

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
TUESDAY, September 26, 2023
6:30 p.m.

AGENDA

(Please be advised due to technical difficulties, no audio recording is available for this meeting)

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, September 26, 2023, 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
Councilmember Steven McMahon
Councilmember Jeffrey Hales (*Excused*)
Councilmember Dennis Fuller

Also in attendance were City Manager, Gregory Rose and City Attorney, John F. Mulligan, Jr. and Amanda Trumper of Trivers.

C. APPROVAL OF THE AGENDA

Hearing no amendments, Mr. Fuller moved to approve the Agenda as presented, seconded by Mr. Clay, and the motion carried unanimously.

D. PROCLAMATIONS - (Acknowledgement)

1. Gary Boyd – Inductee to the 2023 University City High School Hall of Fame

Mayor Pro Tem Smotherson stated that Mr. Boyd is the host the popular T.V. show; “Them Yo People” congratulated Mr. Boyd on being inducted into the University City High School Hall of Fame.

E. APPROVAL OF MINUTES

1. August 22, 2023, Special Meeting Minutes were moved by Mr. McMahon, seconded by Mr. Fuller, and the motion carried unanimously, with the exception of Mr. Smotherson.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Olivia Steely is nominated for appointment to the Arts and Letters Commission as a fill in by Councilmember Jeff Hales, it was seconded by Ms. Klien and the motion carried unanimously.
2. Roger McFarland is nominated for appointment to the Board of Appeals as a fill in by Councilmember Steve McMahon, it was seconded by Mr. Fuller and the motion carried unanimously.
3. Renau Bozarth is nominated for appointment to the Loop Special Business District a fill in by Mayor Terry Crow, it was seconded by Mr. McMahon and the motion carried unanimously.
4. Roger McFarland is nominated for appointment to the Urban Forestry Commission as a fill in by Mayor Terry Crow, it was seconded by Ms. Klien and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Suzanne Schoomer was sworn into the Green Practices Commission at tonight's meeting.

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 that 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.

Bill Chilton, 7141 Delmar Blvd., U City, MO

Mr. Chilton shared comments regarding Civic Plaza Annex and Trinity building renovations. A copy of his comments is attached.

Patricia McQueen, 1132 George Street, U City, MO

Ms. McQueen expressed her concerns with moving plan forward regarding the Police Station and One-Stop-Shop projects. She shared it might be a good time to review the plan from beginning.

Jerrold Tiers, 7345 Chamberlain, U City, MO

Mr. Tiers shared comments regarding the plans for the new Police and Courts project. A copy of his comments is attached.

Patrick Fox, 1309 Purdue Ave. U City, MO

Mr. Fox briefly shared comments regarding Annual Property Tax Rates. He requested that staff double check the numbers in the Resolution 2023-15 were correct. Finance Director, Keith Cole confirmed the numbers were accurate.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. 2023 Annual Property Tax Rates

Mayor Pro Tem Smotherson opened the Public Hearing at 6:49 p.m.; and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:52 p.m.

K. CONSENT AGENDA - (1 voice vote required)

1. Jack Buck Athletic Field Restoration Agreement

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

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

1. One-Stop-Shop (DISCUSSION ONLY)

Assistant City Manager Rajaye Smith informed everyone that the residential survey would be coming in the near future. He asked everyone to be on the lookout for more information.

City Manager, Rose stated that Council had expressed a desire to maintain a type of one-stop-shop for citizens as part of the renovation project. He asked Amanda Trumper of Trivers to review the clerk counter options contained in the agenda packet. Ms. Trumper reviewed three options for housing the one-stop-shop clerk counter on the first floor of City Hall using some existing materials; while not disturbing the historic properties of the building. She highlighted these options could offer a centralized location for citizens to conduct business with Public Works, Planning and Development and Finance.

M. UNFINISHED BUSINESS - (Roll Call vote required for 2nd and 3rd readings)

1. **BILL 9527** – AN ORDINANCE AMENDING SECTION 230.110 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO SOLID WASTE COLLECTION FEES AND BILLING, BY INCREASING REFUSE COLLECTION RATES ON ALL UNITS EXCEPT SINGLE-FAMILY UNITS.

