

MEETING OF THE CITY COUNCIL  
VIA VIDEOCONFERENCE – ZOOM MEETINGS  
**TUESDAY, September 29, 2020**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held via videoconference, on Tuesday, September 29, 2020, Mayor Terry Crow called the meeting to order at 6:36 p.m.

**B. ROLL CALL**

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

Councilmember Stacy Clay  
Councilmember Aleta Klein  
Councilmember Steven McMahon  
Councilmember Jeffrey Hales  
Councilmember Tim Cusick  
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Chief of Police, Larry Hampton; Director of Planning & Zoning, Clifford Cross; Director of Public Works, Sinan Alpasian, and Director of Parks & Recreation, Darren Dunkle.

**C. APPROVAL OF AGENDA**

Mayor Crow asked if there were any changes to the Agenda?

Mr. Rose asked that Item No. 2 under the Consent Agenda be removed and added to the City Manager's Report as Item No. 1.

Councilmember Hales moved to approve the Agenda as amended, it was seconded by Councilmember Clay, and the motion carried unanimously.

**D. PROCLAMATIONS**

1. Extra Mile Day - A Proclamation recognizing November 1, 2020, as a day to create amazing and positive change in ourselves and our communities by going the “*extra mile*”.

Mayor Crow announced that Dr. Sharonica Hardin-Bartley has been chosen to receive the St. Louis American Foundation's 2020 Stellar Performance in Education Award. This follows Dr. Hardin-Bartley's 2019 Award for New Superintendent of the Year. So, on behalf of Council and everyone with a stake in the U City school system, he would like to thank Sharonica for her dedication and outstanding leadership. Congratulations on another well-deserved award.

**E. APPROVAL OF MINUTES**

1. September 14, 2020, Regular Meeting Minutes were moved by Councilmember Smotherson, it was seconded by Councilmember Klein and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS & COMMISSIONS**

1. Linda Mantle is nominated to CALOP replacing David Stokes's expired term by Councilmember Steve McMahon, it was seconded by Councilmember Hales and the motion carried unanimously.
2. Cirri Moran is nominated to the Traffic Commission replacing Jeff Zornes expired term by Councilmember Steve McMahon, it was seconded by Councilmember Hales, and the motion carried unanimously.

3. Edwin Massie is nominated as a fill-in to CALOP replacing Kymal Dockett's expired term by Mayor Crow, it was seconded by Councilmember Cusick and the motion carried unanimously.
4. Joseph Cavato is nominated as a fill-in to the Land Clearance Redevelopment Authority replacing Daniel Wofsey's expired term by Mayor Terry Crow, it was seconded by Councilmember Cusick and the motion carried unanimously.
5. Eric Whritenour is nominated as a fill-in to the Board of Trustees Retirement Fund (Pension) replacing Peggy Shamleffer's expired term by Mayor Terry Crow, it was seconded by Councilmember Hales and the motion carried unanimously.

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

1. Michael Hart was sworn into the Library Board on September 22, 2020.
2. John Giger was sworn into the Land Clearance Redevelopment Authority on September 24, 2020.

**H. CITIZEN PARTICIPATION**

***Procedures for submitting comments for Citizen Participation and Public Hearings:***

*ALL written comments must be received **no later than 12:00 p.m. on the day of the meeting.** Comments may be sent via email to: [councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org), or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*

*Please note, when submitting your comments, a **name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

Mayor Crow thanked everyone for submitting their written comments, which have been provided to members of Council and made a part of this record.

**I. PUBLIC HEARINGS**

1. Annual Property Tax Rates

Mayor Crow opened the Public Hearing at 6:42 p.m. After confirming that there were no requests to speak, the Mayor closed the hearing at 6:42 p.m.

2. Liquor License – Righteous Road Crafts & Spirits – 8630 Delmar

Mayor Crow opened the Public Hearing at 6:42 p.m. After confirming that there were no requests to speak, the Mayor closed the hearing at 6:42 p.m.

