

SPECIAL MEETING OF THE CITY COUNCIL  
OPEN TO CLOSE  
VIA VIDEOCONFERENCE – ZOOM MEETINGS  
**Friday, June 25, 2021**  
**4:30 p.m.**

**A. MEETING CALLED TO ORDER**

At the Special Session of the City Council of University City held via videoconference, on Friday, June 25, 2021, Mayor Terry Crow called the meeting to order at 4:30 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 (*arrived right after roll call*)

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

**C. APPROVAL OF AGENDA**

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

**D. 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. 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.*

**E. UNFINISHED BUSINESS**

- 1. Bill 9434 – 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. 7143.** Bill Number 9434 was read for the second and third time.

Councilmember Clay moved to approve; it was 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.

**F. NEW BUSINESS**  
*Resolutions*

**1. Resolution 2021-10** - A Resolution Approving the Committed Fund Reserves – Carry Forward Items

Councilmember Cusick moved to approve: it was seconded by Councilmember Hales, and the motion carried unanimously

**2. Resolution 2021-11** - A Resolution Approving the Fiscal Year 2021-2022 (FY 2022) budget for the City of University City and Appropriating Said Amounts, for all Funds, FY 22-26 Capital Improvement Program and Proposed FY 2022 Budget Amendment.

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

Mr. Rose asked the Mayor and Council to strike the budget amendment items to increase the allocation for street improvements of \$600,000 and the budget amendment to increase allocation for tree pruning of \$400,00, both from the RPA2 Funds.

Councilmember Smotherson motioned to amend Resolution 2021-11 per the City Manager's recommendation to remove \$600,000 for street improvements and \$400,000 for tree pruning. It was seconded by Councilmember Clay and the motion carried unanimously.

*Councilmember Cusick's motion to approve carried unanimously.*

**G. COUNCIL COMMENTS**

Mr. Rose ask that amendment items to increase the allocation for street improvements for \$600,000 and the amendment to increase allocation for tree pruning for \$400,00 be removed from the proposed FY22 budget.

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

**H. ADJOURNMENT**

Mayor Crow thanked everyone for their participation and closed the Regular Session of Council at 4:39 p.m.

Linda Schaeffer /lr  
Secretary to the City Manager

June 25, 2021

The Honorable Terry Crow, Mayor of the City of University City

The Honorable Jeff Hales, Councilmember 1<sup>st</sup> Ward of City of University City

The Honorable Steve McMahon, Councilmember, 1<sup>st</sup> Ward of City of University City

The Honorable Tim Cusick, Councilmember 2<sup>nd</sup> Ward of City of University City

The Honorable Aleta Klein, Councilmember 2<sup>nd</sup> Ward of City of University City

The Honorable Bwayne Smotherson, Councilmember 3<sup>rd</sup> Ward of City of University City

The Honorable Stacy Clay, Councilmember 3<sup>rd</sup> Ward of City of University City

Dear Honorable Mayor and Councilmembers of the City of University City,

I want to present a different viewpoint on the one item that will be presented to you under the Proposed FY 2020 Annual Operating Budget Amendments report during the Special City Council Meeting on June 25, 2021. I am concern about the proposed expenditure adjustments to take \$600,000 out of the RPA- 2 Fund for street improvements and \$400,000 out of the RPA-2 Fund for tree pruning. Taking almost \$1 million out of the current \$3 million RPA-2 Fund – one-third of the fund, for infrastructure, I strongly believe is a **premature** move considering the RPA-2 Fund is not attached to an RPA -2 Project Plan that incorporates a Housing Action Plan developed in partnership with the residents of Ward Three. There has not yet been a body of Third Ward residents, professionals, community partners, administrative staff, and University City public officials pulled together and established nor yet the establishment of an independent Third Ward Community Development Corporation to serve as one of the community partners in monitoring the progress of the RPA 2 Project. The City of University has only just received the \$3 million dollars.

In the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan, (third revision dated September 4, 2018), several goals and community priorities were enumerated on page 5 that agreed with the current Comprehensive Plan of 2005 such as:

- “The preservation, maintenance, and improvement of residential neighborhoods
- The preservation, maintenance, and renewal of the housing stock; and
- Support housing development and programs that meet the economic and social needs of University City Residents.”

