

MEETING OF THE CITY COUNCIL

CITY HALL, Fifth Floor

6801 Delmar Blvd.

University City, Missouri 63130

Monday, July 11, 2022

6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, July 11, 2022, in the absence of Mayor Terry Crow, Mayor Pro Tem Bwayne Smotherson called the meeting to order at 6:35 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay

Councilmember Aleta Klein

Councilmember Steven McMahon

Councilmember Jeffrey Hales

Councilmember Tim Cusick; (*excused*)

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, John Wagner, Chair of the 2040 Visioning Task Force, Peggy Holly; George Stock of Stock Engineering, and Ryan Carlie of Opus Construction.

C. APPROVAL OF AGENDA

Hearing no amendments, Councilmember Hales moved to approve the Agenda as presented. It was seconded by Councilmember Clay and the motion carried unanimously.

D. PROCLAMATION

1. Tom Poshak Retirement - Proclamation to be presented on July 19th at the U City Summer Concert Band event.

E. APPROVAL OF MINUTES

1. June 20, 2022 – Regular Session Minutes; were moved by Councilmember Klein, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. June 27, 2022 – Study Session Minutes (Annex and Trinity Renovations Update); were moved by Councilmember Hales, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. June 27, 2022 – Regular Session Minutes; were moved by Councilmember McMahon, it was seconded by Councilmember Hales, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Amy Gascon is nominated for appointment to the Park Commission as a fill-in replacing James Redd's vacated seat by Councilmember Hales on behalf of Councilmember Tim Cusick. It was econded by Councilmember McMahon and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Kimberly Deitzler was sworn into the Library Board at tonight's meeting.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Request Forms to Address Council 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 also provide written comments ahead of the meeting, which 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, or mailed to City Hall at 6801 Delmar Blvd.; Attention City Clerk. **Please note that to be recorded in the official record, a name and address must be provided,** as well as whether your comment is related to an agenda or non-agenda item.

Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.

Jerrold Tiers, 7345 Chamberlain, U City, MO

Mr. Tiers stated while the new plans for Civic Plaza are certainly an improvement, he does not understand why there is such a heavy emphasis on security. No other local municipality, including Kirkwood, which actually experienced an attack in their Council chambers, has the type of perimeter security being proposed here. However, if the claim is that U City is far more dangerous than these other municipalities, then money should be spent on reducing crime.

Buildings alone won't improve U City as a whole, and while a new police facility is desirable, it is not essential. So rather than spending over 20 million dollars on Civic Plaza, the health and wellbeing of residents should be the first priority, because it will be impossible for U City to thrive unless all three of its wards are doing well. And decades of neglect and decline in the 3rd Ward have led to serious problems that need immediate attention.

The original plan was for the Costco TIF to contribute 10 million dollars towards revitalizing the 3rd Ward. But now, that has been reduced to a 3 million dollar direct payment with smaller annual payments. So you can't count on Costco to solve this urgent need. Plus, the vast majority of taxes collected from Costco will go to the County's tax pool. This means that for every \$20 collected the City will get .50 cents, along with some additional allocations for parks, stormwater, and fire services. And because recovery of the 3rd Ward is so crucial to the City's success there will also be a need to retain a consultant with expertise in the renewal of declining areas.

Mr. Tiers stated in his opinion, this is not the time to spend 20 million dollars on government buildings, and recovery of the 3rd Ward should be a priority rather than a side project. So please, think about the future of U City and act to preserve it.

I. PUBLIC HEARINGS

J. CONSENT AGENDA - (vote required)

1. Annual Renewal – APWA Salt Co-Op for Road Salt Purchase and Delivery

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

K. CITY MANAGER'S REPORT - (vote required)

1. 2040 Visioning Task Force Report

Mr. Rose stated Council is being asked to receive a presentation on the 2040 Visioning Report from the Chair of this Task Force, Peggy Holly.

Ms. Holly stated she has lived at 8108 Teasdale since 1993 and has the honor of serving as the current Chair for the Plan Commission and Community Visioning 2040 Task Force. Council has been provided with a draft of this full report.

One year ago, Council approved Resolution 2021-12 establishing the Community Visioning 2040 Task Force, and this Community, with the help of the Task Force, staff, and Future IQ, began the process of updating the City's Comprehensive Plan. Because as conventional wisdom holds, if you don't know where you're going, how will you know when you get there? As a result, this process began with an exploration of what the community wanted to look like in 2040. From the initial surveys, listening sessions by focus groups, and feedback from the community, there has been consistent support for six key elements.

