

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, April 8, 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, April 8, 2019, 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 McMahon moved to approve the agenda, seconded by Councilmember Hales.

Councilmember Smotherson made a motion to add a discussion on Aging Ahead to Other Discussions/Business under Section P of the agenda, it was seconded by Councilmember Cusick and the motion carried unanimously.

**D. PROCLAMATIONS**

**E. APPROVAL OF MINUTES**

1. March 25, 2019, Regular Session minutes were moved by Councilmember Carr, and seconded by Councilmember Smotherson.

Mayor Crow and Councilmember Hales stated they were not in attendance at this meeting and therefore would abstain from casting a vote.

Voice vote on the motion to approve carried unanimously, with the exception of Mayor Crow and Councilmember Hales.

2. March 25, 2019, Study Session minutes – Better Together were moved by Councilmember Carr, and seconded by Councilmember McMahon.

Mayor Crow and Councilmember Hales stated they were not in attendance at this meeting and therefore would abstain from casting a vote.

Voice vote on the motion to approve carried unanimously, with the exception of Mayor Crow and Councilmember Hales.

**F. APPOINTMENTS TO BOARDS & COMMISSIONS**

**G. SWEARING IN TO BOARDS & COMMISSIONS**

**H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

**Diane Davenport, 784 Yale, University City, MO**

Ms. Davenport stated the Senior Services Commission will be hosting a gathering for senior citizens on May 5th at the Heman Community Center from 2:30 p.m. to 5:30 p.m. The theme, *Connect, Create & Contribute*, will consist of senior-specific information booths, a community weaving activity, and a musical by U City high school students. Ms. Davenport thanked Council for their service to the community and invited everyone to support the Commission's efforts to keep seniors engaged in the gifts of living.

**Zaki Baruti, 812 Saxony Court University City, MO**

Mr. Baruti stated the Universal African People's Organization and the Green Party held a forum on the proposed redevelopment in the 3rd Ward to address some of the issues associated with residents' apprehensions about the plan being put forth. During that forum, the question of conducting a detailed study to determine citizen support was raised. The result of those conversations with Councilmember Smotherson led to a much larger degree of dissension than he would have liked to see in a community that is supposed to be a democracy where the will of the people is reflected in the decisions made by local government. So he is here tonight, to ask if Council would be willing to conduct such a study.

Mr. Baruti stated an additional long-standing concern is his desire to gain a better understanding of the City's efforts and/or policies for increasing minority participation on some of the construction contracts being awarded within this community.

**Tom Sullivan, 751 Syracuse Avenue, University City, MO**

Mr. Sullivan expressed several issues surrounding the proposed Costco development he believes still need to be addressed.

- The timeline of what and when everything took place during the year leading up to the announcement of this project? By the time this development was first announced, NOVUS, had already purchased Jeffries Plaza and had numerous homes under contract. But no official action had been taken at the time, so it is highly unlikely that a company would make this type of a commitment without some guarantees.
- Every one of Councilmember Carr's emails regarding her involvement. He received some information about Councilmembers Carr and Smotherson's early involvement via an anonymous tipster who seemed to have knowledge about what was going on.
- What promises were made to NOVUS?
- What agreements were made regarding eminent domain?

Mr. Sullivan stated he has a feeling that if the citizens knew everything that went on regarding this development, they would be surprised. The Assistant U.S. Attorney General's office recently subpoenaed every document related to contracts, grants, and Sunshine Law violations, since Steve Stenger became County Executive. And he wonders what would be uncovered if there was a similar investigation surrounding the proposed Costco development? Maybe it would provide answers to some of the questions that have not been answered.

**Peter Burgis, 755 Radcliffe Avenue, University City, MO**

Mr. Burgis stated the response that came from Councilmember Smotherson during the public forum referenced by Mr. Baruti, was that the Comprehensive Plan Update of 2005 had contemplated this project. And that makes sense since it appears to be the guidepost from where the City stands on redevelopment within the City. In fact, the first page of the Plan states, *"The plan was developed to serve a variety of purposes, including the following: to identify the major redevelopment and revitalization opportunities in U City"*.

