

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, November 22, 2021**  
**6:30 p.m.**

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, in compliance with St. Louis County's public health order masks are required. To provide for social distancing during Council meetings **in-person public attendance will be limited to the first 25 people.**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on Monday, November 22, 2021, at City Hall, on the fifth floor, 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; (*Excused*)  
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., Director of Parks & Recreation, Darren Dunkle, and Larry Chapman of SENECA & Chapman Ventures

**C. APPROVAL OF AGENDA**

Mr. Smotherson questioned whether this was the appropriate time to ask that Item K-2; American Rescue Plan Act (ARPA) Consulting Services Engagement Letter, be postponed?

Mr. Rose suggested that Councilmember Smotherson wait until the item was up for discussion so that staff could provide Council with an explanation of why this is an important item for tonight's agenda.

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

**D. PROCLAMATION** (none)

**E. APPROVAL OF MINUTES**

1. October 25, 2021 – Regular Draft Minutes, was moved by Councilmember Klein, it was seconded by Councilmember Cusick, and the motion carried unanimously.
2. November 8, 2021, Study Session Draft Minutes – Purchasing Policy, was moved by Councilmember McMahon, it was seconded by Councilmember Cusick, and the motion carried unanimously.
3. November 8, 2021 – Regular Draft Minutes, was moved by Councilmember McMahon, it was seconded by Councilmember Hales, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

1. Michael Honigfort is nominated to the Board of Adjustments as a fill-in replacing Erica Hackett's vacated seat by Mayor Terry Crow, it was seconded by Councilmember McMahon and the motion carried unanimously.

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

1. Mark Barnes was sworn into the Library Board on November 11, 2021, via Zoom
2. Timothy Schmalz was sworn into the Green Practices Commission on November 11, 2021, in the Clerk's office

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

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizens may provide written comments ahead of the meeting, which 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 City Hall, 6801 Delmar Blvd.; Attention City Clerk. All 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. **A name and address must be provided.** Please also note whether your comment is on an agenda or non-agenda item. If a name and address are not provided on your written comment it will not be recorded in the official record.*

**I. PUBLIC HEARINGS**

1. Crown Center 2nd Amended Final Redevelopment Plan - 8348 - 8350 Delcrest

Mayor Crow opened the Public Hearing at 6:34 p.m., and after acknowledging that all written comments had been reviewed by Council, the public hearing was closed at 6:34 p.m.

**J. CONSENT AGENDA**

1. EMS/Training Officer Response Vehicle
2. Insurance Recovery Money for Truck Equipment and Tools – Fire Department
3. Golf Programming Services Agreement
4. Americans with Disabilities Act (ADA)-compliant Curb Ramp Designs Contract Approval

Councilmember Hales moved to approve Items 1 through 4 of the Consent Agenda, it was seconded by Councilmember McMahon, and the motion carried unanimously.

**K. CITY MANAGER'S REPORT**

1. Market at Olive Update

Mr. Rose stated SENECA & Chapman Ventures are the new owners of this project and Mr. Larry Chapman is here to provide Council with an update on their current status.

Mr. Chapman stated in early November SENECA & Chapman bought out NOVUS Development and is now the owners of U City, LLC; the developer approved for the project. The acquisition was financed through the Bank of Washington; the leasing company is David Hutkin & Properties, and they are currently putting plans in place to push this project forward.

The first steps are the completion of Costco's; which should be open for business by next fall, and acquisition of the remaining land, which is occurring on a daily basis. So, Mr. Rose and his staff will be kept up to speed on their progress in these two areas.

The sketch plan provided today, allows them to get the subdivision and zoning process started and those documents should be submitted next week.

The next step is to start the Phase II work which consists of demolishing the properties on the south side of Olive and east of Costco. The goal is to have this work completed by the end of this year or early next year.