**J. CONSENT AGENDA**

1. Parking Controller Vehicle Purchase
2. Setting Public Hearing – Avenir Project – 353 Redevelopment Plan including Tax Abatement; (moved to City Manager's Report)
3. FY2021 Streamlined EDRST Annual Applicant Funding Approvals
4. ADA Ramp Signs Contract
5. Parking Agreement – Medical Marijuana Dispensary – 6662 Delmar
6. Liquor License – Righteous Road Crafts & Spirits – 8630 Delmar

Councilmember McMahon moved to approve Items, 1, 3, 4, 5, and 6 of the Consent Agenda, it was seconded by Councilmember Clay.

Councilmember McMahon stated to make certain everyone has a clear understanding, he wanted to point out that the underlying materials for J(1) and J(2) are out of order. So, while the Agenda is correct, the materials related to these items are out of sequence.

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

## **K. CITY MANAGER'S REPORT**

### **1. Setting Public Hearing – Avenir Project – 353 Redevelopment Plan including Tax Abatement**

Mr. Rose stated this Public Hearing will allow taxing jurisdictions impacted by the Avenir Project an opportunity to provide input on the abatement.

Mayor Crow asked Mr. Rose if Council was being asked to establish a date for the Public Hearing tonight? Mr. Rose stated that was his intent.

Councilmember Smotherson moved to set October 12, 2020, as the date for the Public Hearing, it was seconded by Councilmember McMahon.

Mayor Crow stated his assumption is that staff would look at the current policies and conduct an analysis? Mr. Rose stated that is correct.

Councilmember Smotherson asked if jurisdictions would be allowed to appear in person via Zoom or if their comments would be read into the record? Mr. Rose stated the initial plan is to have each taxing jurisdiction submit their comments in writing to the City Clerk, who will then forward them to Council. However, Council has the discretion to establish a method that works best for them.

Councilmember Hales asked how these jurisdictions would be notified of the Public Hearing? Mr. Mulligan stated the City is required to send each jurisdiction a copy of the Development Plan and tax abatement request ten days in advance of the hearing.

Councilmember Hales asked Mr. Rose if he would explain the process and timeline for this procedure? Mr. Rose stated the first step is a Public Hearing which allows Council to hear the public's opinions, as well as the opinions of other taxing jurisdictions impacted by the request for abatement. After this input has been received a third-party will be asked to evaluate the abatement, and that evaluation will assist staff in formulating a recommendation to the Mayor and Council.

Recently, Council engaged the Plan Commission to look at the policies and provide guidance on the amount of tax abatement the City should consider. So, after the Public Hearing has been conducted, the remaining steps could be delayed until the Commission has concluded their review and provided a recommendation.

Councilmember Hales stated while he does not necessarily want to delay this process, at their next meeting, he thinks the Plan Commission will discuss abatements during their review on Delcrest Plaza. So perhaps, it would be appropriate for them to look at this request as well.

Mr. Rose stated Council has the discretion to marry these processes together if they so desire.

Councilmember Clay stated based on the unusual number of abatement requests the City has received, he appreciates the idea of conducting a study to look at all of these comprehensively. And he would be remiss if he did not acknowledge the work Councilmember Hales has performed with respect to making sure these esoteric issues of abatement; which can have a significant impact on the City, are processed in a manner that allows Council and the appropriate Commission an opportunity to conduct a thorough review.

Voice vote on Councilmember Smotherson's motion carried unanimously.

### **2. Police K-9 Program 2020 Update**

Mr. Rose asked Chief Hampton to provide Council with an overview of the Department's K-9 Program.

Chief Hampton provided the following overview:

- K-9 Meiky came to the Department in 2008, through a combination of grants and police funds. Meiky died in 2015, after several successful tours of duty.

- K-9 Ryno was a donation from the Ryan Griffin Family Foundation. He obtained his AMPWDA certification in 2018 and is still in service.
- K-9 King was added in 2019. King and Ryno are dual-purpose dogs trained in the tracking of missing persons, article searches, handler protection, building searches, and building searches, and narcotics detection.
- K-9 Ghost is the personal dog of Officer Franklin who came onto the Force in 2019. Officer Franklin is a veteran and both he and Ghost received their certifications while serving the Bi-State Metro. Ghost is specifically trained to detect explosive devices and bombs.

The Department has very detailed policies for use of its canines, adopted from the Missouri Police Chief's Association Guidelines.

