

SPECIAL SESSION OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Saturday, February 25, 2023
9:00 a.m.

AGENDA

I. Meeting Called to Order

At the Special Session of the City Council of University City held on Saturday, February 25, 2023, Mayor Terry Crow called the meeting to order at 9:00 a.m.

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

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

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, and the following City Directors; Brooke Smith, Rajaye Smith, Keith Cole, Darin Girdler, Darren Dunkle, Patrick Wall, John Wagner, Amy Williams, Mary Goodman, Thomas, Police Chief, Larry Hampton, and Battalion Chief, William Hinson.

II. ESTABLISH GOALS AND PRIORITIES – DISCUSSION AND DIRECTION

Mr. Rose thanked Council for the opportunity to present this information which is the result of an all-day work session with the Executive Management Team. He stated their goal is to accomplish two objectives:

1. Obtain directions from Council on the major projects staff will be pursuing during Fiscal Years 2023 through 2025, and
2. Obtain directions from Council on the timelines in which these projects should be pursued

Mr. Rose stated this session is not intended to be a formal exercise, but rather a dialogue concerning the priorities and objectives Council would like to establish. And once Council has reached a consensus, the proposed plan will be added to an upcoming Agenda for final consideration.

Priorities

- Economic Development
 - Public Safety
 - Encourage High-Quality Growth
 - Prudent Fiscal Management
 - Improved Infrastructure
 - Community Quality of Life
 - Community Quality of Life With Potential New Projects
 - Employees
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ECONOMIC DEVELOPMENT

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Evaluate Cunningham Industrial Park	1	City Manager	FY 24
Access Land Available For Development Lots - Update Eco Development Web Page	1	Planning & Dev Economic Dev	FY 23
Economic Development Web Page	2	Future Economic Dev Manager	FY 23
Evaluate Creation of Internship Program	1	City Manager H. R. /ACM	FY 24
Implementing Economic Development Plan	2	City Manager Exec Leadership	FY 23-25
Reestablish Business Retention & Recruitment Program	1	City Manager ACM	FY 23-24
Loop CIP	1	ACM Public Works	FY 23
Olive Blvd. CIP	2	DCM Public Works	FY 24
Office Space Development Study	1	DCM	FY 23
Facilitate Market at Olive Development	2	City Manager	FY 24-25
Creation of Marketing Plan	2	City Manager DCM & ACM	FY 24
Building Economic Development Team	2	DCM	FY 23
Development Minority & Women Entrepreneur Program	2	Economic Development	FY 24
Update Inventory of City Owned Property	1	Eco Development Planning & Dev	FY 23-24

DISCUSSION

1. Cunningham Industrial Park - FY 24:

- Next major area for potential development
- Study is needed to determine the estimated cost of development; i.e., what infrastructure will be required
- Potential for expansion if the City is successful in working out an agreement with neighboring jurisdiction

Mr. Smotherson stated that based on the current development at Olive & I-170, he believes the next project should be the 8200 to 8500 blocks of Olive because even though the I-170 development addressed a need and provided opportunities, it was not the worst area on Olive. So, in his opinion, Cunningham Park should be secondary to these blocks, especially since the only thing the Mayor of Wellston seems to be interested in is maintaining control of his City.

Mr. Smotherson then posed the following questions to Mr. Rose:

Q. Why was Cunningham Park given such a high priority?

A. What you will see as we go through this process is a desire to create a Comprehensive Economic Development Plan that is based on the Economic Development Strategy Council approved. So, pursuit of the Industrial Park and the 8200 to 8500 blocks of Olive do not have to be mutually exclusive. However, those are extremely shallow lots, so any development without the acquisition of owner-occupied housing will be challenging. But, if that is the consensus of Council, then it can certainly be added.

Q. Who owns the vast majority of Cunningham Park?

A. At this point, we do not have a good sense of who the actual owners are. So, the study would provide that information, as well as the necessary improvements, and whether there is a potential for expansion; which he believes may be an opportunity for both communities to benefit.

Mr. Smotherson stated the one thing that needs to be acknowledged is that once the Market at Olive is complete, some type of development will be required at both corners of 8500 Olive. And while it might be challenging, the Economic Development Task Force has already made some suggestions for how to address these issues; which does not include taking anyone's house.

Mr. Rose stated this Work Plan is not intended to convey that staff is going to pursue one thing and not the other. It's merely asking the question; should the City look at developing the Industrial Park? And if Council does not consider that to be a viable project, then they can move on to something else. However, the reason Cunningham Park is being proposed is that it was discussed by Council prior to COVID, and staff believes the ease and viability of developing this property present itself as a low-hanging fruit. Mr. Rose stated staff intends to focus on the Olive Blvd. corridor which already has a plan. So, the goal is to revisit that plan and create strategies for its execution. But to accomplish anything in the areas Mr. Smotherson has alluded to; they will probably need help from the private sector.

Mayor Crow stated based on the perceived knowledge regarding the Olive & 1-70 Development's viability, he thinks they all recognize that there will be a natural bubbling of the land across the street and that the eastern two corners are likely to come into play sooner rather than later. So, the best way to approach this is probably to start thinking about what they want to see on those corners. And while it may take some time to go further east, he does agree that this is probably that moment in time when thinking about moving east would be prudent.

Mayor Crow stated Cunningham Park has been on the City's list of projects for the entire time he's been a member of Council. And perhaps, the reason no plans for improvements or expansion have ever come to fruition is because of some of the challenges that are beyond the City's control. So, he thinks it would probably be a good idea to test that water and find out if Wellston has any interest in this proposal.

Mr. Clay stated in a world with numerous priorities and finite resources, he would tend to agree that the City might be better served by focusing on the south side of Olive. And he would also agree that the north side with its depressed landscape and hodge-podge of businesses; which certainly have some value, would be challenging since there is no structure, purpose, or plan. That said, Mr. Clay stated despite some of the dynamics that are outside of the City's control he would like to see something happen with Cunningham Park because he thinks it does have potential.

Mr. Rose stated Olive Blvd. which looks at infrastructure the City can control has been included in the Work Plan as a proposed project. He stated while he thinks this development can be controlled through the planning and zoning process, the real investment for that area will need to come from the private sector. Now, that's not to say that staff won't be aggressively trying to recruit businesses, because the intent has always been to spur economic development along that corridor. And he agrees that some of that development will occur on its own as a result of the Market at Olive.

Mr. Rose then asked Council if their preference was to engage Wellston and determine if they have an interest in working with the City before pursuing a study?

Mr. Smotherson stated yes. And that at a minimum, he would like to see the Park expanded to Etzel, and if possible, to Plymouth and the Wellston Metro Station, because there are a lot of vacant properties that have been sitting there for some time.

