

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 26, 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, February 26, 2024, in the 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
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Dennis Fuller

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

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. February 7, 2024, Special Meeting Minutes were moved by Councilmember Fuller, it was seconded by Councilmember Klein and the motion carried unanimously.
2. February 12, 2024, Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Hales and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Kevin Taylor is nominated for appointment as a fill-in to the Traffic Commission by Councilmember Smotherson, it was seconded by Councilmember Klein and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Philip Eastin was sworn into the Storm Water Commission on February 23rd in the clerk's office.
2. Josh Winstral was sworn into the Park Commission on February 23rd 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.

Citizen Comments

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated the Mayor will be giving his State of the City address next week and these are some issues that he might want to touch on.

- Repairing broken streetlights
 - Two (2) out in the No. 4 Parking Lot
 - One (1) out in the alley between Kingsland and Syracuse
 - Two (2) out on Vernon between Westgate and Eastgate
 - One (1) out on Chamberlain between Kingsland and Sutter
 - One (1) out on Etzel near Sutter
 - One (1) out on Ferguson near Chamberlain
 - One (1) out at Olive and Hanley
 - One (1) out on Olive
 - One (1) out on Woodson north of Olive
- Street cleaning starts in April and there is still no system in place to notify residents of the dates when parking will be prohibited
- The fountain and pond are deteriorating at Lewis Park
- Elimination of the playground at Eckert Park
- The misguided and expensive renovation of City Hall
- There are now 30 vacant retail spaces in The Loop

The City has been celebrating the 100th Anniversary of its parks, even though they have not been treating them so well, and Proposition F; which was defeated by 58%, proves that City government does not have the confidence of its residents.

Mr. Sullivan stated Mr. Rose has been the City Manager for six years and to date, he and Council members in the 2nd Ward have still been unable to address any of these issues. There is talk about a petition drive to remove the City Manager which could happen this spring. He has simply not done the job that U City residents expect of a City Manager, and at times he just doesn't even seem interested.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Picnic Liquor License – The Loop 420 Street Fest
2. Magellan EAP Contract Renewal

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

Mr. Rose stated during the Study Session he failed to mention that the entire report associated with the Citizen's Survey would be placed on the City's website.

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

None

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

None

N. NEW BUSINESS

Resolutions - (Voice vote required)

1. Resolution 2024-03: Resolution for 2024 St. Louis County Waste Reduction Grant.

Councilmember McMahon moved to approve, it was seconded by Councilmember Klein 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 Hales reported that the Civil Service Board; which deals with complaints filed by employees and used to be one of the City's most active Boards, will be conducting its first meeting in years, on procedural rules tomorrow.

He reported that the Plan Commission; which is always working, will also be meeting tomorrow, to discuss the implementation phase of the Comprehensive Plan.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Clay posed the following questions to Mr. Rose:

Q. How many retail spaces in The loop are owned by the City?

A. Are you referring to the number of businesses?

Q. No, the number of vacant retail spaces that can be leased?

A. There are three suites owned by the City that are available for lease.

Q. Are most of the businesses in the Loop privately owned?

A. Yes, that is correct.

Q. Can the City compel a private owner to lease a retail space that is vacant?

A. I am not aware of any authority that Council has to compel owners to lease out a space, but I'll refer this question to Mr. Mulligan.

Mr. Mulligan stated there is no legal authority for the City to compel a property owner to lease their property. However, the City does have a vacant building registration requirement which dictates that the property be maintained in accordance with the Property Maintenance Code.

Councilmember Clay stated the point he was attempting to make, is that the City cannot compel a property owner to lease their property, despite its desire to reduce vacancies.

Councilmember Hales stated he, Councilmember Klein, and Councilmember Fuller have all talked at great lengths with the City Manager about street sweeping. As a result, Mr. Rose issued a directive to the Police Department to actively ticket cars that are parked on streets during these times, which is the first Monday through Thursday of each month.

So, if there is consistency by the Police Department and that is not effectuating a change in these behaviors, perhaps, there is a need to look at whether the amount of the fine for this infraction should be increased.

Concerning streetlights, the lights in Parking Lot #4 are probably maintained by the City. And since this is an issue Council has been hearing about for a long time, he would like to request that staff provide them with an update on the status of the lights mentioned by Mr. Sullivan. Councilmember Hales stated he's lived in U City for 21 years and understands that the vast majority of streetlights are the property of Ameren. However, whenever he's noticed an inoperable light, he writes down the pole number, reports it to Ameren, and they've come out and replaced the bulb. This information is also provided on the Public Work's website but perhaps, it's another example of the importance of communicating this to the public.

