

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, February 10, 2025
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 10, 2025, 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
Councilmember John Tieman
Councilmember Steven McMahon
Councilmember Lisa Brenner
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; Director of Planning & Development, Dr. John Wagner; Susanna Kaneer, Church of Scientology, and Scott Vilbig of Ameren Missouri.

Mayor Crow stated on behalf of his colleagues and the City Manager that he would like to welcome Dr. Lisa Brenner to City Council. Everyone is pleased to have her on board and appreciates her willingness to serve.

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS - (Acknowledgement)

1. Happy 105th Birthday Mrs. Pearl Shelton

Mayor Crow stated anyone who makes it to 105 years of age deserves countless Proclamations. So, on behalf of the City of University City, he is pleased to acknowledge Ms. Shelton and offer his heartfelt congratulations. *(The Proclamation was signed by every member of Council.)*

E. APPROVAL OF MINUTES

1. January 27, 2025, Regular Minutes, were moved by Councilmember McMahon, it was seconded by Councilmember Clay, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. **Michael Alter** is nominated for reappointment to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember McMahon and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. **Trish Winchell** was sworn into the Library Board on January 30, 2025, in the Clerk's office.

2. **Jay Trudeau** was sworn into the Loop Special Business District on January 30, 2025, in the Clerk's office.

H. CITIZEN PARTICIPATION - (Total of 15 minutes allowed)

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 the 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

Jerrold Tiers, 7395 Chamberlain, U City, MO

Mr. Tiers stated he has seen considerable complaints about the City's snow removal process, and while some were not justified, he thought it might be appropriate to mention how his home City of St. Paul, Minnesota deals with snow.

Whenever a significant amount of snow is expected the City declares a snow emergency that lasts 96 hours. Beginning at 9 p.m. the City plows their designated night plow routes from curb to curb. Parking is prohibited and aggressively enforced; cars may be towed if they remain in designated areas after 9 p.m. Beginning at 8 a.m. on the following day, the City plows its day plow routes which includes most of their side streets. Once that is complete, the City cleans up any unplowed areas. At that point, parking is only prohibited in unplowed areas. This system seemed to work well.

St. Paul's previous system was to plow their main routes first at the start of snowfall and continue plowing until the snow stopped. The next day they would plow the east/west side streets, and the day after that they would do the north/south streets. This system also worked well, but it took longer to complete. Today they are conducting an experimental pilot program in limited areas where they plow one side of the street overnight and the other side the next day. Parking is allowed on the side not being plowed. Mr. Tiers stated St. Paul has areas where there is no parking on both sides of the street or any off-street parking, so even though he does not know how this pilot program is working out, the absence of parking obviously works well for them. On the other hand, U City has streets with parking on one side. So perhaps, the key to successful plowing is to enforce no parking. People learn pretty quickly to move their cars when they find out that they could be towed. U City also has an easier job since the County takes care of its snow emergency routes. Therefore, the equivalent to St. Paul's night plow route is probably streets like Jackson, Pershing, Canton, etc. He stated he also noticed that some of the City's problems were related to the use of lightweight trucks. St. Paul has always plowed with heavy trucks because they can pile heavy snow curb to curb without a problem. So, he was glad to learn that U City's lightweight trucks were being replaced with heavier trucks.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Crosswalk at Millar Park and North & South

Councilmember Smotherson moved to approve Item 1 of the Consent Agenda, it was seconded by Councilmember Clay.

Councilmember Clay asked if this was just for sidewalks and improvements related to the west side of North and South? Mr. Rose stated that is correct.

Councilmember Smotherson stated one reason why they only considered the west side is because there are several large parking lots on the east side of North & South.

Voice vote on Councilmember Smotherson's motion carried unanimously.

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

1. City Manager Updates There were no updates

2. 2025-2027 Proposed Work Plan

Mr. Rose stated staff is recommending that Council consider the approval of this plan.

When compared to the Work Plan presented to Council during a recent Study Session, this plan has two additional proposed projects.

- Parking spaces along Midland Blvd. near Rabe Park
- The creation of a City flag

Councilmember Smotherson asked Mr. Rose if he could explain why some items have been omitted; i.e., the work being performed at Millar Park? Mr. Rose stated the Work Plan was not intended to be an exhaustive list of all the projects that the City is working on. Some of the projects like Millar Park and Groby Road were not listed in the Plan because they have already been approved and included in the Capital Improvement Program. Council also identified several major projects during its Study Sessions that are being tracked, and any updates will be provided quarterly. However, if Council desires to add a project, he would be happy to do so.