- The deployment of a police canine to search does not constitute a use of force, and a Use of Force Report is not required under such circumstances. Canine handlers shall prepare and submit a Canine Deployment Record for each deployment to the Commander of the Bureau of Field Operations before the end of his/her tour of duty.
- Handlers shall only deploy Police Patrol Canines to use as a force option which is objectively reasonable given the facts and considering the totality of the circumstances as perceived by the handler at the time of the event to effectively bring an incident under control.
- Any deployment of a police canine that results in biting of the clothing or the skin of a subject or otherwise injures a subject except during competitions, training, or public-relations demonstrations shall require a use of force investigation in Reporting and Investigating the Use of Force form.
- The handler or a field supervisor shall ensure that any person who sustains a bite injury inflicted by any canine obtains appropriate medical treatment and shall arrange for photos to be taken of any injuries as soon as possible.
- Crowd Control and Crowd Management: Police canines shall not be used in crowd control, crowd containment, or crowd dispersal. Canines shall not be used to maintain or restore order during incidents involving interpersonal conflict or civil unrest.

**2019 Canine Unit statistics for K-9 Ryno & K-9 King; (K-9 King only worked for ¾ of the year).**

- Incident Calls for Service: 1564 with 0 bites and no complaints
- Car Stops: 458
- Moving Citations: 277
- Pedestrian Checks: 94
- Arrests Made: 47
- F.I.R.'s: 43
- Reports Written by K-9 handlers: 136
- Narcotic Sniffs: 23
- Apprehensions: 4
- Tracking: 12
- Article Searches: 5
- Community Engagement Events: 5
- Currency Seized: \$40,372

**Training/Certifications**

- All UCPD Canines are certified in various skill sets through the nationally accredited canine instruction school AMPWDA
- All UCPD Canines attend bi-weekly training sessions with surrounding area K-9 teams.

## Grants

- UCPD is currently under consideration for a \$10,000 grant
- Several organizations continually donate canine equipment and hold fundraising events that UCPD's canine partners participate in.

Councilmember Klein expressed her appreciation for the presentation and desire to have ongoing discussions. She stated she hopes that the ability to disseminate this information out to the community will eliminate some of the misconceptions and confusion associated with this program.

### 3. Ruth Park Golf Course – Increase Fees and Charges

Mr. Rose stated staff is recommending that Council consider the proposed fee increases for the Ruth Park Golf Course. These increases were designed to reflect the current market rates and subsidize future improvements. Mr. Rose stated this proposal was submitted to the Parks Commission on July 21, 2020, who voted to recommend approval of the increases.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Clay.

Councilmember Cusick asked if there would be a fee reduction for residents vs. non-residents? Mr. Dunkle stated residents who provide proof of residency will receive a discounted rate.

Councilmember Smotherson questioned whether the proposed increases were in any way related to the construction of a new golf facility? Mr. Dunkle stated they were not.

Councilmember Clay asked Mr. Dunkle if he could provide additional information about the new category added to the Regular Usage fees? Mr. Dunkle stated the new category, which will be added sometime in the future, is UC Lion; a premier membership that allows Centennial Commons UC Lion members to receive greater discounts on certain fees and charges.

Voice vote on Councilmember Smotherson's motion carried unanimously.

### 4. Small Business Assistance Program – COVID-19 Forgivable Loan – Round 3 Proposal

Mr. Rose stated staff is recommending that Council consider a Round 3 Proposal of \$850,000 for the Small Business Assistance Program. Twenty-five percent of these funds have been set aside for minority and women-owned businesses. Eligible businesses can receive a minimum of \$2,000 up to a maximum of \$15,000.

Councilmember Clay posed the following questions to Mr. Cross:

**Q. What is the total number of businesses in U City?**

**Q. How many businesses could potentially be eligible for Round 3?**

*A. The number of businesses keeps fluctuating, so at this point, there are no accurate totals. However, the goal of Round 3 is to provide qualified businesses that were not eligible for Rounds 1 and 2, the opportunity to participate in this program.*

**Q. Is the restriction that grants cannot be used to pay rent a part of the Round 3 criterion?**

*A. Yes, it is.*

Councilmember Clay asked if the same level of outreach to the business community employed in Rounds 1 and 2 would be undertaken for Round 3? Mr. Rose stated every business within U City receives a weekly newsletter, so that distribution list and newsletter will be utilized to advertise Round 3. The communications plan also includes maintaining a strong presence on social media to make certain the word gets out.