However, while he would agree with the concept that having a project included in the Comprehensive Plan provides some basis for saying that citizens have consented, the problem here is that what is being proposed is of a scale and scope that is way beyond anything contemplated in the Plan Update. Instead of the wholesale redevelopment of all RPA-1 properties, there are just four properties recommended for redevelopment in the Plan; Jeffries Plaza, Briscoe Place Apartments, Beyers Lumber, and Public Storage. And although general references were made to a TIF as a mechanism for financing, he could not find any recommendation that the City provide TIF subsidies for these projects. Even more ironic, is that the Plan includes a specific development proposal for Olive to create an upscale International District which specifically references the existing Asian Restaurants. So in his opinion, that puts the City in the position of having a project that does not appear to be contemplated in the Comprehensive Plan, and no evidence to demonstrate citizens' approval of the project.

Therefore, Mr. Burgis stated he thinks it would be great if the City could provide information about the independent report provided by Jonathan Ferry, that indicates what level of support was appropriate, and that there was just one bid, to assist Council in demonstrating that the City actually landed in the right place.

**Richard Burke, 6508 Etzel Avenue, University City, MO**

Mr. Burke stated he thinks the proposed Olive/1-70 development is an ill-considered and rushed idea that should probably be dropped. The possibility that rents and taxes may increase; people could be forced out of their homes and businesses and that the benefits promised to the community may not materialize, are quite concerning. For those reasons, he would suggest that Council enter into a legally binding Community Benefits Agreement (CBA), which would ensure the enforcement of these benefits and promises made to residents by means of this redevelopment.

**Don Fitz, 720 Harvard, University City, MO**

Speaking on behalf of the Green Party of St. Louis, and as a supporter of the Universal African People's Organization, Mr. Fitz stated he was also very concerned when a member of Council said that he was not in favor of a detailed study to determine citizen support because one had already been conducted via the 2005 Comprehensive Plan. Not only is it absurd to suggest that citizens will look at every detail of a plan that is subject to change, but as Mr. Burgis pointed out, that 2005 Plan is vastly different than the proposal we are looking at today. So when a specific proposal comes forward; especially one of this magnitude there should be a vote of the people. But we've already heard that this body is not interested in a vote by the people, and now we're hearing they are not even interested in conducting a survey. Which is just as alarming as the Mayor's comments that only a few people were in opposition to this project when there were over 700 people at the Mandarin Restaurant who expressed repeated concerns about the need to know exactly what Council was signing, and for the implementation of a CBA to ensure that they did; and Mr. Hales' allegation that residents had expressed more concerns about stray cats than they had about the possibility of losing their homes and places of businesses.

Mr. Fitz stated with the exception of Councilmember Clay, he worked on everyone's election campaign because he felt that the last administration was not listening to the people when they expressed concerns about the outsourcing of EMS and the demolition of historic buildings. And now, here we are again with this administration, hearing a very similar message. The issues are different but the substance; your unwillingness to listen to the people is continuous.

**I. PUBLIC HEARINGS**

**J. CONSENT AGENDA – Vote Required**

1. CIP – Westgate Ave. Road Improvements – Engineering Services Contract
2. Project 1181 -Forsyth Boulevard Improvements
3. Ackert Walkway Great Rivers Agreement
4. Materials Recovery Facility (MRF) Study Grant Agreement

Councilmember McMahon moved to approve all four items, it was seconded by Councilmember Carr.

Councilmember Clay stated he wanted to acknowledge that this administration is making attempts to reach out to minority-owned businesses by noting that under the Engineering Services Contract for the Westgate Road improvements, TSI, Incorporated; a minority-owned company located on Price Road and known throughout the country as one of the premier Geotechnical companies is listed as a subcontractor. So it is certainly this administration's goal to keep that momentum going.

