all of the City's resources that are being utilized to provide services for the University.

So, this morning he prepared a spreadsheet of the properties in the 6600 block of Washington from St. Louis County property tax records. And when you talk about imbalance, this is it.

- Out of the 34 parcels he reviewed 18 are owned by the University. That's 53 percent of one block on Washington.
- There are 341 living units in the 6600 block; some of which include single family homes, but 235 of those living units are owned by Wash U. That's 69 percent on one block of Washington.

This is the heart of the conversation because many of the folks who spoke tonight are caught up in the middle of these statistics. Mr. Hales stated although he does understand that some of this simply comes with the territory, the truth is that U City was built next to the University, it was not built to be a part of the University campus. That is exactly what has happened and that is exactly why we will continue to have these conversations in the future.

Ms. Carr stated shortly after being elected to Council one of the first things she was told was that Wash U would not consider a pilot with U City because then they would have to establish a pilot with two other cities. But after all of this time, she is no longer interested in a pilot initiated at Wash U's discretion, but rather, in charging them for all of the services U City delivers, in addition to its fire and police protection. And just as a side note, U City had to bring in mutual aid to help them combat the fire that occurred last Saturday.

However, not all of the properties owned by Wash U actually fall off of the City's tax roll, and she was able to find thirty pieces of property that fell under this category; one in Ward 1; twenty-eight in Parkview Gardens, and the rest in Ward 2. Every one of these buildings has either applied for or is planning to apply for a historic tax credit. These buildings that are essentially owned by a for-profit corporation for a short period of time are put on the City's tax rolls in order to take advantage of historic tax credits. But, instead of paying property taxes, they only have to pay a utility tax. Nevertheless, these thirty buildings will remain on the City's tax roll for five years while they are being renovated. And from what she has been told, these renovations will be made to a much higher standard than they would have been if Wash U has been paying for the renovations themselves. So, with the exception of the Crescent building; which is currently being rented, all of the remaining properties will be removed from the roll of taxable properties in U City's jurisdiction. Although, the City did make a bargain with Wash U that the commercial portion of their mixed-use loft project; the Peacock Diner, would be taxed, in lieu of the City agreeing to relax some of its parking requirements. Unfortunately, most of United Provisions is in the City, and while Wash U was paying St. Louis City \$60,000, it was a couple of years before she discovered that they had not paid St. Louis County a dime for the Peacock Diner; and of course, it was somebody else's fault. But all of us clearly know when our tax bills come out and that we will continue to receive notifications until it is paid.

Situations like this have helped shape her attitude for why she does not view Wash U as a good neighbor. Good neighbors take care of each other. And they certainly have not done that in Ward 2, where the City has had to put up signs; and eventually will install parking meters, to ensure that the residents who live there can park in front of their homes since students don't want to pay the additional cost to park in the University's garage.

Councilmember Carr stated she and Councilmember Cusick are looking at ways to reinstitute some of the restrictions previously contained in the City's parking regulations that were exempted in 2015 to benefit Wash U. The results of that evaluation will be made available in the very near future. And while she would encourage her colleagues to continue to look at the City's zoning regulations, one of the most shocking things she read recently was a comment by former Alderman Scott Ogilvie, who said that 40 percent of property in the City of St. Louis is off of the City's tax rolls. So this really is a problem that needs a solution, and her hope is that that solution will be found here in U City.

Councilmember Carr stated while her expectation is that Wash U will come to the table without demands, the 2015 report mentioned by Mr. Burgis was disregarded because of their assertion that they had not been asked to participate in the Task Force. That was their response, in spite of the fact that they made a presentation to the Task Force and had a liaison who consulted with the Director of Community Relations, Cheryl Adelstein, on a frequent basis. She stated she is simply at a loss to understand how you can make demands on a city of residents who are picking up your tab while choosing between whether they are going to put food on the table or pay the flood insurance on the one little bit of wealth they have?

