

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, July 14, 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, July 14, 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; *(excused)*

Also in attendance were City Manager, Gregory Rose; City Attorney, John Mulligan, Jr.; Director of Finance, Keith Cole, and Director of Planning & Zoning, Dr. John Wagner.

C. APPROVAL OF AGENDA

Councilmember Clay requested that Item K (3) be moved to the City Manager's Report, it was seconded by Councilmember Brenner, and the motion carried unanimously.

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. June 16, 2025, Draft Study Session Minutes (FY26 Operating Budget and CIP), was moved by Councilmember McMahon, it was seconded by Councilmember Tieman, and the motion carried unanimously.
2. June 23, 2025, Draft Regular Meeting Minutes were moved by Councilmember Fuller, it was seconded by Councilmember Brenner, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Garrie Burr was sworn in to the Senior Commission on June 16th 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 stated that every month on Wilson Avenue is difficult, but this past month was particularly emotional with the news of flooding in Texas and the devastation it caused for so many families. My family has lost time, personal property, and sentimental heirlooms as a result of the numerous floods that occurred in our home, but I am extremely grateful that we still have our lives.

I am also grateful to Dr. Wagner and Mr. Girdler, who were able to help us restore internet service a few days after I spoke at your last meeting, which allows us to safely track the rainfall and river gauges. As with many rain events, their anxiety makes it difficult to do anything else, so on July 9th, they watched the river rise to 8.36 feet through their storm door. Her husband even walked up and down Wilson, clearing debris from storm drains to facilitate the drainage on their street. She stated that July 26th will mark the three-year anniversary of the flooding that occurred throughout U City. But even though July is a particularly difficult month, it has been three years of difficulty sleeping, anxious data tracking, and daydreaming about what their lives could look like with safe housing.

Last fall, the river rose above 10 feet in August, October, and November, where it topped 14 feet, spilling onto Wilson Avenue and into their home. And even though the summer rains will soon be over, a review of the data shows that there are very few safe months for the residents on Wilson. Ms. Brick stated that events like we saw in Texas renew people's understanding of the importance of FEMA and flood safety projects. So, while she is grateful for the support they have received, she is deeply saddened by the reality that requiring a response from FEMA means that the lives of those families in Texas will be put on hold for years, just like theirs has been.

Please continue to keep Wilson Avenue and the buyout in your conversations, and please continue to keep the families on Wilson updated on the progress of this project. Ms. Brick stated that her husband sends his regrets for being unable to be in attendance, but they hope that they will not have to suffer any additional losses or mark another flood anniversary in their home on Wilson Avenue. Thank you.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated last Friday the cars on his side of Syracuse were ticketed for parking when street sweeping is taking place. What a cheap shot that was. The signs say "*No parking on the 1st Friday of the month*", but how many people would think about that since the 1st Friday fell on July 4th? Sweeping could have easily been moved to the next Friday because it's obvious that the City is not concerned about keeping the streets clean. From March through December, cleaning has been reduced from once a week to once a month. As a result, people have gotten out of the practice or simply forgotten about this policy, and like those dinky north county municipalities, U City is taking advantage of that by shaking down its citizens for ticket revenue.

Mr. Sullivan stated not long ago, he mentioned that there were streetlight poles with covers missing at the base. This is a dangerous situation in that the covers protect the high-voltage wires. Electrical tape was put around one, but the others were ignored. Years back, a seven-year-old boy was electrocuted when he became curious about these exposed wires, and the editor of the *Post Dispatch* wrote a scathing column about that indifference, entitled "*Shrugging off a Child's Death*". For that reason, I'll mention them again: 739 Westgate, 6840 Vernon, and the southeast corner of Westgate and Vernon.

There are still several streetlights out around the City that I reported on months ago: Olive and Kingsland; three more across the street, Chamberlain, and Syracuse.

Tree branches from the May tornado still need to be picked up on Cates east of Westgate, Ackert Park walkway, and the north end of the median on Leland.

The final issue is dumpsters. There are numerous locations throughout the east side of the City where there are damaged or missing lids; Heman by Metcalf Park, in the alley between Heman and Leland, one behind 730 Leland, and several in the alley behind the 6600-6700 block of Bartmer. Thank you.