NEXT STEPS:

 **Staff's initial step will be to engage Wellston and before pursuing a study circle back with Council to get further directions**

2. Evaluate Creation of Internship Program - FY 24:

Mr. Clay posed the following questions to Mr. Rose:

Q. Is this Internship different from the Cadet Program?

A. *This is a program that would provide interns throughout the entire organization. Economic Development is one department that seems to be a good fit for this type of program.*

Q. What is the age group for these interns?

A. *That is something that still has to be worked out. Although in some respects it would be good to expose high school students to potential career paths within local government.*

3. Loop CIP - FY 23:

- Sidewalks
- Trees
- Stars
- Other potential CIP projects to be identified

Mayor Crow stated two of the largest landowners in The Loop sold several of their properties last year. And since he does not know if all of his colleagues have had an opportunity to meet with these new owners, he thinks it would be advantageous for all parties, to set up a time this year for Council to get together with these owners who now control a large portion of The Loop. He stated Council frequently receives emails about vacancies in The Loop holding them accountable for doing something about these vacant buildings. But it's a bit of a challenge when you have landlords that are not willing to compromise in a manner that would assist the City in attracting new businesses to the area. And it might also be a good idea for Council to meet with the LSBDD to discuss both parties' priorities.

Secondly, Mayor Crow stated he thinks it's important for Council to gain a better understanding of Wash U's plans for the properties they purchased from Joe Edwards. In the past, their stance has been to continue paying property taxes on the commercial businesses they own. So, there is a need to keep abreast of whether those taxes are actually being paid.

And the fact that they've purchased several apartments located above some of these Loop properties causes concerns over whether they will be used for student housing, where the previous trend has been to claim an exception from paying taxes. Because everyone recognizes that when properties come off the tax roll residents are the ones who end up paying more to subsidize those losses.

Mr. Hales asked if staff could look into what it would cost to give The Loop a deep cleaning, like power washing the sidewalks, etc. He stated that he's received numerous comments over the years about The Loop's overall appearance and thinks a good first impression would make a tremendous difference.

Mr. McMahon stated he agrees with Mr. Hale's suggestion for a deep cleaning because when he and his wife made a recent visit they noticed that the walkways in between the buildings were filled with all kinds of unsightly stuff. And he would also suggest finding a way to monitor or regulate these vacancies so that they don't impact the open businesses.

Mr. McMahon then questioned whether the projects with an implementation date of FY 23, had already been started or if they would be completed by June; the end of the Fiscal Year? Mr. Rose stated staff has already started working on some of the projects that were incorporated in the 2021 or 2022 Work Plans approved by Council, and some of the dates will have to be adjusted. He stated any modifications will be in the Final Plan when it is presented to Council. Mr. Rose stated he would agree that there is a need to provide more frequent updates on how these projects are progressing.

Ms. Klein stated she would like to see more accountability placed on all owners of businesses in The Loop as well as Olive. She stated doing so would enhance the entire City's aesthetics and perhaps, encourage other businesses to fill some of these vacancies.

Mr. Rose stated the second presentation is focused on the evolution of code enforcement where the City is looking to restructure its approach through the creation of zones. Officers will be assigned to each zone, and he thinks being responsible for a specific area will put a greater emphasis on The Loop and elevate the attention that it needs.

Mr. Mulligan stated another part of today's Code Enforcement presentation will deal with the property maintenance code related to vacant buildings. It states that if a building or any part of that building remains vacant for 90 days the owner is required to register that property with the City. And once that registration occurs, the property must be inspected to make sure it complies with the code. So, properties should be maintained even if they're vacant.

NEXT STEPS:

- ✚ **Provide Council with information regarding Wash U's tax status and payment history**
- ✚ **Set up a meeting with Council and new business owners in The Loop**
- ✚ **Establish a joint meeting with Council and the LSBD**
- ✚ **Add columns for a project's status and projected completion date to the Work Plan**

4. Olive Blvd. CIP - FY 24:

- Approved infrastructure plan
- Creation of CIP; sidewalks, lighting, medians, landscaping, bike/walker friendly
- Opportunity to entice the private sector

Mr. Hales stated lamp posts have been installed sporadically up and down Olive and he was wondering if there had ever been a plan to install them along the entire stretch of Olive, and if there was any way to find out if the State had any plans for improvements on Olive? Mr. Rose stated he believes that plan was approved when Mr. Ollendorff was the City Manager, and its implementation has been kind of catch as catch can. But what he is proposing is to create a strategy and expedite its implementation because as it relates to economic development, the additional revenue received from the Market should, in part, put the City in a different financial position.

Mr. Smotherson asked what latitude, if any, does the City have in executing these projects since Olive is a State road? Mr. Rose stated it's a partnership and the City is required to get the State's approval before it can implement any improvements. And so far, they have been a willing partner, as evidenced by the Market at Olive. He stated what he is proposing is for Council to determine the CIP priorities that will be submitted in staff's proposal to the State.

Mr. McMahon stated Council has received emails referencing the Olive Blvd. Design Study and questioning why it has not been implemented. So, will the CIP also include design requirements for potential structures built by the private sector? Mr. Rose stated the theme of the Olive Corridor was determined before the design and construction of the Market at Olive. And part of those discussions included the creation of bookends and ways to continue that theme throughout the rest of the Corridor. So, staff will be working to ensure that the private sector is not only adhering to that theme but complimenting what the City is doing.

Mr. Clay posed the following questions to Mr. Rose:

Q. I've heard references to a Comprehensive Plan, Economic Development Plan, and an Olive Corridor Plan, and whether that terminology is accurate, the bottom line is that it seems like there are several plans associated with Olive that are currently in a disparate state. So, is there any energy around some sort of consolidation to incorporate all of these elements into one document?

A. You're correct. An Economic Development Strategy was developed based on the Comprehensive Plan, and an Infrastructure Plan that was made available several years ago. And that's the exact reason why he believes Council agreed to create an Economic Development Department that understands every aspect of economic development as it relates to the private sector, public sector, and where there is an overlap. Their task will be to review and have knowledge about all of these existing plans to ensure that whatever development is occurring is consistent with the City's ultimate strategy.

Q. So, we should expect that within an appropriate timeframe, this department will create some sort of comprehensive document that lays out all of the facets related to development on Olive; illustrates how they fit together, and develops a synergy around the result?

A. *I certainly think that the creation of a report clearly illustrating how all of these documents impact or complement the future development of Olive will be the goal of this department.*

Ms. Klein stated in the interim, what, if any, controls will be in place, to ensure that anyone interested in locating their business to Olive adheres to the City's ultimate strategy? Mr. Rose stated while there are current regulations that govern how Olive is to be developed, what he is proposing is to expedite development by creating this CIP. And as the Director of Economic Development, how all of these existing documents will impact the development of Olive is a report that Ms. Smith has been charged with putting together.

