

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, April 22, 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 22, 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 Carr moved to approve the agenda as presented, it was seconded by Councilmember Cusick and the motion carried unanimously.

D. PROCLAMATIONS

1. National Kids to Parks Day - Proclaiming U City's participation in this annually celebrated event on May 18, 2019, and urging its residents to make time to take their families to a neighborhood, State or National park.

E. APPROVAL OF MINUTES

1. April 8, 2019, Regular Session minutes were moved by Councilmember Carr, it was seconded by Councilmember McMahon and the motion carried unanimously.
2. April 8, 2019, Study Session minutes – Recycling; were moved by Councilmember Hales, it was seconded by Councilmember Smotherson and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

G. SWEARING IN TO BOARDS & COMMISSIONS

Mayor Crow stated in an earlier conversation with his colleagues some of them recalled what it felt like to be kept in the dark about what was going on within the City's administration.

Recognizing that there are probably times when members of the public may have felt the same way, he would like to take a moment to provide a brief update regarding the Olive/I-170 Project. Currently, the City is working with the developer to finalize a Development Agreement. Once that aspect is complete, the City Manager has assured Council that the Agreement will be placed on the agenda in the form of an Ordinance and introduced through a first reading. The second and third readings, along with a discussion and vote, will occur at a subsequent meeting. Mayor Crow stated Council remains consistent in its stance to forego any requests for a special meeting and to deal with this final phase of the process by allowing staff to utilize a methodical and deliberate approach that is not pressured by any stringent demands.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Eric Mosely, 7709 Trenton, University City, MO

Mr. Mosely stated he purchased his home at this location forty-three years ago and since that time, he has observed two things; thousands of children walking to and from school in the 3rd Ward, and hundreds of street crews assigned to the 3rd Ward by Ameren, Spire, MSD and MO American Water, to perform installations or repairs supported by the City's usage fees. These observations made him realize that now is the time for public school administrators, counselors, parents, and other stakeholders, to start educating our kids about jobs in this field, because all of their crewmembers have been White, while the vast majority of children making these same observations on a daily basis, have been Black. Today's children are fully aware of the skyrocketing costs of attending college, however, the message being sent makes them equally aware of the fact that jobs of this nature may also be off limits to people that look like them. Yet, work in the field of construction which is accessible without a college degree and debt, can offer them many economic and personal benefits. So he is asking Council to pass an Ordinance requiring these companies to employ individuals that mirror the racial makeup of the City's public school population in the specific Wards where work is being performed. Because if we continuously fail to look out for the employment interests of our children, you can almost guarantee that these children will live off the public taxes instead of becoming responsible taxpayers.

Linda Baldwin, 1201 Watts, University City, MO

Ms. Baldwin stated prior to initiating the reconstruction work that has been ongoing since October 2018, she received a letter from MO American Water indicating that once their work was completed, everything would be restored back to its original condition, but that has not been the case. And after speaking with her 3rd Ward Councilman about this issue, they both concurred that the quality of work performed; specifically with respect to her property, the sidewalks, streets, and curbs is extremely substandard. She stated that her chief concerns involve a wheelchair ramp that is not in compliance with ADA standards; damage to one of the steps leading up to her home, and the fact that a cursory review of the same work being performed in other Wards throughout the City revealed a remarkable difference in the quality of workmanship. Ms. Baldwin asked if someone from City staff could come out and inspect the work that has been completed in her area to ensure that everything gets restored back to its original condition and is in compliance with the City's policies and procedures. *(Ms. Baldwin provided photographs of the damage and a copy of her written comments to the City Clerk.)*

Patricia McQueen, 1132 George Street, University City, MO

Ms. McQueen stated as a resident of the same neighborhood she is in total agreement with Ms. Baldwin's comments.