But as strongly as she feels about this situation, the door is still open and she is ready to sit down and talk to Wash U about the impact they are making on this City, discuss ways to mitigate these costs, and in due course become real partners and first-class neighbors.

Mr. Cusick stated he wanted everyone to know that Council is talking about that July 2015 Task Force Report and giving the findings/recommendations contained within very serious consideration. One thing this report was very clear about is that there is a definite imbalance in the relationship between U City and Wash U, with U City being on the losing end. And this imbalance has created direct and indirect consequences for every resident who lives in U City. The frustrations we heard from residents in the 1st Ward regarding their inability to feel safe, comfortable, and proud to live in their homes, can certainly be viewed as a direct consequence. Indirectly, every taxpayer is strapped with the responsibility of paying for the higher education of the students who attend Wash U, as well as the municipal services U City provides. And with respect to the emails he and his fellow colleagues have received asking about the status of a pilot, he would concur with Councilmember Carr's comments because it is a voluntary arrangement. What Council has been looking into are more concrete things;

- Parking Ordinances. A parking study is currently underway that will provide the City with a clear view of exactly which areas are congested and how it impacts the residents who live close to or in those neighborhoods.
- Zoning Ordinances. A review of the current ordinances, along with the possibility of instituting bed fees and conducting an impact study to determine the benefits or detriments Wash U is having on this City.

Mr. Cusick thanked everyone who sent emails or came out this evening, and reassured them that Council is listening to their concerns, taking them to heart, and making the necessary steps to create a healthier relationship.

Mayor Crow stated he would like to reiterate the comment he made to the City Manager earlier today, and that is, having such an intelligent and engaged City Council actually makes his job as Mayor a whole lot easier. He thinks that what everyone in the audience is seeing tonight, is precisely how engaged this Council is when it comes to this specific issue. And he sincerely appreciates all of the efforts that have been made.

Mayor Crow stated in his opinion, Ms. Freese really summed everything up. Sometimes we tend to forget the micro versus the macro. Overall, it is very clear that this relationship is out of balance. But listening to Ms. Morgan talk about going to the University's neighborhood meeting, asking them what their plans were to manage this year's Mardi gras festivities, and being told that everything is taken care of, when it wasn't, is one of those small issues where no one is really listening or planning, that has now festered into a day of accounting. So to everyone that spoke this evening; you did your part; our neighbor did not.

Mayor Crow stated he thinks this entire Council understands that every resident in this City has the right to live in peace and tranquility. They realize that there are students in some of our neighborhoods, but Wash U needs to realize that there are homeowners in these neighborhoods. At some point in time, the concept of simply being a good person and neighbor really should matter, so he does not think it would be asking too much for the students to apologize for their disruptive behavior.

O. CITIZEN PARTICIPATION (continued if needed)

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

Ms. Ginsberg stated this past month six more feral cats have been trapped, vaccinated, neutered, and returned. U City's TNR advocates will be meeting with Mr. Cross, of the Community Development Department on March 22nd, to discuss updating a part of the Municipal Code that pertains to pets. Advocates will also be sharing information about the benefits of TNR at U City's Annual Pet Clinic on April 6th at Heman Park Community Center. Anyone interested in more information about the Clinic, St. Louis County's Feral Cat Outreach Program, Carol House's Quick Fix Neutering services, and pet food pantries distribution dates, should see Ms. Ginsberg after the meeting.

Jerry Boone, 8625 Elmore Court, University City, MO

Mr. Boone stated as a Wash U alum, an engineer required to make crucial decisions, develop things, troubleshoot, and someone who has just completed a much larger project in India that took nine months, this Council might be able to understand why he is extremely frustrated about the amount of time it is taking to make a decision about the Olive/1-70 development. Can a third world country really make decisions faster than we can?

He stated although he does not live in U City, the property on Elmore Court was purchased by his parents who left it to his brother that died in February, and now passed on to him, so he has seen how Olivette has progressed and U City has steadily deteriorated; especially in the areas around Jeffery's Plaza. And while he believes that Costco will be a good tenant that can help this community grow and develop, it's the residents that this Council works for that should be making this decision because they are the main stakeholders. Irregardless of that, he has never seen a project of this nature that has gone on for three years. So what is really going on? It's either yes or no, but you need to make a decision.