Mr. Rose stated he believes the vast majority of residents are pleased with the City's efforts to sweep their streets, but there is always room for improvement, and he will take a look at the cars being ticketed to determine if they are repeat offenders. With regards to the streetlights, staff will identify the ones owned by Ameren and give high priority to repairing any lights owned by the City. He stated Public Works has reached out to Ameren about some of these lights and he will ask the Public Works Director to provide him with a report on the conditions of the streetlights owned by the City.

Mayor Pro Tem Smotherson stated for the record, he thinks it would be much more beneficial when expressing problems about streetlights if both the pole number and location are provided.

He stated this is Black History Month and he would like to close the meeting with this statement:

"Many of us think that Black History began with slavery; if that is also your mindset please hear me for one moment. The history of the Black man began long before the transatlantic slave trade. The history of the Black man includes ancient kings, queens, master builders, and scholars. In fact, it's ancient Africans who are credited with first estimating pi for mathematical calculations, creating the 365 calendar, developing rudimentary clocks, and the first method of counting. One American Society for Biochemistry and Molecular Biology article highlights Africa's role in medical advances. Medical procedures performed in ancient Africa before they were performed in Europe include; vaccinations, autopsies, limb traction, broken bone setting, bullet removal, brain surgery, skin grafting, filling of dental cavities, installation of false teeth, what is now known as cesarean section, anesthesia, and tissue cauterization. In addition, African cultures performed surgeries under antiseptic conditions universally when this concept was only emerging in Europe. So, when we only view Black History through the lens of exportation and oppression, we minimize its importance."

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

R. ADJOURNMENT

Mayor Pro Tem Smotherson adjourned the Regular Council meeting at 6:48 p.m.

LaRette Reese
City Clerk, MRCC

From: [Jane & Frank](#)
To: [LaRette Reese](#)
Cc: [Gregory Rose](#)
Subject: 630 Trinity—Stop Waste/Save Millions!
Date: Thursday, February 22, 2024 2:32:32 PM

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

CITIZEN COMMENT for City Council meeting 2/26/2024
Frank Ollendorff
8128 Cornell Court
University City, MO 63130

In my professional opinion your current Trivers plan is unacceptable—wastes \$2 million and produces an unsatisfactory result. Court (three evenings a month) should be moved out of City Hall to the ground floor, not the upper floor of 630, and used for a wide variety of public assembly uses including, but not limited to Municipal Court and City Council Chambers.

For over 60 years, the ground floor with its stage and accessible south side entrance has been successfully utilized over a thousand times for a wide variety of public assembly purposes during evening hours including U City Little Theatre, U City Symphony rehearsal, U City Senior Center/Bingo, University Heights and other neighborhood meetings, Board and Commission meetings, public hearings, Historical Society presentations, even occasional City Council and Court sessions.

The upper floor has served as office space for University City Residential Service, Parks and Community Resources and a variety of not for profits.

Delete the unnecessary proposed new east entry and elevator, and save millions!

I have so much knowledge about this building and City operations to share with you including photo documentation. Just give me a call, or advise Trivers to call me if you want a successful project.

Frank Ollendorff 314.791.6466

This of course is Black History Month. Many of us think that Black History began with slavery. If that is also your mindset please hear me for a moment.

The history of the Black man began long before the trans-Atlantic slave trade. The history of the Black man includes ancient kings, queens, master builders, and scholars.”

In fact, it's ancient Africans who are credited with first estimating pi (for mathematical calculations), creating the 365-day calendar, developing rudimentary clocks and the first method of counting.

One American Society for Biochemistry and Molecular Biology **article** highlights Africa's role in medical advances. “Medical procedures performed in ancient Africa before they were performed in Europe include vaccination, autopsy, limb traction and broken bone setting, bullet removal, brain surgery, skin grafting, filling of dental cavities, installation of false teeth, what is now known as Caesarean section, anesthesia and tissue cauterization.

“In addition, African cultures performed surgeries under antiseptic conditions universally when this concept was only emerging in Europe.”

SO, when we only view “Black history” through the lens of exploitation and oppression, we minimize its importance.