

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri
63130
Monday, May 22, 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, May 22, 2023, in the excused absence of Mayor Terry Crow, Mayor Pro Tem Bwayne Smotherson called the meeting to order at 6:30 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; (*excused*)
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Dennis Fuller

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mr. Rose stated at the request of the Applicant, he would ask that Item L (2); Application for a Conditional Use Permit for "Schools, private; including college or university-level facilities" in the Public Activity (PA) District in the University City Civic Plaza Historic District, and Item M (2); Bill 9513, be tabled.

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

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

None

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. John Tieman is nominated to the Historic Preservation Commission as a fill-in by Mayor Terry Crow; per Mayor Pro Tem Smotherson, it was seconded by Councilmember Clay, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Tim Schroeder was sworn in at the Urban Forestry meeting on May 10, 2023
2. Christopher Lhotak was sworn into the Senior Commission in the Clerk's office on May 11, 2023.

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.

Sam Washington, 8669 Spoon Drive, U City, MO

Mr. Washington stated for the last 20 years there has been an extreme amount of debris and overgrowth in front of the River des Peres, and he would like to thank the Public Works Department for addressing a portion of this issue. The other portion that Public Works could not address sits about 1 foot away from his house and runs halfway down the River des Peres. Someone suggested that this could be his property line, however, the River des Peres is not illustrated on the plot plan for his house. He stated he is puzzled by this dilemma and would simply like to know where he should go to get this issue addressed.

Mr. Rose stated both the Directors of Public Works and Parks and Recreation are here tonight, and he is sure that one of them will be able to assist Mr. Washington with this question.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated the streets in the North Loop are not being swept mainly because of all the parked cars. Sweeping starts at 8 a.m., so perhaps, moving the time to 9 or 10 a.m. would work better. But what he would really like to see is a more efficient way of notifying people about the schedule for when the streets are being swept.

There are also several property maintenance issues and various streetlights that are out around the City:

- The #4 parking lot at Kingsland, two on the south end of the lot, and the two walk-ways;
- Loop North near Heman;
- 815 Leland;
- Vernon west of Kingsland;
- Ursula and Corbett;
- Ferguson north of Olive;
- Several on Olive;
- Wellington off of Midland;
- Chamberlain has a streetlight out in front of a boarded-up home, the house next to it has weeds that are several feet tall, and the house a few doors to the east has a front porch that is missing
- Across the alley from the park is an 8-foot gutter hanging down from the garage

Mr. Sullivan stated he assumes that these and other problems in the 3rd Ward will be fixed when all of the Costco money comes rolling in.

At the April 24th Council meeting, Councilmember McMahon claimed that he said that Councilmember McMahon and other members of Council were being investigated by the FBI, Attorney General, and the Bar Association. And since Councilmember McMahon has not responded to his request to provide him with when and where these statements were made, he can only assume that he is unable to do so. Nevertheless, Councilmember McMahon really went into the twilight zone when he said that as a result of my comments, someone has been driving through his neighborhood saying that the FBI was out to get him and that his family's safety has become an issue. Mr. Sullivan stated if this were really the case then he would have filed a police report. And he would like to see any reports that have been filed.

Jerrold Tiers, 7345 Chamberlain, U City, MO

Mr. Tiers stated during the April 24, 2023, Council meeting Mr. McMahon responded to a comment made by Mr. Sullivan regarding some of the questions he asked during my interview. One of those questions was whether he had donated to the anti-Prop F campaign. Councilmember McMahon then stated, *"He did donate to it, although he denied it. So, I guess you are supporting someone who just told a bald-faced lie right here when he was asked a really simple question; 'did you donate?'"* Mr. Tiers stated a review of the official recording does not support Councilmember McMahon's deliberate comments and calling him a bold-faced liar in an official public form, is damaging to his reputation. He stated saying that he lied seems to be a rather thoughtless act for a sitting member of this Council; who is also a lawyer, to make. And it made him question whether this was merely a personal sentiment, or a belief shared by the entire Council.

Mr. Tiers stated this is what the official video recording verbalized what Councilmember McMahon said, *"You weren't working alone, Mr. Tiers, you were involved with a campaign effort that you donated money to and worked with to get out signs and information. It wasn't just you with a couple of NextDoor comments. Am I right on that?"* My response was that I had not worked with any campaign effort. Yet, in the April meeting, Councilmember McMahon stated, *"Mr. Tiers was asked a really simple question; did you donate?"* That statement is completely untrue because Councilmember McMahon never asked that question. And if the question had been asked, then he would have told him that he donated \$50.00 to the campaign. He stated the relevant question and reply can be found approximately one hour and 16 minutes into the official recording of the March 6, 2023, Special Council meeting, and is available on the U City's official YouTube channel.

Mr. Tiers stated that he would respectfully suggest to Councilmember McMahon that as an honorable man, he owes me, Council, and the public, an apology for his harmful statement, and a retraction of the claim that he lied. This meeting would be a good time for that to occur.

I. COUNCIL COMMENTS

Councilmember McMahon stated he thinks the answer Mr. Tiers gave to the question regarding donations was, *"Not that I'm aware"*. At least that's what he heard on the recording. However, the bottom line is that the MAC said he donated, and tonight, Mr. Tiers said that he donated \$50.00.

Mr. Sullivan sent some allegations to Council that said Councilmember McMahon should be treated as a corrupt public official similar to;

- William Webster who used state resources for his campaign and personal expenses;
- Steve Stinger who was indicted for a scheme to secretly use his official position to enrich himself through soliciting and accepting campaign contributions;
- A Speaker in the Wisconsin General Assembly who was convicted and sentenced to federal prison for fifteen years, and
- Scott Jensen who pled guilty to a state crime in Dane County, Wisconsin

He then went on to say that Councilmember McMahon willfully violated laws that he took an oath to support and should lose his license to practice law. And that he would be filing complaints with the Ethics Commission again and will also get the federal authorities involved.

Councilmember McMahon stated the only entity that would look into revoking his license is the Bar Association. And the only entity that would look into corruption by a public official is the federal authorities. So, in spite of the fact that he promised to file all of these complaints, it seems like what Mr. Sullivan is trying to do is make all of these accusations about federal crimes without actually saying the words *"FBI," "Bar Association" or "Attorney General"*. And what's even more interesting is that what's not a part of his claim in the lawsuit he filed in St. Louis County, is that the City used taxpayer dollars to defend lawsuits or that there were any willful violations of the statute regarding ballot measures. Which, by the way, is a misdemeanor, not a federal crime, that no prosecutor would touch.

