

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, March 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, March 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 Mulligan, Jr.; Director of Finance, Keith Cole, and Director of Planning & Development, John Wagner

Mayor Crow thanked Ms. Dean for filling in for Ms. Reese, who is attending a City Clerk Conference this week.

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. February 24, 2025, Study Session Minutes – Architectural Review Board; was moved for approval by Councilmember McMahon, it was seconded by Councilmember Fuller, and the motion carried unanimously.
2. February 24, 2025, Regular Minutes was moved for approval by Councilmember McMahon, it was seconded by Councilmember Tieman, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

G. SWEARING IN TO BOARDS AND COMMISSIONS

None

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

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated he attended the State of the City Address given by the Mayor and City Manager last week, which was nice; not particularly believable, but nice. U City has dropped to a third-tier city, and I suppose, the best way to deal with that is to just pretend that you are still a top-tier city. The School District does something similar, and Councilmember Tieman, who has less than a year on the Council, has become a true believer; he plans to write an essay about everything that has been accomplished. But first, I would suggest that Councilmember Tieman take a walk around the City.

- The fountain at Lewis Park is crumbling into the pond and the lip around the pond is decaying;
- The Rain Man Sculpture is in need of maintenance;
- Many of the curbs are still missing on streets in the North Loop even after they've been paved;
- The playground in Ackert Park used to be packed with families in the evenings, but after it was removed during the City's \$800,000 renovation, there are fewer people in the park;
- Costco was supposed to generate more redevelopment along the Olive Corridor but there are even more vacancies; 7-Eleven, the Car Wash, Frank & Helen's, Family Dollar, Advanced Auto Parts, and even the notorious Elmo's Love Lounge are now closed, and
- The Loop is also in decline with approximately 30 vacancies, so it seems like its unique character is being developed out of existence.

Mr. Sullivan stated that he was especially interested in hearing about the 3rd Ward Revitalization. Mr. Rose has said that when you improve the 3rd Ward you improve the City. True, but when is it going to be improved? It's been two and a half years since Costco opened, but where are the results from this funding that was supposed to provide revitalization? The total number of improvements completed is zero. The total number of improvements planned is zero. The number of surveys issued by the 3rd Ward Revitalization Task Force is numerous. The number of Task Force meetings is unending. Even the proposals submitted by the consultant; which some members of the Task Force believe are unrealistic, have not been implemented. Time and time again, residents have come to these meetings looking for information about these proposed improvements and are told that nothing can be done at this time. Thank you.

Jerrold Tiers, 7345 Chamberlain Avenue, U City, MO

Mr. Tiers stated the Housing Toolkit Section of the 3rd Ward Housing and Revitalization Task Force Report suggests several forgivable loan programs, which is a very good idea. But, many of them lack a means test, which he sees as a fatal flaw that will make these loans totally ineffective. They are also open to everyone and not directed at the people with code violations or other urgent problems who truly need these loans. As a result, he would absolutely guarantee that people having far less need for assistance will apply, and those who really need this program will be shut out by the ones who got there first. Consequently, the program will fail to do what it was intended to do.

He stated for this program to have the kind of results that are needed, it will have to consist of a means test to make certain that initially, the funds are applied to the most urgently needed repairs. Therefore, he would suggest that all applicants be required to have a no-fault housing inspection to assess their needs. It should be used only as a guide to identify urgent problems and direct the repair process; it should not be used against the owner whether or not they are awarded the loan. It should also not prevent other types of work from being done after the owner has addressed all of their urgent issues. Once applications having urgent needs are handled, then the process can be opened up to other applicants who pass the means test.

At that point, if any money is left, then the means test threshold can be raised until either the funds have been expended, or all applicants have been served.

Mr. Tiers stated using the combination of a means test and a no-fault inspection to identify urgently needed repairs as preliminary qualifications would improve the 3rd Ward's housing stock and have a direct benefit to its residents. After all, housing being up to code is the basic goal and therefore, must be a minimal requirement.

There is one shot at this project and U City cannot afford to miss this chance to make a significant difference. It has been a long time coming, so it needs to be done right. Thank you.

Diane Jackson, 6836 Crest Avenue, U City, MO

Ms. Jackson stated she is having problems with three trees on her street that are a threat to the homes in that area.

One is an American Sweet Gum Tree, which is acceptable according to the City's website, but it is supposed to be planted in an area that has 3 times the diameter of the tree. In this case, it's not. Not only are the balls and sap a nuisance in your yards and the street, but they're dangerous and have put several dents in her car. Another tree is uprooting the sidewalk and limbs from the third tree keep falling in her yard creating more work for her husband. Ms. Jackson stated these trees belong to the City, so why should they be responsible for all of the problems they're causing? She said the Street Department came out, looked at the trees and since they were not dead, merely trimmed some of the limbs. Ms. Jackson stated she's made numerous calls to the City, and since trees are being cut down all around Crest Avenue, she can't understand why her issues have not been addressed.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Tub Grinding 2025

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

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

1. City Manager Updates
None

2. CUP-22-09 - Application to amend a Conditional Use Permit (CUP) to allow a reduction of up to 20% in the number of required off-street parking spaces for Lot 9 of the Market at Olive, Plat 2.
Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) to allow for a 20% reduction in the number of required off-street parking spaces for Lot 9 of the Market at Olive, Plat 2.

Dr. Wagner stated this is the building located on the south side of Olive with Panera Bread. Originally two restaurants were proposed and now they are proposing to have three, which required a change in the parking ratio. The initial reduction was from 93 spaces to 83; a 10.75% reduction. The new requirement is for 114 spaces, and they are asking that they be reduced to 88 spaces, which is a 14.23% reduction. So, the amendment is from 10.75% to 14.23%. He stated there are no physical changes being proposed for the site.