Next, is the Development Plan which will be primarily focused on finding companies that can generate sales taxes since that is what the TIF is designed around. Mr. Chapman stated COVID has caused a paradigm shift in the retail industry; especially for traffic-oriented businesses, who now want curbside service, drive-up windows, and patios. So, trying to accommodate things of that nature will take longer lead times but hopefully, new tenants will be announced on or before the beginning of next year.

The Mayflower site is still being identified as an apartment complex. And although at this point, that seems to be the most likely use, their first choice would be to find another source that generates sales taxes. The plan is to have a solid arrangement in place by next summer.

Councilmember Smotherson posed the following questions to Mr. Chapman:

**Q. What are some of the parcels that have been recently purchased by your company?**

A. *Beyer's Lumber and two properties where Tesla used to be located. Everything on the south side of Olive over to Woodson; except for Bob's Seafood and the equipment company have been acquired. And there are a handful of homes on the north side of the street that still need to be purchased.*

**Q. Where do the Bristol Apartments stand at this point?**

A. *All of the Bristol apartments are under contract and SENECA is in the process of giving tenants notices to move prior to closing.*

**Q. Do you have any idea at this point, what the "J" Building will be used for?**

A. *A large retailer. We have several prospects that we are working hard to get.*

Councilmember Klein asked if there was a difference in the sales tax revenue generated from a sit-down restaurant and a fast-food restaurant?

A. *All Mr. Chapman stated it all depends on who the retailers are. For example, one of the restaurants on the map is a sit-down restaurant with a fairly large footprint that wants a pick-up window and another sit-down restaurant that does not want one. Our understanding is that one of those restaurants might generate anywhere from 5 to 70 million dollars a year, while the other one may only bring in 1.5 to 2 million dollars. So, it's really hard to say because they both have very different revenue outcomes.*

Councilmember McMahon posed the following questions to Mr. Chapman:

**Q. Discussions, sketches, and ideas about this project have occurred for nearly four years, so based on your experience, is it normal for some of these concepts to change over time?**

A. *Absolutely. The plan developed by our predecessor was a little different in terms of the retail tenant mix, which was not financeable and turned into a mission impossible kind of task. So, the fundamental difference is that SENECA was in a position to get financing and close on that financing. We took a giant leap of faith on U City based on the fact that Costco; which can steer a lot of new folks to this community, was coming. And for us to be successful, we have to find other retailers that will entice even more people to shop here.*

**Q. I don't know if a lot of our residents have any idea about what your company is bringing to this project. Therefore, can you provide a thumbnail sketch on the issue of minority participation and hiring so that residents have a better understanding of whether your vision is in line with what they have envisioned the outcome of this project to be?**

A. *We approached this project with a clear vision of there being three redevelopment areas so that the City could find ways to grow and benefit from the areas they control. Because in order to get future tenants and/or owners to occupy these buildings they not only have to believe that this development will draw attention to U City, but that people trust it is okay to do business here, plant roots here, and grow here.*

*I don't know if you are familiar with Clayco's or Bob Clark's track records, but they have been building projects together for thirty-five years. So, you'll see minority participation on the worksite and jobs because that's an area we have been totally committed to. All of our contracts will be Union contracts that pay the prevailing wage and comply with our established criteria.*

**Q. Does this project really have an anchor store?**

A. Yes.

**Q. I want to be able to tell residents exactly what you are doing on this project, so whenever you have information that can be shared, would you please share it?**

A. Going back to March 29th, we financed this project to allow the Costco transaction to close, and they now own that site. Our obligation was to deliver a graded site, which is just about ready to be turned over to them. So yes, Costco is going to build their facility which we anticipate will be open for business in September of 2022; although the exact timeframe is entirely up to Costco.

Everything else is somewhat speculative. But with an investment of 180 million dollars, it is certainly our belief that we can put together a successful development plan. No client will do business with a developer they don't have confidence in because that's just how this industry works right now. And once we know who some of these clients are, it will be time to celebrate, so that information will definitely be shared with everyone.

Mayor Crow stated over the years, Costco's goal has always been to be open by October of next year. So, do the two of you believe that they will meet that timeframe?

