

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 8, 2024
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 8, 2024, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay; (*excused*)
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose, City Attorney, John F. Mulligan, Jr., Director of Planning and Zoning, Dr. John Wagner; Director of Finance, Keith Cole, and Lon Booher, Development Partner SDG Housing.

C. APPROVAL OF AGENDA

Hearing no requests to amend, Councilmember Hales moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.

D. PROCLAMATIONS - (Acknowledgement)

None

Mayor Crow asked that everyone keep the family of Dolores "Dori" Miller, who passed away on December 30th, at the age of 94, in their thoughts and prayers. Ms. Miller was the City Clerk for over twenty years; the first member of her family to attend college and after moving to U City, she and her husband raised their three children here. She was a tutor in U City schools, volunteered for Meals on Wheels, COCA, the Opera Theater of St. Louis, and the REP. Mayor Joe Adams remembered Dori as someone who was a true pleasure to work with; always having a warm smile and friendly greeting for everyone. Her family noted that their mother's sense of amazement endured until the end, stating "*I wonder what comes next?*" Mayor Crow stated the City was blessed to have Ms. Miller as an employee and resident.

E. APPROVAL OF MINUTES

1. December 11, 2023, Study Session Minutes were moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. December 11, 2023, Regular Meeting Minutes were moved by Councilmember Klein, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. December 20, 2023, Special Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Klein, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dennis Hoppe was sworn into the Library Board on December 19, 2023, 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 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.

Mayor Crow noted that there were no requests to speak on regular agenda items.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. TXT 23-04: Public Hearing for a Zoning Ordinance text amendment to amend sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:33 p.m.

2. REZ 23-02: Public Hearing for a Map Amendment from Core Commercial (CC) to Planned Development; Mixed-Use (PD-M) for properties located at 6630, 6640, 6650, and 6654 Delmar Boulevard.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:33 p.m.

3. Liquor License: First Watch Restaurants, 8658 Olive Blvd.

Mayor Crow opened the Public Hearing at 6:33 p.m., and after acknowledging that there were no written or verbal comments the hearing was closed at 6:34 p.m.

K. CONSENT AGENDA - (1 voice vote required)

1. Liquor License: First Watch Restaurants, 8658 Olive Blvd.
2. Westgate -STP-5402(616), Construction Agreement
3. Annual Tree Trimming Project; PR24-04

Councilmember Hales moved to approve Items 1 through 3 of the Consent Agenda, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

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

1. SDG Housing Partners - Parkview Place Apartments

Mr. Rose stated staff is asking Council to receive a presentation from SDG Housing Partners who has expressed an interest in purchasing the Parkview Place Apartments.

Mr. Booher stated SDG is located at 201 Main Street in Parkville, MO, and is currently, under contract to purchase the Parkview Place Apartments located at 701 Westgate.

SDG Housing Partners

Founded to preserve and renovate affordable housing communities throughout the nation. The SDG team is driven by a passion to redesign communities to the highest standards with both residents and the surrounding community's needs in mind. SDG has completed over 30 affordable housing projects in California, Texas, Kansas, Missouri, and Tennessee.

Executive Team

Rick Siebert, Managing Director

Mr. Siebert is an expert in structuring, acquiring, and renovating HUD Section 8 apartment properties utilizing FHA/HUD debt combined with Tax Exempt Bond financing and Federal Low-Income Housing Tax Credits. With over 20 years in architecture and affordable housing, Mr. Siebert ensures that his projects are renovated with the highest attention to detail which consistently results in housing of superior quality. Mr. Siebert is located in Los Angeles, California.

Lon Booher, Development Partner

Mr. Booher is the primary point of contact for the design and construction teams. With an extensive background in architecture, construction management, and real estate development, His primary focus is on multi-family and Historic Tax Credit redevelopments.