Regarding the filing of a police report, Councilmember McMahon stated he has no intentions of identifying the neighbors that reported these actions to him because he does not want to bring them into Mr. Sullivan's negative rants.

Councilmember McMahon stated at some point, you have to ask yourself why Mr. Sullivan keeps saying things that harm people. Why does it have to get to this level? So, the comments made during the April meeting were simply asking him to have some human decency and dial it back a little. But if he can't, then the only thing left is to accept him for being who he is.

Councilmember Fuller stated he thinks congratulations are in order for his 2nd Ward colleague Councilmember Klein, who is at U City High celebrating her son's graduation.

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Monument, Dedications, and Donations Policy

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

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

1. FY23 3rd Quarter Financial Report
Mr. Rose stated Council is being asked to receive a presentation from Mr. Cole on the FY23 3rd Quarter Financial Report.

Mr. Cole made the following Financial Report ending March 31, 2023:

General Fund Revenues

Adjusted Budget	\$23,837,870
YTD Actual	\$17,251,092
Actual as % of Adjusted Budget	72.4%
Increase/Decrease compared to the same quarter of FY2022	\$1,334,853

Key Points:

- Increase in Sales & Use Taxes of roughly \$417,000 or 9.9%. Mainly due to an increase in the County Wide 1% Pool Tax.
- Increase in Services Charges of roughly \$180,000 or 23.6%. Mainly from Ambulance Services & Police Services; (*School Resource Officer*)
- Decrease in Municipal Court & Parking of roughly \$135,000 or (30.3%). Mainly due to Court fines & Costs.
- Decrease in Miscellaneous Revenue of roughly \$237,000 or (55.0%). Mainly due to receiving a Health Insurance Surplus in FY22.
- Increase in Property Taxes of roughly \$238,000 or 7.1%.
- Increase in Gross Receipt Taxes of roughly \$155,000 or 3.9%.
- Increase in Intergovernmental of roughly \$221,000 or 13.9%.
- Increase in Inspection Fees & Permits of roughly \$142,000, or 18.5%. Mainly due to Building & Zoning.
- Increase in Grants of roughly \$341,000. Due to receiving the last portion of the Safer Grant.

Overall, revenues as a percent of the budget show an increase of 8.1%.

General Fund Expenditures

Adjusted Budget	\$31,902,690
YTD Actual	\$22,229,439
Actual as % of Adjusted Budget	69.7%
Increase/Decrease compared to the same quarter of FY2022	\$4,995,849

Key Points:

- Increase in Police, Public Works, and Parks & Recreation expenditures of roughly \$3,511,000, due to replacing flood-related equipment and vehicles.
- Increase in Fire Department expenditures of roughly \$810,000 or 20.2%, due to an increase in salaries/wages, contract with Central County Emergency 911, and flood-related expenditures.
- Increase in Communications expenditures in Communications of roughly \$110,000 or 83.5%, due to an increase in salaries/wages.
- Increase in Planning & Development expenditures of roughly \$177,000 or 16.4%, due to an increase in personnel services: full-time and part-time.
- Increase in Parks & Recreation (*Parks Maintenance*) expenditures of roughly \$193,000 or 18.9%, due to an increase in personnel services, temporary labor, and maintenance contracts.
- Increase in Parks & Recreation (Aquatics) expenditures of roughly 123,000 or 182.4%, due to an increase in professional services for pool operations and management.

Overall, expenditures as a percent of the budget show an increase of 5.9% when compared to the same quarter of FY2022.

Capital Improvement Sales Tax Revenues

Adjusted Budget	\$2,501,200
YTD Actual	\$1,571,385
Actual as % of Adjusted Budget	62.8%
Increase/Decrease compared to the same quarter of FY2022	\$32,812

Key Points:

- Sales Tax revenue increased roughly 2.1% during the 3rd Quarter of FY2023, compared to the same quarter of FY22.
- Sales Tax revenue is generated by way of Per-Capita sales.

Capital Improvement Sales Tax Expenditures

Adjusted Budget	\$2,191,010
YTD Actual	\$295,583
Actual as % of Adjusted Budget	3.5%
Increase/Decrease compared to the same quarter of FY2022	(\$265,326)

Key Points:

- This decrease in expenditures is mainly due to forgoing expenses related to Street Construction and Misc Improvements for this fiscal year, like in the 3rd Quarter of FY2022. Some construction projects have been scheduled to begin in the 4th Quarter of FY2023.

Park & Stormwater Sales Tax Revenues

Adjusted Budget	\$1,321,000
YTD Actual	\$949,561
Actual as % of Adjusted Budget	71.9%
Increase/Decrease compared to the same quarter of FY2022	\$162,494

Key Points:

- Sales Tax revenue for the 3rd Quarter of FY2023 has shown an increase of 20.6% when compared to the same quarter of FY2022.
- Sales Tax revenue is generated by way of Point of Sale.

Park & Stormwater Sales Tax Expenditures

Adjusted Budget	\$1,710,191
YTD Actual	\$459,633
Actual as % of Adjusted Budget	26.9%
Increase/Decrease compared to the same quarter of FY2022	(\$46,153)

Key Points:

- The decrease in expenditures is due to a slight decrease in costs for capital outlay projects scheduled to begin in the 4th Quarter.

Public Safety Sales Tax Revenues

Adjusted Budget	\$2,001,000
YTD Actual	\$1,304,453
Actual as % of Adjusted Budget	65.2%
Increase/Decrease compared to the same quarter of FY2022	\$55,242

Key Points:

- There is an increase in Sales Tax revenue by roughly 4.4% when compared to the 3rd quarter of FY2022.
- Sales Tax revenue is generated by way of Per-Capita.

Public Safety Sales Tax Expenditures

Adjusted Budget	\$440,195
YTD Actual	\$195,944
Actual as % of Adjusted Budget	44.5%
Increase/Decrease compared to the same quarter of FY2022	(\$527,309)

Key Points:

- The decrease in expenditures as compared to FY2022 is mainly due to the initial costs of design/engineering fees related to the Annex/Trinity Renovation project.