Key Visioning Highlights

1. Strong desire to incorporate intentional equity into community planning
2. Support for a creative approach to economic and urban development
3. Seek strengthened partnerships with the school district and outside municipalities
4. Guide Olive Boulevard redevelopment as an opportunity to effect social change
5. Desire for bold ideas in urban design
6. Willingness to recognize and address environmental issues

Steps in the Visioning and Planning Process

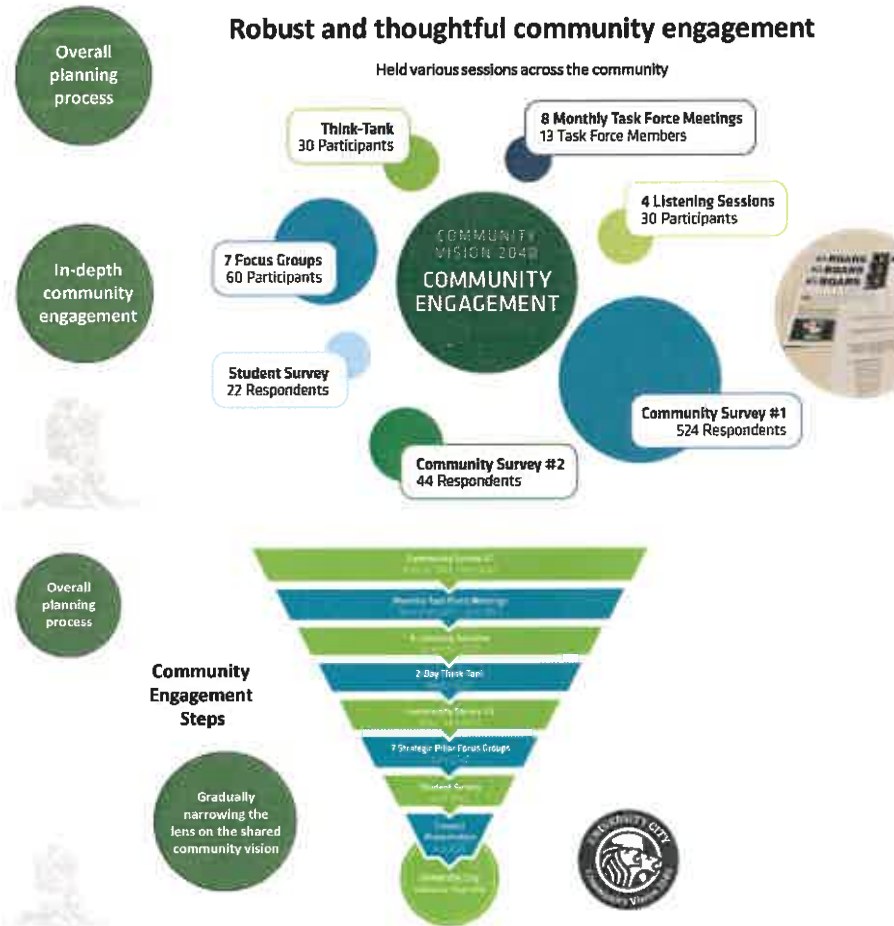


These steps are the result of a rigorous and robust process guided by Future IQ.

- Significant research established the foundation for developing the vision. It included background and demographics, population and urbanization trends, energy, food, water, and climate and technology changes. This research was augmented with a series of listening sessions and a community survey. It quickly became apparent that the City's future is inextricably linked to the future of U City Schools, wherein a member of the School District was added to the Task Force.
- Two Think Tank sessions were initiated to work through various scenarios. These sessions, which were open to all, were well attended and included citizens at large, as well as members of the Task Force and Plan Commission. Seven focus groups were established to examine and validate each pillar developed as an outcome of the Think Tank. And a supplemental community survey was conducted for U City students to determine their thoughts about the plans that they would be asked to live with. All of this information was synthesized into key actions for each pillar as indicated in the draft report.

The emphasis throughout the entire process was on the robust engagement of citizens. The Task Force provided significant feedback to Future IQ on how to most effectively reach the community and the number of responses obtained was comparable to other similarly situated cities. These steps produced a mountain of data for the articulation of a shared vision for the community.

Robust and thoughtful community engagement



Community Vision 2040 Project Portal

The Project Portal is home to all of the data captured throughout the process.

