

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, March 13, 2023
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, March 13, 2023, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

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

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., and Kevin Scott, General Manager of Public Safety for Bi-State-Development.

C. APPROVAL OF AGENDA

Mr. Rose requested that Item L (2); U. City Youth Athletic Club Waiver of Fees be tabled and Item K (3); Quit Claim Deed to a Parcel of Land at or Near 8101 Stanford, be moved to the City Manager's Report.

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

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

None

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Teresa Huether is nominated for reappointment to the Senior Commission by Councilmember Aleta Klein, seconded by Councilmember Hales and the motion carried unanimously.
2. Joan Greco-Cohen is nominated for reappointment to the Library Board by Councilmember Stacy Clay, seconded by Councilmember Klein and the motion carried unanimously.
3. Helen Nelling is nominated for reappointment to the Library Board by Councilmember Stacy Clay, seconded by Councilmember Hales and the motion carried unanimously.
4. Christopher Lhotak is nominated to the Senior Commission as a fill-in by Councilmember Bwayne Smotherson, seconded by Councilmember Klein and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Patrick Fox was sworn into the Park Commission on March 6th in the Clerk's office.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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

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, 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 whether your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment will not be recorded in the official record.

Mayor Crow noted that there were no requests to speak.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. Liquor License for QuikTrip #620 - 7579 Olive Blvd. 63130

(Mayor Crow opened the Public Hearing at 6:35 p.m. After acknowledging that there were no written or verbal comments, the hearing was closed at 6:35 p.m.)

K. CONSENT AGENDA - (1 voice vote required)

1. Legal Assistance - Gregg Lemley
2. CDBG Activity Contract
3. Quit Claim Deed to a Parcel of Land at or Near 8101 Stanford; *(moved)*
4. Habitat for Humanity Contract – Plymouth
5. Liquor License for QuikTrip #620 - 7579 Olive Blvd. 63130

Councilmember Hales moved to approve Items 1, 2, 4, and 5 of the Consent Agenda, it was seconded by Councilmember McMahon, and the motion carried unanimously.

Mr. Mulligan noted that a typographical error had been made to Item K (4) in the closing and possession date of the Residential Sale Contract. Therefore, he would recommend that Council amend Section 5 of the Residential Sale Contract which now reads, "*on or before January 31, 2023,*" to "*on or before December 31, 2023*".

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

L. CITY MANAGER'S REPORT - (voice vote on each item as needed)

1. Presentation - Bi-State Development Agency – Metro Link's Security Efforts
Mr. Rose stated this is a presentation from Kevin Scott of the Bi-State Development Agency regarding their MetroLink security efforts.

Mr. Scott stated Bi-State has endeavored to make significant upgrades to its MetroLink system and he would like to inform Council about the status of this project.

MetroLink Security Assessment

In March 2018, Bi-State, in conjunction with the East/West Gateway Council of Governments and regional stakeholders, retained the services of WSP- USA to conduct a system-wide security assessment.

- Phase I - Completed in 2019, included ninety-nine (99) recommendations that covered six broad categories:
 1. Personnel
 2. Security strategy
 3. Police/Security Staffing Procedures and training
 4. Fare enforcement technology
 5. Crime Prevention Through Environmental Design (CPTED)
 6. Changes to Infrastructure

These (99) recommendations affected the broader security footprint for Bi-State's transportation system and sought to make a significant number of improvements to law enforcement/security contracts; how security is used on both buses and rail and how to influx new technology. All reports are available upon request.

