

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, March 24, 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 24, 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

**C. APPROVAL OF AGENDA**

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

**D. PROCLAMATIONS (Acknowledgement)**

None

**E. APPROVAL OF MINUTES**

1. March 10, 2025, Regular Minutes were moved by Councilmember Tieman, it was seconded by Councilmember Brenner, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

1. **Christopher Lhotak** is nominated for reappointment to the Senior Commission by Councilmember John Tieman, it was seconded by Councilmember Clay and the motion carried unanimously.

**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](mailto: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**

#### **Jacob Trimble, St. Louis County Director of Planning**

Mr. Trimble stated as a resident of U City, he would like to thank Council for the leadership they have provided and commend the City for the high quality of services offered to its residents.

He stated the main thing he would like to talk about tonight is something they are working on in his department, which is a new Comprehensive Plan. This is the first time the County has attempted to develop a plan in 40 years, and he believes it is an opportunity for them to look at all of its 1 million residents as one entity.

St. Louis County 2050 is an equitable and sustainable Comprehensive Plan that seeks to establish a long-term vision. In doing so, they have identified five issues believed to be plaguing the County across all of its territorial limits.

- 1. Population Stagnation:** The County's population has been the same since 1970, which somewhat mirrors U City, where its population peaked in 1960 with 50,000 residents. In 2020, the population is approximately 35,000 residents.
- 2. Infrastructure Cost Burden:** While the population has remained the same in the County, a lot of roads and infrastructure have been built to service residents and that costs a lot of money. When you have a larger infrastructure system servicing the same number of people it leads to fiscal constraints that a lot of municipalities and the County are facing.
- 3. Job Skills Mismatch:** Either the County does not have the right job mix for its residents or its residents don't have the right education and skill levels for the jobs that are available.
- 4. A Housing Diversity and Affordability Crisis:** The vast majority of land in the County is devoted to single-family detached housing; which is great. But what they also see is that young families are struggling to find the right housing types for them within St. Louis County, and as residents grow older they are struggling to age in place and stay in their homes long term.
- 5. Environmental and Social Resilience:** We are now seeing more extreme weather events throughout the region.

Mr. Trimble stated as an eternal optimist he believes that St. Louis County has all the tools necessary to be a vibrant and growing region; if it decides to be one, which is why he has been visiting various entities throughout the County's jurisdiction to let them know about the work they are doing. So, U City will be hearing more from him and the County over the next couple of years because they hope to partner much more closely with all 87 municipalities, interact with one another, and address these issues together.

He stated finally, Proposition B will be put before the voters on the April 8th Ballot. This Proposition would change the County's Charter to give County Council the authority to remove department heads. Mr. Trimble stated the County's website has additional information on what it would mean should Prop B pass. Thank you so much for your time.

### **I. COUNCIL COMMENTS**

Councilmember Brenner welcomed her son, Nathan Hill, and his friend, Elliot Fuller, to tonight's meeting. She stated that Elliot is here to observe a local government proceeding.

Mayor Crow welcomed both gentlemen and thanked them for being in attendance.

### **J. PUBLIC HEARINGS**

None

### **K. CONSENT AGENDA - (1 voice vote required)**

- 1. Westgate Avenue Improvements Project- New Construction Contract Amount**

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

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

**1. City Manager Updates**

There were no updates.

**2. Recognition Streets and Sanitation**

U City had heavy snowfalls on January 5th, 10th, and February 18th, and several of the City's employees were out plowing streets to make them accessible for the entire community, while also maintaining their normal trash routes. Mr. Rose stated he is proud of the services they provide and has asked Ms. Williams to prepare The City's "Caught Doing Something Good" Certificate for each one of these employees.

On behalf of himself and his colleagues, Mayor Crow acknowledged all of these employees and thanked them for their dedication.

**3. Second (2nd) Quarter Financial Report - December 31, 2024**

Mr. Rose stated that Finance Director, Keith Cole will be providing Council with the 2nd Quarter Financial Report.