Councilmember McMahon moved to approve, it was seconded by Councilmember Fuller.
Roll Call Vote Was:

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

N. NEW BUSINESS

Resolutions - (Voice vote required)

1. **Resolution 2023-15** – 2023 Property Tax Rates

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

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

NONE

O. COUNCIL REPORTS/BUSINESS

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

Mayor Pro Tem Smotherson reported that this past Sunday was the final concert in this season's Arts and Letters series. The concerts were a big success and well attended.

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

P. CITIZEN PARTICIPATION - (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Clay wished his daughter Lucy a very birthday.

R. EXECUTIVE SESSION - (Roll call vote required)

S. ADJOURNMENT

Councilmember McMahon moved to close the Regular Session, it was seconded by Councilmember Fuller, and the motion carried unanimously.

Mayor Pro Tem Smotherson thanked everyone for their attendance and closed the Regular City Council meeting at 7:18 p.m.

LaRette Reese
City Clerk, MRCC

My name is Bill Chilton. I live at 7141 Delmar Boulevard.

I am an architect with expertise in historic renovation. For nine years I was a member of the University City Historic Preservation Commission.

In 2005, while I was working for Trivers Associates, I was the project architect for the renovation of this City Hall. The City Hall renovation project resulted in the building being LEED Certified – meaning it was certified to be an environmentally sound building. Our City Hall was the first municipal building to become LEED-Certified in the State of Missouri.

The bid for the proposed work on the City Hall annex and the old library building, both part of our historic Civic Plaza, came in substantially over budget. In this post-COVID environment this multi-million-dollar cost overrun is not surprising. Contractors are very busy. They regularly avoid bidding, or vastly overbid, on any project that appears risky, including any project with penalty clauses.

The consultant to Trivers, Navigate, has provided recommendations for cost-cutting and value engineering. These recommendations should be analyzed closely by the Council. It would be appropriate to request a detailed cost estimate including the historical data and source of individual items.

We are still in an economy where key equipment and components have incredibly long lead items. With this in mind it is my opinion that the Council should re-evaluate having the police station at this location. I cannot stress strongly enough that it will be difficult to value-engineer \$11.4 million dollars out of this budget and complete this project as envisioned. Better to cut our losses and begin again on a new vision.

I would also like to address part of this proposed project which has concerned me since long before the Paric bid was received – and that is the proposed fence in a large part of our Civic Plaza.

This eight-foot-tall fence is approximately 676 feet long - that is the length of about two football fields. It will compete, visually, with the buildings and Civic Plaza, and is a gross intrusion on the Beaux Arts planning for the Civic Plaza. Per the fence manufacturer, the fence is industrial. It is not appropriate for the Civic Plaza. The current Civic Plaza promotes circulation and access to the public. This fence discourages that.

I ask that this Council look very closely at the fence design, height and placement on the site and imagine how it will be perceived by residents and visitors. The proposed fence cordons off and completely bisects the Civic Plaza and would remove an area of approximately 29,324 square feet, the size of one-half of a football field, from the Civic Plaza and therefore from the citizens of University City. This fence will transform the site and communicate that the site is a penitentiary.

If this project moves forward, the fence could be removed from the project, and be installed later if deemed necessary.

At the very least, if this project moves forward, I suggest that a few hundred dollars be spent to construct and install a mock-up of the fence so that everyone can know how it will look.