Greg Pace, 7171 Westmoreland, University City, MO

Mr. Pace stated although he is outraged by the fact that he was not invited to the Mardi gras festivities, in solidarity, he will not be giving to Wash U anymore.

He stated sometime back he put the Fire brass in contact with Cheryl Adelstein and suggested that they work with her to achieve the same type of contract that Clayton has. At that point, the contract was about \$350,000, U City had a bigger department than Clayton, and he thought they had a good story. Wash U could get some goodwill by issuing that contract, but the City has got to go after it.

Mr. Pace stated he was a member of the U City/Wash U Task Force, and the only dissenting vote, based on his belief that the report was flawed. The previous comment regarding the services that residents of Wash U owned property receive, and the estimated cost of that service, is a big miss as far as he is concerned. Because what the report does not show is that the only thing Wash U does not pay is real property tax, which the last time he checked was 14 percent of the City's budget.

In the context of Better Together, Ms. Carr made a statement in her newsletter that she would not advocate for making a debt for the police facility until after the statewide vote. He stated he has been against the substation from the very beginning, so Ms. Carr's statement is something he absolutely would agree with. In his opinion, Council should move to put the \$6 million dollars it borrowed for the police substation back and place a moratorium on building a substation until after the vote; which he is certain Ms. Carr will be advocating for.

He stated he did not have an opportunity to review the recent Pay Ordinance prior to the final vote, but now that he has, it seems fiscally irresponsible. For example, when the new Director of Communications was hired, her salary was \$93,000, but as of March 1st, it jumped up to \$104,000, an \$11,000 increase. This person was just hired and now we are giving them another \$11,000; that's fiscally responsible? Under the paramedic/firefighter category the top pay for a private went from \$69,600 to \$80,300, a 15 percent increase. That means the cost of returning EMS to U City just went up folks.

Mr. Pace stated on numerous occasions he has been told that any decision regarding the return of EMS would have nothing to do with being subservient to Local 2665. So if this Council; who is all about the people, does return EMS to U City, he would urge them to instruct the City Manager to post ambulances every 4 hours just like Gateway does. That way they can get to the scene much faster and instead of a 90 second turnout time, they could achieve 30 seconds or less; just like we're seeing with Gateway. And he's sure the Union would be all for that because they're also all about finding the best ways to serve the residents of U City,

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams stated the double-speak this City's politicians engage in never ceases to amaze and amuse her. At the last Council meeting members of Council were complaining about how the Better Together merger would put them out of their part-time jobs. Their exact statements were, *"We should have self-determination"*. *"We will be disenfranchised."* *"People must have the right to determine their own destiny."* *"We would have a government without representations."* The irony of that is when a number of residents and businesses in the footprint of the proposed Olive Development, and citizen advocates called for an open debate and public vote on the value this Costco development would have on the City, they were ignored by these same members. Council avoided introducing the proposed development before the April 2018 election, and thereafter, immediately voted to approve a TIF Commission without any public input, debate or vote by the citizens. At the second public meeting, every member of Council acknowledged that they were in favor of the development and under the procedures established by this Council they are the only ones who get to vote its approval.

The first TIF meeting was held in a facility with a limited capacity to hold 350 people, so hundreds of citizens could not attend. The second meeting limited the number of people in attendance when a notice was issued advising that citizens who had addressed the Commission at the first meeting would not be allowed to speak again. And the third meeting would likely not have occurred if Council had not been charged with Sunshine violations. These events demonstrate a concerted effort to disenfranchise U City residents on the issue of this development. This is blatant hypocrisy. How do you balance Council's complaints that they will be disenfranchised because their votes will be diluted by other Missourians versus the people who want to vote about keeping their homes and businesses?