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

3. Church of Scientology - CUP Extension Request

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) extension from the Church of Scientology.

Dr. Wagner stated this is their fourth request for an extension. The initial CUP was approved in 2018, and thereafter, extensions were granted in 2019, 2021, and August 2023. If approved, this will be their last extension before they are required to go back to the Plan Commission for review. Dr. Wagner stated there are two representatives from the Church here tonight to answer any questions.

Mayor Crow stated he has always appreciated the design of this project and the work by the architectural firm to bring the historical parts of this building into these renovations. However, even after recognizing COVID and the financial constraints that have occurred throughout the years, he is curious to know whether there is an actual timeline for this project to be completed?

Susanna Kaneer, Church of Scientology, 6801 Delmar Blvd. U City, MO

Ms. Kaneer stated the answer to the Mayor's question is yes. The company hired to do this work has indicated that construction will commence by December of this year. That project timeline includes development drawings, building permits, and bidding and contract negotiations. She stated there was an extensive amount of work done on historical preservation this past year, and that has also been included in this timeline.

Mayor Crow stated initially he recalls there being a major sticking point between members of Council in the 2nd Ward and some of the neighbors to the west and north about the damage that could be caused to some of these 100-year-old homes by the vibrations from construction.

He stated some type of agreement was reached that he thought was placed in the CUP, regarding the contractor's assurance to measure vibrations during the construction phase, which he hopes has not been deleted in any of these extensions. Dr. Wagner informed the Mayor that he did not see it in the CUP included in Council's packet. Mayor Crow stated while it may not have been added to the CUP, there were conversations between the Church and homeowners about this issue, where they reached some sort of an agreement. Dr. Wagner stated that he would review the previous documents and make sure that the agreement is included in this CUP.

Councilmember Fuller stated he was on the Traffic Commission when the initial proposal came forward and while he remembers that there were discussions about vibrations, he does not recall if a formal agreement was reached. He stated it's also fair to point out that another reason for these extensions is that the Church hired a new contractor.

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

4. SPR-25-01 Site Development Plan Approval for 7287 Olive Boulevard: Ameren Missouri Substation

Mr. Rose stated staff is recommending that Council consider the Site Development Plan for an Ameren Missouri Substation, located at 7287 Olive Blvd.

Dr. Wagner stated this substation is across from Heman Park at the corner of Olive and Waldron. Ameren will be installing new floodgates and walls to improve the drainage, along with some new landscaping. He stated Scott Vilbig from Ameren is here to answer any questions.

Councilmember Smotherson posed the following questions to Dr. Wagner:

Q. Will they also be repairing the front sidewalk on Waldron?

A. That's a great idea that they are certainly open to.

Q. Can you explain why there is a need for 24-hour security?

A. I'll let Mr. Vilbig answer that one.

Scott Vilbig of Ameren, 1901 Chouteau Avenue, St. Louis, MO

Mr. Vilbig stated the sidewalk and drive are already a part of the plan, so the gravel will be removed up to the substation. He stated Ameren had to replace some equipment that was damaged during the flood in 2022 with some high-voltage equipment. Currently, they have temporary fencing, but to make sure nobody wanders onto the site and gets hurt, guards will be staffed there until the flood wall is completed. Once that is done, the wall will act as site security and the guards will no longer be needed.

Councilmember Clay stated he would like to applaud Ameren's outreach to himself and Councilmember Smotherson as they were contemplating making these repairs. As residents began to see things happening, it felt empowering to have the knowledge to answer their questions and tell them exactly what was going on. Councilmember Clay stated he thinks this sets an example for the City's other utility partners that perform work in the community because it really makes things work a lot smoother.

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

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

None

N. NEW BUSINESS

Resolutions - (Voice vote required)

1. Resolution 2025-01 St. Louis County Waste Reduction Grant

Councilmember Tieman moved to approve, it was seconded by Councilmember McMahon, 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
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

None

Q. COUNCIL COMMENTS

Councilmember Tieman read the following letter into the record:

"Honorable Mayor and my fellow Council Members: I include in these thoughts and feelings my neighbor and fellow Councilmember, Dr. Dennis Fuller. We do not speak for the City Council, but rather, we speak as neighbors who happen to be on the City Council. Put simply, we address the City Council but do not speak for it. We speak for ourselves, for many of our neighbors, and especially for those who have no voice. Councilmember Fuller and I are especially concerned for, and express our support for, those children in our community, those students in our schools, who could be impacted by a heartless and cruel national agenda.