Voice vote on Councilmember McMahon's motion to approve carried unanimously.

**K. CITY MANAGER'S REPORT**

**L. UNFINISHED BUSINESS**

1. **BILL 9383** - AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTIONS 400.2010, 400.2070, 400.2130 AND 400.2140 THEREOF, AND BY ADDING 400.2145 THEREIN, RELATING TO OFF-STREET PARKING AND LOADING REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9383 was read for the second and third time.

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

Roll Call Vote Was:

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

**Nays:** None.

2. **Bill 9384** - AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN. (Williams Avenue). Bill Number 9384 was read for the second and third time.

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

Roll Call Vote Was:

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

**Nays:** None.

**M. NEW BUSINESS**

*RESOLUTIONS*

*BILLS*

## **N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed

2. Council liaison reports on Boards and Commissions

Councilmember Cusick stated as Council liaison for the Library Board he would like to thank everyone for their support of Proposition L. This \$0.12 infusion will be used to renovate, operate, maintain, and provide residents with improved services.

Councilmember Carr stated there were two groups in attendance at the last meeting of the Stormwater Task Force who provided additional information about some of the issues they are having. In an attempt to gain a more in-depth understanding of these problems, the Task Force will be conducting site visits. Once this inventory is complete, the recommended City-wide Stormwater Management Plan will be submitted to Council and the City Manager.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

*(Aging Ahead Discussion)*

Councilmember Smotherson stated he was just informed that a longstanding program for seniors sponsored by the Mid-East Area Agency on Aging at the Heman Park Community Center is set to close in the very near future. The Agency; who has now changed their name to Aging Ahead, is seeking a collaborative partnership and has decided to initiate a pilot program with the YMCA. Seniors who participated at Heman Park are now being asked to travel to this facility and participate in the activities there, which is located at the offices of Edward Jones. Councilmember Smotherson stated with the assistance of the City Manager and Mr. Dunkle, the Director of Parks, Recreation and Forestry, they learned that one of the reasons for relocating this program was their inability to partner with U City. And while this is something that will have to be discussed in greater detail, he does believe that it is important for this administration to support its seniors.

Mr. Rose stated he would like to clarify that City staff has never been contacted by the Mid-East Area Agency on Aging regarding a potential partnership, and in fact, he had only learned of this situation last week after being contacted by Councilmember Smotherson. Since that time, Mr. Dunkle has not only reached out to the Agency, but has actually met with them one-on-one, in an attempt to find out exactly what their plans were for this group of seniors. So the City has been very aggressive in their efforts to reach a comparable resolution and is certainly open to recommending a partnership once the type of partnership they are seeking can be determined.

### Citizen's Comments

Kennard Jones, 1208 Pennsylvania Avenue, University City, MO

Mr. Jones stated he has been the President of the U City Senior Center for the last three years. However, the program was initiated by former Councilmember Schneider, who truly embraced U City's seniors and transformed this into a wonderful experience. He stated most of the members live in, or are located close to U City, so the Community Center is a perfect location. At this point, none of them have a clear understanding of exactly why the program is being discontinued. But what they do know is that they love what they have been doing over the last fifteen years and would like to maintain the fellowship and support they receive here.

### **Dr. Laverne Gillespie, 7179 White Oak Lane, University City, MO**

Dr. Gillespie stated she is here representing her mother who lives at the White Oak address and is ninety-two years old. She stated from what she has been able to determine, the seniors have been given very little information about why their program is closing. They were simply told that they would have to leave the facility due to financial and staffing challenges, and would only be able to continue participating if they decided to attend the new pilot program located at Edward Jones.