Of the three goals listed above, it is the one pertaining to housing stock that is more elaborated upon in the Redevelopment Plan when the summary of findings regarding obsolescence, deterioration, and depreciation of physical maintenance presented on pages 13-14 in the Redevelopment Plan report. Based on the findings, there are recommendations proposed to established a “residential grant or loan program to fund various renovation and rehabilitation activities as listed on pages 15-16. Some (but not all of the) examples listed are:

- Improvements necessary to satisfy current building and safety code requirements

- Repair/replacement of roofs, floors, structural walls, and windows;
- Repair/replacement of electrical, plumbing, heating, and cooling systems;
- Acquisition of vacant parcels and parcels with dilapidated structures in need of renovation or demolition and clearance;
- Demolition, renovation and/or construction of new residential and neighborhood-level commercial buildings (in RP2 nodes)

The costs of implementing a rehabilitation and improvement program on RPA 2 housing stock would be more complex than pruning some trees and doing street improvements and thus more attention should be placed starting to plan for those expenditures and hold off on the current proposed budget amendments pertaining to RP2.

Any revenue funds that are to be used for RP2 should also be leveraged to find additional sources of funds that will be used to pay the costs related to implementation of a Redevelopment (Housing) Plan tied to a Redevelopment (Housing) Project.

In the Olive Boulevard Commercial Corridor & Residential Conservation Redevelopment Area: Redevelopment Project Area Two Cost/Benefit Analysis (dated May 29, 2018), on the first two pages, it pointed out that “this analysis assumes that only the proposed home improvement grant and loan program described in the [Redevelopment] Plan will generate incremental tax revenues” and additionally points out the Plan “stipulates that home owners within RPA 2 may apply for a grant or loan. Each grant is up to \$20,000 and each loan is for up to \$30,000. This analysis assumes that each applicant will seek the maximum amount.” AND the analysis report states on page 2, “the costs of the RPA 2 Project will be paid from incremental revenues generated in RPA 1” of which the \$3 million is only part of those revenues.

Going back to the source documents and materials proves to me that a special emphasis needs to be made on planning on improving the Third Ward housing stock (RPA 2) and was ALWAYS part of the strategy to use part of the revenues generated by the commercial (economic) development in RPA 1 to promote revitalization of the RPA2 and use as seed money leverage to attract additional revenue sources. It was ALWAYS part of the spirit behind the source report documents.

Already the city administration has made a start to look at the Third Ward housing stock as presented within the proposed Comprehensive Housing Program presented by Clifford Cross, Director of Planning and Development, in his November 9, 2020 memorandum (with attachments) written for discussion at a City Council Study Session. Mr. Cross’s Housing Plan and Action Steps should be included as one of the source materials discussed when an RPA 2 (Third Ward) Steering Committee/Commission/EDRST-like body of volunteers are developed and established to work in partnership with the Council and Administration.

I agree that the source documents do mention infrastructure renovation is also needed but it is not given the same emphasis as the need for revitalization of housing stock to improve the RPA 2 (Third Ward) area. That said, I again state that the total proposed \$1 million (\$600,000 street improvements and \$400,000 tree pruning) expenditure adjustments to the Proposed FY 2022 Annual Operating Budget Amendments listed on page 25 be deleted or tabled.

Dear Honorable Mayor and Council, I thank you for your patience to hearing my concerns in and the above action takes place.

Sincerely,

*Patricia McQueen*

Patricia McQueen  
1132 George Street, St. Louis, MO 63130  
Third Ward resident  
Agenda Item: Resolution 2021-11 under F. New Business

Additional Reference:

PGAV Planners, Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan, 3<sup>rd</sup> rev. September 4, 2018

PGAV Planners, Olive Boulevard Commercial Corridor & Residential Conservation Redevelopment Area: Redevelopment Project Area Two Cost/Benefit Analysis, May 29, 2018

Cross, Clifford, University City Comprehensive Housing Program Summary and Action Steps, November 9, 2020

University City Council, RPA 2 Steering Committee Discussion Study Session, May 24, 2021