Councilmember Hales informed us that he went to Jeff City and told our State Representatives that the majority of his constituents were against the merger. Ms. Adams stated she is a constituent, but he didn't ask her. And she has not seen a citywide survey or any notice of a public hearing to obtain the opinions of U City residents. In fact, there's not even an opportunity to express your opinions about the merger on the City's Facebook page.

Council approved the hiring of a Communications Director with a starting salary of \$93,000, and within weeks of the Director being hired her salary was increased to roughly \$104,000; which does not include her very generous benefits package that will cost taxpayers over \$100,000 a year. Ms. Adams stated while most will agree that good communication is a two-way street, this new Director not only refuses to answer questions to the comments she posts on social media, but she or someone in control of the City's Facebook page removes all of the questions. To date, the only communications she has seen are a few posts about City events, school events, and notices of public meetings. So how does this Council justify \$104,000 a year for what is basically a clerical position?

The total cost of our middle management new hires, along with the nearly \$250,000 paid to the City Attorney in one year, and the anticipated increase for bringing the ambulance service back in-house will raise the City's expenses one to two million dollars annually.

At the last Council meeting, Mayor Crow stated we are not yet in a deficit budget, but we are very close. Nevertheless, this Council voted to approve a compensation schedule which allows the City Manager; at his discretion, to pay each and every employee the upper limits of that schedule. And now Paulette Carr states in her newsletter that regardless of the Better Together merger and the lack of any financial analysis on its impact, she wants to proceed with the Olive Development, but cut street repairs and funds for the police station to offset any loss of revenue. Ms. Adams stated she is looking forward to reviewing the City's budget for 2020. *(Ms. Adams asked that her written comments be included in the minutes.)*

Peter Burgis, 755 Radcliffe, University City, MO

Mr. Burgis stated he would like to speak about two issues related to the Olive/1-70 TIF Project. First, is the inadequacy of the briefing process related to what project was actually being discussed? In a couple of significant ways, we now know that the project advertised to public stakeholders is different than the project we have today. And once the actual structure and projections are determined, it should then be properly briefed.

The most significant change to the project is the disappearance of \$25 million dollars in sales tax revenues; more than \$1 million dollars a year when it is spread out over 23 years. This is money the City had banked on receiving in its budget, included in its assumptions, and pointed to in order to garner support for the project. But now it's gone and that's a major impact.

The other change is something that would seemingly be at the heart of why this project is supposedly so necessary; existing businesses aren't doing it for the City and a major TIF project like this one is needed to increase revenues. Based on that rationale, it would be pretty important to accurately reflect the amount of revenue those businesses are generating. Unfortunately, that is not what happened here. The developer's figures; which the City relied on, greatly underestimated the amount of revenue these existing businesses were generating by stating it was \$6 million dollars when the actual figure was \$10 million dollars. That's 67 percent higher than what was originally presented. Although that figure got corrected, the story had already been told. And that story reflects those artificially low revenues which made this proposal look more attractive.

These are the major changes that we know about. What we don't know anything about at this point, are the nineteen changes that the developer requested after the Development Agreement had been placed on Council's agenda for approval. But it stands to reason that if the developer is requesting that these changes be made, it would not be to make the deal any better for the City.

To be consistent with the stated commitment to ensure public engagement with respect to this project, Mr. Burgis suggested that Council hold briefings to discuss this new version of the plan with its stakeholders and allow for comments before it is brought back to Council for consideration.

Mr. Burgis stated a deal term often included in big box developments that can be harmful to cities that agree to it is the use of deed restrictions which forbid any future sale to a competitor. Cities who have allowed this non-compete restriction have been left with vacant or underutilized buildings that are only suitable for another big box retailer who is excluded from the purchase. Mr. Burgis stated he communicated his concerns to the City Manager, who informed him that he had not decided what his recommendation to the Mayor and City Council would be regarding the deed restriction. But he would urge all members of Council to be aware of this term and to reject any such provisions as it threatens to leave the City with a useless shell of a building should the big box retailer decide to move on after the TIF bonds are repaid.