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

3. CUP-24-05 - Application to amend an existing Conditional Use Permit (CUP) for a restaurant at 7489 Delmar Boulevard.

Mr. Rose stated staff is recommending that Council consider an application to amend an existing Conditional Use Permit (CUP) for a restaurant located at 7489 Delmar Boulevard.

Dr. Wagner stated this is for the El Pietro Restaurant on the corner of Delmar and Hanley. The amendment involves the addition of a second curb cut on Hanley Road and a reduction in parking spaces from 31 to 29; a 5.2% reduction of the parking ratio, which was not included in the initial Site Plan.

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

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

- 1. BILL 9564 - AN ORDINANCE AMENDING SECTION 230.090 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO YARD WASTE, RECYCLABLES AND PROHIBITED SOLID WASTE, BY DELETING THE REQUIREMENT THAT YARD WASTE BAGS EXHIBIT A YARD WASTE STICKER.** Bill Number 9564 was read for the second and third time.

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

Mayor Crow asked when the Ordinance would go into effect? Mr. Rose stated if approved, he intends to put it into practice tomorrow and implement a buy-back program for unused stickers. Mayor Crow stated he is grateful to get rid of this program and hopes that the Council and staff will communicate this change to residents at every chance they get.

Councilmember Fuller stated he is aware of a vendor that has a drawer full of these stickers, so would the buy-back program also include vendors? Mr. Rose stated that it would.

Councilmember McMahon asked if the buy-back program would include residents that bought them in bulk? Mr. Rose stated that it would.

Councilmember Tieman asked if people should bring their stickers to City Hall? Mr. Rose stated Mr. Cole is working on a process that would allow everyone to bring them to City Hall for redemption. But at this point, he is uncertain whether they will receive cash or be issued a check at a later date.

Councilmember Clay asked if the City's buy-back program would be dollar for dollar? Mr. Rose stated that would be his intention.

Mayor Crow stated that based on these questions the City's communication plan will have to be well thought out to ensure this will be a positive experience for residents.

Roll Call Vote Was:

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

Nays: None

- 2. BILL 9565 - AN ORDINANCE AMENDING SECTION 230.110 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO SOLID WASTE COLLECTION FEES AND BILLING, BY INCREASING REFUSE COLLECTION RATES ON ALL UNITS.** Bill Number 9565 was read for the second and third time.

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

Councilmember Brenner stated during the Study Session on this topic Councilmember Fuller asked if any thought had been given to allowing quarterly payments and she would agree, because as the fees go up she can see it becoming a hardship for some people.

Mr. Rose asked Mr. Cole if the system could bill every quarter? Mr. Cole stated he believes that it can be since they used to bill every month and switched to a six-month billing cycle in 2013.

Mr. Rose stated the ability to produce quarterly payments is something they will need to study in depth to determine the impacts and whether it will be a more efficient process.

Councilmember Clay asked if the City could offer electronic billing? Mr. Cole stated while they do not have automatic billing at this time, they do have Online Bill Pay where residents can sign up on the website and once a bill is posted have it sent to them via email.

Councilmember McMahon stated although he can't remember how many zones there are, he thought the City utilized zones to distribute bills every month rather than sending them all out to the entire city at once. Mr. Cole stated that is correct. When they switched to the six-month billing cycle it was broken out between fiber routes; i.e., March 1st would be Route 1, April would be Route 2, and so on. He stated there is a break in August, and the next billing cycle for Route 1 would resume in September.

Councilmember Fuller questioned whether limiting the quarterly billing to seniors only would reduce the toil on staff? Mr. Cole stated it's possible, but he would have to talk with his vendor to see if that could be accomplished

Roll Call Vote Was:

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

Nays: None

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

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

None

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

R. ADJOURNMENT

Mayor Crow thanked everyone and adjourned the Regular Session at 6:58 p.m.

Kena Dean
Acting City Clerk

Jerrold Tiers

7345 Chamberlain

The Housing and Ward 3 Revitalization Task Force report , in the "Develop a Housing Toolkit" section, suggests a number of forgivable loan programs. These programs are a very good idea. But, many have a fatal flaw that will make them totally ineffective as far as their intended purpose.

They lack a "means test". They are "open to all". They are also not directed at the most needed repairs, such as code violations.

I will absolutely guarantee that in the absence of any means test, many people having far less need for assistance will apply for this program. People who really need the programs may be shut out of it by others, who may get there first and deplete the funds. The program will then fail to do what it should.

For this program to have the kind of results that are needed, you will have to put in a means test. You need to make certain that the money goes first to people who need it the most. Others can be served as well, but only after those least able to afford the work.

The program funds should also have to be applied to the most urgently needed repairs at a location first. I suggest that all applicants be required to have a "no fault" housing inspection to assess the needs.

This would be an inspection for code violations, and other urgent problems, but would NOT be used against the owners, whether they have the work done or not. Instead, it would only be used as a guide to direct the repair process, to make sure that work addresses the most urgent issues first. This should not prevent other types of work at a location, but the money should go first to applicants having code violations etc. that need to be addressed, and if other optional work is to be done as well at a location, the urgent issues must be done first.

Once applications having urgent issues are handled, then the process can be opened up to other applicants who pass the initial means test. If any money is left over after that, then the means test threshold can be raised in steps until available funds have been expended, or all applicants are served.

Using a combination of means test, code violations and urgent repairs as initial qualifications for the programs would have the effect of actually improving the housing stock. Housing being up to code is a basic goal, after all, and must be made a minimum requirement. It is also a direct benefit to residents.

There is one shot at this project, and U City cannot afford to miss this one chance to make a significant difference. It has been a long time coming, and needs to be done right.