Mayor Crow stated as the Market at Olive matures the question that should probably be at the forefront of Council's minds is the possibility of developers interested in utilizing larger pieces of land seeking some kind of incentives from the City.

5. Office Space Development Study - FY 23:

- Project will likely need to be rescheduled
- Areas previously under consideration for potential office space were near I-170 and Delmar, the Market at Olive, Forsyth near Famous Barr, and The Loop
- Is there indeed a market for office space in U City
- Is this a project Council would still like staff to pursue

Mayor Crow stated while he cannot speak for his colleagues, he would say that based on what looks like an overabundance of office space in most markets, and the fact that we now have more people working remotely, it seems like the return to the office is much slower than anyone anticipated it would be. So, this project would not rank in his top ten lists of things to be accomplished.

Mr. Clay stated he does not disagree and thinks the office landscape is uncertain and seems to be leaning towards less as opposed to more. So, in a world of competing priorities, this one would have a low priority.

NEXT STEPS:

✚ **The project is placed on hold until it is determined to be feasible**

6. Develop Minority and Women Entrepreneur Program - FY 24:

- Two components of economic development are the expansion of existing businesses and the recruitment of new businesses
- The goal of this program is to assist with the expansion of existing businesses
- Creation of an incubator that helps new and startup businesses develop by providing seminars, classes, and the sharing of resources
- Is this something the City should be engaged in

Mr. Clay stated that he would wholeheartedly say yes because he was excited to see this project. I think several organizations do this type of work, so conceivably the City can play more of a facilitator than an administrator; which would be a good use of the City's finite resources. Keep his role on Council in the forefront, Mr. Clay stated he would love to be involved in this project because in part, it corresponds with what he does professionally, and he has lots of connections that might be able to assist.

Mr. Klein stated while this does sound like a great program, her concern is making sure there are measures in place to ensure that the funds are being used appropriately and the program is successfully achieving its intended goals.

Mr. Rose stated all of the projects approved as a part of this Work Plan will be presented to Council for final approval at a later date. So, Council will have an opportunity to provide additional criteria or input.

Mr. Smotherson stated although he does not have a problem with the theory, he is a little confused about the program's purpose. Is the goal to stimulate new business? And if so, where will these businesses be located? Mr. Rose stated a portion of this program is designed to stimulate and expand a number of the City's small businesses that could likely benefit from a project of this nature; especially those located in the Loop and Olive Corridor. So, this is about spurring new business, reducing the likelihood of businesses failing, leaving U City, and perhaps, other objectives that have yet to be identified.

Mr. Hales stated while he really likes the concept, he is not wild about the idea of using the City's resources. He stated he thinks this would be a great program for Wash U, which has vast resources that could be used to give back to this community. So, that's the angle he would like to see staff explore.

7. Update list of City-Owned Property Inventory - FY 23-24:

- Identify available properties
- Identify properties that can be used for economic development; i.e., Olive and Midland
- Work with property owners to enhance marketing efforts; i.e., The Loop

Mr. Smotherson stated he thinks the Mayor was absolutely right that the Market at Olive is going to attract other businesses interested in developing the east side of Olive. But in the meantime, he thinks Council needs to start looking at ways to maintain better control of the businesses being allowed to operate on the north side of Olive. There was already a patchwork of businesses, and now we've got the check cashing company that got kicked out of Overland Plaza, a warehouse for the dry cleaners, and insufficient parking for all of these businesses. He stated the north side is also a great commercial location that he thinks Council should start taking more control of.

Mr. Rose stated in some ways, this Council is sort of in a pickle because of the requirement to accept what other Councils may have agreed to. But part of that can be controlled by way of the City's Zoning Codes and Comprehensive Plan. So, he would encourage Council to take a close look at the Comprehensive Plan when it comes before them for consideration, because a subsequent project will be a revision of the Zoning Code to correspond with the Comprehensive Plan.

PUBLIC SAFETY

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Evaluate CAD System Software Update for Eventual Purchase	2	Fire/Police	FY 24-25
Identify Site for Police & Fire Satellite Facility	2	Fire/Police	FY 25
Police Accreditation Update	2	Police Department	FY 23
Design for Police/Court Facility	2	DCM/Police Public Works/P & D	FY 23
Construction of Police & Court Facility	2	DCM/Police Public Works/P & D	FY 24
Evaluate Community Paramedic Program	2	Fire Department	FY 24
Lower Current ISO Rating For Commercial Buildings	2	Fire Department	FY 24
Emergency Preparedness Training for City Staff	1	H. R.	FY 23
Establish Police Explorer Program	2	Police Department	FY 25
Dispatch Separation	2	Fire Department	FY 23
1/4 Sales Tax Paramedic Healthcare Service (Prop C)	2	City Manager/Fire	FY 25
Develop West End Business Patrol	2	Police	FY 24-25
Enhance/Update Street Lighting	2	Public Works/Police	FY 25

DISCUSSION

1. Evaluate the CAD System Software Update for Eventual Purchase - FY 24-25

- Computer-Aided Dispatch for Fire and Police
- Enhances dispatching efforts

2. Identify Site for Police and Fire (ISO rating) Satellite Facility Development - FY 25

- Exploration of satellite facility to cover areas at or near the Market at Olive

Mr. Clay asked if a satellite facility was synonymous with a substation? Mr. Rose stated he does not think this is going to be a full-blown-out substation the way one might envision, but he will let Chief Hampton address this question.

Chief Hampton stated this will be more of a satellite facility for combined public safety resources. The substation model was more of a facility for law enforcement, but this will reallocate the manpower needed for the community as it continues to grow and present new challenges for public safety.

Mr. Smotherson stated until everyone knows exactly where the police station is going to be located he thinks this project should have a lower priority.

Chief Hampton stated all of these improvements have been identified to fit within the timeframe for when the police station will be completed.

Mayor Crow stated he does not believe there should be any question as to where the police station will be located since that has already been voted on.

Mr. Smotherson stated he understands what's on the table, but the City just experienced a major flood that severely impacted a lot of its resources. So, he just wants to make sure everything is settled, and the police station is up and running before giving any consideration to a satellite facility.

Mayor Crow stated he agrees that plans for the police station need to move forward, but he just did not want to add any level of confusion to those watching about whether a decision has been made.

Mr. Hales posed the following questions to Chief Hampton:

Q. Although this is not related to the current topic, this weekend a car was ticketed in his neighborhood, and he noticed that it was a handwritten ticket. So, he was curious to know whether the computer terminals and printers that the City invested in for police cars, were being used, and if not, why?