A. Mr. Chapman stated he thinks they are on schedule to beat that date.

Councilmember Cusick posed the following questions to Mr. Chapman:

**Q. Will there be any road improvements for the traffic on Olive that at times, can get rather congested?**

A. If you're referring to crossing Olive, we should be done with moving the dirt from the north to the south within a week or two. Olive will also be widened between the highway and the new signalized interchange, but I don't think that will be anywhere close to being as disruptive as moving the dirt has been.

**Q. What is going to happen to all of that dirt?**

A. It will be used to raise the site where all of the buildings are so that it is level with Olive.

Councilmember Smotherson stated the information provided tonight was great and much needed because one of the problems for this Council has been the irregular flow of information out to its residents. Is there a way to put this information on the City's website and provide residents with updates on a regular basis?

A. Mr. Chapman stated there are a lot of ways to accomplish these kinds of updates. SENECA has regularly scheduled calls with City staff where they would be happy to answer any questions and that Q & A could also be posted on the City's website.

Mr. Rose stated he has been committed to preparing periodic updates, so in addition to the Q & A's referenced by Mr. Chapman, he will continue to invite a representative from SENECA to provide Council with updates perhaps, on a quarterly basis. Because unfortunately, he believes that Council will still get a lot of these questions despite updates being posted on the website.

Referencing Councilmember McMahon's comments, Mr. Hales asked if it was possible that over the duration of this project the sketch presented to Council tonight could evolve into something a little bit different?

A. Mr. Chapman stated the answer is yes. And while he is not trying to be evasive, what he can say is that there will be some traffic-oriented businesses along the street any way you slice it. However, at this point, the two anchors have the single most economic impact, and if they think a potential user of those buildings is inappropriate, then they'll go away. Because the main focus is to have the greatest economic impact on this development and the community from a sales tax perspective. So, the idea is to find tenants that are comparable to Costco's segment of the retail industry.

Councilmember Hales asked if SENECA had plans to put together a website for the development?  
*A. Mr. Chapman stated they should be finalizing their marketing plan in the immediate future, which typically consists of developing a website under the name of the development. So, while he will ask his team their opinions about creating a separate website, he would be happy to provide Council with any information it needs to share with the community.*

Mayor Crow thanked Mr. Chapman and Mr. Hutkin for joining Council this evening.

### **Citizen's Comment**

#### **George Schinichi Kidera of Nobu's Japanese Restaurant, 6253 Delmar Blvd.**

Mr. Kidera stated their old building on Olive is currently being demolished and rent for their new location will begin next month. As a result of this process, he applied to the City's Relocation Grant Program and was curious to know what kind of timeframe was involved from the submittal of an application until the final decision is made?

Mayor Crow informed Mr. Kidera that the City Manager would contact him directly and answer any questions he might have.

Mr. Kidera asked if the ultimate decision would be made by the City Manager, Council, or both parties?

Mayor Crow stated Council will review the information provided to the City Manager and make a consideration based on his recommendation.

Mr. Kidera asked if the information had already been provided to Council?

Mayor Crow stated that it had.

Mr. McMahon thanked Mr. Kidera for his decision to remain in U City.

Mr. Kidera stated his parents have been in U City for thirty-four years and they appreciate everyone's support in their efforts to keep their business here.

Mayor Crow stated he is the liaison for the Loop Special Business District (LSBD) and its members are elated to have Nobu coming to The Loop.

Mr. Kidera stated in an effort to bridge the gap, develop relationships, and be a part of this community, he has already participated in several of the LSBD's Zoom meetings on behalf of his parents, who are first-generation immigrants to the United States with limited comprehension of the English language.

#### **A. American Rescue Plan Act (ARPA) Consulting Services Engagement Letter**

Mr. Rose stated staff is recommending that the Mayor and Council authorize a Consulting Agreement to assist in oversight of the ARPA funds. This is the first distribution received from the federal government, which has approximately 500 pages of legislative requirements associated with the use of these funds, as well as mandatory reporting of all expenditures to the state and federal government. He stated this internal auditor will provide guidance to the City to ensure that the funds are used for eligible purposes in accordance with the Act.