As you know, a pilot program is basically a feasibility study, so even if some of them elected to participate they have no idea what will happen once this program ends. It is for those reasons that this robust group of seniors has shown up here tonight, with the hope that this administration will work with Aging Ahead to help them come up with a solution. Dr. Gillespie provided Council with the following demographics:

- The majority of members are taxpayers and registered voters in U City
- 99 percent of the members are U City residents and the other 1 percent lives in Pagedale, Olivette, Wellston, and Clayton
- Their ages range from 60 to 94
- The group meets Monday through Thursday
- On Mondays, there are approximately 15 participants
- On Tuesdays and Wednesdays, there are approximately 50 participants
- On Thursdays, there are approximately 30 participants
- Activities consist of fashion shows, fitness, nutritional forums, bingo, and outings
- The Agency's staffing consists of two employees and volunteers

Dr. Gillespie stated two of the challenges identified by a member of staff is the Center's requirement to breakdown the tables and chairs at the end of the day and put them back up again the next morning. The other challenge involves finances associated with having their food catered. These are two small things that might be fixable through the execution of a partnership.

She stated the other thing she learned today, was that seniors were to be bused to the YMCA on Mondays, Wednesdays, and Fridays, and on Tuesdays and Thursdays, they would go to Crown Center. But Crown Center has now informed the seniors that they are not interested in participating in this program. So she is appreciative of Councilmember Smotherson's interest in bringing this problem to the City's attention and hopes that these activities can remain in U City to respect these seniors' desire to remain vibrant for the remainder of their lives.

#### **Grace McGowan, 1138 Blanchard Court, University City, MO**

Ms. McGowan stated she has lived in U City for over fifty years and has been a participant at the Community Center for seventeen years. So when they told her last week that in order to continue participating she would have to go all the way out to Edward Jones, she just didn't believe it. And when she asked her daughter to take her to Edward Jones so she could see exactly where she was being asked to go, she discovered that there were only eight handicapped parking spaces and that all of their activities would take place in the main lobby. Sitting at tables out in the lobby meant that they would have to eliminate most of their current programs. She stated after seventeen years at the Community Center, she does not want to go to Edward Jones, so she hopes something can be done to make the seniors happy.

Mayor Crow stated there comes a point in your life where your age earns you certain privileges, and he thinks this group has earned it. So, if Councilmember Smotherson is satisfied that he has accomplished everything he needs through this discussion, he would like to move on to the next item on the agenda? (*Councilmember Smotherson acknowledged his satisfaction*).

#### **O. CITIZEN PARTICIPATION (continued if needed)**

##### **Barbara Chicherio, 720 Harvard, University City, MO**

Ms. Chicherio stated although she remains opposed to the Olive/1-170 development for the reasons previously stated, in preparation for last week's meeting she canvassed some of the homes in the 3rd Ward to ask them their thoughts about this development and any other issues they might have. One issue that resonated over and over again was the number of poorly maintained rental properties. The belief is that one landlord who lives out-of-state owns approximately fifty of these nuisance properties. And one gentleman explained that the house next door to him was the sole reason he had decided to put his house on the market. The other overwhelming concern was whether this development would increase their taxes to the point that some homeowners would be unable to remain in their homes.

Ms. Chicherio stated she is aware that Council has been talking about ways to address problem properties, so if the development is approved she would like to see measures put in place that would discourage irresponsible property owners from staying or purchasing additional properties in U City, and encourage responsible property owners in the 3rd Ward to stay. Therefore, she thinks it is very important to establish a CBA, and that a part of that agreement address the issue of taxes through the inclusion of a clause whereby everyone who has owned property in the 3rd Ward for at least five years would not be subject to a tax increase; that any increases which occur during the lifespan of the TIF would be covered by the developer, and that responsible renters would not be subject to any severe hikes in their rent. Of course, these agreements would also have to be written into the TIF, but it would certainly erase a lot of their concerns, and go along towards building trust between the 3rd Ward residents, Council and NOVUS.