A. *Oftentimes parking tickets are issued by non-commissioned personnel who follow a different protocol. And while the technology is being used for traffic tickets, it is going to take a handheld model from a different vendor to incorporate that technology for use with parking tickets. But, it is something they are working on with the Court Clerk and REGIS.*

Q. I thought the technology was designed to streamline the process. So, I would like to get a sense of how much this equipment is being used by our officers to write tickets?

A. *Currently over 75% of my officers are trained to utilize it. However, in the event the system goes down, handwritten tickets will have to remain as a backup.*

Mr. Rose stated the implementation date for this project is FY 25. And the belief is that in the end, the Market at Olive will create some challenges for the City's public safety departments. So, having a greater presence in that area will be beneficial.

Mr. McMahon stated the apartment complex at 1-70 and Delmar will soon be completed and could also present some new challenges once it has reached maximum occupancy.

So, he's happy with the timeline and direction of this project. Because once staff has had an opportunity to see how this development pans out, it could give them a better understanding of what will be needed to address these conditions that they may not have envisioned as this point.

3. Design for Police/Court Facility - FY 23

- Design phase is near completion
- Only one bid was received for renovation of Annex/Trinity which was higher than anticipated

Mr. Hales stated a list of one is not a good list. So, why not continue trying to get additional bids now, rather than waiting? Mr. Rose stated he suspects that the consultants are still trying to market this project. But unfortunately, low unemployment rates, the inability to hire skilled workers, the costs of materials, and interest rates are all contributing to this challenging market. So, while he thinks the economy will eventually cool down, he would not recommend moving forward at this point.

NEXT STEPS:

- ✚ **Rebid this project once interest rates and intense construction activities have stabilized, to get a lower price and more bids**
- ✚ **Consultants looking at ways to reduce costs for future RFQ**

4. Evaluate Community Paramedic Program - FY 24

- Community-based mobile integrated health care where paramedics work outside their normal emergency response and transport roles
- Maximizes the use of emergency care resources and enhances access to primary care for those with chronic health problems, the medically underserved, and elderly populations
- Community Paramedic can provide health assessments, chronic disease monitoring, and education, medication management, immunizations and vaccinations, laboratory specimen collection, hospital discharge follow-up care, and minor medical procedures
- Today, people 65 and older make up 15% of the population; by 2030 that percentage is expected to be 21%
- Federal Funding for this program is at a stalemate
- Department is currently meeting with insurance companies that offer Medicare/Medicaid to work out a possible contractual agreement for providing services to their patients
- Insurance companies pay a flat rate, and patients can be seen up to eleven times
- Services for underserved residents will be subsidized by excess revenues received from contracts, equaling a net-zero cost to the City
- Hospitals have a vested interest in participating since they are not paid by the insurance companies if a patient returns within 40 days
- St. Charles County's Community program is now serving 440 patients through the use of this contractual process

Similar to the Code Enforcement Division, Mr. Rose stated the Fire Department is also evolving as its primary emphasis of keeping residents safe from fires starts to shift to emergency medical services; which now take up a considerable amount of their time. He stated to highlight both aspects of the work they perform, next year he will be recommending that Council consider changing the department's name to Fire and Emergency Medical Services.

NEXT STEPS:

- ✚ **Additional meetings with other insurance companies to work out possible agreements**
- ✚ **Identification of potential residents through the use of local hospital records**
- ✚ **Detailed plan of this program to be presented to Council during an upcoming Study Session**

5. Establish Police Explorer Program - FY 25

- Council is in agreement that this project should be pursued in FY 25.

6. ¼ Sales Tax paramedic Healthcare Services (Prop C) - FY 25

- Utilized by the Community Paramedic Program to provide services for the under-insured
- Future Study Session will provide Council with the details of what is being proposed

Mr. McMahon asked if an account would be created for these funds so that residents know exactly what the money is being used for? Mr. Rose stated there would be a separate fund where the expenditures could be tracked to show how this money is being used.

Mayor Crow asked if this Proposition was on the April ballot? Mr. Rose stated the only Proposition on the April ballot is Prop M. Mayor Crow stated multiple municipalities have this tax on their ballot, yet, he has not seen any campaigns or conversations about the pros or cons of this Proposition. He then asked if anyone was aware of any information being distributed about this tax?

Mr. Clay stated the only thing he's heard were the comments made by one of the City's local proprietors who believed 3% was excessive.

Mr. Rose stated he had not heard of any campaign, although, since it is a statewide issue the vast majority of this effort was coordinated by the Missouri Municipal League. He stated he had indicated that it might be a good idea to allocate these funds towards public safety, as well as an educational aspect that informed children about the potential impacts of using marijuana. So, if there is a desire by Council to take action, he would recommend doing so by creating a Resolution expressing Council's intent for how the funds should be used, which could then be made available to residents.

ENCOURAGE HIGH-QUALITY GROWTH

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Evaluate Best Practices For Code Enforcement	2	Planning & Dev	FY 23-24
Improve Landlord/Property Manager Registration List	1	Planning & Dev	FY 23-24
Establish a Code Compliance Control	1	Planning & Dev	FY 24
Solid Waste Rate Study Update	2	Public Works	FY 24
Create Infill Review Board	2	Planning & Dev	FY 24
Establish Housing Program	2	City Manager/DCM	FY 23-24
Establish 3rd Ward Revitalization Program	2	City Manager/DCM	FY 23-24

Evaluate Developing Dedicated Bike Lanes & Walkable Areas https://www.livingstreetsalliance.org	2	Public Works	FY 23-24
Evaluate Which City Services Are Online or can be Converted to Online	1	H. R.	FY 23
Implement Plan to Make Appropriate City Services Online	2	ACM/All	FY 24-25
Change Code Enforcement Division to Code Compliance	1	Planning & Dev	FY 23
Annual Update of Comprehensive Plan	2	Planning & Dev	FY 24
Update Zoning Code	2	Planning & Dev	FY 25

DISCUSSION

1. Improve Landlord/Property Manager Registration List - FY 23-24

- Vacant property registration

Mr. Clay asked Mr. Rose for the current status of this list? Mr. Rose stated he would not consider it to be current. That's why staff believes there is a need to implement this proposal which places a greater emphasis on the requirements to register vacant properties.

Mr. Smotherson posed the following questions to Mr. Rose:

Q. Is the City unable to find the owners of some of these vacant properties?

A. *While there is something on the books that allows for this process, at this point, the City does not have a system that ensures every vacant property is registered or encourages owners to register their properties. So, that is what this project proposes to do.*

Q. So, what happens once this system is in place?

A. *Today, there is no way of knowing when a home becomes vacant. So, the system will be designed to prompt staff to identify and/or be informed when these vacancies occur.*

Q. What about the houses we already know are vacant?

A. *If Council agrees that this is a program they would like to pursue, then they should be identified and placed on the list.*

Mr. Smotherson stated he would like to see this system put into place sooner rather than later because owners of vacant houses will continue to do absolutely nothing until something changes. And he would also like to see fines and/or fees incorporated into this system.