I. COUNCIL COMMENTS

Councilmember Clay stated that although the City does have a handful of streetlights they maintain, when dealing with the streetlights on his street, his understanding was that Ameren has jurisdiction over most of the lights throughout the community, and the City is merely a porter for Ameren. Is that correct, Mr. Rose?

Mr. Rose stated that is correct, the overwhelming majority of streetlights in U City are owned by Ameren. The proper procedure for reporting problems was included in a recent edition of *ROARS*. But he would be happy to redistribute that article in the City's weekly community reports.

Councilmember Clay stated that after being on Council for almost eight years, he has come to understand this reality in dealing with their utility partners; the City is treated like any other customer of MSD, Ameren, and Spire. Its requests are noted and responded to when the utility wishes to respond. He stated that he has personally tried to advocate with MSD on behalf of residents, and even employed the City Manager, believing there would be some heft associated with doing so, but he was sadly mistaken. The City's pleas to its utility partners are handled in the same manner as any other customer's plea. And frankly, there have been times when residents have gotten faster responses than the City has. So, while he certainly hears and understands the frustration associated with slow responses to problems with streetlights and other utilities, this is an area where the City has no dominion.

Mr. Rose stated that is correct. The only utility the City provides is solid waste collection.

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. Ratification – Emergency Storm Cleanup Expenses #2
2. Annual Cooperative Salt Purchase
3. State of Missouri Public Assistance - Grant (Sub-grantee/Applicant) Sub-recipient Close Out Certification Form - FEMA Project 4490 DR-MO; *(moved to City Manager's Report)*

Councilmember Clay moved to approve Items 1 and 2 of 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. State of Missouri Public Assistance - Grant (Sub-grantee/Applicant) Sub-recipient Close Out Certification Form - FEMA Project 4490 DR-MO
Mr. Rose stated staff is recommending Council's approval for the Mayor to be a signatory on the State of Missouri Public Assistance Certification Form, and Mr. Cole will explain what this document is.

Mr. Cole stated this form is part of the closeout process for Project 4490 DR-MO, for COVID assistance. The City received a grant for roughly \$99,000 in 2021, and a signature of the City's senior elected official is needed to complete the process.

Councilmember Clay stated that he had received several questions from residents who noticed that this was a FEMA Project, and wanted to staff to clarify that this was strictly related to COVID.

However, it is noteworthy that the City received these funds in 2021, and it is just now being closed out, which is a sad reminder for everyone about the speed at which our state and federal partners move.

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

2. City Manager Updates

None

3. Storm Debris Removal from Heman Park

Mr. Rose stated staff is recommending that Council consider the award of a contract to AgriCycle for the removal of storm debris from Heman Park. AgriCycle's bid of \$12,550 was the lowest and best of the three bids received.

Councilmember Clay stated that whenever he sees a bid that is appreciably lower than the others, he's always curious to know if the scope of work being performed is commensurate with the City's expectations. Mr. Girdler stated after receiving the proposal, staff contacted the company again to ensure that they intended to comply with the scope of work identified in the RFP. They reaffirmed their proposal and noted that it also included grind-up and haul-away services.

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

4. Site Plan Review – SPR-25-04 Site Development Plan Approval for 7940 Olive Boulevard for a self-service laundromat.

Mr. Rose stated staff is recommending that Council approve the Site Plan Review for a self-service laundromat at 7940 Olive Boulevard.

Dr. Wagner stated, as you can tell by the images, this site, which sits next to the River de Peres, is somewhat difficult to make use of, and if approved, the Applicant intends to clean up the areas around the river. Several highlights include the elimination of one curb cut and the use of native landscaping, particularly in the southern portion of the property, where it tapers down. This plan is consistent with the Comprehensive Plan and Economic Development Strategy, and both the owner and architect are here to answer any questions.

Councilmember Clay stated here again, he received questions about the use of this site, which is east of the old Seafood City complex. When thinking about the Olive Development, a laundromat may not necessarily be the first thing that comes to mind. However, because of the site's odd shape, he thinks this will be a fine amenity for the community.

Dr. Wagner added that it is also going to be a nice-looking building.

Councilmember Brenner asked if any consideration had been given to the potential for flooding in this area? Dr. Wagner stated that although he does not believe this site was flooded three years ago, the Applicant has agreed to comply with all of the floodplain regulations.

Alan Levine - Levine & Associates Architects, 2025 S. Brentwood Blvd.