On Saturday, the 1st of February, in sixty-one cities throughout the United States, elected and community leaders, directors, and representatives of faith communities and other organizations gathered. The object was to pledge support for communities marred and damaged by an undemocratic and immoral national agenda.

For Greater St. Louis, in Clayton, our county seat, about sixty of our neighbors gathered. We signed a pledge. In sum, fourteen signatories were elected officials, and several more were directors of agencies. The pledge reads. 'Consistent with the principles of nonviolence, I Pledge to show up to protect the rights, safety, and dignity of people in my community, and to resist President Trump's antidemocratic and immoral agenda.'

I was asked to address this question, 'Why are you personally signing this pledge?' To answer this question, I narrow my focus, and I specifically address my support for immigrants, refugees, and asylum seekers. It seems appropriate to reproduce my words here.

'Today, this day, we pledge our solidarity with immigrants, asylum seekers and refugees.' Why? Because it is simply who we are.

I serve on the City Council of University City, but today I speak as a neighbor speaking for neighbors. U City is a welcoming community of diverse people. Despite the heartlessness of the most recent federal and state reviews of immigration, U City continues to welcome, support, and treat with dignity, the immigrants, asylum seekers, and refugees in our community. Why? Because it is simply who we are.

Some will say we are alarmist. We hope so. We hope our worry will come to nothing, but we would much rather that someday someone writes, 'They were alarmist when they didn't need to be;' as opposed to, 'They were silent when they should have sounded the alarm.' Therefore, along with our neighbors, my elected colleagues and I wish to say loudly, and say publicly, NOT IN OUR NAME!

Let me finish on a personal note. I think of my family and friends. My wife's last name is Italian. Mine is German. My next-door neighbor is Chinese-American. Another neighbor was born in Guatemala. This list could go on and on, but my point is this; that we were all once wanderers who found a home here. Therefore, on this day, I join with my neighbors, and with my elected colleagues, and I say of these cruel, heartless policies, NOT IN OUR NAME! NOT IN OUR NAME!"

R. EXECUTIVE SESSION - (Roll call vote required)

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.

Councilmember McMahon moved to close the Regular Session and go into Executive Session, it was seconded by Councilmember Fuller.

Roll Call Vote Was:

Ayes: Councilmember Tieman, Councilmember McMahon, Councilmember Brenner, Councilmember Fuller, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None

S. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session at 6:59 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 7:32 p.m.

LaRette Reese
City Clerk, MRCC

Jerrold Tiers

7345 Chamberlain

2/10/2025

The snow has mostly melted now, although we are due to get another nominal amount soon. I have seen considerable complaint about snow removal on various social media, although some of it may have been unjustified. It may be appropriate to mention how my home city, St Paul Minnesota, deals with snow, which is obviously a much more common issue there.

Whenever an amount of snow that might cause road problems is expected, the City declares a "Snow Emergency", which lasts 96 hours. That night, the City plows the designated "night plow" routes curb-to-curb, usually beginning at 9PM. Parking is prohibited until plowing is finished curb to curb. Parked cars are ticketed, and may be towed any time after the designated start of plowing, until it is finished.

The following day, the "day plow routes" are plowed after 8 AM, which includes anything not designated as a night plow route by signs. Again, they are plowed curb-to-curb, and parking is prohibited in the same way as for night plowing.

After that, the City does "cleanup", plowing areas where cars had blocked plowing, and parking is only prohibited in the unplowed areas. It seems to work well, at least as of a couple years ago while we still owned a house up there.

The previous system used was main routes (snow emergency routes) first, clearing them repeatedly during the snowfall, then North-South streets the next day. The second day, East-West streets were done. The same parking rules applied. That worked well also.

St Paul has a limited area experimental pilot program of plowing one side of the streets overnight, and switching to the other side the next day. Parking is allowed on the side not being plowed. I don't know how that is working out. It sounds good, for areas with little off-street parking, but we have many streets with one side parking only, which would not allow that system.

The key to successful plowing was to enforce the no parking, which gets cars off the street. People rapidly learn to move their car off the street before the snow accumulates.

University City has a bit easier job, since the County takes care of most main routes. Our equivalent to "night plow routes" or "snow emergency routes" might be streets like Jackson, Pershing, etc.

Some of our problem has been the use of lightweight trucks, although I understand that is being changed. St Paul has always plowed with large dump trucks, which have the weight to plow to the curb effectively even in heavier snow.

“Who We Are”

City Council Meeting, 10 February 2025

University City, Missouri

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John S. Tieman, Ph. D.