She stated although she is in support of the Olive/170 Redevelopment Project she has been patiently listening to some of the comments made at these meetings by home and business owners within the community and understands their frustration. Ms. McQueen stated she has also become concerned about the pace of the negotiations and the fact that U City may miss out on the prospect of stabilizing the 3rd Ward once this critical window of opportunity closes. And these are her thoughts with respect to some of the other concerns that have been expressed:

- Rising rent and taxes will occur even if this project does not come to fruition. Therefore, such concerns should be directed to the County Assessor and research should be conducted to determine whether real estate taxes on some of the City's more modest homes can be grandfathered into the Development Agreement at lower rates. Research should also include evidence of whether programs of this nature exist in other cities.
- Vacant and nuisance properties have always been a hot button topic that involves a multifaceted approach from the City Government, residents, and other stakeholders. Her hope is that the new Director of Planning & Development will be given a directive to begin researching and implementing innovative solutions to address this problem. A great place to start could be The Center for Community Progress' annual conference on issues associated with vacant properties taking place in Atlanta, GA on October 2, 2019.
- While most of the comments made regarding the 2005 Comprehensive Plan were accurate, she was a member of the Advisory Committee when an effort was made to update the plan which included the distribution of surveys to residents and the documentation of those results.
- The TIF Meeting held at the Mandarin Restaurant provided an opportunity for both sides to be heard and attendees were informed that many of their concerns regarding the CBA would be addressed in the negotiations and the final Redevelopment Agreement.

Ms. McQueen stated unlike the previous administration who attempted to limit residents' right to free speech, she has not witnessed nor felt that type of toxic environment with this current administration; even when a resident's tone and demeanor borderlines on defamation, personal attacks, negative innuendos, or offers little or no factual information or data.

Jerome Bauer, 6036 Pershing Avenue, St. Louis, MO

Mr. Bauer stated as a previous resident of U City, he wished to enlighten Council about some of the problems associated with several of the TIFs issued by the City of St. Louis. He stated that he has personally been involved in some of the protests, most notably the Paul McKee Northside Regeneration Project. This TIF; which was accomplished in a fairly secretive manner, called for the demolition of a vibrant African-American community to make way for a gated community. And in his mind, as well as many others, this amounted to nothing more than a gentrification project. Another example is the Loop Trolley, which is partially funded by a TIF. And since this Trolley goes absolutely nowhere, this project paints a very clear picture of how the City of St. Louis is borrowing against a future that may never materialize.

Mr. Bauer stated as a Green candidate for public office in the City of St. Louis he ran on a platform that involved banning or placing an indefinite moratorium on the issuance of TIFs until the City took the time to figure out how this method of financing could work best for its residents. The response made by the Treasurer, Tishaura Jones, was that while she did not think TIFs should be banned, at the very least, they should not be handed out as if they were candy. And that's exactly what has occurred in the City of St. Louis.

On the other hand, a friend who worked in the Michigan Parks Department was involved in writing a TIF for one of their smaller communities that spruced up their downtown district and increased their growth by attracting some of the rich tourists that constantly drove through the town. It was a transparent process that benefitted the people who lived there. Mr. Bauer stated since he no longer lives in U City he understands that he has no influence in this City's controversial TIF project, so his only purpose for speaking tonight is simply to say that one size does not fit all. When the process is not transparent and the outcome does not benefit the citizens, TIFs can become very problematic. And he is not the only resident who believes that several of the TIFS implemented within the City of St. Louis fall under that category.

I. PUBLIC HEARINGS

J. CONSENT AGENDA – Vote Required

1. Pavement Rejuvenation Project (#1426) – Contract Award
2. CIP – Transfer Station
3. CIP – Ameren Streetlight Enhancements

Councilmember McMahan moved to approve all three items, it was seconded by Councilmember Hales.

Councilmember Carr asked Mr. Rose if Council had approved a Resolution in 2018 that addressed committed and non-committed funds for the Transfer Station? Mr. Rose stated Resolution 2018-9 allows for the carry-forward of funds associated with proposed improvements to the Transfer Station. And this agenda item proposes to use some of those funds to make improvements to the ramp.

Sinan Alpaslan, Director of Public Works stated this item proposes to use \$40,000 of the \$90,000 that was carried forward for the Transfer Station to complete Phase I of the project, which entails fixing the anchor rods on the ramp. The remaining funds will be utilized to complete the truck scale, build an access road off of Pennsylvania Avenue, and integrate all of the fencings.

Voice vote on the motion to approve carried unanimously.

K. CITY MANAGER'S REPORT

Mr. Rose stated in accordance with Article 3, Subsection 19(2) of the Charter for the City of U City, it is his honor to present the recommended and balanced proposed Annual Operating Budget for FY 2020 and the Capital Improvement Program for FY 2020 through FY 2024.