Mayor Crow stated his impression is that the objective of Council and the EDRST Board is to help as many businesses as possible. So, if staff is unable to fulfill the 25 percent set aside for minority and women-owned businesses will those funds be offered to other qualified businesses?

Mr. Rose stated once it becomes evident that they cannot fulfill the targeted goal of 25 percent, staff's recommendation to expand the pool to include all eligible businesses will be brought back to Council for consideration.

Mayor Crow stated while he certainly understands these are forgivable loans, the hope is that his colleagues will be amenable to the inclusion of a claw-back provision for Round 3. He stated in his opinion, it would defeat the purpose of this program to offer forgivable loans to a business that leaves U City after it has received these funds.

Councilmember Clay asked if such a clause had been included in Rounds 1 and 2? Mr. Cross stated that it had not been included.

Mayor Crow stated in this specific instance he thinks the City has a right to request that funds be repaid mainly because Round 3 loans are being offered to businesses that have not contributed to the EDRST fund.

Mayor Crow then apologized for not seeking a motion on staff's recommendation before any discussions.

Councilmember Smotherson moved to approve staff's recommendation, it was seconded by Councilmember Hales.

Mr. Rose stated he would be willing to incorporate a claw-back provision into the guidelines for Round 3 and would work with Mr. Mulligan to formulate the proper language.

Councilmember Hales moved to approve the amendment to include a claw-back provision, it was seconded by Councilmember Smotherson.

Councilmember Klein posed the following questions to staff:

**Q. Will this be the final round of this Program?**

A. (Mr. Rose); yes, this will be the final round.

**Q. How long will the application process remain open?**

A. (Mr. Cross); the EDRST has recommended a timeline of October 1st through December 31st. However, if Council believes the deadline should be extended into 2021, staff would be happy to do so.

**Q. What will happen to any remaining funds?**

A. (Mr. Rose); if the funds are not exhausted by the end of the year, that information will be brought before Council for additional guidance.

Mayor Crow stated he would ask that any knowledge of excess funds be expeditiously brought before Council because the EDRST Board has been relatively clear about their desire to utilize all these funds. And he believes the financial impact of this crisis will continue long into 2021.

Mr. Mulligan stated his understanding is that the program criterion outlined in the application already establishes a form of this contractual clause, wherein it states, in the event a business fails to meet any of the conditions, this grant shall become a two-year loan with an annual rate of .5 percent. Secondly, any disbursements over \$4,000 are made in quarterly payments. This allows staff time to decide about whether the business still meets all the qualifications prior to issuing the next installment

Mr. Cross stated his discernment of the Mayor's request for a claw-back provision is that it would provide an extra layer of protection in the event a business completes the program guidelines and decides to relocate 30 or 60 days later. So perhaps the clause should include language aimed at informing applicants that no repayment is required if their business remains in U City for a specific period after the grant process has been completed. Along with specific guidelines related to how the loan must be paid back; i.e., two-thirds must be paid back in year one.

Mr. Rose stated he believes staff has enough information to honor Council's request.

Voice vote on the amendment to include a claw-back provision carried unanimously.

Voice vote on the initial recommendation carried unanimously.

#### **5. Transfer Station Scale – New Roadway Project #1279**

Mr. Rose stated staff is recommending approval of the Transfer Station Scale Route Management System at an estimated cost of \$35,000. Reallocation of \$25,000 will come from the Solid Waste CIP Fund and \$10,000 will be allocated from the Solid Waste Fund Reserves.

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

Councilmember Smotherson stated the diagram of this route does not appear to indicate an outlet where trucks can exit or turn around, so he was curious to know how this would occur? Mr. Alpasian stated vehicles will exit through a gate located in the parking lot of the Community Center.

Voice vote on Councilmember Cusick's motion carried unanimously.

### **L. NEW BUSINESS RESOLUTIONS**

- 1. Resolution 2020-13**– A Resolution ordering the levy and fixing the rate of property taxes to be collected in the City of University City for the year 2020.