**Sonya Pointer, 8039 Canton Avenue, University City, MO**

Ms. Pointer stated she is disappointed in the actions of Council. As previous residents have indicated, this project is not reflected in the Comprehensive Plan, and there are some very obvious reasons for these assertions:

1. The Plan states, *"The Comprehensive Plan of 2005 is an official policy document of the City that was adopted by City Council"*. None of you were members of Council at the time this Plan was adopted, and Gregory Rose was definitely not the City Manager.
2. The Plan further states, *"To be an effective and meaningful document the plan must be consulted by City Council, Planning Commission, City staff, and developers, when considering land use and economic development issues."* None of the current participants were consulted in the development of this Plan.
3. The Plan further states, *"The Plan should also be used to support the Zoning Ordinance development subsidy policies, grant applications, and other documents, and be reviewed and updated in five-year intervals"*. There have been no updates since 2005, so how can Council reasonably rely on a fourteen-year-old Plan to guide their investment decisions for this community in 2018 and 2019.
4. The Plan further states, *"This Plan is a result of cooperative efforts of the citizens, of U City business and property owners, the Planning Commission, City Council, and City staff"*. In spite of the fact that she was a resident of U City in 2005, her cooperative efforts were not sought then and they have not been sought now. Individual values change over time and this Plan should be reflective of those current values, rather than those expressed back in 2005.

The bottom line is that there have been no cooperative efforts of U City's current citizens, business/property owners, Planning Commission, City Council, City staff, and there have been no updates to the Comprehensive Plan, as mandated. Consequently, this project should be stopped until all of these requirements have been satisfied and a new approach can be initiated.

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

Ms. Ginsberg stated U City's community cat advocates were able to participate in the Annual Pet Clinic this past Saturday and while residents waited to get their pet's vaccinated, TNR advocates answered questions about trap, neuter, vaccinate, return; the safe, cost-efficient, and humane solution to pet overpopulation. She stated her organization appreciates the opportunity to partner with U City's Community Development to help stabilize and reduce the feral cat population through an officially sanctioned TNR Program.

Ms. Ginsberg thanked Council for conducting so many meetings to discuss the Olive/1-170 development; most of which she attended. As a result, she can say that she has never seen a Council who has been willing to listen to so many of their constituents as this Council has. Therefore, it's her belief, that despite what Sonya Pointer and others keep repeating, the majority of residents are in favor of this proposal.

The City of St. Louis currently has 150 TIFs and Olivette doubled their TIF after one meeting with little or no citizen input, but for some reason, U City's TIF is the only one she is aware of that is being attacked. *(Ms. Ginsberg provided the City Clerk with handouts related to the TNR Program for disbursement.)*

**Mary Shapiro, 7475 Amherst Avenue, University City, MO**

Ms. Shapiro stated she recently learned that an elderly citizen had been struck by a car and killed near the Walgreens on Delmar Blvd; a route she walks on a regular basis. And while she does not have a solution, she would like to bring this dangerous intersection to Council's attention.

A couple of weeks ago she was on the south side of Delmar attempting to crossover onto Delcrest by following the clearly marked crosswalk. However, when she reached the middle of the road cars began to approach from the west and she was forced to stand there for several minutes while all of the cars went flying past her. Ms. Shapiro stated some states require that cars yield to pedestrians or come to a complete stop when they are in the crosswalk, but no matter where you are, the common courtesy should be to allow someone standing in the middle of the street in a crosswalk the opportunity to cross to the other side of the street without having to wait for traffic.

**Kathy Straatmann, 6855 Plymouth Avenue, University City, MO**

Ms. Straatmann stated as a resident of the 3rd Ward who strongly supports the proposed development, she would like to clarify a few things.

The inference made by Mr. Fitz regarding the 700 people who were in attendance at a public meeting might lead you to believe that they were all in opposition to this development. But the truth is, they were there for information; which they received. So based on her attendance at every meeting and the continuous spewing of misstatements and half-truths either people aren't listening or paying attention because information about this project has been provided to residents.

Ms. Straatmann stated she also attended last week's meeting, which was probably the worst informational forum she has ever attended. Everyone on the dais was opposed to the development and when members of Council from the 3rd Ward or the developer tried to answer a question, they would actually talk over them to prevent them from being heard. So she would recommend that the next informational forum include a more balanced panel of speakers. She stated apparently someone is keeping a fence post of who is for or against this proposal, so she wanted to openly express her opinions to ensure that she gets placed on the right side of that post.