Mr. Levine stated that a review of the FEMA and St. Louis County maps indicates that this site is neither in the floodway, which is the channel, nor the floodplain. A portion of the parking lot is in the floodplain, but the regulations allow for a parking lot to be built there. But the building itself is well away from any of the flood zones.

Councilmember Fuller stated that although his comment is not specific to this business, the development that is occurring in this area continues to beg for some sort of pedestrian crossing on Olive. So, he'd like to put that out there in the wind.

Dr. Wagner stated this plan may be the impetus for meeting with the folks at MoDOT to talk about some of the issues on Olive Blvd, so this could certainly be added to those conversations.

Councilmember Brenner noted that Councilmember Smotherson had recently met with MoDOT, and she believes that some ideas about including crosswalks were discussed.

Mr. Mulligan stated with respect to this application, Chapter 605 of the Code regulates self-service laundries and laundromats; specifically, their hours of operation, wherein it states that laundromats must be closed between midnight and 7 a.m. If the operator is seeking to have a 24-hour service, they must come before Council and demonstrate that the extended hours will not result in any noise, litter, or nuisance violations. The Council, in its discretion, may authorize extended hours during the licensing year, and thereafter, if the City Manager finds that there have been no violations, may authorize the continuation of those extended hours.

Dr. Wagner stated that the hours of operation had not been discussed with the owner, but he would certainly do so.

Councilmember McMahon moved to approve, it was seconded by Councilmember Tieman, 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)
None
Bills - (No vote required on introduction and 1st reading)
None

O. COUNCIL REPORTS/BUSINESS
1. Board 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 McMahon, and the motion carried unanimously.

R. ADJOURNMENT
Mayor Crow thanked everyone for their participation and adjourned the meeting at 6:56 p.m.

LaRette Reese
City Clerk, MRCC

From: Hannah Bisch <hannah.bisch@gmail.com>
Sent: Monday, July 14, 2025 8:31 AM
To: Council Comments Shared
Cc: Liam Briick
Subject: Citizen comment 7/14

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning LaRette,

Please see the comment below for tonight's meeting.

Thank you!
Hannah Briick

Dear Mayor Crow and Members of the City Council,

My name is Hannah Briick and I reside at 1079 Wilson Ave with my husband Liam.

Every month on Wilson Avenue is difficult, but this past one was particularly emotional with the news of the flooding in Texas. I would like to pause for a moment of silence for all of the lives lost.

As you can imagine, hearing news of floods anywhere brings back the trauma of our own experience. We have lost time, personal property, and sentimental heirlooms, but after hearing about the devastation of the flooding in Texas, and other recent floods in Illinois, New Mexico, and North Carolina, we are particularly grateful that we still have our lives after repeated flooding in our home.

We are so grateful to Dr. Wagner and Mr. Girdler, who were able to help us restore internet service in our home just a few days after I spoke at the last City Council meeting. We were able to more safely track the rainfall and river gauges this month. We observed the rain on July 9 from inside our storm door as the river rose to 8.36 feet.

As with many rain events, our anxiety made it difficult to do anything else while it rained. Liam put on a rain jacket and walked up and down Wilson, clearing debris from storm drains to facilitate drainage on our street. We were grateful and lucky that this storm came to a quick end and the river did not continue to rise and threaten our home.

In two weeks on July 26, we will mark the three year anniversary of the flooding on Wilson Avenue and throughout University City. It has been three years of difficulty sleeping, anxious data tracking, and daydreaming about what our lives could look like with safe housing. July is a particularly difficult month because of the anniversary, but reviewing the data shows that there are very few safe months for us on Wilson Ave. Last fall, the river rose above 10 feet in August, October, and November. In November it topped 14 feet and again spilled onto Wilson Avenue and into our home. Even though the summer rains will soon be behind us, the threat of flooding clearly will not be.

Events and devastation like that we saw in Texas earlier this month renew people's understanding of the importance of FEMA and flood safety projects. Every time I hear about a natural disaster requiring FEMA response, I am grateful for the support and deeply saddened, knowing that many families' lives will be put on hold for years as ours have been. Please continue to keep Wilson Avenue and the flood buyout in City Council conversations. Please continue to keep us and the other families on Wilson Avenue updated about the progress on this project. We hope that we will not have to suffer any additional losses or mark another flood anniversary in our house on Wilson.

Respectfully,
Hannah Briick