- The Think Tank Report
- The Draft Report; which will become the Final Report once adopted by Council
- The presentations made at each Think Tank session
- The presentations made to focus groups
- The survey results
- Profiles of the respondents

The portal will remain active for at least five years to ensure that everyone has an opportunity to examine this information.

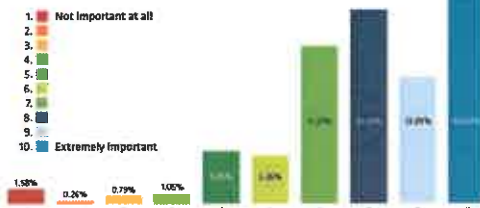
Building the Elements of our Shared Vision

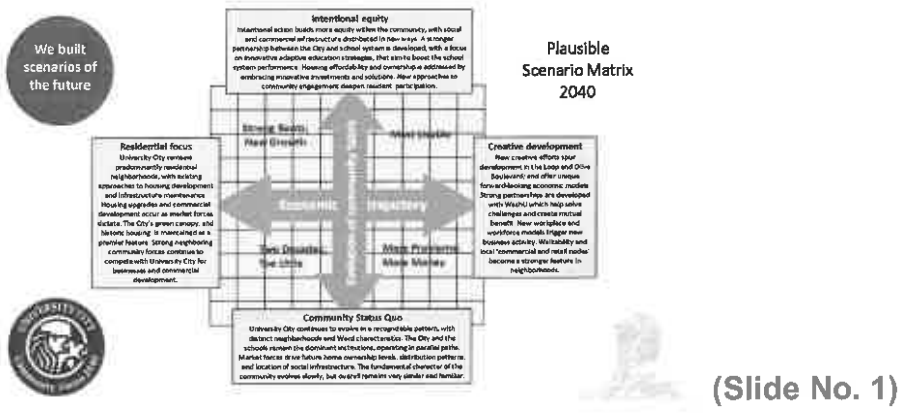


IMPORTANCE OF A SHARED VISION

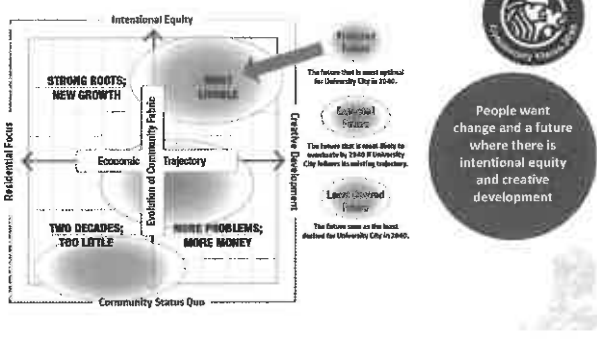
Question: How important do you think it is to have a SHARED VISION (an agreed future plan) for the future of University City?

Creating a shared vision is important to residents





Identifying the Preferred Future



The preferred future 'Most Livable,' is a future built on two key themes:

Intentional Equity
Intentional action builds more equity within the community, with social and commercial infrastructure distributed in new ways. A stronger partnership between the City and school system is developed, with a focus on innovative adaptive education strategies, that aim to boost the school system performance. Housing affordability and ownership is addressed by embracing innovative investments and solutions. New approaches to community engagement deepen resident participation.

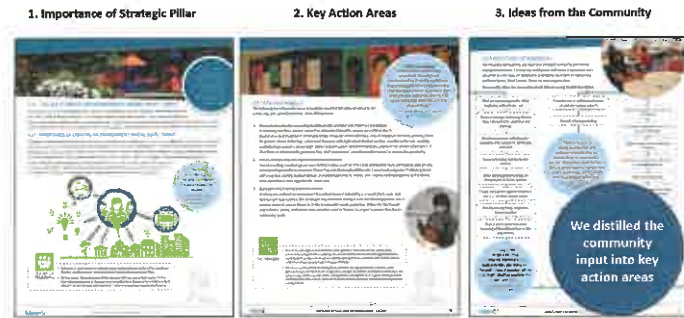
Creative Development
New creative efforts spur development in the Loop and Olive Boulevard; and offer unique forward-looking economic models. Strong partnerships are developed with WashU which help solve challenges and create mutual benefit. New workplace and workforce models trigger new business activity. Walkability and local commercial and retail nodes become a stronger feature in neighborhoods.