Councilmember Clay asked if the roughly 3.5 million dollars used to replace flood-related vehicles would be reimbursed? Mr. Cole stated if approved, 75% of those expenditures will be reimbursed by FEMA.

Mr. Rose stated also included in that amount is a large amount of equipment that may not be reimbursed at 75%. And the one factor influencing that percentage may be based on the City having to purchase new equipment to replace its old equipment. So, more than likely the percentage will be based on the cost of the old equipment, but staff will provide Council with an update on these amounts once it has been received.

Councilmember Clay posed the following questions to staff:

Q. My impression was that the City received guidance from FEMA to replace any vehicles being utilized by first responders. So, do you feel confident that the City will get the full value for those replacements?

A. (Mr. Rose): *I feel good from the perspective that SEMA/FEMA has been understanding about what occurred and was able to see the damaged equipment first-hand. Staff has provided them with all of the necessary documentation, and they are now in the review process. So, while I'm certainly hoping they will give us the market value for all of the equipment, there's no guarantee.*

Q. Mr. Cole, how do you feel about the City's financial health going forward?

A. *While I feel good; especially as it relates to the potential revenues associated with the Market at Olive, I tend to always take a conservative approach because you never know what can happen down the road. Points of sale taxes are always concerning, but I'm optimistic that the economy will start to turn around and sales will increase.*

Q. Do you have a sense of what the 3% tax on recreational marijuana will generate annually?

A. *(Mr. Cole): At this point, we don't really have a sense of what their revenues are going to look like, so it's too early to tell. And that 3% tax won't start until October 1st.*

2. CUP 22-13 Application for a Conditional Use Permit for "Schools, private; including college or university-level facilities" in the Public Activity (PA) District in the University City Civic Plaza Historic District. *(Tabled)*

M. UNFINISHED BUSINESS - (Roll call vote required on 2nd and 3^d readings)

1. **Bill 9512** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER PASSAGE, AND REPEALING ORDINANCE NO. 7186. Bill Number 9512 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

2. **Bill 9513** - AN ORDINANCE AMENDING SECTIONS 400.690 AND 400.700 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO CONDITIONAL USES, AND DENSITY AND DIMENSIONAL REGULATIONS, RESPECTIVELY, IN THE PUBLIC ACTIVITY DISTRICT, BY AMENDING SECTION 400.690.A.12, RELATING TO SCHOOLS, PRIVATE, AND SECTION 400.700.A.1, RELATING TO MINIMUM LOT SIZE. *(Tabled)*

Citizen's Comments

Ruth Decker, 6900 Washington Avenue, U City, MO

Ms. Decker stated there have been some mischaracterizations regarding some neighbors' postures regarding Wash U's acquisition of 6901 Washington, and she would like to clarify that while they do have concerns, they are not advocating in opposition to this purchase.

She stated those concerns include the need to observe boundaries between homeowners and students for reasons of safety, parking, and traffic management, that residents believe must be addressed; particularly those properties in close proximity, for everyone to live in harmony with Wash U. Ms. Decker stated they are seeking assurances that the University will address these issues to the satisfaction of all stakeholders and would appreciate Council's help in this effort.

Sarah Oldham, 6905 Washington Avenue, U City, MO

Ms. Oldham stated she lives immediately west of University United Methodist Church and while she does have concerns related to the proximity of this building to her home, she supports Wash U's purchase of the church. She stated there are also broader concerns shared by many of her neighbors regarding noise, lighting, the loss of green space, and illegal parking. So, to ensure safety, aesthetics, flexibility, and property values, they have suggested that a gate be installed separating the subdivision from the activities associated with this new facility.

Ms. Oldham stated Wash U has met with residents to discuss these concerns and trust that they are negotiating in good faith and look forward to achieving solutions everyone can live with to ensure the integrity, beauty, and safety of their neighborhood.

Ben Ellermann, 6911 Washington Avenue, U City, MO

Mr. Ellermann thanked Councilmembers from the 1st Ward for looking into issues related to the Traffic Study and expressed his desire for them to continue being an intricate part of this process. Something the Trustees mentioned in Attachment D; that he agrees with, is the need for a gate separating the University from the neighborhood. He stated their understanding is that Wash U's project is being sent back to the Historic Preservation Commission (HPC) for a review of their landscaping and signage plans, however, they also have several questions regarding privacy, window modifications, noise from the HVAC, the loss of green space, and overnight parking on the public parking lot. Mr. Ellermann stated residents have suggested limiting the hours of use until 11 p.m. to accommodate COCA and the music building and would like to get a clear understanding of what entity would be responsible for addressing these issues.

He stated he and his neighbors would like to thank Council for listening to their concerns, as any efforts to mitigate them would be greatly appreciated.

Brad Goss, 120 South Central, Suite 700, Clayton, MO

Mr. Goss stated he represents a number of the homeowners and would echo their appreciation to the members of Council who attended the meeting with Wash U to talk about their concerns. He stated although they have not reached an agreement, he is optimistic that they will get there, and therefore, would like to briefly highlight some of his clients' remaining concerns:

- Parking on Washington and an agreed-upon plan of action; (*requested in Attachment D*)
- The implementation of parking regulations, i.e.,
 - 24/7 security
 - An electronic gate
 - Residential parking stickers
- Outdoor lighting, noise generated from HVAC units, and security; (*requested in Attachment D*)
- Diagrams illustrating Wash U's intended security measures
- A written commitment by Wash U of its intentions

Mr. Goss thanked Council for adding Conditions 8 and 9 to the Conditional Use Permit (CUP), addressing the Traffic Impact Study and standards that the University should adhere to. And his understanding is that the Traffic Commission will be reviewing the need for additional or revised parking regulations. He stated all of these elements are provided for under the City's Code referencing CUPs, so they are asking that they be considered by the appropriate body and included within the permit.

Patrick Fox, 1309 Purdue, U City, MO

Mr. Fox stated he would like to address this specific item at the next Council Meeting. But, as someone who contributed to Item K (1); Monument, Dedications, and Donations Policy; which he thinks was omitted, he would encourage the Council's consideration of this policy.