Project Highlights

- 156 Senior Apartments (55+)
- 117 One-Bedrooms
- 39 Studios
- 100% HAP/LIHTC
- Built in 1972; Renovated in 2004
- 14-Story Building
- Elevators Available
- Historic Registration in Process
- Financing: Federal 4% Low-Income Housing; Tax Credits; Federal Historic Tax Credits
- Estimated Construction \$10,000,000
- Approximately \$64,000 per unit
- Timeline: Construction Start Q4 2024; Completion Q4 2025

Building Upgrades

- Clean and refurbish exterior concrete
- Removal of red stripe at first/second floor
- Installation of new LED light fixtures throughout the property
- Upgraded security system
- New elevator cabs and elevator life/safety upgrades
- New insulated windows at units to match the historic profile
- New insulated storefront system on 1st floor to match historic profile
- Refurbish Porte Cochere
- New roof installation
- Electrical system upgrades as necessary

Site Work

- New site gates with pedestrian access utilizing key fobs
- New motorized driveway gate with key fobs
- Install lush landscaping around the property
- Resident gardens
- New outdoor gathering areas with fire-pit, barbeque, and activity area
- Update sidewalks and parking to full ADA compliance

Common Areas

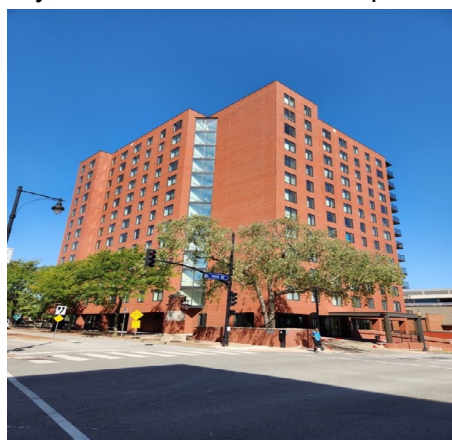
- New ADA-compliant mailboxes
- Game room with billiards, shuffleboard, etc.
- Upgraded TV lounge area
- New fitness areas including yoga and Pilates room
- Library with new computer workstations
- Remodel of the common kitchen with energy-efficient appliances
- Amenity areas to be secured with key fob access
- Dog wash station

Unit Interiors

- New energy-efficient appliances including range and refrigerator
- New window coverings
- New door hardware
- Paint and Flooring replacements
- New lighting with LED light fixtures
- New plumbing fixtures including low-flow shower heads, toilets, and shut-off valves
- New countertops and cabinets in kitchens and bathrooms
- New cultured marble countertops
- New HVAC controls in all units
- Upgrade 5% of units to full ADA accessibility
- Upgrade 2% of units to full Audio/Visual accessibility
- New In-Unit WI-FI; (free to residents)

Before and After Example

Cathedral Square Towers, Kansas City, Missouri - 156 Senior Apartments



- Window replacement
- Tuckpointing
- New roof
- Landscaping
- Refurbished Porte Cochere

- New common areas

SDG Commitments

- **Preserve Affordability**; current residents and current affordability will remain.
- New HAP contract and affordable housing land use restriction agreement to extend affordability for low-income seniors in University City.
- **Renovate Parkview Place** to fully address short and long-term maintenance needs to the highest standard, with minimal disturbance to tenants.
- **Safeguard the Historic Significance** of this landmark property in St. Louis, ensuring its lasting contribution to the city's unique character.
- **Remain transparent** with University City officials and all public stakeholders throughout the renovation process, as a true partner and proud long-term owner and steward of this historic building.
- **Maintain and operate** Parkview Place Apartments to create a legacy of high-quality, affordable senior housing.
- **Ensure on-site Management** remains committed to delivering essential social services to the senior residents of these communities, ensuring they can age in dignity and comfort.

Mr. Rose stated if Council is amenable, the intent is to prepare a letter in support of this project for the Mayor's signature that will be forwarded to the State.