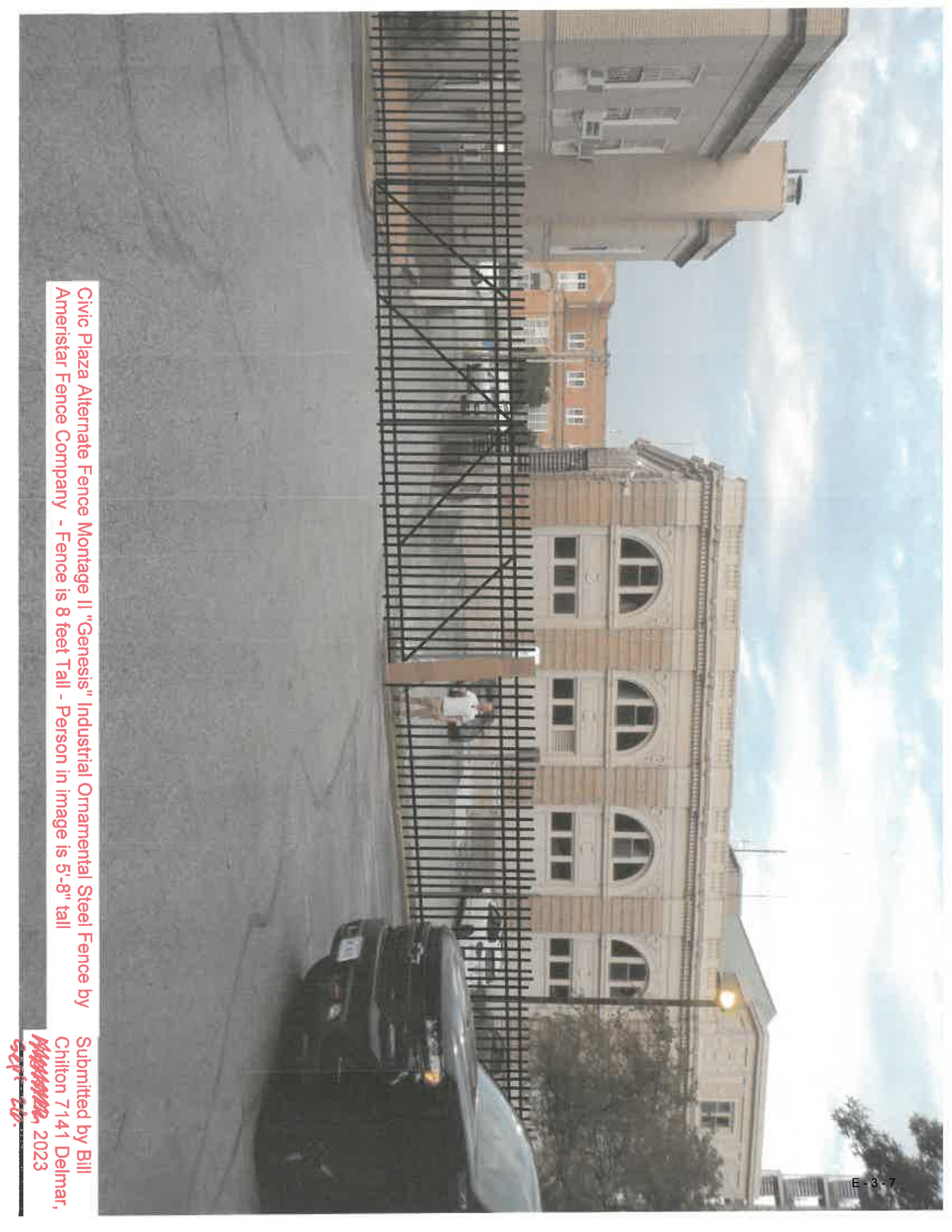
Thank you for considering my comments and concerns.

I ask that these comments and the four attached photos be included as part of the official record.



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill
Chilton 7141 Delmar,
~~Washington~~, 2023
Sept 26



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill
Chilton 7141 Delmar,
~~Philadelphia~~, 2023

SCP 28.



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-8" tall

Submitted by Bill
Chilton 7141 Delmar,
November 2023

SupTwin@aol.com



Civic Plaza Alternate Fence Montage II "Genesis" Industrial Ornamental Steel Fence by Ameristar Fence Company - Fence is 8 feet Tall - Person in image is 5'-6" tall

Submitted by Bill
Chilton 7141 Delmar,
Hillsdale, 2023
sup@ambow.com

Jerrold Tiers

7345 Chamberlain

I am concerned about the existing City plans for the Police Department, Courts, and Council chambers.

The City wants to put the Police Department into the "annex" building, and move the courts and Council chambers to the old Library. This has a huge cost over-run from the original plan, now totaling about \$36 million. The very capable folks at "Navigate" who looked at this were only able to reduce this huge cost significantly by removing key features of the original plan, reducing to about \$24 million.

What I recently learned, is that Olivette constructed a building housing their entire government; Police department, Fire Department, City administration, City Council chamber, Courts, and Court offices plus public meeting rooms for millions less than our original estimate. The parking lot even used pervious paving. The building is a two story building, about 36,000 square feet. That is larger than the recommended square footage for Police from the Space Needs Study, and larger than the Annex, yet it was many millions lower in cost than even the reduced plan using the Annex.

The Olivette center is quite an attractive building, I have been in it, it is classy and professional inside and out. It has no ugly security fence. The Police "sally port" is in the rear, away from the public. There is one stop access to all services including the courts. It meets security and "Ferguson" requirements.