Mr. Hales stated although he is uncertain of the cost for registering a vacant property, he believes a fee was established in 2015.

Dr. Wagner stated the registration fee is \$200.

Mr. Hales stated since Council frequently receives calls about vacant houses it might be helpful to have a copy of the current list because he can share one with Dr. Wagner that has been vacant for almost four months. So, being proactive by having inspectors identify vacancies is much more effective than waiting for someone to call.

Mr. Rose stated this item was included in the plan to determine whether it was a project Council wanted staff to pursue. Specific details about its content and application will be presented at a later date.

Mr. Clay stated this is a conversation that has been going on for some time, so he would agree that this process should be accelerated. He stated it seems like the issue is more about execution than anything else. And he thinks the City would be better served if staff could start executing some aspects of this policy now, rather than waiting until all of the specifics are in place.

Mr. Rose stated at this point, staff believes it is important to look at the fee and the policy to make sure they are sound before putting the infrastructure in place to fully execute this policy.

Mr. Smotherson stated he would like to see the list of vacant properties and any fees that have been paid.

Mr. Rose stated staff is assembling the list and upon completion, it will be provided to every member of Council.

Mr. Clay stated even if the system is not perfect, he thinks there is value in assessing the appropriate fines on the homes that have been identified here tonight, on Monday.

Mr. Rose stated he certainly does not want to mislead Council by thinking that no actions have been taken because Dr. Wagner will be sharing exactly what his staff has been doing to address this issue during his presentation. But without a clearly defined system to work with it becomes catch as catch can. So, he's pretty sure Dr. Wagner will be taking action on the houses that have been identified today.

NEXT STEPS:

- ✚ Distribute a current list of vacant houses to Council once it is completed**
- ✚ Gather information on the vacant houses identified by Councilmembers Smotherson and Hales**

2. Solid Waste Rate Study Update - FY 24

- The collection of solid waste is virtually subsidized by the General Fund
- Included in this study will be an evaluation of whether the policy to utilize stickers for leaf collection is more costly than simply allowing residents to set their bags out

Mr. Hales stated this week he heard from another resident who said their dumpster was never full. So, can staff look at whether dumpsters in areas like Ames Place should continue to receive trash service twice a week? Mr. Rose stated that can certainly be included as a part of the study.

Mr. Smotherson asked if the study could give consideration to the elimination of dumpsters in certain areas? He stated neighbors in the 6500 block of Plymouth would love to replace their dumpsters with trash cans because there is a real problem with illegal dumping making it difficult to access the alleys. Mr. Rose stated that could also be added to the study.

Ms. Klein stated she's had a few comments from residents expressing their displeasure with the garbage cans placed in the park down Jackson Avenue. Is there any way to replace them with large metal trash cans? Mr. Rose stated he is sure that is something Mr. Dunkle can add to his proposed budget.

NEXT STEPS:

- ✚ Evaluate reducing the number of pickup days for dumpsters
- ✚ Evaluate the elimination of dumpsters in alleys and the 6500 block of Plymouth
- ✚ Replace plastic trash cans with metal trash cans on Jackson Avenue

3. Create Infill Review Board - FY 24

- Change name to Architectural Review Board

Mr. Hales stated since the City already has an Infill Review Board is this intended to be the Architectural Review Board? Mr. Rose stated that it is.

Mayor Crow stated the creation of this Board has been languishing for years, so it would be nice to check the box and get it completed.

Mr. McMahon stated he thinks the holdup might have been due to the distinctive characteristics of each neighborhood. And if that's the real problem then it needs to be communicated to the residents who have been asking for this Board.

NEXT STEPS:

- ✚ Establish a Study Session to discuss the status of this project

4. Establishing a Code Compliance Control - FY 24

Mr. Smotherson stated today he noticed that the house at 1535 82nd Blvd. has a junkyard encompassing the entire parameter. So, he would like to get an understanding of what these inspectors are doing because this is a blatant violation that the public should not have to experience.

Mr. Rose stated there will be a full presentation on code enforcement in the next section of this meeting, where they will answer this question and any others that arise.

5. Evaluate developing dedicated bike lanes and more walkable areas - FY 24-25

Mayor Crow stated he thinks it would probably be a good idea for staff to reach out to neighboring communities; specifically, Clayton, and learn the pros and cons of these dedicated spaces. He stated although U City has a different landscape, his understanding is that Clayton's bike paths have not been used to the extent they anticipated; have frustrated business owners and resulted in more accidents than expected.

6. Annual Update of Comprehensive Plan - FY 24

- Currently underway
- The Zoning Code should marry with this plan

Mr. Rose stated any questions regarding the status of this plan can be presented during the Code Enforcement presentation.

PRUDENT FISCAL MANAGEMENT

Strategic Project	Senge Rating	Responsible Department	FY Implementation
5-Year Financial Forecasting - Annually Develop a 5-Year Revenue & Expenditure Estimate	1	Finance Department	FY 23-24

Evaluate & Determine the Feasibility of Using Purchasing Cards	1	Finance Department	FY 23-24
Develop Fleet Management Program	2	Public Works	FY 24
Identify Financial Management Training Needs for Accounting System	2	Finance/H. R.	FY 24
Streamline the Financial & Payroll Systems (New Software)	2	Finance/H.R.	FY 24-25
Development of a 5-Year Street & Sidewalk Program	2	Public Works	FY 24
Update Accounting Policy & Procedures	2	Finance	FY 23-24
Explore Adjusting Employees to Same Annual Evaluation Cycle: 1/2 in July & Others in January	2	H.R.	FY 24
Develop Performance Measurements	2	ACM	FY 24
Prepare Annual Operating Budget & CIP Program	2	City Manager/Finance	FY 24

DISCUSSION

1. Development of a 5-Year Street and Sidewalk program - FY 24

- To be included in the yearly Comprehensive Infrastructure Program

Ms. Klein stated whenever she receives a call from a resident asking if and when their street is going to be repaired, she has to reach out to staff and then call the resident back. So, she thinks one way to streamline this process is to put the schedule on the City's website where residents can see it.

Mr. Rose stated this program is about creating a five-year plan that provides residents with a comprehensive overview of improvements and when they will be made. And while he does not know whether staff has an extensive schedule in place today, they do have a partial list that can be provided.

Mr. Clay stated he's pretty sure Council has received an annual schedule of improvements because he's shared it with residents in the 3rd Ward.