Mr. Cole made the following presentation:

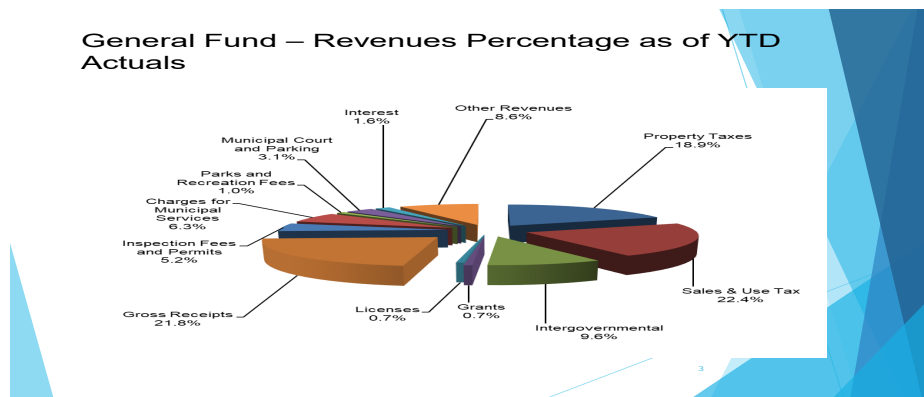
**General Fund - Revenues**

|  |              |
|--|--------------|
| Adjusted Budget  | \$25,390,750 |
| YTD Actual   | \$12,225,155 |
| Actual as % of Adjusted Budget                                     | 48.1%        |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$1,376,431  |

**Key Points:**

- Increase in Inspection Fees and Permits of roughly \$253,000. Increase from Building and Zoning permit inspections.
- Increase in Services Charges of roughly \$174,000. The increase is mainly from collecting Ambulance Services charges.
- Increase in Interest Revenue of roughly \$94,000. Increase due to favorable market conditions in the 2<sup>nd</sup> Quarter.
- Increase in Other Revenue of roughly \$841,000. This increase is mainly from the receipt of funds from Subtext Development Issuance Fees, Legal Fees, an outstanding payment from Seafood City, and St. Louis Area Insurance Trust for Insurance Surplus Distribution.

Overall, revenues as a percentage of the budget show an increase of 10.6% when compared to the same quarter of FY24.



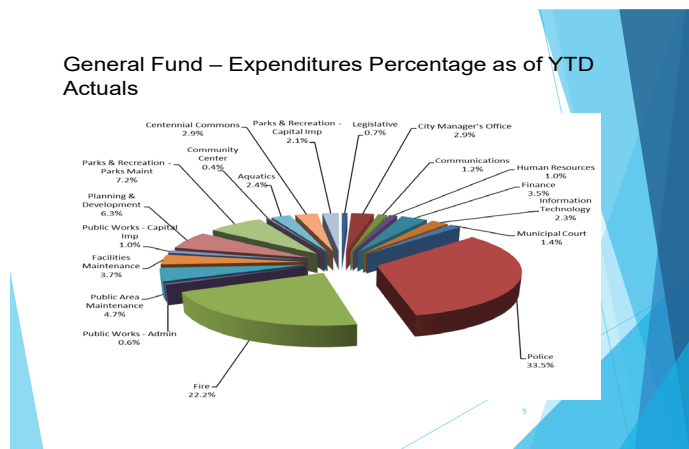
## **General Fund - Expenditures**

|  |              |
|--|--------------|
| Adjusted Budget  | \$30,568,371 |
| YTD Actual   | \$14,786,469 |
| Actual as % of Adjusted Budget                                     | 48.4%        |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$889,660    |

### **Key Points:**

- Increase in expenditures for the Police Department of roughly \$316,000. This is mainly due to an increase in personnel services, such as wages, overtime, and medical insurance.
- Increase in expenditures for the Fire Department of roughly \$237,000. This is mainly due to an increase in personnel services, such as wages and overtime.
- Increase in expenditures for Aquatics of roughly \$348,000. This is mainly due to an increase in professional services; (Midwest Pool Management contract), electricity, and water.