3. **Bill 9515 – AN ORDINANCE AMENDING SCHEDULE III, TABLE III-A OF THE TRAFFIC CODE OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO PARKING PROHIBITED ON CERTAIN STREETS DURING DESIGNATED HOURS, BY ADDING THEREIN THE NORTH SIDE OF PERSHING AVENUE FROM ROSSI AVENUE TO A POINT 325 FEET TO THE WEST.** Bill Number 9515 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

N. NEW BUSINESS

Resolutions - (voice vote required)

1. **Resolution 2023-10** – Fiscal Year 2022-2023 Budget Amendment #4.

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

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

None

O. COUNCIL REPORTS/BUSINESS

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

Councilmember McMahan stated he wanted to acknowledge Mr. Fox and his colleagues on the Parks Commission for doing a great job of putting the policy on Monument, Dedications, and Donations together with rather short notice. He stated it's a new policy that will provide guidance in the future, in a way that's fair to everyone.

Councilmember McMahan stated there was also a great turnout on Saturday for the ceremony to rename Kingsland Park to Shelley Welsch Park.

Councilmember Clay noted that the Council had voted on Item K (1). He then reported that at least for now, one aspect of the state's macerated efforts to withhold funding from state libraries has been averted. And in his opinion, their more draconian measures related to the banning of books and what libraries can display on their shelves have not gone into effect. So, it's a good day for those who value libraries and the services they offer.

Councilmember Fuller reported that the Traffic Commission has already addressed some of the parking issues being discussed today. He stated the minutes are available and contain numerous suggestions on what could be enacted by the subdivision. But, if there are still additional concerns, the Commission would be willing to revisit this topic.

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

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Hales stated to make sure there is no confusion, he would like to clarify some things that were said related to sending the Washington Avenue traffic issues back to the Traffic Commission. He stated while it is true that he did make a motion to send an item back to the Traffic Commission during the May 8th meeting, it was related to Bill 9514, which is a different neighborhood. That said; he does appreciate everyone's gratitude, since he and Steve have spent a great deal of time on this project, and they both believe that there has been an incredibly robust public engagement process with outreach by Wash U.

Councilmember Clay stated on a more personal note, his wife is pregnant, and the baby is due around the beginning of June. So, at this point, he will probably be absent from the June 8th Council meeting. But if it extends beyond that time, he will certainly communicate that to his colleagues and 3rd Ward constituents via a newsletter.

Councilmember Hales moved to close the Regular Session, it was seconded by Councilmember

Fuller, and the motion carried unanimously.

R. ADJOURNMENT

Mayor Pro Tem Smotherson encouraged everyone to enjoy the rest of their evening and closed the Regular Session at 7:27 p.m.

LaRette Reese,
City Clerk, MRCC

Jerrold Tiers
7345 Chamberlain

In the 04/24/2023 Council meeting, council member McMahon responded to a comment by Tom Sullivan about councilmember McMahon's questions when interviewing me, saying: "I think the question you thought was a gotcha question, was about whether Mr. Tiers had donated money to the campaign. And so I looked it up that night, on my phone. And his name is..he did donate to it, although he denied it. So I guess you are supporting someone who had just bold faced lied right here when asked a really simple question; 'did you donate?'"

Councilmember McMahon called me a "bold faced" liar, and did so in a legally public forum. I suggest that the official video recording of his original question does not support what appears to be a deliberate statement which is damaging to my reputation.

Saying that I "bold faced lied" seems a rather thoughtless statement for a sitting member of this council to make, particularly when the recording does not appear to support him. Does this entire council agree with his "lie" statement, or was that his individual, personal, statement?

I am not an attorney. I retain attorneys when they are needed. Councilmember McMahon, however, is an attorney. He should know whether his "council comment" statement calling me a liar was made in the ordinary course of his legitimate City duties, or as an individual.

When reviewing the official video recording of the interview session, I found that it shows something quite different from what councilmember McMahon stated. It shows that councilmember McMahon said the following, which I quote: "You weren't working alone, Mr. Tiers, you were involved with a campaign effort you donated money to, and worked with to get out signs and information, it wasn't just you with a couple NextDoor comments. Am I right on that?" I replied that he was wrong, and pointed out his mistake, stating truthfully that I had not "worked with" any "campaign effort".

Councilmember McMahon stated that I was asked "a really simple question; did you donate?" In fact, as anyone can see, he never asked such a question. The only relevant question asked was the long question quoted above about being "involved with a campaign effort", and "working with" that group "to get out signs and information". I had not done those things, but did donate \$50.

Councilmember McMahon was free to ask me directly if I had donated. He chose not to do so. How then does he now claim that I "denied donating", and "bold faced lied when asked a really simple question"? That claim appears to be completely untrue.

The relevant question and reply can be found at approximately 1 hour and 16 minutes into the official video recording from the special 03/06/2023 meeting. It is, or at least it was at last check, freely available on the U City official YouTube "live" channel, for anyone to see, listen to, and find out the truth. Councilmember McMahon's "lie" statement can be found at approximately 12 minutes and 15 seconds into the official 04-24-2023 recording, again open to anyone to check.

I respectfully suggest to councilmember McMahon that he, as an honorable man, owes me, owes the Council, and in fact, owes us all, a public apology for his harmful statement, and a retraction of his claim that I lied. This council meeting would be a very good time for that apology and retraction to be made.

LaRette Reese

From: Theodore Dearing <tdearing@dbbstl.com>
Sent: Saturday, May 20, 2023 4:11 PM
To: LaRette Reese
Subject: 6901 Washington
Attachments: Letter to U. City Council.pdf

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

Attached is my letter in support of the tesx amendment and CUP for 6901 Washington. It is on the agenda on Monday night. Please include it in the packet. Thank you.

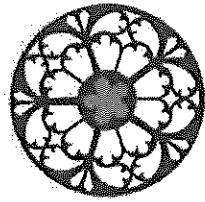
Theodore D. Dearing

Dearing Batten & Bauer LLC
211 South Central Ave.
Clayton, MO 63105
(314) 863-2700
(314) 863-2922 (Fax)
tdearing@dbbstl.com

PLEASE NOTE MY NEW EMAIL ADDRESS

STATEMENT OF CONFIDENTIALITY: The information contained in this electronic message (and any attachments to this message) is intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender immediately at (314) 863-2700 or send a reply to this message, and destroy all copies of this message and any attachments.