It is Staff's intention to place the proposed budget on the City's website by the end of the week; as well as provide Council with an overview of the proposed budget during a special meeting to be held on May the 9th, and subsequently, schedule a Study Session to discuss both items during the first part of June.

Councilmember Clay stated in the past, there have also been community meetings established to discuss the budget, and he was curious to know whether that is something being explored this year? Mr. Rose stated while the community meetings are not scheduled, he is certainly not opposed to having one again this year, if there is time available after they have addressed all of the questions and concerns raised by the Mayor and Council.

L. UNFINISHED BUSINESS

**M. NEW BUSINESS
RESOLUTIONS**

Introduced by Councilmember Carr

1. **Resolution 2019-4:** Certified Election Results - April 2, 2019, Municipal Election. The motion was seconded by Councilmember McMahon and carried unanimously.

- a. Oath of Office – Jeff Hales

The Oath of Office was administered to Councilmember Hales by the City Clerk.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions, and Task Force minutes

Councilmember Smotherson stated he wanted everyone to be aware of the public art presentation; collaboration between the Arts & Letters Commission and students of Washington University that will be taking place this Saturday, April 27th, at Mooney Park from 12 a.m. to 1 p.m. This year students will create a series of flags highlighting the history of University City and the neighborhood surrounding Mooney Park, so he has no doubt that this will be an interesting display. A special parade, with a small marching band, will help usher the flags into their chosen spots in Mooney Park, where a reception area will be set for citizens to meet the artists and talk about their work.

Councilmember Clay stated there will be a senior event taking place on Sunday, May 5th from 2:30 p.m. to 5 p.m. at the Heman Park Community Center. The event will feature informational booths and entertainment, to include the St. Louis Ukulele Group. This is sure to be a fantastic gathering that he would encourage everyone to come out and participate in.

Councilmember Clay stated concerns were brought up at the last Council meeting regarding Aging Ahead's intent to move their senior programming outside of U City. As a result, Councilmember Smotherson and Darren Dunkle, the Director of Parks, Recreation and Forestry, were in attendance at the Senior Commission's meeting last Thursday to discuss what they have learned about this transition. U City's only role has been to provide the facility in which Aging Ahead's program was housed, however, staff is in the process of garnering more information on the impact of this transition and he will keep everyone updated once they have acquired more knowledge.

4. Other Discussions/Business

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

Richard Burke, 6508 Etzel Avenue, University City, MO

Mr. Burke stated at the last Council meeting residents were treated to somewhat of a lecture about the benefits of increased property values; something he does not think any homeowner needs to be reminded of. However, what everyone might need to be reminded of is that for some, increased property values can be a double-edged sword because it includes an increase in a homeowner's property taxes. And for people on a fixed income, this increase could price them right out of their homes. He stated when his family moved to U City sixteen years ago, they weren't thinking about the investment, their thoughts were focused on moving to a town they loved and becoming a part of that community. So he is concerned for that segment of this community and would, therefore, ask Council to reconsider the impact that the Olive/170 development might have on all of its residents. Or at the very least, enter into some form of a CBA so that residents have a legal remedy that ensures they receive the claimed benefits they are supposed to receive.

Don Fitz, 720 Harvard, University City, MO

Mr. Fitz stated he would like to read the following sentences from an article that appeared in the *St. Louis Post Dispatch* on April the 12th, to illustrate that if the Olive Street TIF passes it could totally replace family-owned businesses with a deserted wasteland of concrete. It's entitled *Retail Apocalypse*. *"Analysts say 75,000 more stores doomed. Widespread closures have roiled the retail industry but many more stores are likely to shut down in coming years to keep up with the shift to online shopping. An estimated 75,000 stores that sell clothing, electronics, and furniture will close by 2026 when online shopping is expected to make up 25 percent of retail sales. Already this year retailers have announced plans to close thousands of stores to keep up with changing consumer habits. The main reason for the shift analysts say is simple, Americans are increasingly shopping online."*

At the last meeting, Mayor Crow said that the TIF would be decided by the seven people who were elected and not by a vote of the citizens. A week before that Councilmember Smotherson stated he didn't even want to have a poll to find out what residents wanted. Then the Mayor says that Council was not responsible for the 2005 Comprehensive Plan because they were not in office at that time. However, on April 3rd Councilman Smotherson stated that the 2005 Plan was approved because nobody opposed it. Which is pretty ironic, since one member of Council campaigned on dramatically changing the plan. So at this point, it seems as though Council is having a difficult time keeping their stories straight.