Overall, expenditures as a percentage of the budget increased by 4.3% when compared to the same quarter of FY2024.



## **Economic Development Retail Sales Tax - Revenues**

|  |             |
|--|-------------|
| Adjusted Budget  | \$1,200,300 |
| YTD Actual   | \$372,836   |
| Actual as % of Adjusted Budget                                     | 31.1%       |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$19,174    |

### **Key Points:**

- Sales Tax revenue for the second quarter of FY2025 has shown an increase of roughly 5.4% when compared to the same quarter of FY2024.
- Of the \$372,836 sales tax revenue, roughly \$229,834, or 61.6%, is generated from the TIF.

**Note:** Sales tax revenue is based on the point of sale.

## **Economic Development Retail Sales Tax - Expenditures**

|  |           |
|--|-----------|
| Adjusted Budget  | \$882,915 |
| YTD Actual   | \$259,914 |
| Actual as % of Adjusted Budget                                     | 29.4%     |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$100,967 |

### **Key Points:**

- The increase in expenditures is mainly from façade improvement programs, events, receptions, and professional services. Thus far, actual expenses appear reasonable.

**Capital Improvement Sales Tax - Revenues**

|  |             |
|--|-------------|
| Adjusted Budget  | \$2,940,200 |
| YTD Actual   | \$1,283,114 |
| Actual as % of Adjusted Budget                                     | 43.6%       |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$324,979   |

## Key Points:

- Increase due to receiving a reimbursement on the Westgate Ave Improvement project and a refund from the cost share for River Des Peres of \$54,110.

**Note:** Revenue is generated from pooled sales tax from other cities in the county and is based on per capita.

**Capital Improvement Sales Tax - Expenditures**

|   |               |
|---|---------------|
| Adjusted Budget   | \$2,417,198   |
| YTD Actual  | \$544,309     |
| Actual as % of Adjusted Budget  | 22.5%         |
| <b>Increase/</b> ( <b>Decrease</b> ) compared to the same quarter of FY2024 | \$(1,664,985) |

## Key Points:

- The decrease in expenditures is mainly from capital improvement projects; i.e., street overlays, that occurred in the 2<sup>nd</sup> Quarter of FY2024. Thus far, expenses are down roughly 45.5% compared to the previous year.

**Park and Stormwater Sales Tax - Revenues**

|  |             |
|--|-------------|
| Adjusted Budget  | \$2,100,200 |
| YTD Actual   | \$587,944   |
| Actual as % of Adjusted Budget                                     | 28.0%       |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$13,689    |

## Key Points:

- Sales Tax revenue for the second quarter of FY2025 has shown a slight increase of roughly 2.4% when compared to the same quarter of FY2024.
- Of the \$587,944 sales tax revenue, roughly \$301,940, or 51.4%, is generated from the TIF.

**Note:** Sales tax revenue is based on the point of sale.

**Park and Stormwater Sales Tax - Expenditures**

|  |             |
|--|-------------|
| Adjusted Budget  | \$1,401,865 |
| YTD Actual   | \$621,485   |
| Actual as % of Adjusted Budget                                     | 44.3%       |
| <b>Increase/</b> (Decrease) compared to the same quarter of FY2024 | \$462,060   |

## Key Points:

- The increase in expenditures is mainly from upfront costs of \$369,334 to the Army Corps of Engineers OMCI Stormwater Reimbursement Detention Basin 4 project.
- Increase in park improvements of roughly \$90,000 at Rabe and Metcalfe Parks for playground equipment.