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

Mr. Rose stated if approved, this Resolution will result in a voluntary lowering of the property tax rate to 2019 levels which coincides with the revenue utilized to construct the current budget. Mr. Rose stated he believes maintaining taxes at this level will allow the City to operate at its normal capacity.

Voice vote on Councilmember Hales' motion carried unanimously.

- 2. Resolution 2020-14** – A Resolution requesting that St. Louis County distribute \$47 million of CARES ACT FUNDS on a per capita basis to the municipalities within the County to be used for eligible expenses

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

Mayor Crow asked Mr. Rose if U City's distribution equaled approximately 3.2 million dollars? Mr. Rose stated if approved by Council the City will be applying for \$2,432,499.

Councilmember Smotherson questioned whether this Resolution was asking the County to distribute the funds that Council previously declared should be disbursed on a per capita basis? Mr. Rose stated that is correct. Council approved a Resolution encouraging the County to distribute the 47 million dollars in funding on a per capita basis. That Resolution, as well as similar Resolutions submitted by municipalities throughout St. Louis County, was accepted. This current Resolution authorizes the City Manager to make an application for the receipt of those funds.

Councilmember Cusick asked whether the County had provided any guidelines on what the funds could be used for? Mr. Rose stated although staff knows what the CARES Act allows, they have not received the agreement from St. Louis County.

So, once it is received and he determines that it is comprised of guidelines unlike those contained in a

standard agreement, it will be brought before Council for a review and discussion.

Councilmember Smotherson asked if the City would receive one lump sum or installments? Mr. Rose stated half of the funding is disbursed after the City files its preliminary application and the other half is disbursed after the City files all the required documentation.

Voice vote on the motion carried unanimously.

## **BILLS**

*Introduced by Councilmember Smotherson.*

1. **BILL 9411** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER ITS PASSAGE, AND REPEALING ORDINANCE NO. 7129. Bill Number 9411 was read for the first time.

*Introduced by Councilmember Hales*

2. **BILL 9412** – AN ORDINANCE AMENDING CHAPTER 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the first time.

## **M. COUNCIL REPORTS/BUSINESS**

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

Councilmember Clay reported that the Library Board held a Public Hearing at their first meeting to address its tax rate and ultimately, resume discussions on their plans for new construction. He stated although it may look different than what residents have been accustomed to, the Library is still providing drive-up services for certain programs and is currently offering up to \$5.00 of free printing services.

Councilmember Klein reported that it was brought to her attention at the Historic Preservation Commission that they need two additional members. Currently, they have seven members, however, the Ordinance provides for a nine-member Commission.

Mayor Crow stated Council's focus should probably be on filling those vacancies, as well as any current terms that are about to expire. So, he would urge his colleagues to notify Councilmember Klein if and when they become aware of someone interested in serving.

Councilmember Klein stated one member whose term is about to expire is an architect, so the ideal scenario would be to replace him with someone in the same profession.

Councilmember McMahon informed Councilmember Klein that two of his neighbors are architects, so that might be a good place to start.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

## **N. COUNCIL COMMENTS**



Councilmember Hales stated there have been several cars broken into in his neighborhood, so he would like to reiterate the need for residents to be vigilant when it comes to reporting incidents of foul play to the police.

Councilmember Smotherson asked if the City could put a daily 9 p.m. alert on Facebook or NextDoor reminding residents to lock their car doors? Mr. Rose stated he would confer with Chief Hampton to see if this is something his department could do.

Chief Hampton stated his department already participants on NextDoor and Facebook, where these kinds of alerts are issued regularly. However, at this point, the feedback from a lot of residents is that they would rather gamble with leaving their car doors open versus having their windows broken out. So, it's an uphill battle.

Mayor Crow thanked the City Manager and his staff, for another successful Drive-In Movie Night in The Loop. He stated 100% of the proceeds benefit the University City Education Foundation's Supplement Food Drive.

Additional outdoor dining areas have been added for restaurants in The Loop, but he would encourage everyone to support all the small businesses throughout the City.

Mayor Crow apologized for not mentioning the death of Supreme Court Justice Ruth Bader Ginsberg at the beginning of the meeting. But in honor of her legacy and lifetime achievements geared towards independence and equality, he would now like to ask for a moment of silence.