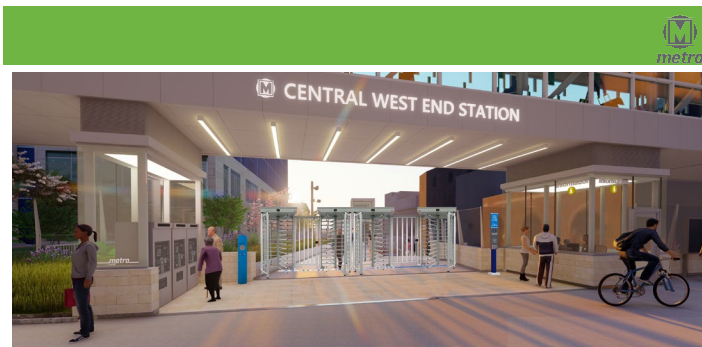
MetroLink has 46 miles of light rail alignment, 38 existing platforms that span from Shrewsbury to Lambert to Forest Park, travel east to Fairview Heights to Scott Air Force Base, and one new platform to be constructed at Mid-America Airport. Historically, fare-checking at all of MetroLink's 38 existing platforms was executed by fare enforcers once people got on the train.

All of these platforms will now be made more secure with a full-height turnstile fare-gating system, security systems; closed circuit TV, and will incorporate the complete revamping of a new fare collection system.

HNTB; a transportation-focused organization, has been selected as the engineering firm to design these upgrades. They are based in Kansas City with a local footprint in St. Louis, and offices all over the U.S.

- The design entails utilizing the existing footprints and retrofitting the gating system into those environments, without the need for excavation or reconstruction

The Secure Platform Plan



Projected Cost: \$52 Million

Source of Funding

- | | |
|--|---|
| <ul style="list-style-type: none"> • \$12 million • \$12 million • \$17.25 million • \$10.75 million | <ul style="list-style-type: none"> Bond refinancing proceeds dedicated to security Illinois allocation (federal stimulus) BSD capital & American Recovery Plan funding Private sector funding |
|--|---|

Plan Financing:

Regional Elected Officials and Bi-State Development Board of Commission

The Secure Platform Plan has received support and endorsement from each primary elected official from Bi-State Development's funding jurisdictions; St. Louis County, St. Louis City, and St. Clair County, as well as the Bi-State Development Board of Commissioners.

Presenting and gaining approval of the Secure Platform financial plan is being presented for approval in Bi-State Development's FY23 operating and capital budget process. Gaining the approval of these political bodies as part of our standard budget process is the final step in funding the project.

Councilmember Smotherson stated he would like to get a copy of the reports and this presentation. Mr. Scott stated the best way to contact him is by cell phone: (314) 303-0903.

Councilmember Smotherson asked if the Central West End would be the starting point for this project, and if not, whether a decision had been made on where it will start?

Mr. Scott stated the photo is one they provided to illustrate what a secure platform would look like and does not represent the actual starting point. He stated what is important to note is that the fare collection system will be integrated into the secure platform plan, so one project will move faster than the other. The totality of this project has been divided into six phases that hopefully will create a cascading effect that shaves time off of the end project and generates a market where multiple construction firms can participate.

Phase I - The Pilot Program

- Identified as the easiest platforms to complete, construction bids for these stations will go out in August of this year: Emerson Park, Jackie Joyner-Kersey Center, Washington Park, and College in Belleville
- At this stage, there will be no integration of the fare collection system, so these gates will have to be staffed once they are installed

Phase II -

- These stations will enter the design phase; approximately 80 days, after a construction bid has been received for Phase I: Forest Park, Central West End, Cortex, Grand, Union Station, and the Civic Center.

Mr. Scott stated if they waited until the designs were completed for every existing platform this project would probably not be realized until late 2026.

Councilmember Smotherson stated his wife rides MetroLink every day and is anxious for these new concepts to begin.

Pilot Program Partnership

In conjunction with the assessments, Bi-State entered into an in-the-moment crisis intervention agreement that is being operated by Chestnut Health Systems.