**Note:** Once the Detention Basin 4 project is complete the City can request reimbursement for the \$369,334.

**Public Safety Sales Tax - Revenues**

|                 |             |
|-----------------|-------------|
| Adjusted Budget | \$2,400,200 |
| YTD Actual      | \$753,929   |

|   |            |
|---|------------|
| Actual as % of Adjusted Budget                              | 31.4%      |
| Increase/ (Decrease) compared to the same quarter of FY2024 | \$(16,701) |

**Key Points:**

- A small decrease, but thus far, revenues appear to be within reason when compared to the 2<sup>nd</sup> quarter of FY2024.

**Public Safety Sales Tax - Expenditures**

|   |            |
|---|------------|
| Adjusted Budget   | \$75,314   |
| YTD Actual  | \$223,792  |
| Actual as % of Adjusted Budget                              | 297.1%     |
| Increase/ (Decrease) compared to the same quarter of FY2024 | \$(53,016) |

**Key Points:**

- This decrease is due to paying off the leased fire truck in FY2024.
- Of the \$223,792 expenses, roughly \$173,000 will be requested for reimbursement from the Annex/Trinity Renovation Project Fund. This reimbursement will lead to a year-to-date actual of roughly \$50,000.

**Fire Protection Service Sales Tax - Revenues**

|   |             |
|---|-------------|
| Adjusted Budget   | \$1,050,000 |
| YTD Actual  | \$293,972   |
| Actual as % of Adjusted Budget                              | 28.0%       |
| Increase/ (Decrease) compared to the same quarter of FY2024 | \$6,851     |

**Key Points:**

- Sales Tax revenue for the second quarter of FY2025 has shown a slight increase of roughly 2.4% when compared to the same quarter of FY2024. Revenue appears to be within reason.
- Of the \$293,972 sales tax revenue, roughly \$150,970, or 51.4%, is generated from the TIF.

**Note:** FY2025 Budget, Fire Protection Service Sales Tax was broken out into its own fund. Sales tax revenue is based on the point of sale.

**Fire Protection Service Sales Tax - Expenditures**

- ▶ No Operational Expenditures have been budgeted for FY2025.
- ▶ The full amount of sales tax received for the fiscal year will be transferred over to the General Fund. As of December 31, 2024, \$293,972 has been transferred into the General Fund.

Councilmember Clay posed the following questions to Mr. Cole:

**Q. The General Fund Expenditures noted an increase in personnel expenses for police and fire that included overtime. Do you know if this overtime is related to vacancies in these departments?**

**A. Correct. My understanding is that there is a shortage in the Police Department.**

**Q. Do you know how many vacancies they have?**

**A. I think around ten officers.**

Councilmember Clay stated the observation he wanted to make is that while developments are important from a long-term perspective, he has recently come to appreciate the short-term impact they are having on the City's fees and other services like the Subtext Development. So even though these are not sustainable dollars, a couple hundred thousand dollars here and there makes things go a lot smoother.

Mr. Rose stated he and Mr. Cole had an opportunity to speak with Chief Hampton today regarding his 2026 budget, where he informed them that his initial game plan for filling these vacant positions is to increase the number of academies being offered and their outreach to universities.

Councilmember Smotherson posed the following questions to Mr. Cole:

**Q. Why were increases generated by the TIF only reflected in the EDRST, Parks, and Stormwater, and not the General Fund?**

**A. Per the TIF Commission, any funds that are generated should only be allocated to the funds that you mentioned.**

**Q. I thought the General Fund was included in that allocation?**

**A. That is correct, but the portion that the City receives is disbursed into these specific funds.**

**Q. There was a large amount of TIF funding that was misappropriated to the Annex/Trinity Renovation Project Fund. How will that reimbursement impact the budget?**

**A. At this point, it is being discussed with the State's Department of Revenue, who will determine when those funds will be reimbursed.**

Mr. Rose stated they can provide Council with additional details about these disbursements, but Fire, Stormwater, and Economic Development represent a couple of the City's set-aside taxes. Economic Development and Stormwater already had a separate budget and this year a separate budget has been established for Fire. So, that's where the bulk of the money derived from the development and received by U City will be reflected. A small portion of these funds does go into the General Fund, but that comes from the pool tax.