Olivette was able to do this using a bond issue for only \$13.5 million just a few years ago, including purchase of land, and design costs. That is about one third of the bloated bid estimate this Council received for their existing plan. The Olivette building, by contrast, came in under budget.

Does the Administration and Council of University City consider that it is a reasonable and prudent use of taxpayer money to pay millions more than the cost of the entire Olivette City Center building to house fewer departments? That does not make any sense.

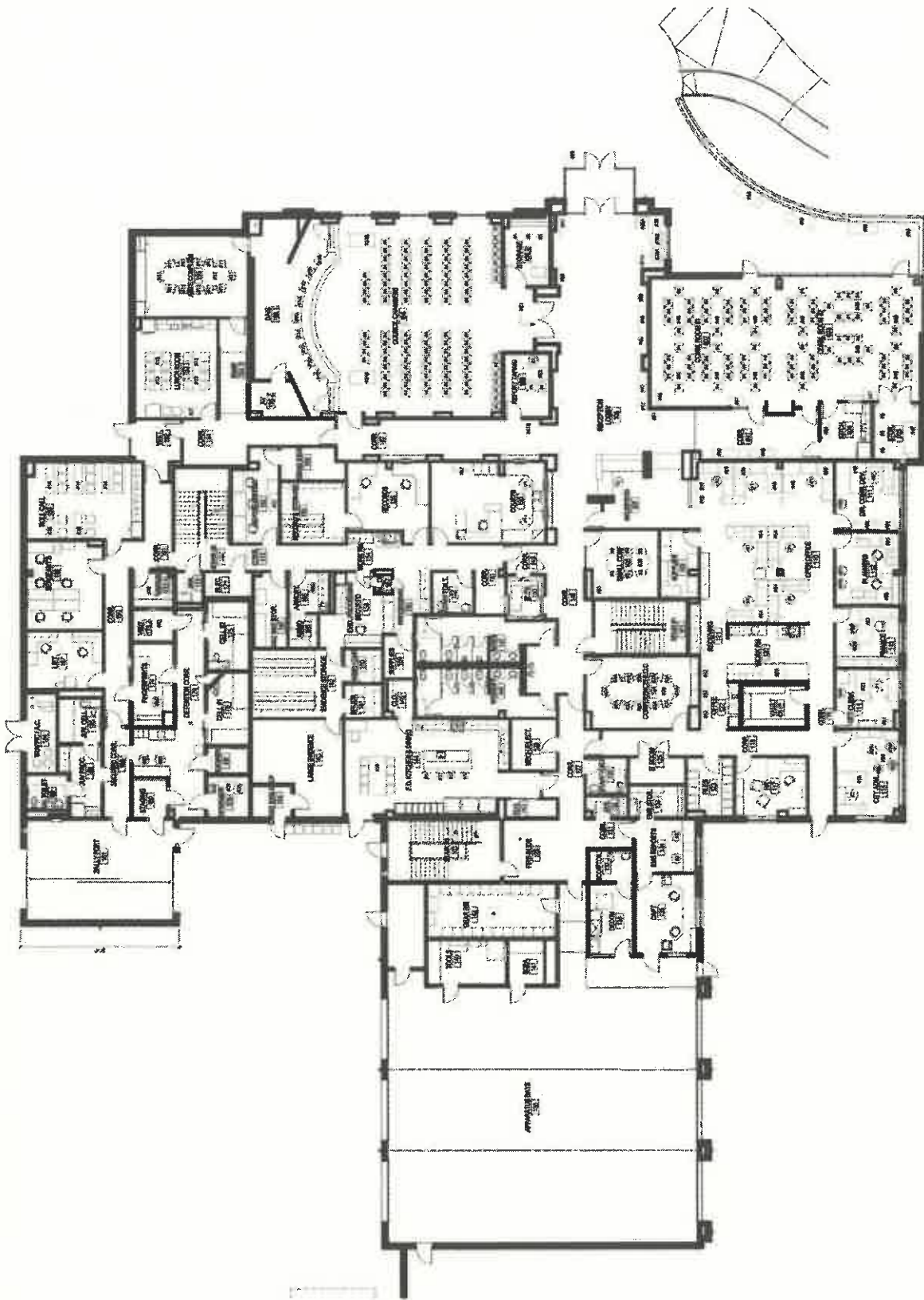
I understand that costs have gone up, but to my engineering mind, our plan is wasteful and foolish. It seems based on an absolute cast iron requirement to house the Police in the Annex, regardless of cost.