REMINDER REGARDING E-MAIL SECURITY: Electronic mail is not a secure method of communication. It is possible that the communication might be copied and held by any computer through which it passes, and that persons not participating in the communication might intercept the communication. Should you wish to discontinue this method of communication, please advise and no further electronic mail communication will be sent.



Grace

United Methodist Church

May 18, 2023

Re: Request for Approval of Sale of 6901 Washington

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

Dear Ms. Reese:

This letter is written on behalf of Grace United Methodist Church, St. Louis (“Grace Church”). Grace Church is the current owner of the building after its merger with University United Methodist Church (“University Methodist”). One of the driving forces behind the merger was the financial challenges University Methodist faced in adequately maintaining its 100+ year old building on Washington. University Methodist wanted to use the resources it had to help to improve the lives of others – not utilize all of its resources on building maintenance. Although the combined congregation has more financial resources, it will be difficult, if not impossible, for Grace Church to maintain the building at 6901 Washington for the long term without having its other activities seriously impacted. Although our members who were originally part of the University Methodist congregation have a strong attachment to the building and want it maintained and preserved for the future, we are seriously concerned that if the sale does not go through we will be unable to maintain and preserve it adequately. Consequently, it is extremely important that University City approve the sale to Washington University.

There is little question that Washington University is the most qualified (and perhaps only realistic) buyer for this property. They have the expertise and resources to properly renovate and maintain this historic structure. Further, the parking and traffic needs resulting from their use will likely be far less than those that would result from a new church or other entity occupying the building. Their use will also likely result in fewer traffic and parking issues for the community than those the community experienced when University Methodist had an active preschool, a food pantry and evening meetings and activities – in addition to its Sunday morning and daily activities. The traffic commission unanimously approved the plan.

As you may know, Grace Church has leased the building to the University City Public Library so that they could store their books and house their administrative offices during their

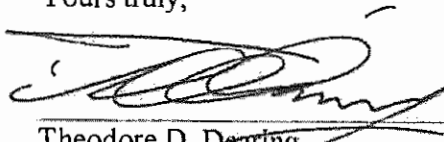
construction. We have done so at a below market rate, and their rent does not actually cover our costs of maintaining the building. When they vacate the building, the building will become a more serious financial hardship for Grace Church. The church does not want to use its resources to maintain a vacant building at the expense of other missions. As I am sure many of you are aware, Grace Church has a large number of members and regular attendees from University City and the building the combined congregation utilizes is located at Skinker & Waterman - a block away from the University City city limits. The church actively supports its neighbors and community by, for example, providing monetary support and volunteers to the University City Public Schools, SHED, HPES and Welcome Neighbor STL. Certainly, the church's resources are better used to support these efforts than to maintain an empty building, and this community organization support is much more beneficial to the University City community.

We have been in discussions with Washington University for over two (2) years regarding their purchase and future care of the building. Washington University has been in communication with University City for over fourteen (14) months.

On behalf of the church and its members, we would urge University City to approve the conditional use permit and text amendment to allow Washington University to buy the building. We are certain that the City does not want a vacant, deteriorating building at 6901 Washington. Washington University and the church have worked hard to obtain and address the neighborhood's concerns and any possible adverse impact on the community. In the meetings, residents have not been opposed to Washington University as the purchaser, nor has anyone shown that it will result in traffic or parking issues that did not exist when the church and pre-school were active prior to COVID closures. Residents seem to have simply used the approval process to address any other concerns they have about traffic, parking or student activities in the neighborhood. We are confident that Washington University's purchase is the best option for this property, and that they will continue to make the building something that the community can be proud of.

Thank you for your consideration.

Yours truly,



Theodore D. Dearing
Chair Board of Trustees

LaRette Reese

From: Theodore Dearing <tdearing@dbbstl.com>
Sent: Saturday, May 20, 2023 6:05 PM
To: LaRette Reese
Cc: Charles Hershey
Subject: 6901 Washington sale
Attachments: UUMC Letter to U. City.docx

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

Brad Hersey is out of town and asked me to send you this letter to be presented to the City Council, supporting the text amendment and CUP for the property located at 6901 Washington. Please include it in the Council's packet. Thank you

Theodore D. Dearing

Dearing Batten & Bauer LLC
211 South Central Ave.
Clayton, MO 63105
(314) 863-2700
(314) 863-2922 (Fax)
tdearing@dbbstl.com

PLEASE NOTE MY NEW EMAIL ADDRESS

STATEMENT OF CONFIDENTIALITY: The information contained in this electronic message (and any attachments to this message) is intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender immediately at (314) 863-2700 or send a reply to this message, and destroy all copies of this message and any attachments.

REMINDER REGARDING E-MAIL SECURITY: Electronic mail is not a secure method of communication. It is possible that the communication might be copied and held by any computer through which it passes, and that persons not participating in the communication might intercept the communication. Should you wish to discontinue this method of communication, please advise and no further electronic mail communication will be sent.



UNIVERSITY UNITED
METHODIST CHURCH
BE YOU. BE LOVED. BELONG.

May 20, 2023

To the Members of the University City City Council:

My name is Brad Hershey. I was the Executive Trustee for University United Methodist Church prior to our merger with Grace United Methodist Church. At the beginning of 2020, the congregation of University Church had fallen to under seventy active members. We no longer felt we could remain true to our mission of serving our local and larger community when the vast majority of our resources were devoted to paying our minister and maintaining our church building.

University Church has been on the corner of Washington and Trinity for 113 years. University Church had a membership of between five hundred and a thousand local residents during the last century. Our church provided the founding leadership for Health Protection and Education Services; we started and supported Kid's Place which served children from Delmar Harvard elementary school; we supported a preschool for nearly four decades to help families in our local area, and we had a food pantry to serve local families in need. Our tradition of service to the community is long. We hope that our church building can continue our legacy of service to University City even as our congregation joins with Grace Church to extend our outreach.

The University Church leadership decided to approach Washington University as a possible buyer for our property. We wanted to find a buyer that has the resources to maintain and use the building in a manner that would add value to the neighborhood which we have been part of for so long. Our observation is that Washington University is an outstanding steward of their property and has a vested interest in keeping the property safe, well maintained and productive.