**Beverly Ann Johnson, 6809 Olive Boulevard, University City, MO**

Ms. Johnson stated she is a member of the senior group Aging Ahead and when she first went to the Center she had a lot of problems. Now she has found love with her family and they all have a good time. She stated she has also talked to Mr. Dunkle and would like this information forwarded to him.

**Sonya Pointer, 8039 Canton Avenue, University City, MO**

Ms. Pointer suggested that Council stop encouraging this type of toxic environment where individuals in the audience are allowed to make personal references to her. And in response to those comments, she would simply say that if the City Council and City Manager did their jobs then there would be no uncertainties about who is for or against this project. It's common knowledge that people of color, people who are on a moderate, low or fixed income, have historically been under-represented when it comes to community engagement and the urban planning process. So what have any of you done to make sure they are engaged? Ms. Pointer stated one week ago she talked to 160 residents; some who knew nothing about this project and others who had numerous unanswered questions or concerns. But if you don't answer these questions, how will they know what's going on. You say you're negotiating, but what are you negotiating? Where are the details?



When are you going to make a concerted effort to stop all of this speculation by sending out certified letters to every resident encouraging them to attend a meeting designed to engage the entire community and resolve some of these issues?

## **P. COUNCIL COMMENTS**

Councilmember Carr stated some may remember that several years ago a citizen was censured and removed from this meeting as a result of their comments. Thereafter, Council entered into a Consent Decree and agreed to never limit the content of anyone's speech. Council's posture is to abide by that Consent Decree and in no way abridge a citizen's First Amendment Right. So everyone should feel free to come up to the podium and say whatever it is they have to say.

Councilmember Hales stated on Saturday, there were two complaints of noise disturbance and littering at 6629 and 6643 Kingsbury; both of which are privately owned properties. This is the second time in slightly over a month that the property at 6643 Kingsbury has been the subject of complaints from neighbors. Two summons and one arrest was made during the Mardi gras incident, and two additional summonses were issued on Saturday.

Ironically, on January 14th, there was an interesting article written about this property by a young man who actually lives in this building, in the *Riverfront Times*. It was entitled, "*Eighteen Friends Want to Lease an Apartment Building Near Wash U; What Could Go Wrong?*" The article talks about eighteen fraternity brothers who wanted to exclusively occupy this six-family apartment building; which is effectively a fraternity boarding house, and their frustrations with trying to be the first group to enter into a leasing contract with Robert's Reality, the property manager. Apparently, this property has been designated as one of the two hot spots for student housing in this area. But what he would like to say to the owner of this property, the property manager, and the students who continue to cause these problems is this will end. It is not acceptable for a young family's life to be constantly disrupted because the noise is so loud that their baby can't sleep, or they can't sleep, or they have to look out their back window and see dozens of beer cans, tables, and trash everywhere on a regular basis. So he would like to thank the City Manager and the Police Department for their vigilant efforts to address these issues and appreciates Council's willingness to get on top of the problems with our Wash U student neighbors and finally put them to bed.

Councilmember Hales stated he has personally dealt with the crosswalks on Delmar, as well as the one on North and South at Gannon, during his five years on the Traffic Commission. Unfortunately, in the past, the County has not been willing to do anything, but because of the number of pedestrians who cross these streets every day, something really needs to happen. So he would suggest enlisting the help of the City's County Council representatives or taking whatever measures are necessary to push the County to improve pedestrian safety by installing crosswalk warning lights.

Councilmember Cusick stated it's time to start thinking about planting flowers in your garden, so he would like to encourage everyone to support U City in Bloom's annual plant sale on Friday, April 26th and Saturday, April 27th. Proceeds from this sale are used to beautify the City's streetscape.