Mayor Crow stated as someone whose business has been impacted by the PPP and ERTC funds, he is aware of this niche market designed to assist organizations with conducting their diligence to make sure these funds are forgiven rather than paid back to the government.

Mr. Smotherson stated the reason for his request to postpone this item is based on the belief that an important use of these funds had been omitted from the City's plans. And his desire was to talk to the City Manager about this issue before any action by Council.

Mayor Crow informed Councilmember Smotherson that if this issue was brought up after Council's vote, and it raised a concern, he is certain that Mr. Rose would consider it and bring it back to Council if he believed it was necessary to do so. So, you can handle this either way by discussing it now or later.

Councilmember Smotherson stated he wanted to make sure the category of households and rent recovery was contained in the City's plans for the use of these funds because there are situations of this nature going on in the 3rd Ward.

Mr. Rose stated this recommendation is really just about providing the City with the proper oversight to ensure that its expenditure of these funds, which is based on the budget process that was approved several months ago, is appropriate. He stated the budgeting process for Fiscal Year 2023 will start in February of next year, and Council will be given an opportunity at that time to suggest how the second allocation of the ARPA funds should be spent. Mr. Rose stated this legislation, and its interpretations are constantly evolving, and now it can be used for projects related to infrastructure. So, all of these conversations will be presented to Council as a part of the budget process.

Councilmember McMahon moved to approve, it was seconded by Councilmember Klein, and the motion carried unanimously.

#### **B.** Trail Naming Policy

Mr. Rose stated staff is recommending that Council consider adopting a Trails Naming Policy to provide the City with a systematic and consistent approach for naming its assets. This policy was reviewed by the Parks Commission who has recommended it for Council's approval.

Councilmember Smotherson asked Mr. Dunkle if the applications associated with this process were available? Mr. Dunkle stated the applications will be made available after the policy is approved by Council.

Mr. McMahon moved to approve, it was seconded by Councilmember Klein, and the motion carried unanimously.

### **L. UNFINISHED BUSINESS**

#### *Bills*

1. **Bill 9448** – AN ORDINANCE APPROVING THE SECOND AMENDED FINAL DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT TO CROWN CENTER FOR SENIOR LIVING LOCATED AT 8348 – 8350 DELCREST DRIVE IN THE PD-M PLANNED DEVELOPMENT MIXED-USE ZONING DISTRICT. Bill Number 9448 was read for the second and third time.

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

Roll Call Vote Was:

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

**Nays:** None.

**M. NEW BUSINESS**

*Resolutions*

1. **Resolution 2021-17:** An amendment to the Resolution Expanding the Community Visioning 2040 Task Force to Include a School District of University City Representative.

Mayor Crow noted that this amendment is based on the City's communications with the School District, wherein they expressed a desire to participate in this process.

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

Mr. Rose stated proposed an amendment to Bill Number 9449, to delete Fire Marshal from F-4, and to change Assistant Fire Chief to Deputy Fire Chief under F-5.

*Bills*

*Introduced by Councilmember Hales*

2. **Bill 9449** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER JANUARY 2, 2022, AND REPEALING ORDINANCE NO. 7165 EFFECTIVE JANUARY 2, 2022. Bill Number 9449 was read for the first time.

Mayor Crow asked if a vote needed to be taken on the amendment? Mr. Mulligan stated his understanding is that the proper protocol in this instance is for Mr. Hales to introduce the Bill, which now includes the proposed amendment.