We have supported Washington University in their efforts to satisfy the University City requirements. We have also met with neighbors to try to address their concerns. We want you to know that we support the sale and have been impressed by the amount of resources and work Washington University has put into this effort already. We can think of no other buyer that would be willing to devote the time and money necessary to restore the historic church building as well as improve parking and landscaping surrounding it.

The proceeds from the sale will support and strengthen Grace Church. It will help us extend our mission to serve and support the local needs of our community. We have no other interested buyer at this time. The building will become vacant once the University City Library completes their renovation in the next month or two.

We are fearful that University Church could become one of the many churches that are standing vacant and deteriorating. Grace Church does not have the long term resources to maintain and insure a large vacant building and to protect it against vandalism. We do not want this historic building, which has served us so well and has been a source of pride of our congregation, to become a burden to the neighborhood and community.

We hope that University City will approve the Conditional Use permit and text amendment to allow the sale of University Church to Washington University to move forward.

Respectfully,

Brad Hershey

6901 WASHINGTON AVE.
ST. LOUIS, MO 63130
314.863.8055
UNIVERSITYUMC.COM

LaRette Reese

From: Sam Meer <sam.meer@iovance.com>
Sent: Sunday, May 21, 2023 6:32 PM
To: Council Comments Shared; LaRette Reese
Subject: Expressing Support for Washington University's Potential Property Purchase

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

Dear Representatives of Washington University,

I hope this message finds you well.

We are Sam & Amanda Meer, and we are resident of the community you are considering investing in with the potential purchase of the Methodist Church property. We wanted to take the time to express our support for this prospect.

While some in our community have voiced concerns that led to the idea of installing a gate, I believe that our neighborhood is better served by maintaining open access. The idea of living in a gated community does not align with the inclusive spirit that we cherish in our neighborhood.

There are concerns about parking and how the property will be used in the future. However, we are confident that we can address these issues constructively as they arise, rather than imposing restrictions preemptively.

Having an institution such as Washington University as a neighbor could contribute positively to our community. Your reputation for engagement, responsibility, and community building encourages us to welcome you.

Should you choose to proceed with your investment, I look forward to working with you to ensure the seamless integration of the property into our community and addressing any concerns in a collaborative manner.

Once again, welcome to the neighborhood, should you decide to join us.

Best Regards,
Sam & Amanda Meer
6904 Washington Ave

This email transmission (including any attachments) may contain confidential, trade secret, proprietary, and/or legally privileged information including attorney work product. This communication is for the sole use of the intended recipient. Any review, reliance, or distribution by you or by others, or forwarding without express permission, is strictly prohibited. If you are not the intended recipient or have received this email by mistake, please delete it and all copies, and inform the sender immediately.

Disclaimer

This email transmission (including any attachments) may contain confidential, trade secret, proprietary, and/or legally privileged information including attorney work product. This communication is for the sole use of the intended recipient. Any review, reliance, or distribution by you or by others, or forwarding without express permission, is strictly prohibited. If you are not the intended recipient or have received this email by mistake, please delete it and all copies, and inform the sender immediately.

LaRette Reese

From: David Kaslow <kaslowd@gmail.com>
Sent: Sunday, May 21, 2023 7:14 PM
To: LaRette Reese; Council Comments Shared
Cc: Chris Trahan; Steve Slapshak
Subject: Re: Voice of Support for Washington University's Investment in our Community

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

LaRette - Hi, I am one of the three trustees of UHII. I plan to attend the City Council meeting tomorrow and will speak if needed. In the meantime, as J.Y. and Lori have suggested, I want to share my personal thoughts prior to the meeting. I have spoken informally with a number of neighbors in our subdivision who all share the sentiment expressed by J.Y., which is there is no viable alternative to approving the purchase of these two buildings by WU. Relying on the promise of a future owner and tenant superior to what WU is offering is a fantasy and, critically, puts our neighborhood at serious risk if these two buildings fall into disrepair.

As a primary entry point, the intersection of Trinity and Washington affects hundreds of homes, not just the neighbors immediately adjacent. A thriving, esthetic and safe intersection impacts everyone's well-being. Every person I have spoken to, other than this small group, wants to see a good faith effort on the part of WU to meet the needs of the neighborhood now and in the future, and then get on with the project.

Thanks,
David Kaslow

On May 21, 2023, at 5:16 PM, Miller, J.Y. <J.Y.Miller@huschblackwell.com> wrote:

Neighbors: I hope everyone is having a great weekend and enjoying the beautiful weather. I wanted to share information I learned last week as you consider expressing your opinion to the City Council about the potential purchase of the Methodist Church property by Washington University.

After we were recently asked by one of our neighbors to sign a petition in support of forcing Washington University to purchase a gate for our street, I decided to contact JoAnna Schooler, who I understand is the point person at Washington University for this issue. My three take-aways from my conversation with Ms. Schooler that I wanted to share with all of you are:

1. Ms. Schooler indicated that three of our neighbors have engaged an attorney and met with the University to issue a long list of demands to Washington University. The demands include issues that would potentially impact many of us, such as installing a gate on our street and limitations for how our street can be accessed and used by our new neighbor. She did not provide the list of demands to me.
2. The University has certainly heard from a very small, vocal group, and now their attorney, about a series of concerns and demands. The University is aware of the significant resistance posed by this group. On the other hand, Ms. Schooler doesn't think they have heard much in the way of support for the purchase from our neighborhood. I got the strong impression from Ms. Schooler that the University doesn't want to invest in a place where it is unwelcomed, so they are seriously considering options that do not include purchasing the Methodist Church property because of the resistance they have encountered.

3. The University is committed to a cooperative, neighborly relationship as we would hope to enjoy with every property owner in our subdivision. Frankly, I don't blame the University for not wanting to agree to severe, and arguably unreasonable, limitations placed upon their property by a small group of neighbors. I don't want the enjoyment of my property restrained in this manner either. I don't expect any neighbor to have fewer property rights than the rest of us so I would never try to force that type of arrangement on any neighbor. Regardless, I'm convinced that the University would be good for our street and our subdivision.

My wife Lori and I do not want the Methodist Church property to remain vacant as that would pose significant safety issues and a litany of other concerns. We are very concerned that the property will remain vacant for a long time if Washington University does not exercise its option to purchase the property now. It is highly unlikely that we will ever see a better candidate that wants to purchase, invest in, and develop this property. It would be a shame to lose this opportunity for our neighborhood.