Mr. Fitz stated he supported everyone running for office based on their promises to improve U City, not on the basis of them making decisions to force people out by increasing taxes, rents, and destroying family-owned businesses, or on a racist effort to destroy Asian restaurants, or waste over \$70 million dollars of taxpayer money on a gift to corporations. In his mind, these are extreme examples of elected officials being contemptuous of those who have elected them; somewhat akin to when Woodrow Wilson campaigned for reelection on the slogan that he kept America out of the war and then proceeded to take the country into World War I.

Leif Johnson, 836 Barkley Square, University City, MO

Mr. Johnson stated what he's noticed is that Sinquefield and his crew seem to have all of their bases covered and no major opponents.

And the way they have destroyed the opposition is by establishing a \$25 million dollar propaganda campaign supplemented by massive radio, television, and press coverage; organizing the biggest lineup of corporate, academic, political, legal, and financial interests ever assembled in St. Louis, and creating a phony alternative plan called the "*Freeholder's Plan*," that will be managed by the same people who will administer the Sinquefield plan if it passes, Krewson and Stenger. But does that mean we, the people, cannot defeat Sinquefield and his City Council financial control board? Well, when you look at previous attempts to destroy local government here's what the records indicate:

- In 1930 when the Constitutional Amendment combined metro government to take over sewage, water, and parks, the Statewide vote was, 218,000 yes; 378,000 no, and the County vote was, 14,000 yes, and 21,000 no.
- Between 1958-59 when a Freeholder's Plan attempted to create a metro government to take over arterial roads, wastewater, sewage, public transportation, land use, and economic development, the vote in St. Louis City was 21,000 yes, 43,000 no, and the County vote was, 7,000 yes, 82,000 no.
- In 1962 when a Constitutional Amendment was established to eliminate local governments by creating twenty-two boroughs, with each borough having two votes, the Statewide vote was 217,000 yes, 633,000 no; the County vote was 47,000 yes, 180,000 no, and the City vote was 55,000 yes, and 67,000 no. The combined City Council no vote was only 247,000, but the total out-state no vote was 385,000.

So why is anyone worried about the out-state vote?

P. COUNCIL COMMENTS

Councilmember Cusick stated he would like to remind everyone that U City in Bloom's Annual Plant Sale starts this Friday at 5 p.m., and will continue through Sunday. The admission price of \$25.00 for their opening night festivities helps to support this organization's efforts to beautify U City and provides plant lovers with an opportunity to be the first in line to get their premium plants.

Councilmember Carr stated she received a question today from a resident inquiring about how the City plans to handle the control of mosquitoes. So Mr. Rose, could you give us some idea of how the City plans to approach that topic this year? Mr. Rose stated his understanding is that last year the City signed up with St. Louis County's Vector Control who provides a periodic mosquito control service and he imagines that will be the course taken this year. He stated while staff will be responsible for making sure that the parks are sprayed to prevent the infestation of mosquitoes, he would encourage residents to check for standing water near their homes and if some are discovered, to purchase larva tablets that can be placed in the water.

Councilmember Clay asked Mr. Rose if the County provided him with a schedule of the dates that spraying would occur in U City? Mr. Rose stated he knows that they have a set day for spraying each month, so his assumption would be that they also have a schedule. If that is the case, he will be happy to request one and provide Council with a copy.

Councilmember Hales stated he had the opportunity to participate in a ride-a-long with the Fire Department last Friday and would like to thank the City Manager, Chief Hinson, and the men and women of the C-Crew for their warm hospitality.

He would also like to thank Firefighter Pagano for providing him with a firsthand tour of the City's Drone Program, which was really amazing. As a side note, Councilmember Hales stated he met a lot of the new firefighters that were hired as a part of the SAFER Grant, who expressed how much they were looking forward to the City's implementation of its ambulance service.

He stated in response to one of the comments made regarding the platform that members of this Council may or may not have premised their campaign on; his recollection is slightly different, in that at one point in time, almost every member promoted the redevelopment at Olive and 170. Councilmember Hales stated this was a significant platform for him in 2014 and it is still a very important issue.