*Introduced by Councilmember Cusick*

3. **Bill 9450** –AN ORDINANCE IMPOSING AN ADDITIONAL ONE-FOURTH OF ONE PERCENT SALES TAX ON ALL RETAIL SALES MADE IN THE CITY OF UNIVERSITY CITY, MISSOURI WHICH ARE SUBJECT TO TAXATION PURSUANT TO THE PROVISIONS OF SECTIONS 144.010 TO 144.525 RSMO, FOR THE PURPOSE OF PROVIDING REVENUES FOR THE OPERATION OF THE UNIVERSITY CITY FIRE DEPARTMENT, AND PROVIDING FOR THE SUBMISSION OF A PROPOSITION AUTHORIZING SUCH TAX TO THE QUALIFIED VOTERS AT THE GENERAL MUNICIPAL ELECTION ON APRIL 5, 2022. Bill Number 9450 was read for the first time.

**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
4. Other Discussions/Business

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

**P. COUNCIL COMMENTS**

Councilmember McMahan wished everyone a happy Thanksgiving and thanked the folks at Torah Prep who invited Council to their ribbon-cutting ceremony as they moved into the McNair Building, which was a very moving event.

Mayor Crow stated the community think-tank dates have been set for February 24th and 26th. The hope is that this will be an in-person experience where citizens can come together and discuss the future of U City.

**Q. EXECUTIVE SESSION**

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 close the Regular Session and go into an Executive Session, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

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

**Nays:** None.

**R. ADJOURNMENT**

Mayor Crow thanked everyone for participating in tonight's meeting and wished them a happy holiday. He then closed the Regular Session at 7:15 p.m. to go into an Executive Session on the second floor. The Executive Session reconvened in an open session at 8:16 p.m.

LaRette Reese,  
City Clerk



**From:** Shirley Pace <tcpace2@swbell.net>  
**Sent:** Sunday, November 21, 2021 7:46 PM  
**To:** Council Comments Shared; LaRette Reese  
**Subject:** Comment for 11/22/21 council meeting

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Mr. Hales states in the council comment section of the Winter 2021 ROARS:

***"You may recall that the TIF for The Markets at Olive (Olive and I-170) project is designed to generate \$10-million over time for investment in the Third Ward and another \$5-million for investment in the Olive Corridor."***

but the reality is otherwise and Mr. Hales knows this. TIF developer Jonathan Browne did send a \$3M check to U City, but at the same time U City increased the TIF borrow from \$70.5M to \$73.5M effectively covering that check. No dent in Browne's wallet. And the oft revised development agreement states in section 2.3b that up to \$200K per year for the life of the TIF will be applied to RPA2 development. As the TIF is into year 3 with no monies deposited in any accounts the most this will generate is 20 years \* \$200K = \$4M. \$4M + \$3M is far short of \$15M.

The Stifel TIF and Revenue Model assumes 400,000 square feet of retail space (in addition to Costco and some imaginary grocery store) will open by AUG 2021 (OOPS!). These retail dollars are part and parcel to paying off the TIF notes. Yet the new owners are committing to no grocery and no hotel, but they do think that fast food joints will complement the Costco. Apartments and offices don't generate much if any sales tax. Here is a snippet from the St. Louis Business Journal on Browne's sale of the TIF development to Larry Chapman and Bob Clark:

***"We're still focusing on other retail users, but right now our plan is to go forward with mostly smaller fast-food restaurants," Chapman said. "There's going to be lots of visitors to Costco, and that's the kind of thing that they will be attracted to." Previous proposals also called for an apartment complex at the site, along with offices and a possible hotel. A hotel seems unlikely given the current economic realities for hospitality, Chapman said. But the developers still plan an apartment complex, and offices are a possibility, but not the focus of any development.***

Note that the only requirement of the Developer as regards RPAs 2&3 is the \$3M already paid. Any additional monies for investment in RPAs 2&3 must come from City Revenues (see development agreement for definition), Available Revenues (see development agreement for definition), and all other legally available incremental revenues derived from RPA 1.

It seems unlikely that the TIF notes will be paid off leaving no monies for RPAs 2&3 IMHO.

