

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Tuesday, May 27, 2025
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Tuesday, May 27, 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.; Deputy City Manager, Brooke Sharp, and Chief of Police, Larry Hampton.

C. APPROVAL OF AGENDA

Councilmember Smotherson requested that Items 1 and 4 be moved from the Consent Agenda, it was seconded by Councilmember McMahon, and the motion carried unanimously.

Voice vote approving the Amended Agenda carried unanimously.

D. PROCLAMATIONS - (Acknowledgement)

1. Reverend Monsignor Michael E. Turek– Christ the King Church Retirement Celebration.

Mayor Crow stated on behalf of everyone in U City, he would like to thank Monsignor Turek for his dedication to this community.

E. APPROVAL OF MINUTES

1. May 12, 2025, Study Session Minutes; (CALOP), was moved by Councilmember Fuller, it was seconded by Councilmember Smotherson, and the motion carried unanimously.
2. May 12, 2025, Regular Session Minutes, was moved by Councilmember Smotherson, it was seconded by Councilmember Tieman, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Ethan McCollum is nominated to the Board of Appeals by Councilmember Bwayne Smotherson, it was seconded by Councilmember Tieman, and the motion carried unanimously.
2. Yann Estaque is nominated to the Green Practices Commission by Councilmember Bwayne Smotherson, it was seconded by Councilmember Brenner, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Diane Lindsay was sworn in to the Senior Commission on May 9th, 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

Hannah Brick, 1079 Wilson Avenue, U City, MO

Ms. Brick read the following statement into the record:

"Since the last Council Meeting Liam and I have continued to experience events that affected our family's well-being. The tornado that came through on May 16th took out two large trees in our neighbor's yard resulting in the loss of power for five days at our home. We were fortunate that our house was minimally damaged, and we could safely stay at home. While we were picking up the pieces from that event another rainstorm came through overnight on the eighteenth and early morning of the nineteenth. We hardly slept that night knowing that without power we would have to manually remove the water in our sump pump. The River de Peres crested at 12.85 feet at 12:40 in the morning. Our historical data from other previous weather events lets us know that the river floods at 14 feet, where it will then come into the street and into our house when it gets to 16 feet. So, this 12.85 feet was dangerously close. This was the third event this calendar year that we have stayed up anxiously waiting for water to fill our home and scrambling to make sure we can stay safe. I have also included a chart in this statement which shows all of the flooding events since the July 2022 flood. We would continue to ask Mayor Crow and the members of the City Council for their support of the flood Buyout Program. We ask that the Mayor's Office and the City Council also support John Wagner, and provide the appropriate support needed so that this can be completed in a timely manner." Thank you for your time.

I. COUNCIL COMMENTS

Councilmember Fuller stated that he would like to express his appreciation to the following individuals and organizations for their support during the May 16th tornado relief efforts.

Reverend Carlos Smith and his congregation at Refresh Church, for becoming a Red Cross shelter in U City, and Grace Methodist Church at Waterman and Skinker for becoming a Red Cross shelter in the eastern portions of U City. Both congregations supplied much of the food for the individuals and families in need of their shelters.

Fireman/EMS Alexis Shady, Fire Chief Henson, and the Firemen/EMS staff of Firehouse 1, for providing truckloads of cleaning supplies, food, and toiletries to the St. Louis City Fire Department under their Mutual Aid Agreement. These supplies were gathered from the citizens of U City within a matter of days, which made him proud to be a resident of U City.

Finally, Mr. Eric Karch, his staff, and the volunteers that hosted the successful Memorial Day Run. This year they put out a request for participants and spectators to bring disaster relief supplies, which generated approximately 1,400 donors. So, thank you to all.

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Farmers Market Agreement; *(moved to City Manager's Report)*
2. Canton Phase II Construction Engineering Services and Design Work Contract
3. Millar Park Change Order - Update
4. Purchase of a mobile surveillance trailer (Public Safety); *(moved to City Manager's Report)*
5. Ameren Missouri Easement at 624 Kingsland

Councilmember McMahon moved to approve Items 2, 3, and 5 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

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

1. Farmers Market Agreement

Mr. Rose stated staff is recommending that Council consider the Farmers Market Agreement that will be presented by Deputy City Manager Brooke Sharp.