Judge Ginsberg was born in 1933 and named to the Supreme Court in 1993 by President Bill Clinton. Analogous to the work of Senator John Lewis; both activists, John and Ruth signify so much of what is right in our country. *"Fight for those things you care about but do it in a way that will lead others to join you."*

- O.** Motion to go into a Closed Session according to Missouri Revised Statutes 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 or attorneys

Councilmember Hales moved to go into a Closed Session, seconded by Councilmember Cusick.

Roll Call Vote Was:

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

**Nays:** None.

**P. ADJOURNMENT**

Mayor Crow thanked members of the public for joining tonight's meeting and closed the regular City Council meeting at 7:43 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:00 p.m.

LaRette Reese  
City Clerk



**From:** Yvette Joy Liebesman <yvettejoy@gmail.com>  
**Sent:** Sunday, September 27, 2020 3:37 PM  
**To:** Council Comments Shared  
**Subject:** Comment for September 29, 2020 City Council Meeting

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Yvette Liebesman  
7570 Cornell Ave  
University City MO 63130

Comments to be read at the City Council Meeting, September 29, 2020

Re: New Police Headquarters

Honorable Council Members and Mayor:

Thank you for your attention and commitment to building a new, state-of-the-art police headquarters for our city. It is my opinion that a major police facility in Civic Plaza is not appropriate based on both location and layout limitations, and we have better options:

1. Having our police headquarters in the Loop sends the wrong message when we are trying to promote the area as a tourism destination; it screams "this area isn't safe." In addition, the location is poorly designed for the traffic flow that such a facility needs, both for both entry and egress. It would also evoke a public perception that the Loop is the only part of University City that matters;
2. Renovating a historic building could never be as optimal as constructing a new facility-- and it is not worth any contemplated savings to have a station that would not meet our needs when it could be renovated for uses that are not as demanding as a primary police station's specific requirements:

- There are general layout issues that would inhibit it being the police headquarters that we need and deserve; the Annex has never been more than barely adequate for this use even when the police force first moved in there many decades ago, let alone as a 21st Century state-of-the-art facility. No renovation plan can change that. This council should not be comparing a proposed renovation of the Annex to other cities who renovated rather than do new construction, especially when the similarities end at the word "renovation." Clayton, for example, repurposed an office building that is much newer than the Annex and which more readily lent itself to be turned into a satisfactory police facility for them. And this council definitely should not be relying on-- or even consider using-- the conclusions from a study that was conducted 40 years ago-- and was most recently affirmed 35 years ago-- to make a decision about what we need today and for the future.

**From:** Jane & Frank Ollendorff <jane.franko@charter.net>  
**Sent:** Monday, September 28, 2020 2:11 PM  
**To:** Council Comments Shared  
**Subject:** Citizen's Comment - September 29, 2020

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Date: Tuesday, Sept 29, 2020  
From: Frank Ollendorff, 8128 Cornell Court, U City 63130  
To: Mayor and City Council  
Subj: Citizen's Comment on Agenda item: FY 2021 EDRST Funding Approvals

This is my annual reminder that prior to the August 2006 EDRST election approving this tax, University City pledged that 80 percent would be earmarked for Olive infrastructure completion and 20 percent for other business development projects and administration. The U City in Bloom project is part of the Olive infrastructure work.

The appropriation of EDRST funds for COVID-19 emergency business support is certainly a valid deviation, however the expenditures from 2010 to 2019 were not in keeping with U City's promise to the voters.

I'm hopeful that when this life-threatening health crisis ends we will keep our pledge to voters and complete Olive Street road infrastructure which is about 35 percent done.