Gregory Pace  
7171 Westmoreland Drive  
U City

314-725-4790

**From:** Tom Sullivan <tsullivan@sullivanadvco.com>  
**Sent:** Monday, November 22, 2021 11:49 AM  
**To:** Council Comments Shared  
**Subject:** Council Comments, November 22, 2021

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COMMENTS TO THE CITY COUNCIL  
FROM TOM SULLIVAN  
NOVEMBER 22, 2021

I have comments regarding Agenda Item No.3 under "NEW BUSINESS."

I think it would be a very bad idea to seek a sales tax increase at this time. The University City sales tax is already very high and a sales tax increase would hurt low-income residents and senior citizens the most. They are having a tough time due to today's economic climate. It should be remembered that University City also has a pretty high utility tax. It too falls hardest on low-income residents and seniors.

University City has made the Top 10 in the country when it comes to income inequality among its residents. A vote for the tax increase will mean a vote for even more inequality.

It should also be remembered that the big promise of the Costco development was that it would generate all kinds of tax dollars on the City. But then so much about the development has turned out not to be true. Never have University City residents been so deceived.

I also have some comments about issues not on the agenda. There are still street lights out all over the city. Specifically:

- ▶ There are two street lights out on Limit, between Clemens and Enright.
- ▶ There are two street lights out on North Drive, between Eastgate and Cabanne. These were reported to the City Manager weeks ago.
- ▶ There is a street light out on Ferguson, just south of Bartmer. This was reported to the City Manager weeks ago.
- ▶ The bulb in the tall street light at Eastgate Park needs to be replaced. The light is very weak.
- ▶ There are two lights out on the Ackert Park walkway, just north of Delmar.
- ▶ Of the five lights for the sidewalk that runs through parking lot #4, 2 are out.
- ▶ There are about 6 "streetscape" lights out on Olive, west of Ferguson.
- ▶ There are about 8 overhead street lights out on Olive, between Pennsylvania and Midland.
- ▶ There are two streetscape lights out on Olive, just west of Midland on the north side of

the street.

▶ There are about 12 streetscape lights out around Olive and Hanley. It was clearly not a good idea to put these lights in that location. They add nothing and only contribute to street clutter. Along with the planters that are haphazardly placed along Olive -- some with dead flowers -- they detract from the appearance of the street.

Also:

▶ There is still a pile of branches in the alley behind 638 Kingsland that need to be picked up. This was reported to the City Manager weeks ago.

▶ There is still a wire hanging down from overhead wires in the alley between 750 Kingsland and 758 Kingsland. This was reported to the City Manager weeks ago.

▶ There is still an orange cone and orange barrel blocking the sidewalk on Leland in front of the Ackert Park Nursing Center. This was reported to the City Manager weeks ago.

▶ There are still tree branches on the Ackert Park property that interfere with pedestrians on Vernon. Also, there is a stretch of sidewalk, six feet or so, in front of the nursing home on Vernon that needs to be cleaned off. It has erosion on it and gets messy when it rains. This was reported to the City Manager weeks ago.

Also:

Today is the 58th anniversary of the assassination of John F. Kennedy on November 22, 1963. When I was a kid, I sold newspapers after school at the old Alco Valve plant, which was at Vernon and Kingsland where the strip center now is. On the day of the assassination, the Post-Dispatch came out with an Extra edition, though at the time the Post was an afternoon paper. Despite the added number of papers, they sold out quickly.

When Kennedy was campaigning for president, he went through the Vernon and Kingsland intersection on October 22, 1960. He came up Big Bend to Delmar and went east to Kingsland, passing a big crowd gathered at City Hall. The crowds were so big as the night before Kennedy took part in the first televised presidential debates in New York. Over 60 million people watched.

Kennedy's motorcade took Kingsland to Olive St. Road and then west to Ferguson and then headed north, passing Pershing School on the way to Northland Shopping Center in Jennings. A little over two weeks later, John F. Kennedy was elected the 35th president of the United States.

Thank you for considering my comments.

TOM SULLIVAN, 751 SYRACUSE AVENUE, UCITY, MO 63130