Mr. Rose stated you're correct, they do have an annual schedule, but there is a need to look at the entire city and do a deep dive analysis of the streets and sidewalks to determine if any changes have taken place and realign their current information.

Mr. Clay stated while he understands that staff is working to perfect this plan, he thinks publicizing the annual plan would be a step forward.

Mr. Rose stated he would have staff provide Council with the information they have currently.

Mr. Hales stated he cannot recall when the last Paser Surface Evaluation and Rating was performed on all of the City's streets, but he thinks one is due.

2. Develop Performance Measurements - FY 24

- Cultivating transparency with Council and residents on how the organization is performing
 - Miles of street improvements each year
 - Yearly snowplow totals
 - Yearly total of invoices processed
- Biennial Citizen's Satisfaction Survey results
- Likely to take more than one year to accomplish

Mr. Clay stated private sector performance measurements seem to coalesce around profits. But municipal governments have a different north star that he sees as evaluative points, like the completion of plans, adherence to plans, and other things that ostensibly can be designated. And sometimes even if you successfully achieve those goals, from a resident's perspective it may not be enough. So, what he would ask for is a realignment of what the City is measuring versus what is valuable to Council and its residents. He stated there are many different ways to evaluate the effectiveness of city government given the disparate nature of plans and the potentially evaluative mechanisms that you have in place.

Mr. Rose stated one thing they are trying to accomplish with this project is for every employee to understand how their job impacts the delivery of service. Because if you don't think someone who collects solid waste is important to the City's delivery of service, just let the trash start to build up and you'll see the direct impact it can have on the employees who have a direct relationship with residents. So, he would agree that there is a need to be clear about these evaluation points and for everyone to understand why they are so important. Does that address your comments?

Mr. Clay stated it does because again, Council and staff could accomplish everything in the Comprehensive Plan and residents could still think that we're doing a lousy job.

Mr. Rose stated that the way to find out exactly what they're thinking is with the Citizen's Satisfaction Survey, which is another performance measurement. It is a statistically valid survey that provides both quantitative and qualitative results.

IMPROVED INFRASTRUCTURE

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Creation/Execution of Asset Management Strategy	2	Finance/All	FY 24
Implement ADA Transition Plan for all Public Facilities	2	Public Works/Parks	FY 24
Establish Stormwater Master Plan	2	Public Works	FY 23

Create Road/Sidewalk Condition Rating Analysis	2	Public Works	FY 24
Preventive Vehicle Maintenance Program	2	Public Works	FY 24
Loop Area Safety Initiative Plan	2	Police Department	FY 24-25

DISCUSSION

1. Establish Stormwater Master Plan - FY 23

- Currently being developed by the Stormwater Commission

Mr. Rose stated at some point, Council will need to address the broader issues of understanding what MSD believes their role in the management of stormwater runoff within the region is, and making sure that belief aligns with what you think those responsibilities should be.

2. Loop Area Safety Initiative Plan - FY 24-25

- An ongoing partnership with Wash U to make The Loop safe

COMMUNITY QUALITY OF LIFE

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Website Update	2	ACM	FY 23-24
Conduct Resident Satisfaction Survey	1	ACM	FY 24
Seamless Customer Service Initiative	2	H.R. /All	FY 24
Creation of Communications Policy	2	Communications Manager/Consultant	FY 24
Explore 311 System & Creation of Help Desk	2	ACM	FY 24-25
Street Renaming	2	City Manager/Council Public Works	FY 24-25
Creation of Webpage Connect Residents to Senior Services	2	Communications Manager Parks	FY 23-24

DISCUSSION

1. Seamless Customer Service Initiative - FY 24

- A training initiative for all employees designed to explore techniques that enhance good customer service

Mr. Clay stated he's not sure if this is more of a staffing issue as opposed to a training issue, but what he's heard from residents is that they've experienced difficulty getting through to anyone at City Hall.

Mr. Rose stated he would have to do some research to determine whether the current system provides information about the percentage of calls that are dropped. So, this will have to be a separate project, which may require updating the City's current system.

2. Creation of Communications Policy - FY 24

- Approval granted to hire a consultant for assistance

Mr. Clay stated it seems like there has already been a lot of work accomplished in this area, so will that be the starting point for this policy, or will the approach be to create something new? Mr. Rose stated he does not think Council has ever reached a consensus on a comprehensive Communications Policy. So, the consultant's role will be to assist staff with a review of the information that has already been developed and incorporating that into a policy that can be presented to Council. He stated the goal is to make sure everyone is on the same page and that they have a clear understanding of Council's policies related to communications.

3. Street Renaming - FY 24-25

- Interrupted because of COVID and the flood
- A long-term project focusing on individual sections
- Requires community engagement; especially among those impacted

Mr. Smotherson posed the following questions to Mr. Rose:

Q. I think we are at the stage where we can start engaging the community, so why aren't we doing that now?

A. *Staff thinks the creation of a Communications Plan should probably have a higher priority than this project, but it's really a question of what the Council's priorities are. But their recommendation of FY 24-25 was based on the belief that they would have the resources to commit to this project.*

Q. Will this involve the Commission previously assigned to address this issue?

A. *The Commission completed its task and provided Council with its recommendations. So, it would be up to Council to decide if they want them to reconvene.*

Mayor Crow stated he would guess that the Task Force members would probably want to be engaged more as individuals rather than a Commission. And he also believes that once you start talking to residents; particularly those in the 2nd Ward, this topic will begin to take on a life of its own. So, he thinks the timeframe is appropriate given what could end up being a broader conversation about the names, whether they should be changed, and the need to be respectful of everyone's desires.

COMMUNITY QUALITY OF LIFE - POTENTIAL NEW PROJECTS

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Create an On-Boarding Program for Boards, Committees & Commissions, Including Sunshine Law Procedures, etc.	2	ACM/Legal City Clerk	FY 23
Restore Park Services Damaged in Flood	2	Parks, Recreation	FY 23-24

DISCUSSION

Mr. McMahon stated another community quality of life project staff might want to put on their radar is rebuilding the City's recreational offerings, which are basically at ground zero. It's a huge undertaking when you think about staffing, programming, and facilities, but from what he gathered at the last Parks meeting these three categories make sense. Folks showed up imploring the City to do something because their families were missing out on these opportunities. So, his suggestion is simply to start this rebuilding by utilizing a step-by-step process.

Mr. Rose stated two projects he added after meeting with his Executive Team are bringing Parks and Recreation back to normal and exploring partnership opportunities with the School District for after-school programs. Teachers are a valuable resource, and the City has the infrastructure to supplement things the District is doing. So, he has a personal interest in creating programs where children can play and learn and free memberships for those pursuing tutoring and academic excellence.