Councilmember Hales stated one of the tools implemented by this new administration was to provide residents with the ability to watch live or prerecorded broadcasts of every Council meeting. So when one of the speakers at the last meeting attempted to quote something he said at a meeting back in November, he was able to listen to that video and verify that this speaker's interpretation of what he said was incorrect. Live-streaming is a wonderful mechanism that can be used to review exactly what occurred at these meetings, and he would encourage everyone to take advantage of its potential.

Councilmember Hales stated in January Taco Buddha, located on Pershing and Jackson, experienced an electrical fire that resulted in their closing. So he would like to announce their reopening on April 25th and encourage everyone to come out and enjoy one of their tacos with the surprise filling.

Mayor Crow made the following announcements:

- The Police Focus Group will meet tomorrow night at 6 p.m. at the Heman Park Community Center.
- The Farmer's Market opened this past weekend and will remain open every Saturday from 9 a.m. to 1 p.m. until November 11th.

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

Q. ADJOURNMENT

Mayor Crow closed the Regular Session of the City Council meeting at 7:16 p.m.

LaRette Reese
City Clerk

I purchased my home at 7709 Trenton Avenue forty-three years ago. Since that time, I have observed thousands of children either walking to or from school, or watched them enter or exit a bus on the way to or from school.

During those 43 years, the children and I have seen at least one thing in common. Literally hundreds of street crews have been assigned by Ameren, Spire, MSD, Missouri Water, etc. to do installations or repairs supported by our usage fees. Based on my experience, everyone in those work crews was white. At the same time, almost everyone in my third ward is black.

Whereas children today are fully aware of the skyrocketing cost of college, they are equally aware that the street construction crews that I mentioned, all off limits to them. As those children reach high school graduation age, construction work is not even on their radar.

I am asking the University City Council to draft and pass a bill which would require companies like the ones I already mentioned, to employ only work crews in each University City ward that mirror the racial makeup of public school populations in that ward.

Many children are unaware that construction jobs pay in excess of \$70,000 per year, and provide excellent medical, dental, vacation and pension benefits. Best of all, they can get those jobs without benefit of a college degree, and without college debt.

Now is the time to get public school principals, counselors, parents, and other stakeholders on board about the need to help our kids.

If you continue to fail to look out for the employment interests of our children, then we will almost guarantee that those children will live off public taxes instead of becoming tax payers.

Finally, I know that everyone here is not scheduled to speak, so I am asking those behind me to raise their hands if they support my suggestion.

Thank you for your time.

Eric Mosely

7709 Trenton Avenue

University City, MO 63130

April 22, 2019

To: The Honorable Mayor Terry Crow and
Members of the City Council of University City, Missouri

From: Linda Baldwin, Resident of University City
1201 Watts Avenue

RE: Request for Assistance to Restore Curb Reconstruction, Sidewalk Damage,
Proper Installation of an ADA Compliant Wheelchair Ramp Consistent with all
other University City Properties, and Repair of Damaged Epoxy Stone on the
Property at 1201 Watts Avenue.

Thank you for the opportunity to speak before you this evening.

My name is Linda Baldwin, I am a proud 35-year resident at 1201
Watts Avenue. My home is on the southwest corner of Watts Avenue and
Melrose.

Throughout these 35 years my husband and I and our neighbors, have taken
great pride in creating an environment on all four corners of the intersection to
give our homes curb appeal in accordance with the University City Mission
Statement.

My husband transitioned from this life on Labor Day of 2002, and I have taken up
the mantel to keep our corner appealing. My neighbors have deemed me the
keeper of the block. When issues or concerns arise within the area such as
trespassing, trash, waste, street lights, leaf sweeping, etc., I make sure that U
City is aware and the issues/concerns are always addressed appropriately and
timely. I believe that over the past fifteen years I have developed a good faith
relationship with various department representatives.

I would like to share with you several important concerns and experiences we
have endured since a third water main break occurred at the intersection of
Watts and Melrose Avenue with the American Water Company construction
contractors and workers in their efforts to replace underground water pipes,
restore curbs and sidewalks and lawns and any damages to property (as a direct
result of this project) to the same quality it was prior to the unfortunate and
recurring circumstance.