2. Comprehensive Plan Acceptance and Approval; (with amendments)

Mr. Rose stated staff is recommending that Council accept and approve the original Comprehensive Plan approved by the Planning Commission on September 27, 2023, and the amendments, approved on December 27, 2003, along with the following modification: that the word "*considering*" relative to the Income Discrimination Ordinance, be amended to "*exploring*," with directions for integrating an annual review of projects listed within the Plan.

Mr. Rose stated he intends to schedule an extended Annual Work Plan session to obtain Council's priorities as the Work Plan is being developed. Additionally, he intends to schedule a joint meeting with Council and the Planning Commission to review the progress of projects outlined in the Comprehensive Plan. Mr. Rose then asked Dr. Wagner to present the amendments adopted by the Commission.

Dr. Wagner stated these amendments are based on the November 13th and December 11th Study Sessions.

- The Source of Income
- Stormwater Master Plan
- Flood Mitigation Plan
- Housing and Third Ward Revitalization Task Force
- Minor changes to the future Land-Use Map
- Numerical changes to the Traffic Crash data on Olive

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

Citizen Comments

Peggy Holly, 8108 Teasdale, U City, MO

Ms. Holly stated her mission tonight is pretty simple; saying thank you to the community who completed surveys and attended events; the Advisory Committee for their assistance in reaching out to residents; City staff for all of their hard work; City Council for their trust in this Commission, and Councilmember Hales, who was a magnificent partner throughout the entire process.

Mayor Crow stated Council deeply appreciates the extensive time and effort contributed by the Plan Commission to develop this plan.

Voice vote on Councilmember Hales' motion carried unanimously.

3. University Hills Neighborhood Improvement District (NID)

Mr. Rose stated staff is recommending that Council consider a request from the University Hills Neighborhood Improvement District for the extension of Resolution 2009-012, to December 31, 2025, and authorization for the release of balances within their funds; consistent with State statutes and City ordinances governing the Improvement District.

Mr. Cole stated the recommendation includes the use of maintenance funds for improvements that fall within the scope of the (NID), as outlined in the packets and Resolution 2009-012.

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

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

- 1. BILL 9532** - AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.760.D, 400.780.E, 400.1190.B, AND 400.2130 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING OR APPLICABLE TO PLANNED DEVELOPMENTS, BY ADDING PROVISIONS ON MINIMUM OFF-STREET PARKING AND LOADING SPACES IN ALL PLANNED DEVELOPMENT DISTRICTS ("PD"), AND PROVISIONS ON FLOOR AREA RATIOS, MINIMUM PERIMETER BUFFER AREAS AND SETBACKS AND SCREENING IN PLANNED DEVELOPMENT - MIXED USE DISTRICTS ("PD-M"). Bill Number 9532 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahan, Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, and Mayor Crow.

Nays: None.

- 2. BILL 9533** - AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M"). Bill Number 9533 was read for the second and third time.

Councilmember Klein moved to approve, it was seconded by Councilmember McMahan.

Roll Call Vote Was:

Ayes: Councilmember McMahan, Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, Councilmember Klein, and Mayor Crow.

Nays: None.

- 3. BILL 9534** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "LOCAL UNIVERSITY CITY." Bill Number 9534 was read for the second and third time.

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

Roll Call Vote Was:

Ayes: Councilmember Hales, Councilmember Fuller, Councilmember Smotherson, Councilmember Klein, Councilmember McMahan, and Mayor Crow.

Nays: None.

N. NEW BUSINESS

Resolutions - (Voice vote required)

Resolutions

- 1. Resolution 2024-01** – Preliminary Plan Approval: Adoption of a Resolution to approve the Preliminary Development Plan for Local University City, also known as the Subtext Development.

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

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

Introduced by Councilmember McMahon

- 1. BILL 9535** – AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY IN RESIDENTIAL AND PUBLIC ACTIVITY (“PA”) ZONING DISTRICTS. Bill Number 9535 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

P. CITIZEN PARTICIPATION - (continued if needed)

Q. COUNCIL COMMENTS

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

R. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Session at 7:00 p.m.

LaRette Reese,
City Clerk, MRCC