Mayor Crow stated the one thing folks seem to forget is that everybody sitting up here on this dais was elected by everyone sitting in this audience. It is not one fraction against the other, it's the way this country's system is built, and it is the way the City's Charter is designed, to have free and equal representation of the people. And that's the job you've elected the seven of us to do; which means that every decision this Council makes may not come before the people. Now, some think we're not doing a very good job, and that's fair. Some think we're moving too fast; some think we're moving too slow, while others think that we're either not listening or we're listening to too many opinions.

Tonight, another speaker talked about the similarities between this Council and the previous administration's outsourcing of EMS. But that is about as far from the truth as you could possibly get. The outsourcing of EMS occurred within 48 hours notice to the entire public, which is quite the opposite of this development where we are now in our fourteenth month of discussions. In fact, this Council's actions are an opulent comparison to the folks from Better Together who claims to have reached 2,000 people through their public meetings and online discussions. There is no doubt that this administration could taut the same results. Everyone knows that not all 2,000 of those residents have been in opposition to this proposal. And with respect to his belief about whether the approval of this development will lead to an increase in property values? Well, he sure hopes so because the largest asset most of us have is our homes, and everyone should want the value of that home to increase, not decrease. It's also true that no member of this Council participated in the creation of the 2005 Comprehensive Plan. But when folks talk about what we need to do or what we should have done, perhaps they need to go back and look at exactly who was in control in 2010 and 2015. There really wasn't much listening going on when some of us suggested updating the Comprehensive Plan, so it never occurred. And the last time something was discussed regarding the upscale International District mentioned in the Plan, that discussion consisted of an idea to put \$250 million dollars into a building owned by a restaurant owner to fund a food/kitchen incubator that after five years the City would have no rights to.

Mayor Crow stated in the midst of all these judgments, there has to be a middle ground, and when all is said and done, these decisions have to be made by someone. Has this Council made its fair share of mistakes; absolutely. Are they learning something new every day; absolutely? Nevertheless, the decision regarding this development; that will likely come in the near future, will be made by the seven people you elected to make that decision and not by a vote of the people. So as we all go through this process and you continue to educate Council by sharing your opinions and concerns, the question he would like everyone to ask themselves is; are my efforts helping this Council make the right decision? Please, never forget that the decision this Council will make is not just about the 3rd Ward or Olive, it is about the entire community. And right now, this Council is all you've got, so his hope is that everyone will continue to move forward in unity.

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

**Q. ADJOURNMENT**

Mayor Crow closed the Regular City Council Meeting at 7:37 p.m.

LaRette Reese  
City Clerk

GOOD EVENING. MY NAME IS DIANE DAVENPORT. I LIVE AT 784 YALE. I AM HERE REPRESENTING THE SENIOR SERVICES COMMISSION OF UNIVERSITY CITY. ON MAY 5TH WE ARE HOSTING A WONDERFUL GATHERING OF SENIOR CITIZENS AT THE HEMAN COMMUNITY CENTER FROM 2:30 - 5:30 P.M. THE THEME OF THIS YEAR'S CELEBRATION IS "CONNECT, CREATE, AND CONTRIBUTE."

SOME OF THE ACTIVITIES FOR THE AFTERNOON CELEBRATION WILL INCLUDE INFORMATION BOOTHS LIKE ARP,CORP, U. CITY IN BLOOM, THE LIBRARY, THE HISTORICAL SOCIETY, CENTENNIAL COMMONS, THE SENIOR CITIZENS COMMISSION AND MANY OTHERS. PARTICIPANTS WILL HEAR MUSIC, DANCE, CREATE A COMMUNITY PEACE WEAVING AND ENJOY MEETING NEW PEOPLE.

THIS IS A VERY IMPORTANT GROUP OF CITIZENS THAT WE WANT TO KEEP ENGAGED IN THE MANY GIFTS OF LIVING IN A COMMUNITY LIKE UNIVERSITY CITY. PLEASE PLAN TO ATTEND SO THAT YOU CAN MINGLE WITH OUR WONDERFUL CITIZENS. THANK YOU FOR YOUR SERVICE TO OUR COMMUNITY.