Mr. Hales stated since we now know the extent of flooding that can occur, is staff developing an emergency plan to keep the City's assets safe in the event of another occurrence like the one in July? Mr. Rose stated they are trying to be proactive by putting infrastructure in place for better stormwater management, making sure MSD properly maintains the channels, and extensively using the Code Red System. However, even if this system had been fully implemented when the July flood occurred, they would not have been able to move equipment out of harm's way because it happened too fast.

Mr. Smotherson stated he would like to see this Council prioritize bringing back the City's summer program, regardless of whether it is tied to the School District or not. He stated there is a real need for this summer recreation program, which could potentially be expanded through a partnership with the YMCA which also has a summer camp program.

Mr. Rose stated the intent is to have a more robust recreational program in the future. But first, the infrastructure is needed to accommodate those programs, and the speed of achieving that depends on how much risk Council is willing to take. He stated that he identified the four areas he thinks are worth taking a risk on. So, staff is moving forward with the bidding process and should soon have the repair costs associated with these facilities, and they are still working closely with FEMA, meeting with them weekly, but beyond that, it's up to Council.

Mr. Clay asked Mr. Rose if he could explain Senge Rating? Mr. Rose stated that the numbers 1 and 2 refer to the complexity and/or resources needed to execute the project and has nothing to do with prioritization.

Mayor Crow stated Council continues to get questions regularly about the City's status with SEMA/FEMA. So, he thinks it would be a good idea to provide a short update during Monday's Council meeting so that residents can be a part of this process. Mr. Rose stated he would address it under the City Manager's Report.

EMPLOYEES

Strategic Project	Senge Rating	Responsible Department	FY Implementation
Update Personnel Policies	2	H.R./City Attorney	FY 23
Training/Cross-Training Program for Departmental Effectiveness	2	H.R.	FY 24-25
Upgrade Existing Payroll & HR System	2	Finance/H.R.	FY 24-25
Promote Employee Intranet Site	2	ACM	FY 23
Conduct Gallup Q-12 Employee Survey https://www.gallup.com/workplace/356063/gallup-q12-employee-engagement-survey.aspx	2	H.R.	FY 23-24
Develop Employee Engagement Team	2	H.R.	FY 23-24
Identify What Policies, Processes/Procedures Need to be Modified, Eliminated Or Automated	2	Directors	FY 23-26
Accessing Methods for Communicating With Employees Real-Time	2	ACM/H.R. Communications Mgr	FY 23
HRIS Portal Purchase & Implementation	2	H.R.	FY 23-24
Improve Employee Pension Programs	2	Finance	FY 23
Investigate/Evaluate Tele-work & Flexible Schedules	2	H.R.	FY 23

Mr. Rose stated he thinks he has a good sense of the projects Council would like to see prioritized and the timeframes in which they should be pursued. So, the next step is to finalize this document and include it on an upcoming agenda for final consideration.

III. Presentation RE: Code Enforcement Policy and Compliance

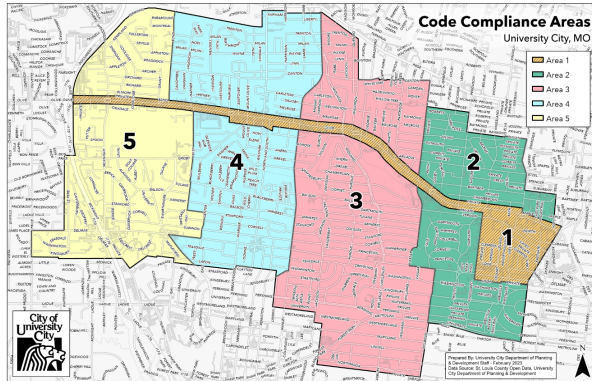
Dr. Wagner stated staff is rebranding the Code Enforcement section within the Planning and Development Department by changing the title to Code Compliance.

Code Compliance

- Rebranding represents a change in the “culture” of the Department

- The intent is to gain compliance, as opposed to a more punitive approach
- New look on the six (6) electric cars that comprise the Code Compliance fleet
- Reinstate an approach to Code Compliance that the Department employed in the 1990s where Code Compliance Officers and Inspectors will be assigned a specific area of the City to patrol.
- One floater will be retained to assist where needed

Code Compliance Areas



Possible Side-Effects:

- Impacts on the Court Docket...could be a busy few months, initially
- Concerns/pushback from residents
- Unexpected outcomes

Goals:

- Streamlined Departmental processes and procedures
- Improved housing conditions
- Compliance of signs, environmental concerns, derelict autos, vacant properties, etc.
- Partnerships with area nonprofits; i.e., SHED

Community Cats

- Ginsberg Request: The TNR Ordinance be amended to explicitly allow for the feeding of community cats
 - ✓ Requested Amendment: *“Community cat caregivers, in accordance with and pursuant to a process of trap-neuter-return, are authorized and encouraged to provide food, water, shelter, and medical care for a community cat, while not being considered the owner, harborer, controller, or keeper of a community cat”*
- Per City Attorney, there is nothing in our code that prohibits feeding on private property
- Staff cannot recommend approval of the requested amendment
 - ✓ Language is too broad, allowing for feeding anywhere
 - ✓ Volunteers are already allowed to feed on their properties
 - ✓ Attracts unwanted pests
- Staff Recommendation:
 - ✓ The ordinance remains as it is written today
 - ✓ Train Code Compliance Team on best practices for feeding community cats

Ms. Klein asked how officers would be held accountable if their interpretation of the Code is different than its intended purpose? Dr. Wagner stated this is one of the things they've been concerned about, making sure the Code is replicated in a manner wherein any inspector that visited that location would find the same violations and make the same call. Making sure there is consistency across the board is something they will be focusing on and talking to the team about.

Mr. Rose stated in addition, residents can appeal any violation they have a disagreement about.

Mr. Clay stated he is going to illustrate a perception within the community associated with Code Compliance by providing a rather dramatic example. Per the ordinance, House A's address is not visible from the street. Code Compliance notices this violation and a squadron of officers; another community perception descends on the property and issues a Notice of Violation. The notice expires and this same squadron of officers returns and cites the resident again. So, a lot of attention has been placed on this violation; which he understands the importance of. But the house next door which has been abandoned for 25 years; has a tree growing through the roof, and bears that have taken up residence participating in nightly jamborees, never get addressed. He stated while some of this might be a communications issue, in the scheme of things it feels like there are times when relatively minor infractions are focused on while the more egregious and obvious infractions go unnoticed. So, is it possible to prioritize these violations and create an even balance? Dr. Wagner stated that is probably one of the most poignant questions he has had to address because these kinds of situations have happened, and they should not be. He stated his goal is to make sure they get the point across to their inspectors that these sorts of discrepancies or any violation, be dealt with consistently. Dr. Wagner stated whenever possible, he will be riding with inspectors to see what they are doing and how they are doing it because consistency is one of the most important aspects of this department's reformation. Mr. Clay stated consistency certainly is an element, but it's also about prioritization. Dr. Wagner stated that is the exact approach that should be taken and that is what they will be focusing on.