- Behavioral health support that works in concert with Bi-State's security and law enforcement personnel
- Teams are assigned to St. Clair County, Civic Center, and North Hanley Transit Centers; a clinical-level clinician and peer recovery specialist
- The Missouri program will expand upon successful completion of the pilot program being conducted at Illinois MetroLink stations, in partnership with the St. Clair County Transit District

Councilmember Clay posed the following questions to Mr. Scott:

Q. The height of the gate seems to be taller than the height of a person, so this is not like the model of turnstiles we're accustomed to seeing?

A. You're correct. If we put in a system that did not mitigate the ability for someone to breach it, it would be a failed project. What's depicted in the photo is a roto gate system accompanied by a swing door for ADA compliance.

Canopies will be built over all gating systems and any space between the top and the gate will be secured to prevent anyone from climbing over the turnstiles.

The scope of work for fencing calls for a minimum of 5 feet, but that will probably end up being 6 feet.

Q. The station that most folks in this room have the most interest in, is Delmar. Can you give us a sense of when that station will be started and/or completed?

A. Delmar is included in Phase II, where a bid for construction will go out in December of this year. A 60-day procurement process is anticipated once the contractor is in place, along with a construction time of four months.

Councilmember Hales asked Mr. Scott if a timeframe had been established for the Big Bend and Forsyth stations? Mr. Scott stated from a security standpoint, recommendations have only been made for the first two phases. So, how the other phases are going to play out will be more of an engineering decision based on any issues they may have to maneuver through; especially for below-grade or underground stations. The hope is to move through the project as quickly as possible but at this point, the only definitive answers he has are for Phase I and II.

Mayor Crow thanked Mr. Scott for his time and presentation.

2. U. City Youth Athletic Club Waiver of Fees; *(tabled)*

3. Quit Claim Deed to a Parcel of Land at or Near 8101 Stanford

Mr. Rose stated staff is recommending that Council give consideration to conveying a remnant parcel abutting 8101 Stanford to the owners of 8101 Stanford. He stated there is no public use for this property which the owners of 8101 have maintained for over a decade.

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

Councilmember McMahon stated he had a conflict of interest with this item and would be abstaining from the vote.

Voice vote on Councilmember Hales' motion carried unanimously, with the exception of Councilmember McMahon.

Mr. Mulligan stated he would recommend that Council amend Bill 9503 to include the changes to Exhibits A and E that have been redlined in the packet for this meeting, and new Exhibit E, Appendices A, B, C, and E on file in the City Clerk's office.

Councilmember Hales moved to approve Bill Number 9503 as amended, it was seconded by Councilmember Klein, and the motion carried unanimously.

M. UNFINISHED BUSINESS - (2nd and 3rd readings—roll call vote required)

1. AMENDED Bill 9503 - AN ORDINANCE APPROVING THE ISSUANCE OF TAX INCREMENT AND SPECIAL DISTRICT REVENUE BONDS IN CONNECTION with the OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN; PLEDGING AND ASSIGNING CERTAIN REVENUES FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS AND DOCUMENTS IN CONNECTION THEREWITH. Bill Number 9503 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

2. **AMENDED Bill 9504** - AN ORDINANCE APPROVING A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT AND AN AMENDED AND RESTATED DISTRICT PROJECT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN. Bill Number 9504 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

N. NEW BUSINESS

Resolutions (voice vote required)

None

Bills (Introduction and 1st reading - no vote required)

Introduced by Councilmember Smotherson

1. **Bill 9510** - AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LOT 5 OF MARKET AT OLIVE PLAT 3. Bill Number 9510 was read for the first time.

O. 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
 - a) **Ward 2 Council Seat Vacancy**

Mayor Crow announced that Candidates Tiers, Poelker, and Fuller were in attendance.

Councilmember Klein made a motion to nominate Dennis Fuller to replace Tim Cusick as the 2nd Ward councilmember, it was seconded by Councilmember Clay.

Councilmember Klein stated she would like to start by paying tribute to Councilmember Cusick who was a wonderful colleague that demonstrated his commitment, kindness, and respect to everyone he interacted with. That said, and giving credence to Councilmember McMahon's comments about Council's responsibility to find a candidate that would best fill Councilmember Cusick's shoes, is why she made the motion to nominate Mr. Fuller for this position.