Steven Glickert, 7750 Blackberry, University City, MO

Mr. Glickert thanked Councilmembers Smotherson, Clay, the City Manager, and the Police Department for gaining traction on the zoning violations he brought to Council's attention back in August. And for the communications via email, keeping him informed of the progress being made. One of those emails mentioned an etiquette booklet that the City is assembling, which he thinks will be a great guide for residents who are not aware of the City's Zoning Codes.

Mr. Glickert stated he would also like to thank Councilmember Hales for the letter he sent to our not so nice neighbor to the south. Chancellor Mark Wrighton made a statement in response to an incident that occurred when Wash U students visited the I-Hop Restaurant in Clayton last July and in the body of that statement; which was sent to the entire study body and published in the Post Dispatch, was a paragraph he thought might be relevant to tonight's discussions *"I want to be very clear, this situation is unacceptable. It runs counter to our University's core values of mutual respect. We will not tolerate this kind of behavior on our campuses and we expect it to be addressed appropriately elsewhere."* It sounds somewhat hypocritical when Mr. Wrighton is so quick to denounce someone else's mistakes and then ignores his own words. Why should U City be expected to tolerate this kind of behavior from your students; unruly behavior, damage to private and public property, littering, vandalizing, trespassing, and urinating in public?

Mr. Glickert stated several members of his family lived on the 300 and 400 blocks of Melville and on a regular basis they experienced their garages being spray painted with political jargon, damage to City trees, excessive littering, and public urination. So this is a consistent problem that has been going on for years and he is glad that Council is finally addressing it.

P. COUNCIL COMMENTS

Mr. Hales stated he simply cannot give enough praise to the City Manager, Chief of Police, the two Wash U police officers, and the City inspectors for their quick response to the events that occurred last Saturday. Moving forward, he believes both the City Manager and Council have been very clear about their desire to initiate some of the new approaches mentioned tonight in an effort to address these issues.

- Q.** Roll-Call vote to go into a Closed Council Session according to RSMo 610.021 (1):
Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Councilmember Carr made a motion to go into a Closed Session, it was seconded by Councilmember Clay.

Roll Call Vote Was:

Ayes: Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, Councilmember McMahon, Councilmember Hales, and Mayor Crow.

Nays: None.

R. ADJOURNMENT

Mayor Crow thanked everyone for coming out and closed the regular City Council meeting at 8:30 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 9:41 p.m.

Deanna Burress/lr
Acting City Clerk

Council Comments –Financial - March 11, 2019

The double-speak that our politicians engage in never ceases to amaze and amuse me. At the last Council meeting, our Members were complaining about how the Better Together merger would put them out of a job. Their statements included: “we should have self-determination”, “we will be disenfranchised”, “people must have the right to determine our destiny”, “we would have government without representation”.

Oh, the irony! When a number of residents and businesses in the footprint of the proposed Olive development, and the many citizen advocates, called for an open debate and a public vote on the value to the City of the Costco development, these same Council Members ignored them. This Council avoided introducing the proposed development before the April 2018 election and then immediately went directly to a TIF Commission, without any public input or debate ^{OR VOTE} for its citizens. At the second public meeting, every Council Member said they were in favor of the development. And, under the procedures set by this Council, they are the only ones who get to vote.

The first TIF meeting was held in a facility that was limited to 350 people, so hundreds of citizens could not attend. The second meeting again attempted to limit the number of people able to attend by issuing a notice that participation would be limited and citizens who had spoken at the first meeting could not speak again. So there HAD to be a third meeting, which would likely not have been scheduled if this Council had not been charged with Sunshine violations. These events demonstrate a concerted effort to disenfranchise UCity citizens.

And now, these same Council Members now complain that they will be disenfranchised, not because they cannot vote on the merger, but because their votes will be diluted by other Missouri citizens. This is blatant hypocrisy. *HOMES & BUSINESSES*

Furthermore, Jeff Hales informed us that he went to Jefferson City and told our State Representatives that the majority of his constituents were against the merger. Really? Based on what, Mr. Hales? I am a constituent and you did not check with me. I have not seen a city-wide survey nor any notice of a public meeting to obtain the opinions of all UCity residents. There is not even an opportunity to express our opinions on the City’s Facebook page.