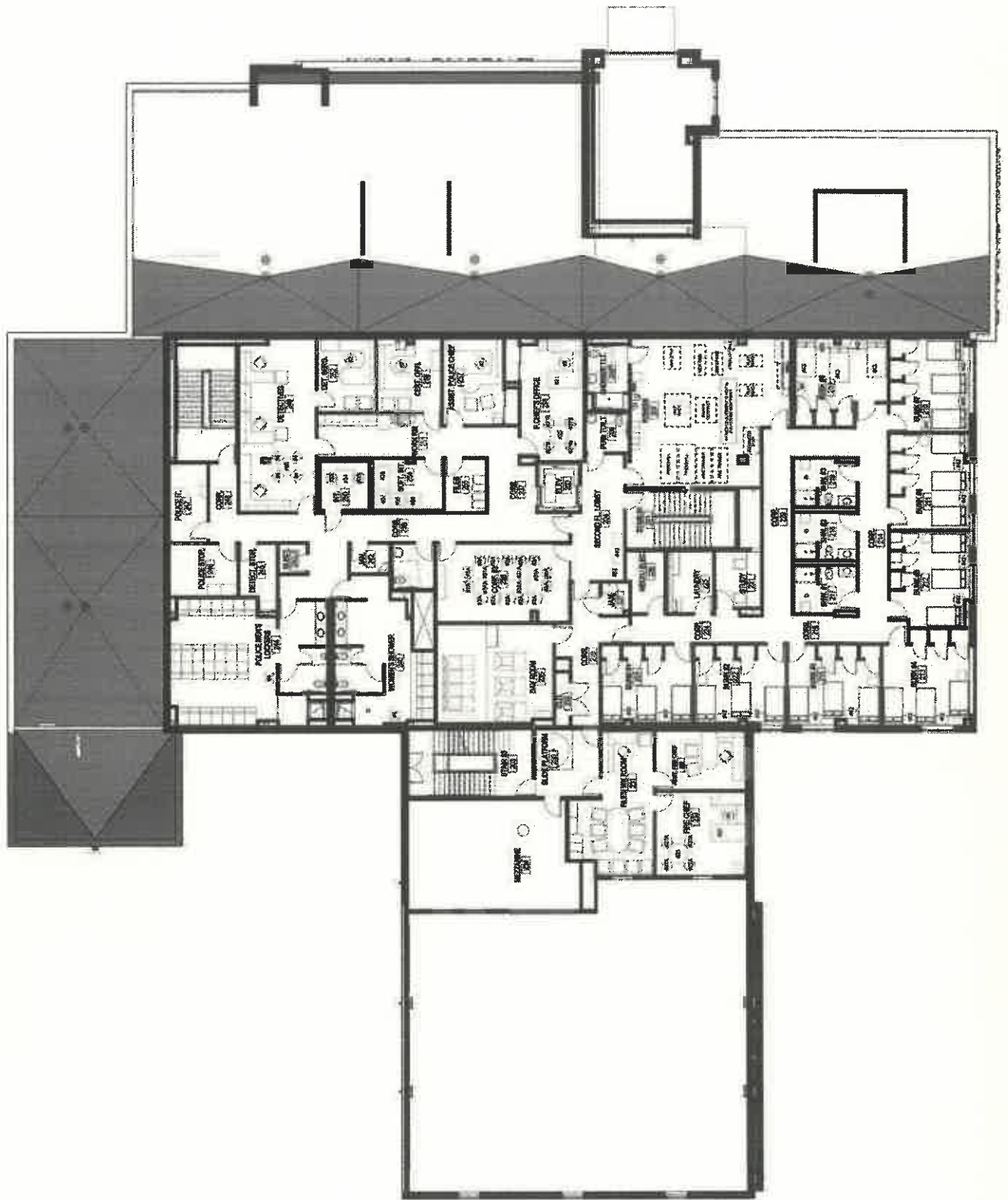
If Olivette can build a new 36,000 square foot building to house everything for \$13.5 million, I suggest it is possible for us to house fewer departments, in new construction, for a reasonably similar amount, despite increased costs of construction and a larger Police force. It is not intelligent or responsible to spend \$10 million more, to get less. The example of Olivette cannot be ignored or dismissed, since it was designed and constructed at about the same time as our plans and estimates.