314.791.6466 mobile  
Jane.franko@charter.net

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**LaRette Reese**

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**From:** Jane & Frank Ollendorff <jane.franko@charter.net>  
**Sent:** Tuesday, September 29, 2020 12:00 PM  
**To:** Council Comments Shared  
**Subject:** Citizens Comment 9-29-2020  
**Attachments:** Redevelopment Area 18\_2005 Comp Plan\_9-29-2020.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

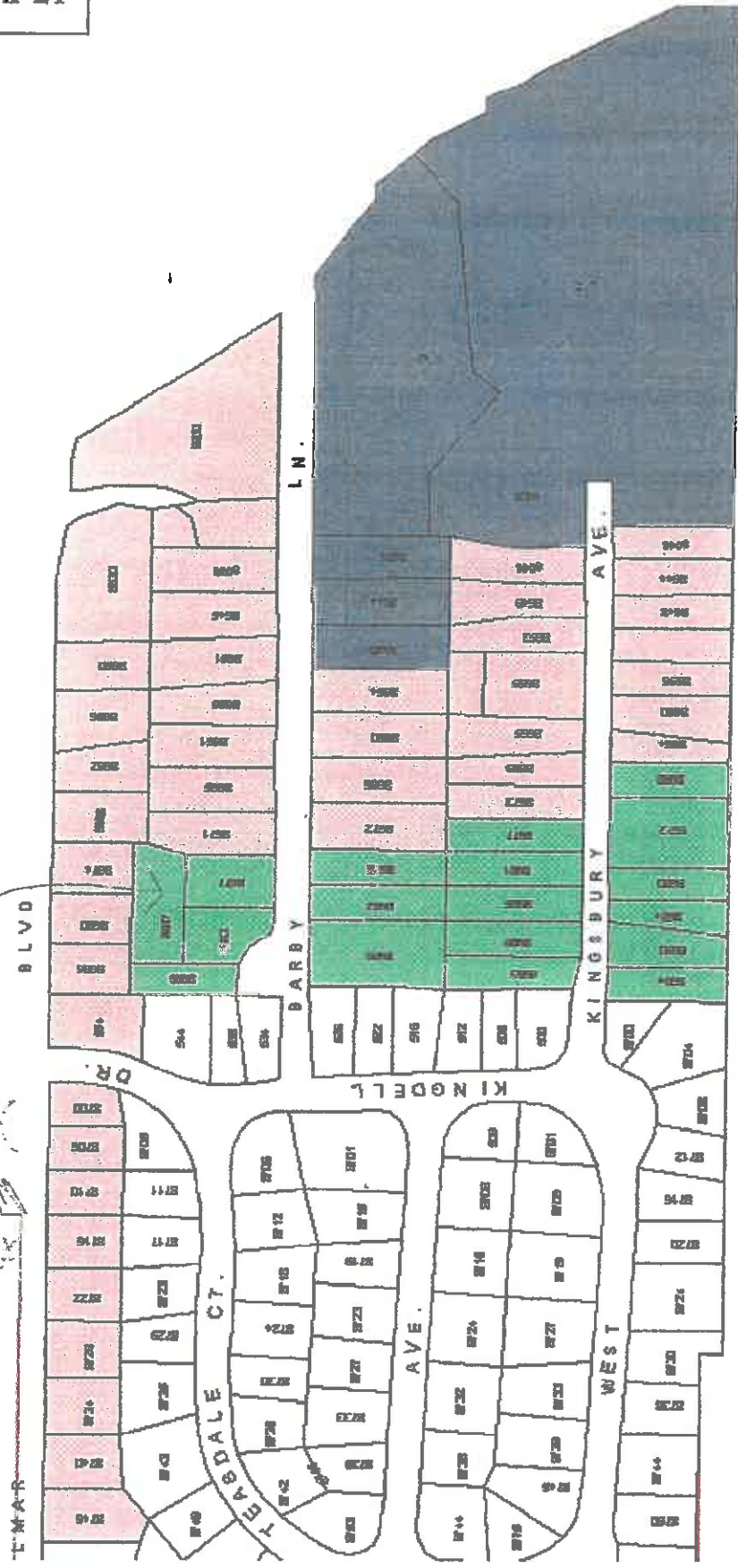
From: Frank Ollendorff, 8128 Cornell Court, 63130  
To: Mayor & City Council  
Agenda Item: Avenir Project




This project is a perfect example of what U City wants and where we want it as designated in our 2005 Comprehensive Plan.