Mr. Rose stated the belief that there had been a misallocation of funds was discovered by one of their contracted employees. This allegation is currently being reviewed to determine if a mistake was made, and if it was, how the City will be made whole. So, once staff receives an official notification that information will be provided to the Mayor and Council for directions on how to proceed.

Mayor Crow thanked Mr. Cole for his report.

**M. UNFINISHED BUSINESS - (Roll call vote required on 2<sup>nd</sup> and 3<sup>rd</sup> readings)**

None

**N. NEW BUSINESS**

**Resolutions - (Voice vote required)**

- 1. Res – 2025-03** Flood Buyout Policy for FEMA's Hazard Mitigation Grant Program (HMGP) grant.

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

- 2. Res – 2025-04** Flood Buyout Policy for FEMA's Flood Mitigation Assistance (FMA) grant.

Councilmember Clay moved to approve, it was seconded by Councilmember Smotherson.

Councilmember Smotherson asked if there was a timeframe for when these policies will be implemented? Mr. Rose stated he hopes that the City has already received the check and cashed it, but he'll ask Dr. Wagner to respond to this question.

Dr. Wagner stated the process started on December 18th, when Mr. Rose and an official from SEMA signed both agreements. And while it typically, takes twenty-two months to complete, he thinks it may be done sooner than that. Right now, there is a mountain of paperwork that has to be completed by the impacted residents before any offers can be presented. So, he'll have a better understanding of the timeframe once everything is sent off to the folks in Jefferson City, which he hopes will be by the middle of this summer.

Mayor Crow posed the following questions to Dr. Wagner:

**Q. Is there a communication plan in place to notify and keep the individuals impacted by these Resolutions updated?**



A. *I have been talking to residents, emailing them paperwork, and will be contacting them tomorrow to provide an update.*

Q. *Will these grants be used to buy out the homes and demolish them?*

A. *Yes, all of the land will be turned into green spaces.*

Q. *Are most homeowners aware of the amount they will be receiving?*

A. *Yes. There was a budgeted amount in the grant, so they have a pretty good idea, minus some of the receipts for repairs, etc.*

Q. *So, you anticipate that most of this mitigation is going to take place?*

A. *Yes, I anticipate that to be the case.*

Councilmember Smotherson stated as it relates to these green spaces; especially in the 3rd Ward behind the former Royal Bank site, he would love to see Council and staff be proactive when it comes to thinking about what should be created in these spaces so that they don't sit dormant for long periods of time.

Mayor Crow stated he agrees with the need to be proactive, but the possibility of these areas flooding will be a challenge.

Voice vote on Councilmember Clay's motion carried unanimously.

***Bills - (No vote required on introduction and 1<sup>st</sup> reading)***

*None*

**O. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed

2. Council liaison reports on Boards and Commissions

Councilmember Tieman reported that the Commission on Arts & Letters and Washington University will be hosting their 39th Annual U City Public Art Series on April 6th at Majerus Park between 1 and 3 p.m. He stated although the artwork is innovative, unconventional, and thought-provoking, it also stands within a tradition because this project is the oldest cooperative program between a university and its neighboring municipality in the U.S. Councilmember Tieman asked that special consideration be given to the artists, Peter Nesin, Eloise Harcourt, and Maya Dabney of Washington University, as well as Professor Arny Nadler, who has been the liaison between the University and the Commission on Arts & Letters. Professor Nadler; who is also a resident of U City, displayed his work in U City while a student at Wash U.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

**P. CITIZEN PARTICIPATION (continued if needed)**

None

**Q. COUNCIL COMMENTS**

Mayor Crow announced that the City Clerk has the commission liaison assignments for each member of the Council available tonight and that will be followed up by an email tomorrow.

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

**R. ADJOURNMENT**

Mayor Crow thanked everyone for attending and adjourned the meeting at 7:10 p.m.

LaRette Reese  
City, Clerk MRCC