Ms. Sharp stated last year was the end of an era for the Farmers Market's location in the Delmar Loop. As a result, the Market reached out to the City in January to assist them with finding a new location. Their initial suggestion was Heman Park; however, staff concluded that it would make the one entry in and out of the park too congested. Director Girdler's suggestion of the parking lot at Centennial Commons was presented to the Parks Commission, accepted, and staff began to draft the Facility Use Agreement for the Market. The agreement was presented to the Commission for review last week, which also asked them to establish a fee that mirrored the pavilion fee at Heman Park; \$50 per use for residents, and \$100 per use for nonresidents. After the Commission accepted the Agreement and established a fee, the Market; which does not have a U City address, requested to waive the fee of \$100 per use for nonresidents since they are open twice a week, totaling \$800 a month. Ultimately, the Commission recommended that;

- The Market's fee be reduced to \$200 for June; and
- If the EDRST Board voted to approve the Market's request for an increase in their annual award, the Market would be required to pay the full rental rate of \$800 per month from July to November; and
- If the EDRST Board did not honor the Market's request for additional funds, the reduced rate of \$200 per month would remain in effect until the end of their season, but before negotiating a contract for next year, the fee would be revisited.

Councilmember Smotherson stated what's confusing is why the Commission recommended that the Market take money from the EDRST to give back to the City rather than simply reducing the fee to \$200 per month? Ms. Sharp stated while the EDRST Board is not the Market's only funding source, it is the most readily available since they will be meeting in July. So, if they are unable to get the additional funds the fee will remain at \$200 per month based on the understanding that they would have to incorporate the rental fee at the normal rate into their budget for next year. Councilmember Smotherson stated in his opinion, they should just be required to pay the \$200 per month this year, and given an opportunity to incorporate the normal rate into their budget for next year.

Mayor Crow stated he thinks the reason for this recommendation is that it keeps the Parks Department whole by not having to subsidize the Farmers Market with funds needed for all of the City's parks. So, if you think about it that way, the EDRST is probably the more appropriate route for providing this type of subsidy.

Councilmember Smotherson thanked Mayor Crow for his explanation and asked whether staff had considered whether the Farmers Market would have an impact on the Annual Yard Sale being held on September 13th of this year? Ms. Sharp stated the Farmers Market has been authorized to use the green space and parking lot located immediately in front of the fountain. So, while there may be a need to reroute traffic on the thirteenth, staff believes that both events will be able to take place simultaneously.

Councilmember McMahon stated one issue that the Commission encountered during this process was that the rental fee was not disclosed until after the Farmers Market had been told they could operate in Heman Park. The other issue was establishing a fee that would not impact the individual farmers or cause them to raise their prices in order to pay the additional fee. So, both of these issues were considered by the Commission and that's how they arrived at the \$200 per month rate and a request to the EDRST to cover the additional \$600, because they wanted to treat them fairly and ensure that the Market would continue until they had time to incorporate it in their budget next year.

Councilmember Fuller stated when the Market operated in The Loop they had a whole set of buildings that they used to sell their produce out of. So, will the farmers have to provide their shelters, or will the City be setting up shelters for them? And if so, will they remain in the park throughout the season? Ms. Sharp stated her understanding is that they will no longer have a permanent structure like they did in The Loop, and this year they are being asked to provide their own tents. This is all very new and as it develops some changes may be warranted next year.

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

2. Purchase of a mobile surveillance trailer (Public Safety)

Mr. Rose stated staff is recommending that Council consider the purchase of a mobile surveillance trailer, and the specific details will be presented by Chief Hampton.

Chief Hampton stated the mobile surveillance trailer is an approved capital improvement project, and while Council is privy to some of the price quotes, others are still being received. The Police Department has never owned a rapid surveillance trailer, so this purchase is being viewed as an advancement in the department's technology to satisfy several pillars identified in its 21st Century Policing Task Force goals.

Councilmember Smotherson stated the reason he asked to have this moved to the City Manager's Report is because the specific details about this equipment were not provided in Council's packet. He stated he thinks this is a great piece of technology, however, typically, he's only seen it used in large parking lots. Is that something this mobile unit will be used for? Chief Hampton stated usually the trailers that you see in Walmart or other parking lots are privately owned. But this trailer which is solar and battery powered will be used to maximize the department's efforts to protect the public's interest at large gatherings, business districts, etc. Councilmember Smotherson thanked Chief Henderson for his explanation.

Mr. Rose stated even though the City has drones that can be used for surveillance, this is a portable tool that can be used to continuously monitor suspicious activity within a given area.

Chief Hampton stated that is correct. It should be viewed as a hot spot policing mechanism that plays into the department's goals of community policing/crime reduction and deterrence.