Background:

Over the past 18 months, at the intersection of Watts and Melrose, residents have experienced two water main breaks. In both instances, the then Contracted Construction Company(s) were expedient in responding to and correcting the matter. They performed quality restoration of the intersection, curbs, and where lawns were disturbed dirt seeding and hay were installed. Moreover, the workers were courteous, considerate of residents and efficient in their duties. They cleaned surfaces before retiring each evening and were passionate toward residents and our children as we went about our daily lives.

However, at the onset of the third and more severe water main break which occurred in Mid-October 2018, residents received written notification from American Water informing us that it would be necessary to install new underground water pipes and systems. This major undertaking impacted the residents of Watts on the southwest side of the 1100 double block, and 1200 block. This problem also impacted several surrounding streets in the community. The letter further stated that the timeline was unpredictable, and that this project could take several months to complete. We were further notified that there would be No Parking Permitted Signs posted on the front lawns of residents on the southwest side of the street where the work would be performed. Lastly, we were notified that they would be digging a few sizeable holes in our front yards to ensure that there were no lead pipes. In the closing of their letter, they apologized for the inconvenience. As of April 22, 2019, this major undertaking remains a work in progress. The 1100 block of Watts which intersects with Olive Blvd, is still far from completion, which could be described as a grave and ongoing imposition.

Demolition and Construction Work:

On or about November 6, 2018, at approximately 6:30 a.m., several huge roaring and idling work trucks appeared on every corner. Workers parked on the same side of the street as residents and all other available parking spaces including where No Parking Permitted Signs were posted. This caused several weeks of chaos and disorder for residents and children as we attempted to go about our daily routines. Our children's safety was an issue whenever they were walking to the bus stop on the corner of Partridge and Melrose because these monster trucks would often double park leaving our children without a safe passageway to

get to Partridge except to zig zag around these trucks and equipment . For weeks, residents would consistently ask workers not to double park during pick up and drop times for children. Children were also unavoidably walking through dirt, air pollution, debris and mud.

After the first few weeks of chaos, residents realized that this project had become more than an inconvenience, it became a serious imposition during the weeks and months of groundbreaking which spewed inescapable pounding which rocked our homes with such force that neighbors reported pictures were knocked off the walls. The strangling dust and dirt lingered in the air and permeated our homes and vehicles for several months. We were subjected to living in the midst of a demolition project. The sidewalks were inaccessible, constantly covered with mud, gravel, sand rocks and debris. Residents and our extended families were at the mercy of this extremely devastating construction project. In spite of the No Parking Permitted signs, Monster Trucks left in front of our homes on weekends and holidays (e.g. specifically, Thanksgiving, Christmas, New Years) and in consideration of family members with certain health conditions such as asthma, most residents traveled to the home of family and friends. Additionally, workers parked equipment and personal vehicles on our streets, while they were in fact working in other impacted areas such as Partridge, Vernon, Midland, Hanley, North and South etc.

From Mid-November to date, I have been closely watching certain areas in the community to review the work product. I took pictures of the undated wheelchair ramps with the expectation that a newly installed ramp, specifically the one in front of 1201 Watts and Melrose, would be consistent with all other areas and ADA Compliant. As of today, in my professional opinion, the wheelchair ramp installed at Watts and Melrose is less than compliant and totally inconsistent with those in all other areas of University City.

In Mid-December, after the groundbreaking to bedrock was completed, I noticed a patch of hay at the foot of my lawn. Whenever I removed it, I noticed that the construction workers had removed metal edging from my property, to flatten the area and installed a substandard wheelchair ramp. After contacting a Missouri Water Representative, the metal edging was replaced.

I also noticed that Epoxy Stone has fallen off of the corner on one of my lower landing steps. After the pounding into the street, I discovered that a corner of the third step from the street landing was damaged. I contacted Project Director Dave Sullivan. He sent an underling to my home to take pictures, but there has

been no follow up to discuss repairing the damage. I did make additional calls but received no response. I had the Epoxy stoned placed on all steps and walkways of my home. It is steamed washed and cleaned and glazed every year in Mid-June. When the steps were inspected in 2018, every stone was in place. The Epoxy stone treatment will be due n Mid-June 2019. I am requesting reimbursement for the repair of the one damaged step.