*314.791.6466 mobile  
Jane.franko@charter.net*

MAP 21

*Designates  
when is the  
and making  
property*



-  Areas redeveloped since the 1999 Comprehensive Plan Update
-  Areas designated for redevelopment in the 1999 and 2006 Comprehensive Plan updates
-  Areas recommended for deletion in the 2006 Comprehensive Plan Update



# REDEVELOPMENT AREA 18

University City

Department of Planning and Development  
 6801 Delmar Boulevard  
 University City, MO 63150



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TABLE 18

*Handwritten notes:*  
 16 - 1001 - 1025 North and South, 7715 - 7750 Wild Plum, 1000 - 1024 Wild Cherry, 962, 972, 982 Warder. Existing uses include multi-family dwellings.  
 17 - The Villages of Wyncrest and adjacent commercial centers. Existing uses include multi-family residential, medical office building, Walgreen's, restaurants and other commercial.

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
16	1001 - 1025 North and South, 7715 - 7750 Wild Plum, 1000 - 1024 Wild Cherry, 962, 972, 982 Warder. Existing uses include multi-family dwellings.	Single-family residential to the north, south and west. Cemetery to the east.	Medium Density Residential	Two family residential	This area is surrounded by less intense single-family land uses. Existing development is not compatible and is in poor condition.
17	The Villages of Wyncrest and adjacent commercial centers. Existing uses include multi-family residential, medical office building, Walgreen's, restaurants and other commercial.	Single and multi-family residential to the south, west, north and east. General commercial to the south and north. 1-170 bi-sects the area	Medium Density Residential General Commercial	Mixed use/transit oriented development concept Medium to high-density residential Retail Entertainment Office Hotel	This area has excellent transportation access and visibility. public transit to the area is provided. This area is included in a light rail corridor study area for possible Metrolink expansion. Excellent size and location for a self-sustaining mixed use community.
18 - Redwood Map 2-1	8671, 8665, 8661, 8665, 8651, 8645, 8639, 8672, 8666, 8680 Barby Lane and 8673, 8669, 8665, 8655, 8668, 8664, 8660 West Kingsbury. Various lots on the south side of Delmar Boulevard between 1-70 and 8748 Delmar. Existing uses include single-family residential, a mixed use highrise with residential and commercial activities and multi-family residential.	Multi-family dwellings to the north, 1-170 to the east, single-family to the west, single-family to the south in the City of Ladue.	Medium Density Residential General Commercial Single-Family Residential	Residential/institutional use (West Kingsbury/Barby), two family dwellings, multi-family dwellings, Mixed use concept at 8630 Delmar - office, residential, retail	This area has excellent transportation access and visibility. public transit to the area is provided. Central location, close to businesses, shopping and adjacent municipalities. The parcels listed on the 8600 blocks of Barby and West Kingsbury should be considered for a logical extension of higher use activity to the east.

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# Land Use and Redevelopment

## Implementation Actions

LUR -1. \* Encourage development in areas designated for redevelopment.\*

▶ To prioritize public investment and lead private development efforts to critical areas, several sites have been identified as having the potential for redevelopment. These sites meet at least one of the following criteria:

1. Vacant property.
2. Deteriorating or poorly maintained buildings on the site.
3. Underutilization of property with respect to site coverage, density or market conditions.
4. A logical extension of adjacent higher density developments.
5. A logical extension of adjacent land use.
6. Appropriate site for public use (MetroLink).
7. A potential brownfield site.
8. Abandoned commercial or industrial buildings.
9. Obsolete layout and design of the buildings on a property and onsite circulation and parking.



See maps 4-27 for major areas for redevelopment.



▶ Maintain a database of properties designated as major areas for redevelopment. Include information such as zoning, available incentives, recommended land use, size, etc. Market this program.

▶ Encourage redevelopment of identified areas consistent with the "List of Preferred Uses". See table 18.

LUR-2. Continue to amend the zoning code and other regulatory ordinances to support the goals of the Comprehensive Plan Update of 2005.

- ▶ Changes in land use to encourage more mixed use areas will require adjustments to the current zoning ordinances to address permitted uses, signage, setbacks, landscaping, parking, common space, etc.
- ▶ Develop standards for mixed-use and transit oriented development.

LUR-3. Promote and encourage in-fill on suitable sites.

- ▶ Sites identified as vacant and that are suitable for development should be promoted to attract private investment.
- ▶ Parcels that do not meet the minimum standards required for residential or commercial development should be reserved for landscaping, community gardening or consolidated with adjacent lots.