April 8, 2019

To: City Council, University City

From: Barbara Chicherio, Green Party member  
720 Harvard

I remain opposed to the proposed development at Olive and 170. I believe that the council is aware of the reservations myself and others have about the development and the TIF associated with the project.

While recently canvassing some of the third ward neighborhoods in preparation for a meeting regarding the project and the TIF I had several conversations with residents. I asked them their thoughts about the project and other issues in their ward. More than one resident brought up rental properties that were not being maintained by the owners and I was told that one out of town landlord owned as many as 50 houses that were poorly maintained. One homeowner told me that he lived next door to such a property and had decided to sell his house and move because of this. I believe that the council is aware of these situations and is considering how to address this problem.

My thought is that we need to discourage irresponsible property owners from staying or buying property in University City and to encourage Third Ward residents/property owners who are responsible and good neighbors to stay. The other concern that was discussed was the possibility of increases in taxes related to the TIF and the possibility that homeowners could not afford to remain in their homes.

If the development is approved it is imperative that before this happens a Community Benefits Agreement is issued and as part of this agreement it would be stated that everyone who has owned property in the Third Ward for at least five years would not be subject to a tax increase. If there were a tax increase this amount would be covered by the developer for the time of the TIF. Responsible renters should also not be subject to hikes in their rent. Any agreements must be written into the TIF.

Doing this would put to rest concerns of the residents and would go a long way in building trust between third ward residents, the council and Novis.

# DO YOU SEE OR FEED OUTDOOR CATS?

Thank you!

Feeding outdoor/feral cats is one important step in having a successful Trap-Neuter-Return program. Trap-Neuter-Return is a humane and effective method for stabilizing outdoor cat populations. Trap-Neuter-Return improves individual cats' health, reduces/eliminates 'nuisance' behaviors, and no new kittens are born.

**If you are seeing or feeding outdoor cats – we want to help you spay/neuter them!  
Contact St.Louis Feral Cat Outreach on Facebook or 314-669-5228**

## Cats Loose in the Neighborhood?

Are they strays or ferals? Do you know how to tell the difference?  
Do you know there is a St.Louis Trap-Neuter-Return Outreach Group AND  
University City TNR Group that can help you?

**GET THE  
FACTS & KNOW  
WHAT TO DO!**

### Stray or Feral?

*Stray Cats* are pets who are lost or abandoned and who usually like human contact.

*Feral cats* are homeless and undomesticated, often frightened of humans, but they can bond with humans.



Ear tipping provides immediate identification of sterilization.

Try to locate the owner for STRAYS...

Post flyers, use social media & NextDoor, and ask around the neighborhood. If the cat is friendly, you could foster and try to find a new home for it.

### Feral Cats - The Problem...

Feral cats that are not spayed and neutered can create a constant cycle of reproduction, thus increasing the population. The key to improving the lives of feral cats and humans in the area is a Trap-Neuter-Return program. Studies show that T.N.R. is the only effective way to control and reduce the population of feral cat. Simply 'removing' ferals or banning feeding does not work.

**Do NOT take a feral cat to the shelter!**

*They are unsocialized, not adaptable, and WILL be euthanized.*

*Feral cats are at their happiest outside in their home and the environment they were born into.*

### The Solution!-

#### TRAP-NEUTER-RETURN

- Cats are humanely trapped using food bait and are often evaluated to ensure they are healthy enough to live a free-roaming lifestyle.
- They are vaccinated, spayed/neutered, "ear tipped" to identify them as being altered, and released back into their environment.
- Ear tipping identifies free-roaming cats that have been sterilized. It is safe, performed under general anesthetic, and provides immediate visual identification that the cat has been sterilized and is part of a colony.

Trap-Neuter-Return Resources:

[www.neighborhoodcats.org](http://www.neighborhoodcats.org)

[www.alleycat.org](http://www.alleycat.org)