Lori and I are not in agreement with an approach of threatening litigation and issuing a long series of demands to Washington University, especially when these demands potentially impact all of us and have not been shared with us by this small group. We intend to send emails to the points of contact Chris provided below (councilcomments@ucitymo.org and LaRette Reese at lreese@ucitymo.org) clearly stating that: the three property owners who have raised resistance and issued demands do not speak for us and do not reflect our views of this situation, that we are enthusiastic supporters of Washington University's investment in our community, and that we welcome Washington University as a neighbor. I understand that the deadline for receiving comments is noon tomorrow.

I ask that others please consider sending similar words of encouragement and support so we can hopefully avoid having the Church property remain vacant for the long term.

Thank you. Best Regards, J.Y. Miller
(6941 Washington Ave)

From: Chris Trahan <chrisjtrahan@gmail.com>

Sent: Friday, May 19, 2023 1:48 PM

To: Ben Ellermann <ellermann@gmail.com>; to: David Sandel <davidsandel@gmail.com>; cc: Sarah Oldham <soldham@gmail.com>; Chris Trahan <chrisjtrahan@gmail.com>; Amy Zimmerman <amyzim@swbell.net>; Steve Slapshak <slapshak@sbcglobal.net>; Bais Abraham Synagogue <office@baisabe.com>; Sue Girardier <sue@destinationsunknown.net>; jeremycolbert@gmail.com; Jean Kathleen Lovati Halpin <lovati.halpin@charter.net>; Kevin Serrin <kgserrin1962@gmail.com>; kaslow@gmail.com; Mark Shylanski <markshylanski@gmail.com>; Fred Rusche <fredrusche7925@gmail.com>; tyler@fieldsfive.com; sacross96@gmail.com; eric.tuncil@gmail.com; Secretary@graceumc-stl.org; Ruth Decker <rdecker6900@sbcglobal.net>; Amanda Meer <amandanhall@gmail.com>; Kathleen Garner <kathleen.garner552@gmail.com>; Kay <kay.turner@mac.com>; Andrew Dunseth <drewdunseth@gmail.com>; Qun Liu <qunliu6@gmail.com>; Nancy Gross <nancygross@yahoo.com>; cricket gordon <bgg1@earthlink.net>; Pam Padda <pkpadda@gmail.com>; Joseph Rezny <jobarezny@yahoo.com>; fyfetj@gmail.com; Lori Miller <loritmillier@sbcglobal.net>; David & Shannon Bryan <smbryan01@gmail.com>; d.lutz455@gmail.com; CAROLYN HELLMUTH <hellmuth@aol.com>; Alise OBrien <aobphoto@sbcglobal.net>; andrewlang568@gmail.com; hoveyhalpin@hotmail.com; David Kaslow <kaslowd@gmail.com>; Hellmann, Sarah <Sarah.Hellmann@huschblackwell.com>; Sam Meer <atmeer@gmail.com>; Marshall Turner <mtturner5000@mac.com>; swatiyyagari@gmail.com; Brenda Fyfe <fyfebv@webster.edu>; Miller, J.Y. <J.Y.Miller@huschblackwell.com>; Dave Bryan <dbryan@stlurology.com>; Christine Lutz <c.lutz.stl@gmail.com>; dobnd64@gmail.com; Moynihan,

Bess <bess.moynihan@wustl.edu>

Subject: Re: Update from University Heights II Trustees

[EXTERNAL EMAIL]

Good afternoon,

The City Council of University City is scheduled to meet at 6:30 on Monday, May 22, in the council chambers at city hall to consider "CUP 22-13 Application for a Conditional Use Permit for Schools, private; including college or university level facilities in the Public Activity (PA) District in the University City Civic Plaza Historic District." This item is related to the sale of 6901 Washington and 6900 Delmar. Here is the [agenda](#).

It is important that all voices from the neighborhood are heard, so please plan to attend.

If you can't attend in person, you may submit comments at councilcomments@ucitymo.org or email your comments to LaRette Reese at lr Reese@ucitymo.org.

Please reach out with any questions.

Thank you,

David Kaslow
Amy Slapshack
Chris Trahan

Chris Trahan
225-505-1900

On Fri, May 12, 2023 at 3:11 PM Chris Trahan <chrisjtrahan@gmail.com> wrote:

Good afternoon,

The Trustees would like to provide an update on the plans by Washington University to purchase 6900 Delmar and 6901 Washington.

City officials recently met with representatives from Washington University to gather more information about the plans and discuss concerns raised by residents in University Heights II and Ames Place voiced during public hearings, neighborhood meetings, and individual calls from homeowners. Based on some of the discussions at this meeting, the city is currently drafting language that limits an increase in the intensity of the use over the assumptions provided by the traffic study that was shared with the Historic Preservation Committee (HPC), Traffic, and Planning Commission. This language will state to the effect that any future capacity increase will have to be approved by the city, which would include public hearings. Additionally, as part of the condition of approval by the HPC, a landscaping/hardscaping plan must be reviewed/approved by that committee.

During this meeting, city representatives recommended that university officials schedule a meeting with the trustees. We met with the university officials on Wednesday, May 10, to discuss some of the concerns raised by residents, including parking, traffic, capacity at the two buildings, noise, and greenspace/landscaping. In addition to this meeting, individual residents have scheduled a meeting with university officials today.

Additionally, the trustees and neighbors most affected by this sale participated in a conference call with Carmody MacDonald law firm attorneys to review our indenture and other pertinent documents to determine what, if any, our neighborhood rights are regarding the sale of the buildings. During this call, we learned that the trustees could not use annual fees to hire an attorney to represent the neighborhood regarding the impending sale. However, he did indicate that individual homeowners can seek legal counsel to represent them in any legal matters. We understand that a few residents have obtained the services of an attorney, but we have no additional information to share at this time.

Some residents spoke at the recent council meeting held on May 8. A vote by the council on the Conditional Use Permit is scheduled to take place during the May 22 council meeting. The council will listen to comments and concerns from all residents, and everyone is highly encouraged to attend and share their input with the board.