This Council has approved the hiring of a Communications Director, with a starting salary of \$93,000 and within weeks of her being hired was raised to over \$104k. With the generous benefit package that will cost taxpayers well over \$100,000. If any Council Member presumes to speak for the majority of UCity residents, then it is incumbent upon you to at least take a survey or provide a platform for public comments. So, you have again disenfranchised us.

Speaking of the new Communications Directors, I believe that most of us will agree that good communication is a two-way street. However, our new Communications Director not only does not answer questions to the comments that she posts on social media, but she, or someone with control of the City's Facebook page, takes down the questions I have posted.

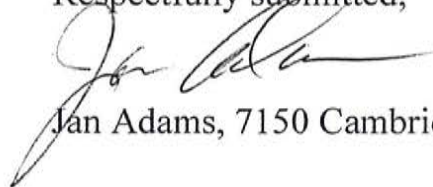
So far, all I have seen are posts of a few City and School events and notices of public meetings. How does this Council justify well over \$100,000 per year for what is basically a clerical job. The cost of all of our new hires for middle management positions, along with the nearly \$250,000 paid to the City Attorney this year and the anticipated increase for bringing the ambulance service back in-house, will raise our expenses One to Two Million \$ annually.

The Mayor stated at the last Council meeting that we are not yet in a deficit budget, but we are very close. Nevertheless, this Council just voted in a Compensation Schedule that allows the City Manager to pay each and every employee the upper limit of the compensation schedule - at his sole discretion, did any of you read the small print in that Ordinance?

Now, Paulette Carr states in her Newsletter that regardless of the Better Together merger, and the lack of any financial analysis of its impact, she wants to proceed with the Olive Development, and cut street repairs and funds for a police station to offset that loss of revenue.

I am looking forward to reviewing our budget for 2020.

Respectfully submitted,



Jan Adams, 7150 Cambridge Ave.

Citizen Comment –Olive Development Risk/Benefit Analysis - March 11.2019

The City planners and the developer for Olive/170 have presented a cost/benefit analysis which contains, according to Mayor Crow an “egregious error”. However, they have not even attempted to present risk/benefit analysis, so I am presenting some of the risks that I urge both parties to factor into what hopefully will be presented to citizens as a risk/benefit analysis.

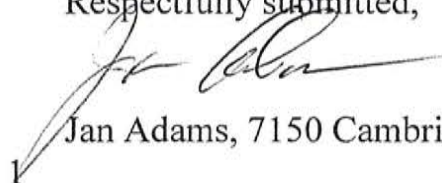
I am presenting the risks that I have identified in a chronological order of what I foresee happening, but I am not attempting, in this Comment, to either quantify or qualify each risk:

1. A Court injunction may halt or delay the development process because, after the \$27 Million error, the Mayor has stated to the media that the City does not intend to submit any amended calculations regarding financial feasibility to another TIF Commission;
2. Costco may back out due to delays and complications and we have no way of knowing what negotiations are taking place between Novus and Costco. We also do not know if Novus may proceed to bulldoze the footprint, knowing that Costco has declined to proceed;
3. Court injunctions and lawsuits may be filed by various businesses and residents who are subject to eminent domain actions, causing many months or even years of delay;
4. The Developer may back out due to the reduced revenue projections or his inability to obtain the necessary bonds;
5. The Developer may bulldoze the entire footprint for the Costco and THEN back out due to personal financial deficits he incurs;
6. Costco may decide to build a warehouse instead of a retail store due to the trend toward online purchases and we lose the projected sales tax revenues;

And finally, Better Together may pass and may lose control of the development.

The City should provide us with a detailed risk/benefit analysis and provide any and all documents to support such an analysis, BEFORE proceeding further with this development.

Respectfully submitted,



Jan Adams, 7150 Cambridge Ave.