In March 2019, I visited the 6801 Office in an effort to meet with U City Project Manager Dave Sullivan. The purpose was to further discuss the substandard work performed and to request the damaged sidewalk slabs be replaced as they were before the construction work damaged my step. I also wanted to request dirt and seed to fill the holes that were dug in residents' front yards early on in October before the construction began to ensure that there were no lead pipes to replace while they were replacing water pipes.

However, I did have the pleasure of meeting with Inspector Larry Stunk and Supervisor Errol Tate to discuss my concerns with the damage to my property and to discuss the damage to several sidewalk slabs, and the poor quality of the replacement curbs.

A major concern is that there were no inspectors on site from October 2018, whenever the groundbreaking, installation of new pipes, filling the ground with gravel and other materials and for the resurfacing of the streets, installation of the wheelchair ramp, etc. However, after my March meeting with U City Inspector Larry Stunk, he did follow up and met with me at my home and continues to review, for the most part, work that had already been done as well as following up with oversight regarding the remaining work to be done, hopefully, to completion of this project. It is my understanding that Mr. Stunk will be retiring within the upcoming months.

I have also shared my concerns with my 3rd Ward Councilman and U City Project Director. I am encouraged that after you review the enclosed photos, and certainly at your convenience, visit the properties and review the work as I have identified in my address, that all areas will be restored to proper standard and commitment of the University City Mission Statement.

Prayerfully today, it appears that Asphalt will be placed on the southwest side of the 1200 block of Watts Avenue making parking available for residents after six (6) months of stop and go construction work. However, the 1100 block remains a work on progress.

Remedy

In view of the deplorable, unprofessional and lousy reconstruction work in the 1200 block of Watts, including all previously stated concerns with construction and reconstruction and restoration of all things new, I am requesting the following:

1. That the newly installed ADA wheelchair ramp at the corner of Watts and Melrose meet ADA compliance and is consistent with all areas in the community.
2. That the damaged and deeply stained sidewalk slabs be replaced to avoid stumping, stumbling and falling at the uneven and unlevel sidewalk slabs that were damaged during the construction work.
3. That the Epoxy damage on my one step is repaired or that I am reimbursed for any such repair.

I have attached photos to my presentation for your review.

Thank you for your time and continued service to the community of University City.

Monday, April 22, 2019

University City Council Meeting

Dear Honorable Mayor, City Council members and City Manager,

I am standing before you tonight because I am concerned about the status of the I-170 & Olive Redevelopment Project. I have been very patient and observant about what the members of the community have stated at past City Council meetings.

Let me be clear: I am in support of the redevelopment project and have stated so in the past. However, I am concern about the pace of the negotiating and I understand the frustration of the homeowner and businessman who spoke at one of the previous City Council meetings. I am concern that a critical window is closing and University City will miss an opportunity to stabilize the neighborhoods on the northwestern part, if not all, of the Third Ward.

I have heard the concerns about the possibility of rising rents and taxes but honestly, those will go up anyway even if the redevelopment project does not go through. The county assessor's office should be receiving those concerns. There should be research done on whether some of the modest homes can have lower taxes grandfathered in and is there evidence of such a program in other cities in the nation? Nuisance properties can be addressed in another project. We have a new director of planning and development and I hope he will be given a directive to consider this issue and begin developing innovative solutions to the problem within the year. Vacant properties have been a hot button issue for me for years, but I understand that a multi-facet approach and solutions need to come from not only the city government but from the residents, area banks and other stakeholders. Center for Community Progress conducts an annual national conference every year (this year in Atlanta, Georgia) about the vacant properties issue that I hope some of the community development staff, city officials and interested residents would attend.

At the April 8th City Council meeting, the 2005 Comprehensive Plan was brought up. Most of the comments were not accurate. There was an effort to update the 2005 Comprehensive Plan (and I was on the advisory committee), whereby surveys were done with the community residents and results documented. Another comment was made about the number of people who attended the TIF meetings at the Mandarin Restaurant and Banquet Center and what the people expressed. Both sides were heard, not just one. It was stated that many of the CBA concerns were going to be address in the negotiations and the final redevelopment document.