Councilmember McMahon asked if this piece of equipment would remain idle when there are no special events or large gatherings in the City? Chief Hampton stated it will also be deployed for traffic abatement in specific areas like the Expressway to provide the department with analytics and data. However, since it is not hardwired, it requires approximately five to seven days to recharge. Councilmember McMahon asked if the department would be coordinating with the school district to assist them with some of their larger events? Chief Hampton stated that they would be. Councilmember McMahon asked if the unit would be deployed to gather data on traffic complaints like consistent speeding or the running of stop signs? Chief Hampton stated while it's possible, trees in residential areas diminish the trailer's solar capabilities and reduce its output. So, in those situations, it would be better to use pole cameras.

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

3. City Manager's Updates

Storm Recovery Efforts

Mr. Rose reported that on the afternoon of Friday, May 16, 2025, a destructive tornado touched down in the St. Louis Metropolitan area. Several jurisdictions were impacted, including U City. While the entire City was affected in some manner, the brunt of the storm's force was felt in the Parkview Subdivision.

The City's recovery efforts started the night of the storm with officers assessing roadways and coordinating with the Forestry Department to remove downed limbs and trees blocking streets. The morning after the storm he began assessing the damage to neighborhoods, and at the suggestion of Mayor Crow, visited Parkview. Based on the damage he observed, he authorized a sweep of the entire City to collect limbs and eligible trees within the right-of-ways. He also requested that special attention be given to Parkview by hiring outside contractors to supplement the City's employees.

In the days following the storm, staff coordinated with Ameren to restore power to residents without electricity, and Refresh Church to aid residents needing assistance with shelter. If you are aware of any resident that still requires assistance please have them contact the Red Cross at 1-800-Red Cross.

Tomorrow staff is scheduled to meet with FEMA and SEMA who will conduct their assessment of the damage in U City. This assessment is two-fold; (1) the total cost for recovery, and (2) the amount of time it will take to fully recover.

Mr. Rose recognized all of the employees who went above and beyond their normal duties to assist in these recovery operations. He stated special recognition is warranted for City Forester, Jacob Kaiser and his staff for working into the early morning hours making sure the City's roads were cleared of storm debris.

Mayor Crow stated he is sure that he and his colleagues would also like to thank the City's employees for their assistance in getting everybody through this storm.

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

1. BILL 9569 - AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF LAND AT 749 AND 801 SWARTHMORE LANE TO BE KNOWN AS "801 SWARTHMORE LANE." Bill Number 9569 was read for the second and third time.

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

Councilmember McMahon stated he lives down the street from these lots, and while 749 Swarthmore is within the Brittany Woods Subdivision, 801 is not. Initially, this raised a red flag in his mind because he would have been unwilling to support this Bill if it meant leaving 801 out of the subdivision and possibly creating a dispute between neighbors.

However, after speaking to his Trustees, he learned that the intent is to bring 801 into Brittany Woods after the two addresses are merged into one lot.

Roll Call Vote Was:

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

Nays: None

- 2. BILL 9570 - AN ORDINANCE AMENDING CERTAIN DOCUMENTS APPROVED BY ORDINANCE NO. 7351 RELATING TO AN INDUSTRIAL DEVELOPMENT PROJECT FOR 711 KINGSLAND AVENUE.** Bill Number 9570 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

Bills - (No vote required for introduction and 1st reading)

Introduced by Councilmember Smotherson

- 1. BILL 9571 - AN ORDINANCE REPEALING SECTIONS 120.140, 120.750, 120.760, 120.770, 120.780, 120.790, 120.800, 120.810, AND 120.820 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE COMMISSION FOR ACCESS AND LOCAL ORIGINATION PROGRAMMING (CALOP), AND TERMINATING CALOP.** Bill Number 9571 was read for the first time.

O. COUNCIL REPORTS/BUSINESS

1. Board and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Councilmember Clay thanked the outgoing executive team for their leadership on the Library Board and welcomed the newly elected Library Board President Mark Barnes.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Smotherson stated that he would like to make two suggestions that he hopes will be revisited at a later date.

- That the baseball field at Millar Park be renamed Ewald Winker Field, and
- That the Splash Pad be renamed the Elsie Glickert Splash Pad.

Mayor Crow stated he would agree that Parkview experienced the brunt of the storm, and it was amazing to see just how much destruction it caused. So, to our first responders and Forestry Department, thank you so very much. However, now is the time to broaden our definition of neighbor by looking to the north at the utter destruction this storm caused to the residents in those neighborhoods.

Mayor Crow stated it was heartwarming to see the number of U City residents who have donated and volunteered their time. It is greatly appreciated.