(Slide No. 3)

Strategic Pillars



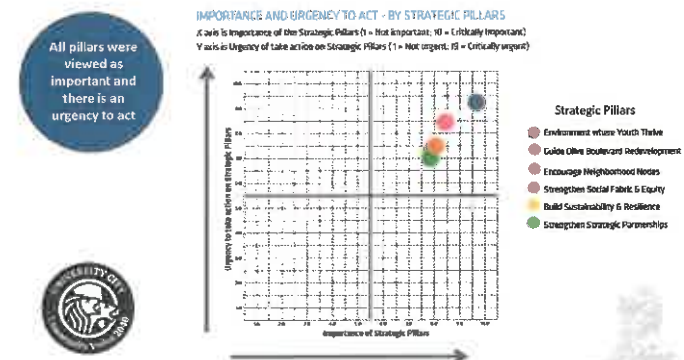
Three sections to each Strategic Pillar



(Slide No. 5)



(Slide No. 6)




(Slide No. 7)

In the first community survey respondents were asked "How important do you think it is to have a shared vision," an agreed-upon future plan for U City. And on a scale from 1 through 10, with (1) being not important, and (10) being extremely important, almost two-thirds of the respondents rated that question as an (8) or higher. Less than 3% rated it as (3) or below. So, citizens have said yes, this exercise in visioning is extremely important for our City.

- **Slide No. 1** - The emphasis of the Think Tank sessions was to narrow the focus of the data collected to develop a shared vision. Participants were introduced to a plausible scenario matrix based on two dimensions, the economic trajectory; buildings, zoning codes, etc., and the fabric of the community. They were then asked to identify what emerging internal trends could be game-changers for the future of U City. Those events, trends, developments, or cabalistic forces that could actively influence or cause change, and next, to estimate their potential impact on the economic trajectory and community fabric.
- **Slide No. 2** - The outcome was broken down into three categories:
 1. **Preferred Future:** The future that is most optimal for U City in 2040
 2. **Expected Future:** The future that is most likely to eventuate by 2040 if U City follows its existing trajectory

3. Least Desired Future: The future seen as least desirable for U City in 2040

- **Slide No. 3** - Outlines what citizens believed the preferred future; "*Most Livable*," should look like when Intentional Equity; affordable housing, home ownership, boosting of school system performance, Creative Economic Development; new business activity, and neighborhood nodes that provide goods and services on a local level, were implemented.
- **Slide No. 4** - Illustrates the six strategic pillars required to support this preferred future:
 1. Encouragement of neighborhood nodes
 2. Guiding Olive Blvd. redevelopment
 3. Building sustainability and resilience
 4. Strengthening the community fabric and equity
 5. Creating an environment where youth thrive
 6. Strengthening strategic partnerships
- **Slide No. 5** - There were countless discussions on the City's relationship with Washington University, which ultimately grew to include the School District, and neighboring communities, which resulted in three prioritized actions for each pillar.
 1. Importance of Strategic Pillars
 2. Key Action Areas
 3. Ideas From the Community

 *These action areas are intended to create new thinking about how U City can build its social fabric.*
- **Slide No. 6** - These pillars formed the basis for the subsequent focus groups where participants were asked:
 1. What should be the overall objective of your strategic pillar?
 2. How do we measure success?
 3. What are two to four specific actions you think need to happen to enable the outcome or objective of your strategic pillar?
- **Slide No. 7** - To validate these findings and make certain this information represented what citizens thought was important, participants were asked to provide their perspectives on the importance and urgency of each specific pillar. These results confirmed that each one of the pillars was perceived as being important; should be conveyed as having a real sense of urgency, and that the preferred future and its associated strategic pillars were elements that the community truly felt were important to the future of U City.

Next Steps

- Report to be considered and approved by Council
 - The Task Force and Plan Commission have reviewed this report and determined it to be an accurate representation of this community's vision for the future, and on their behalf, Ms. Holly recommends its approval.
- Final Community Vision and Roadmap Report to be posted to the Project Portal
- Community Vision 2040 will be used to guide the upcoming comprehensive planning process
 - The comprehensive planning process will also include other important data resulting from work accomplished by Council and U City's Boards and Commissions. The Plan Commission has already started to sort through some of this work, which includes, The Sustainability Plan, The Bicycle and Pedestrian Plan, The Economic Development Plan, and The Stormwater Task Force Report.