Lastly, I want to state that I have not witness or felt there has been any toxic environment within the city council chambers during the meetings of the current administration. I did feel that the previous administration meetings were toxic and I sat, witnessed, and spoke up at those meetings. Free speech was threatened back then. Free speech is NOT being threatened now with the current administration. Residents can speak, as their right, even when they communicate in a borderline-defamation tone while conducting personal attacks, present negative innuendos in emotional arguments and present little factual data information.

Respectfully submitted,

Tatricia McQueen
3rd Ward Resident

In addition to traditional conference sessions, mobile workshops will take participants to Atlanta's neighborhoods to experience the City firsthand and learn from the leaders who are working to reclaim and revitalize the city's vacant properties.

In the video below, Ian Beniston, executive director of the Youngstown Neighborhood Development Corporation, explains why the Reclaiming Vacant Properties conference is "Geek Central" for people working on community revitalization.



Who should attend

RVP attracts a mix of government, nonprofit, community, and private sector leaders. Attendees include urban planners, city attorneys, elected officials, local, state, and federal officials, CDC staff, land bank leaders, academics, police officers, code enforcement officials, neighborhood association leaders, developers, representatives from lending institutions, urban policy experts, and more. RVP consistently attracts people from 35-40 states, representing urban, suburban, and rural communities, including both places experiencing population loss and widespread abandonment as well as growing communities where some neighborhoods find themselves left behind.



Credit: ©2016, Kevin C. Rose, Courtesy of ACVB & AtlantaPhotos.com

Conference History

Established in 2007 and held every 18 months, RVP has traveled to Pittsburgh, Louisville, Cleveland, New Orleans, Philadelphia, Detroit, Baltimore, and Milwaukee. Plenary speakers have included artist Theaster Gates, *Evicted* author and MacArthur "Genius" Matthew Desmond, Mayor Karen Freeman-Wilson, Congressman Dan Kildee, and other remarkable leaders. RVP has lifted up ideas and strategies that work, many of which have been replicated across the country, and it has created the space for creativity and collaboration that have led to major policy and legislative reforms.

About the Host

Founded in 2010, the mission of the Center for Community Progress is to foster strong, equitable communities where vacant, abandoned, and deteriorated properties are transformed into assets for neighbors and neighborhoods. Community Progress is the leading national, nonprofit resource for urban, suburban, and rural communities seeking to address the full cycle of property revitalization. The organization fulfills its mission by nurturing strong leadership and supporting systemic reforms. More information about Community Progress is available on our [website](#).

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City Council Testimony of Leif Johnson, 4/22/19
836 Barkley Square, U. City, MO 63130; leifjohnson@hushmail.com

Sinquefield's Bond/Tax Ripoff has no major opponents (but does that mean we can't defeat him?)

Yes, this time Sinquefield and his bond/tax financial dictatorship crew have all their bases covered. This time he has:

***A \$25 million propaganda campaign supplemented by massive radio, TV and press coverage.**

***The biggest line-up of corporate, academic, political, legal and financial interests ever assembled in St. Louis.**

***Destroyed the opposition by creating a phoney "alternative" plan called a Freeholder's Plan, run by Krewson and Stenger—just like Sinquefield's Plan.**

**Can we defeat Sinquefield and his City/County Financial Control Board?
Let's look at these previous attempts to destroy local government:**

1930 Constitutional Amendment. Combined Metro government to take over sewage , water and parks. The vote:

Statewide: Yes: 218,381; No: 378,718

County: Yes: 14,669; No: 21,699

1958-9: A Freeholder's Plan to create a Metro government to take over arterial roads, waste water sewers, public transit, land use and (most important) ECONOMIC DEVELOPMENT. The vote was:

City: Yes: 21,343; No: 43,879

County: Yes: 7,633; No: 82,739

1962: Constitutional Amendment. Create 22 Boroughs in a Municipal County with each borough have two votes. The vote was:

Statewide: Yes: 217,432; No: 633,011

County: Yes: 47,423; No: 180,661

City: Yes: 55,100; No: 67,321

NOTE THAT THE 1962 COMBINED CITY/COUNTY "NO" VOTE WAS ONLY 247,982, BUT THE TOTAL OUTSTATE VOTE "NO" VOTE WAS 385,029! WHY IS ANYONE WORRIED ABOUT THE "OUTSTATE" VOTE? IT WAS OVERWHELMINGLY IN OUR FAVOR!