For the eighth time, Mayor Crow stated he has had the pleasure of starting U City's Memorial Day Run. It was a perfect morning that haled one of the largest crowds they have had in a very long time. It felt great to see everybody out for such a good cause.

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

R. ADJOURNMENT

Mayor Crow adjourned the meeting at 7:10 p.m.

LaRette Reese,
City Clerk, MRCC

Dear Mayor Crow and Members of the City Council,

My name is Liam Briick, and I am a resident of 1079 Wilson Avenue.

Since the last council meeting, my wife Hannah and I continued to experience events that affected our family's wellbeing. The tornado that came through on May 16th took out 2 large trees in our neighbor's yard, resulting in a loss of power for 5 days. We are fortunate that our house was minimally damaged and we can safely stay in the home. While we were picking up the pieces of that event, another storm came in overnight on the 18th and into the early morning of the 19th.

We hardly slept that night, knowing that without power, we would have to manually vacuum out water in our sump pump. The River Des Peres crested at 12.85 feet at 12:40 in the morning. Our historical data from previous weather events tell us that when the river gets over 14 feet, it will flood across the street, and once its over 16 feet it will come onto Wilson Avenue and then into our house. This was the 3rd time this calendar year that we stayed up anxiously waiting for water to fill our home and scrambling to make sure we are able to stay safe. See the chart below for additional information.

We are continuing to ask for your support through the FEMA flood buyout grant program. We ask that the Mayor's office provide Dr. John Wagner with the appropriate support needed to complete this process in a timely manner. Thank you.

Liam Briick

River Des Peres near University City, MO - 07010022

IMPORTANT [Legacy real-time page](#) ⁱ

☐ 7 days ☐ 30 days ☐ 1 year

Scale

Continuous data

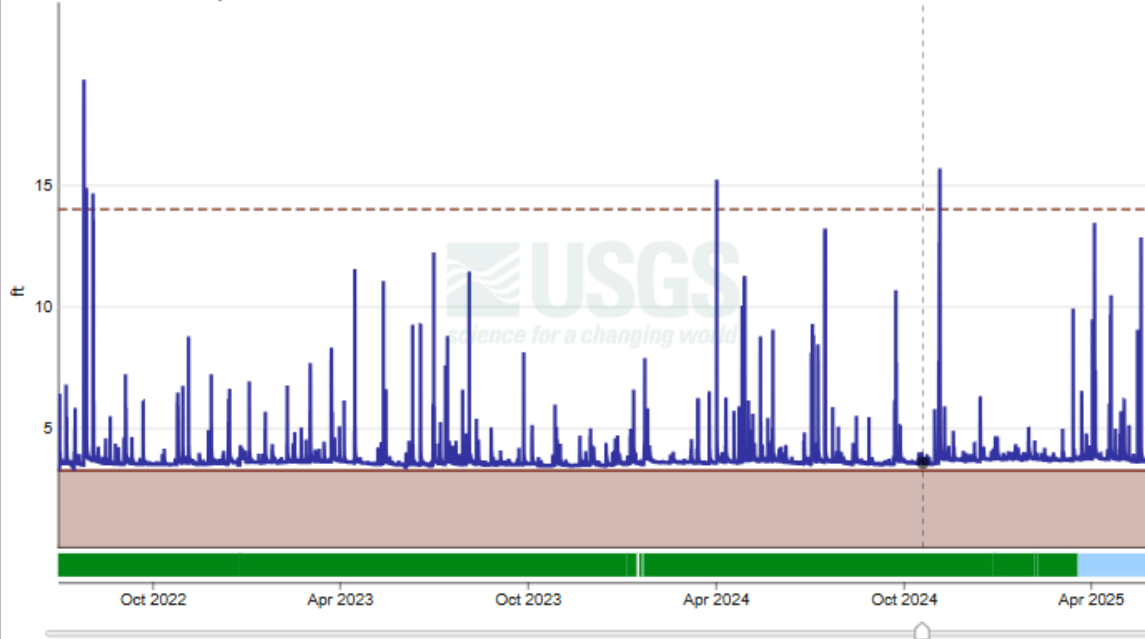
River Des Peres near University City, MO - 07010022

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- using custom time span -
July 1, 2022 - May 27, 2025

Gage height, feet

3.56 ft - Oct 19, 2024 06:40:00 PM CDT



This chart shows the flood events since July 1, 2022. The river flooded on 7/26/22, 8/5/22, 4/1/24, and 11/5/24. Note that there are several additional near-flood events that cause incredible stress to the residents on Wilson Avenue, as each one is a threat to our home and our personal safety.