Ms. Holly stated it has been her honor and privilege to work with members of this Task Force, Ms. Beasley, and the staff of Future IQ. And believes it is safe to say that during this wonderful learning experience everyone was reminded of our citizens' and staffs' passion for this City. U City has challenges, but the citizens of this community are ready to address them in order to create a healthier, equitable, and livable future.

Task Force Members

- Peggy Holly, Chair of Task Force, Chair of Plan Commission
- Edmund Acosta, Library Board
- Garry Aronberg, Commission on Storm Water Issues
- Dianne Benjamin, Urban Forestry Commission
- Dennis Fuller, Traffic Commission
- Sandra Hewitt, Commission on Senior Issues
- Richard Massey, Municipal Commission on Arts and Letters
- Joseph Miller, University City School District
- Ed Nickels, Historic Preservation Commission
- Bobette Patton, Economic Development Retail Sales Tax Board
- Adam Staudt, Green Practices Commission
- Joan Suarez, Commission for Access and Local Original Programming
- James Wilkes, Park Commission

Mr. Rose stated if Council agrees to accept this report tonight, he would like to provide some additional time to examine what is being recommended by placing this item on the August 8th Agenda for final consideration.

Mayor Pro Tem Smotherson thanked Ms. Holly for this presentation and for the service she has provided to the City.

Mr. Rose stated he would like to recognize the efforts of Assistant City Manager, Dawn Beasley, who worked with the Visioning Task Force and consultants.

Councilmember Klein moved to accept Ms. Holly's presentation, seconded by Councilmember Hales, and the motion carried unanimously.

2. Crescent Plumbing – Site Plan Review

Mr. Rose stated staff is recommending that Council consider a Site Plan for Crescent Plumbing located at 6610 Olive Boulevard. He then asked Dr. Wagner if he would provide the details of this plan.

Dr. Wagner stated this is the last of many steps that this plan has gone through. It was presented to the Plan Commission on March 23; presented to Council on April 25th for the rezoning of one parcel to Industrial Commercial; issued a Conditional Use Permit, and granted a variance by the Board of Adjustment on April 13th.

The site consists of approximately 5.7 acres and the building is approximately 76,000 square feet; primarily driven by the MSD easement that traverses through the center of the site. There will be one entrance for truck traffic on Olive, and another on Vernon to accommodate the office and showroom. The Site Plan is consistent with the requirements of the Zoning Ordinance and the Olive Boulevard Design Guidelines.

Dr. Wagner noted that he and Mr. Rose met with the Applicant last week about the possibility of utilizing EDRST funds to engage a landscape architect to ensure that the north side of Olive matches the south side of Olive.

Councilmember Clay stated since the rear of the building will literally be facing Olive, he would like to be provided with more details about the landscape design being proposed.

Mr. Rose informed Councilmember Clay that this is the area being targeted for a beautification project. The intent is to enhance the landscaping being proposed in the Site Plan, with the creation of bookends at Olive and Kingsland and Olive and I-170, to create an elevated touchstone for that entire corridor. And while there will be an additional cost to maintain this landscaping, he is pleased that the owners have tentatively agreed to absorb those costs.

Ryan Carlie of Opus Development Company stated, as mentioned, the plan is to follow the existing Olive Boulevard Design Guidelines by providing enhanced landscaping and working with the City to further enhance this area. Additional architectural features will be added throughout these tilt-up panels to break up the long band of concrete. And they are also proposing to enhance the anchor at the northwest section of Kingsland and Olive by adding some additional storefront glass, signage, and window features.

Councilmember Clay stated his understanding is that the orientation of the building is in large measure dictated by the MSD easement. However, as some may recall, this was the previous location of Pete's Market which was also oriented in a similar manner. So it seems like the orientation of any business that decides on this location will be severely impacted by that easement.

Mr. Carlie stated this is a 50-foot wide easement that MSD controls, so nothing can be built in that area. And while they are building as close to it as they can, their plans are restricted by that easement.

Councilmember Klein stated she and Councilmember Cusick have discussed this business several times and they are both excited to see this difficult property finally being utilized, and the arrangements that have been made to beautify the entire area.

Mayor Pro Tem Smotherson stated the only reason he was opposed to this development was because of the building's configuration. Nevertheless, he would like to thank Crescent Plumbing for bringing their business to U City. He stated he and his constituents in the 3rd Ward truly appreciate any improvements that can be made to the north side of Olive. And he looks forward to working with the Applicant to do just that.