It is time to reconsider our entire plan, to get a handle on this out-of-control cost and spending. I suggest that the current plan must be scrapped, it simply does not look savable or worth saving.

Navigate must be a part of developing a more reasonable plan. What we are now blundering toward doing is simply not fiscally responsible, given the example of Olivette. We must drop the demand to use the annex. New construction, and even a new location, must be on the table for the new plan.

I have attached floor plans of the Olivette building to my statement, for reference, and would like this to be included in the record.





From: [Wanda Ware](#)
To: [Council Comments Shared](#)
Subject: Comment/question for council meeting 9-26-2023
Date: Tuesday, September 19, 2023 9:36:09 PM

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

Dear Ms LaRette Davis, City Clerk

I have a great concern for the sink hole located at the intersection of Olive Blvd. and Pennsylvania Avenue. My automobile was damaged on August 6 approximately 9:00 pm, while the sink hole did not have barricades or warnings of the danger ahead. This sink hole has been there since Sunday, August 6, 2023, and as of Tuesday, September 19, 2023 has not been repaired or covered. I have contacted MODOT and they recommended that I contact the Water Company, which I have done because it was their busted water pipe that caused the sink hole. I would like to know when University City is going to get involved and have this issue resolved? It is an eye sore and very dangerous. I was told and know that University City is not involved in my claims, but I would like to know who is responsible for making these corrections and our streets safe. Please advise me who is responsible for the reimbursement for the repaired damages to my automobile. Thank you for your assistance.

Sincerely,

*Wanda N Ware
1465 Forest Green Ct
St. Louis, MO 63130
Resident since 1986*

From: Robert Mitchell <rcmitch@sbcglobal.net>
Sent: Friday, September 22, 2023 11:10 AM
To: Council Comments Shared
Subject: 2023 Tax Rate Agenda

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

One thing missing from the Agenda for the Tax Rate Meeting is what the current 2022 tax rates are. Can this be added to the agenda or can you respond to me directly with the current rates.

Bob Mitchell
8055 Teasdale Ave.

Sent from my iPhone

From: Robert Mitchell <rcmitch@sbcglobal.net>
Sent: Monday, September 25, 2023 8:11 PM
To: Council Comments Shared
Cc: Jeff Hales
Subject: Fw: 2023 Tax Rate Agenda

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

I have one comment for the hearing on the 2023 Tax Rate.

The Notice states that "The tax rates shall be set to produce substantially the revenue required to be provided from property tax as set forth in the annual adopted budget. This levy is subject to change pending action of the City Council." It seems to me that this is backwards, shouldn't the budget be based on the available revenue instead of setting the tax rate to meet budget? This certainly creates the opportunity to have runaway spending and therefore taxes.

It is not going to change anything for this hearing, but I would hope that in the future our leaders would match spending to available revenues instead of revenues to spending.

Bob Mitchell
8055 Teasdale Avenue
----- Forwarded Message -----
From: Robert Mitchell <rcmitch@sbcglobal.net>
To: "councilcomments@ucitymo.org" <councilcomments@ucitymo.org>
Sent: Friday, September 22, 2023 at 11:10:12 AM CDT
Subject: 2023 Tax Rate Agenda

One thing missing from the Agenda for the Tax Rate Meeting is what the current 2022 tax rates are. Can this be added to the agenda or can you respond to me directly with the current rates.

Bob Mitchell
8055 Teasdale Ave.

Sent from my iPhone

From: [Tom Sullivan](#)
To: [Council Comments Shared](#)
Subject: COUNCIL COMMENTS, 9.26.23
Date: Tuesday, September 26, 2023 11:28:13 AM

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

**COMMENTS OF TOM SULLIVAN
751 SYRACUSE, U.CITY, MO 63130
CITY COUNCIL MEETING, 09.26.23**

At a recent meeting of the Third Ward Revitalization Committee, it was stated by the committee chair, Byron Price, he did not think anyone outside the Third Ward should be having anything to say about the revitalization plans for the ward. This came after speakers from the First and Second Wards made comments at the meeting. I thought that was a surprising thing to say, especially since the considerable funds planned for the Third Ward essentially come from all University City citizens and taxpayers.

Perhaps when sending out meeting notices for the committee, it should be noted that comments are not welcome from residents outside the Third Ward.

Thank you for accepting my comments.