She stated while she appreciates the time and effort each candidate put into this process, in her opinion, Mr. Poelker could benefit from dedicating some of his time to serving in local government. Doing so, would expand his network, his understanding of the processes, and better prepare him for becoming a great member of Council.

But on the other hand, while she greatly appreciates Mr. Tiers' knowledge and the service he has offered to the City, he has not demonstrated that he understands the impact his communications can have on building the type of relationships necessary to address the needs of this City. In my opinion, he has posted things on social media that have sometimes been critical and inaccurate. And as his representative, she is troubled by the fact that he never contacted her or any member of Council to get their perspective before making these posts. Last week Mr. Tiers commented that the reason she won the election was because she is a woman. Councilmember Klein stated she put a lot of time and effort into running for Council and this type of comment is not only insulting to her, but it's also an insult to the people who voted for her.

She stated she believes communication is really important to building trust and relationships, and she hopes that moving forward she and Mr. Tiers will be able to establish a more productive relationship.

Councilmember Smotherson stated he has no dispute with the fact Tim Cusick did a great job as a representative for the 2nd Ward, but there's no legacy attached to his seat. He stated he too is looking for the best person to represent this Ward, and in his opinion, two of the candidates are qualified to do just that. Councilmember Smotherson stated even though it may be contrary to his own beliefs, he is not concerned about their opinions as private citizens because he thinks all of them understand the responsibilities that come with being a member of Council.

Councilmember Klein stated she forgot to mention why she believed Mr. Fuller would be a good replacement, which has nothing to do with him being another Tim. Mr. Fuller has faithfully served the City, his subdivision, and the people of this community, for a very long time. And in her opinion, he's demonstrated that he understands and respects the importance of communications associated with being a member of Council. She stated while that may only be one component of fulfilling this position, it's a component she believes is very important. So, his service, combined with his ability to connect with the people in this community is why she thinks he will be a good member.

Roll Call Vote on Councilmember Klein's motion Was:

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

Nays: Councilmember Smotherson

Mayor Crow announced that the motion had passed, and that Council would coordinate with Mr. Fuller and the City Clerk on a date for him to be sworn in.

He stated he appreciates the service all of the folks who took the time and effort to apply have given to their community. And he hopes they will stay engaged and continue to work to make this a better place.

P. CITIZEN PARTICIPATION (continued if needed)

Aren Ginsberg, 430 West Point Court, U City, MO

Ms. Ginsberg reported that in the last two weeks, U City TNR volunteers trapped, neutered, and returned three cats from the 1st Ward at no cost to taxpayers. And their community cat socialization efforts have been so successful that they have been able to place five kittens into local rescues. Thank you for your service to our community.

Q. COUNCIL COMMENTS

Mayor Crow announced that this Thursday, at 7 p.m., he and the City Manager will be giving their State of the City Addresses here in chambers. He stated while the event will be live-streamed, they would love to see everyone here in person. So, a special thanks to the sponsors; the U City Historical Society, for the opportunity to provide this informative update.

Mayor Crow stated several members of Council are wearing buttons promoting the celebration of 100 years of parks in U City. The first parks were created in 1923 by Mayor Flynn, and on April 15th at 2 p.m. the opening event for this year-long celebration will take place at Ruth Park Woods. Additional information can be found on the City's website, Facebook and Instagram. Ideas to help commensurate this celebration should be forwarded to Judy Prange

Councilmember Hales moved to adjourn the Regular Council Session, it was seconded by Councilmember McMahon, and the motion carried unanimously.

R. ADJOURNMENT

Mayor Crow adjourned the Regular Council Session at 7:14 p.m.

Respectfully Submitted,

Linda Schaeffer /lr
Acting City Clerk