Councilmember Klein moved to approve the Site Plan, seconded by Councilmember Clay, and the motion carried unanimously.

L. UNFINISHED BUSINESS - (Vote required after 2nd and 3 reading of Bills)

- 1. Bill 9470 – AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT BETWEEN THE CITY OF UNIVERSITY CITY AND THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION PROVIDING FOR THE *PERSHING AVE. IMPROVEMENT PROJECT*. Bill Number 9470 was read for the second and third time.**

Councilmember Hales moved to approve, seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Clay, and Mayor Pro Tem Smotherson.

Nays: None.

- 2. Bill 9471 - AN ORDINANCE AUTHORIZING AMENDMENTS TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY AND CITY MANAGER GREGORY ROSE. Bill Number 9471 was read for the second and third time.**

Councilmember Klein moved to approve, seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Clay, Councilmember Klein, and Mayor Pro Tem Smotherson.

Nays: None.

M. NEW BUSINESS

Resolutions - (vote required)

Bills - (No vote required after the introduction and 1st reading)

Introduced by Councilmember McMahon

1. **Bill 9472** – AN ORDINANCE AMENDING SECTION 400.2140 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO THE SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS, BY ESTABLISHING A MINIMUM PARKING REQUIREMENT FOR RETAIL STORES WITH MORE THAN 45,000 SQUARE-FEET OF COMBINED SPACE. Bill Number 9472 was read for the first time.

Introduced by Councilmember Hales

2. **Bill 9473** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "6801 DELMAR BOULEVARD. Bill Number 9473 was read for the first time.

Introduced by Councilmember McMahon

3. **Bill 9474** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED TRU HOTEL DEVELOPMENT LOCATED AT 711 KINGSLAND AVENUE. Bill Number 9474 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)

Steven Glickert, 7750 Blackberry, U City, MO

Mr. Glickert stated he has no accolades for the fact that one car has now been removed, especially since it was in an area that he has been complaining about for four years. This severely damaged vehicle sat on the street for six months with no license plates, surrounded by debris; which is typical of the type of service provided to this area. He stated with all of the activity going on at 1-70 and Olive, you can look right across the street at Elmore, Richards, and Appleton, and see cars parked in backyards, tires, debris, and a collapsed swimming pool that has been sitting in a yard for months with no fencing. So, you can sit up here and make your videos in this aesthetically pleasing room, but this is the true look of U City. Why don't you show that background to your department heads?

Today, this Council is worried about a wall but when he drove into the northeast corridor on July 2nd, he counted 58 cars parked in yards and vacant lots, collapsed fences and garages, and extreme overgrowth. Two weeks ago during his Council Comments, Councilmember McMahon stated that he had emailed Council before becoming a member and never got a response; just like me. Mr. Glickert stated he has sent eight emails and appeared before Council five times, asking these same questions over and over again, yet not once has ever received a response. You need to get to work, so would you please call me and let me know what you're doing?

P. COUNCIL COMMENTS

Councilmember Hales thanked the members of the Visioning Task Force for their contributions to this project and Ms. Holly, for her presentation. The level of work that went into this process is pretty extraordinary. This is a really important first step, and as liaison to the Plan Commission, he knows that Ms. Holly is chomping at the bit to start the planning process. He stated he would also like to recognize Ms. McQueen because it's always nice to see members of the City's Boards and Commissions in attendance.

Mayor Pro Tem Smotherson stated being the oldest member of this Council, what he would like to say to his colleagues is that they are on the verge of greatness because of what is happening in this City. So, there is absolutely no need to start backtracking and blaming other administrations for what they did or did not do. The actions being undertaken by this Council will be generational. Therefore, he is willing to do whatever it takes to continue this momentum and would encourage his colleagues to keep moving forward.

Councilmember Hales stated he would like to wish Mr. Steven Glickert a happy birthday.

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 go into a Closed Session, seconded by Councilmember McMahan.

Roll Call Vote Was:

Ayes: Councilmember Hales, Councilmember Cusick, Councilmember Clay, Councilmember Klein, Councilmember McMahan, and Mayor Pro Tem Smotherson.

Nays: None.

R. ADJOURNMENT

Mayor Pro Tem Smotherson closed the regular City Council meeting at 7:32 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an Open Session at 8:18 p.m.

LaRette Reese,
City Clerk, MRCC