Mr. Hales stated there have certainly been some challenging situations for inspectors and oftentimes it's a no-win situation. Half the people complain that there's not enough, and the other half complains that there's too much.

He stated recently he received information about three commercial business signs placed in the public right-of-way on Hanley and Teasdale. Is there a policy about this, or, is it something that inspectors should address? Dr. Wagner stated he does not recall what the actual policy is, but in the past, inspectors have taken the signs down and brought them back to the office. And while they can be returned to the owner, that owner is advised that they cannot be placed in a public right-of-way.

Mr. Rose stated he thinks the proposed restructuring is intended to ensure that Code Compliance officers step up and take ownership of the areas they will now have responsibility for. Hopefully, this new culture will eliminate the need to blame others for mistakes or omissions.

Dr. Wagner stated his current team is anxious to implement this plan.

Mr. McMahon stated the shift from enforcement to compliance is going to be about communication. And he hopes that staff would develop an initial communication letter explaining this shift; i.e., the first warning is a notification, not a summons, not a ticket, and punishment is the last resort. Because this type of compliance-oriented verbiage can make residents feel more comfortable about the process and provide a better understanding of how inspectors are willing to work with folks to eliminate the problem.

Dr. Wagner stated in most respects that is what they do. If someone calls and says they are out of town; my dad is in the hospital, etc., his officers are accommodating, and work to help people get through the process.

Mr. McMahon stated he also thinks it's a good time to distribute this map of compliance code areas, so folks know they've got a specific officer assigned to their location. He stated this is one of those topics that the City needs to get ahead of. And who knows, people could start complaining that they liked the enforcement process and don't like the change. But at least they have the knowledge beforehand, about what's coming and what to expect.

And the third element of communication goes to what Mr. Clay spoke about, folks who say, "*What about that house,*" but have no idea what actions have been taken at that house.

Dr. Wagner stated they are prohibited from telling residents about what they are doing at other homes.

Mr. McMahon stated then he would have to argue that a citation and/or notification are public information that says, "Yeah, we've been there".

Mr. Clay stated he has tremendous respect for the City's compliance officers and does want any of his comments to take away from that fact. He then asked if his recollection was correct in that there is to be an additional officer assigned to the 3rd Ward? Dr. Wagner stated there is money in the budget for a position that has never been filled. And although Mark seems to think one inspector will be sufficient, he will speak with Mr. Rose to get his opinion.

Mr. Rose stated most of the compliance areas run north to south and cover multiple wards. So, if an additional inspector is needed it will be based on the demand in a specific area and not a ward.

Mr. Hales posed the following questions to Dr. Wagner:

Q. Will inspectors rotate or stay in their assigned area?

A. *Although a timeframe for how often has not been established, they will be rotated.*

Q. What system is utilized to ensure that inspectors are effectively managing their cases?

A. *It has a lot to do with the software they're using, but I'm not entirely sure of exactly how it works.*

Mr. Hales stated Olive is a huge challenge with all the trash, tall grass, and weeds, and as we move forward with developments in the west and eventually in the east, it will be a key area of focus. So, there is a real need for that inspector to work with those property owners and get them to start complying with the code.

Ms. Klein stated to Mr. Hales' point, she thinks sometimes residents feel frustrated that they are expected to maintain these standards when they see businesses that are not being held to the same standards.

She stated this is a great system with the potential to really improve accountability, which seems to have been a problem in this department. And something else to keep in mind is the feedback she's received from seniors who oftentimes don't understand this process.

Dr. Wagner stated to the extent that they can, they will try to incorporate malleable language into any communications they send out to help clarify the process.

Ms. Klein stated in the past, there have been some instances where the police were involved with code enforcement violations. Is there a policy on when the police should be called or is it based on an inspector's judgment?

Dr. Wagner stated his cautionary warning is that if an inspector does not feel safe, they should not enter the premises. And in some instances that has required an officer to be by their side. So, it's more of a feeling than a policy.

Ms. Klein stated that's good if there is a discussion about it with the officer because there is a different element of trust for all parties when the police are involved.

Mr. Clay stated this is a move from a transactional approach to more of a relational approach. And to that end, it seems like allowing folks to remain in their zone would build trust, consistency, and familiarity with all the dynamics of that zone; which he sees as a real benefit.

Dr. Wagner stated that's one of the drawbacks they considered when discussing the rotation process. But on the other hand, you could have an inspector that gets too comfortable and starts neglecting some of their responsibilities.

Mr. Smotherson posed the following questions to Dr. Wagner:

Q. What tools will inspectors be using on the street?

A. *They use tablets that provide them with access to county records and every document in our office.*

Q. Would you be willing to use some of the new technology that helps inspectors identify problems and the history of that property?

A. *I'm certainly open to better technology and have identified a couple that shows a little bit of promise.*

Mr. Rose asked Dr. Wagner if he would respond to Mr. Smotherson's question about what his officers are doing today.

Dr. Wagner stated they perform environmental reviews, animal control, property inspections, and sign regulations. However, whether they are prioritizing these violations are being as consistent as they should be, is something that needs to be worked on.

Mr. Rose stated that in part, he thinks inspectors have been more reactive. And the approach being proposed would make them more proactive by patrolling, identifying violations, and working with property owners to bring them into compliance. He stated a very important component of working with property owners is going to be the inspector's capacity to now refer anyone that might not have the financial means to comply with resources to assist them. Mr. Rose stated their interest is not so much in enforcing the code, but in truly gaining compliance. And for each property owner that may mean something different.

(Council was provided with staff's list of vacant houses)

Mr. Smotherson stated he certainly does not want to blame the inspectors, but he is accountable to residents. And people call and say, "Why aren't you doing something about this," he would love to be able to drive down the street, see the violations, and then go to a database maintained on the City's website to determine the status of that property.

Dr. Wagner stated if the City is open to purchasing new software the one he's been looking at would allow everybody to log in and see what's going in at a specific address.

Mr. Rose stated if there are no more questions or comments, this would conclude their presentation.

Mayor Crow thanked Dr. Wagner for his presentation.

IV. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

Mr. Hales moved to close the Special Session and go into a Closed Session, seconded by Mr. Clay.

Roll Call Vote Was:

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

Nays: None.

V. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the Special City Council Session at 12:48 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 1:42 p.m.

LaRette Reese
City Clerk, MRCC