Please share with any other neighbors that may have been left off this email. I had to cut and paste from previous neighborhood emails.

Reach out with any questions or comments.

Thank you,

David Kaslow
Amy Slapshack
Chris Trahan

LaRette Reese

From: Shannon Bryan <smbryan01@gmail.com>
Sent: Sunday, May 21, 2023 7:20 PM
To: Council Comments Shared; LaRette Reese
Subject: Supporting Wash U purchase of UUM

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

To Whom it may concern,

We are in full support of Wash U purchasing the vacant buildings of UUM and adjacent buildings on Trinity. We are not in favor of installing a gate at the East end of Washington at Trinity. We believe Wash U to be a wonderful neighbor and support their efforts in maintaining a great relationship and community. We are unable to attend the meeting on Monday 5/21 but will support Wash U's purchase as it stand.

Thank you,

Shannon and David Bryan
6950 Washington Ave

LaRette Reese

From: Miller, J.Y. <J.Y.Miller@huschblackwell.com>
Sent: Sunday, May 21, 2023 9:41 PM
To: Council Comments Shared; LaRette Reese
Cc: David Kaslow; Chris Trahan; Steve Slapshak; Lori Miller; John Wagner; Schooler, JoAnna
Subject: Support for Washington University Purchase of Methodist Church Property at 6900 Washington Ave.

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

Dear City Council,

My name is J.Y. Miller. My wife Lori and I have lived at 6941 Washington Ave with our two sons for the last 16 years. I am writing you to express our sincere gratitude to Washington University for the investments it has made in our community and to express our very strong support for the University's purchase of the Methodist Church property located on our street. We firmly believe that Washington University has been, and will continue to be, a committed member of our community and we welcome the University into our subdivision. We previously sent a note of support for Washington University's purchase of the property to John Wagner and would like to reinforce our support now as we understand that critical decisions about this project will be made soon.

We are aware that a very small, vocal group of three property owners in our subdivision have apparently met with Washington University to communicate a long list of demands and may have threatened litigation if those demands are not met. Please know that this small group does not reflect our views or position in this matter. This group has repeatedly refused to share information about their position or demands with their neighbors. This small group does not represent our views and I seriously doubt that they reflect the views of a majority of the other 41 residents of the University Heights II subdivision. Please do not allow the actions of this small group to impede progress for our community. I am quite certain that most of our residents are strongly in favor of this purchase moving forward.

My wife Lori and I do not want the Methodist Church property to remain vacant as that would pose significant safety issues and a litany of other concerns. We are very concerned that the property will remain vacant for a long time if Washington University does not exercise its option to purchase the property now. It is highly unlikely that we will ever see a better candidate that wants to purchase, invest in, and develop this property. It would be a shame to lose this opportunity for our neighborhood. We could not be stronger in our support of Washington University in this regard, and we hope that this project moves forward unabated in the near term. Please do everything in your power to support this purchase and allow our neighborhood to continue to flourish.

Thank you for your consideration of this request and for your service to our community.

Best Regards,
J.Y. and Lori Miller Family
6941 Washington Ave.

LaRette Reese

From: Marshall Turner <mturner5000@me.com>
Sent: Monday, May 22, 2023 8:27 AM
To: Council Comments Shared; LaRette Reese
Cc: Kay Turner
Subject: Wash U Proposed Purchase of Greek Building and Methodist Church

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

Dear City Council,

My family lives at 6907 Washington Ave (Since 2007), the second house to the West of the church. We do not oppose the proposed purchase by Washington University and would like to see it go forward. We think it would be a terrible result for our neighborhood and this area of U. City if the church were to remain vacant as that could pose a variety of maintenance and security risks for the neighborhood.

Thank you,

Turner Family
6907 WASHINGTON AVE.

LaRette Reese

From: Dennis O'Brien <dobnd64@sbcglobal.net>
Sent: Monday, May 22, 2023 9:15 AM
To: LaRette Reese
Subject: Wash U neighbor

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

the three property owners who have raised resistance and issued demands do not speak for us and do not reflect our views of this situation, that we are enthusiastic supporters of Washington University's investment in our community, and we welcome Washington University as a neighbor

--

Dennis O'Brien, MA, LCSW
314-941-7565
dobnd64@gmail.com

LaRette Reese

From: Gabe Angieri <gabe.angieri@gmail.com>
Sent: Monday, May 22, 2023 12:01 PM
To: Council Comments Shared
Cc: Stacy Clay
Subject: Citizen Participation: City Council Meeting Tonight

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

Good morning - I'm reaching out to add the following comments to the Citizen Participation portion of tonight's City Council meeting.

My name is Gabe Angieri, and I reside in Ward 3 of University City (8633 Mayflower Court). I would like to make the City Council aware of unfortunate recent developments in negotiations with Seneca Commercial Real Estate regarding their stated desire to acquire my family's home on Mayflower Court.

As you know, Seneca took over the Market at Olive development project from Novus after it became clear Novus could not execute the project. After negotiating the acquisition of Mayflower Court with Jon Browne starting in 2017 and being repeatedly misled, misinformed, and ultimately seeing our contract with them fail in early 2020, Seneca's entrance as the developer of record was a welcome change.

My neighbors and I began discussions with Larry Chapman and his team in July 2021. In a meeting I organized with a large contingent of homeowners on Mayflower in August 2021, Larry stated that while they were interested in exploring developing our block, it was not a high priority at that time.

A little more than a year later, in October of 2022, we all received letters from Larry/Seneca indicating they were ready to start pursuing acquiring our homes in earnest. Negotiations began in earnest shortly thereafter and agreeable terms were reached by all parties in late March of this year and an agreement was signed by all relevant parties.

Unfortunately, Seneca broke the terms of our agreement which caused it to automatically terminate last month. Efforts on their part to reestablish an agreement have been wholly unreasonable, and it seems that we are at an impasse with no way forward.

After personally spending hundreds of hours working with my neighbors, Novus, and now Seneca on this project, it was a great disappointment that they could not execute the acquisition agreement.

Though Larry Chapman has thankfully promised (in writing) that any homes they control would be sold to resident purchasers if the deal were to fall through, I would ask that the City Council ensures that Seneca (or U. City LLC) responsibly liquidates the homes it already owns or soon will own to resident purchasers as such.

Thank you,
Gabe Angieri