

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, September 8, 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, September 8, 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; Deputy City Manager, Chris Crabel, and Director of Planning & Zoning, Dr. John Wagner.

**C. APPROVAL OF AGENDA**

Mayor Crow stated that Mr. Rose has asked to move Items K (3) Annual replacement of refuse containers; K (4) MGT Contract, and K (5) Emergency Server purchase, from the Consent Agenda to the City Manager's Report.

Councilmember Smotherson asked that Item K (6) FY24 Façade Improvement Fund Transfer, of the Consent Agenda, be moved to the City Manager's Report.

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

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

**D. PROCLAMATIONS (Acknowledgement)**

1. University City Senior School Class of 1975 is celebrating its 50<sup>th</sup> Class Reunion. A Proclamation is to be signed by all members of Council this evening.

Mayor Crow noted that congratulations should go out to Councilmember Smotherson as a member of the Class of 1975.

**E. APPROVAL OF MINUTES**

1. August 11, 2025, Draft Regular Meeting Minutes were moved by Councilmember Brenner, it was seconded by Councilmember Clay, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

None

**G. SWEARING IN TO BOARDS AND COMMISSIONS**

1. Jane Schaefer was sworn into the Arts and Letters Commission at tonight's meeting.
2. Hope Horn was sworn in to the Arts and Letters Commission on August 28<sup>th</sup> 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](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.

Mayor Crow acknowledged that there were no written or verbal comments on non-agenda items.

**I. COUNCIL COMMENTS**

Councilmember McMahon asked that the record reflect his intention to abstain from voting on the August 11, 2025, minutes since he had not been in attendance.

Councilmember Clay stated the proposed development in the United Hebrew Cemetery Forest appears to have generated some traffic on various social media platforms, which he does not find to be the most productive venue for conversations. He stated that while all voices are valid and everyone has a right to speak, he believes that the most significant voices are those who will be directly impacted by this development. With that in mind, he and Councilmember Smotherson held a meeting with residents living in the immediate vicinity to hear their concerns. Those concerns were presented to the developer, and the process moving forward will be to provide an opportunity for the developer to meet with these residents and address their concerns.

Councilmember Tieman stated he noticed that Ms. Brick, who lives on Wilson Avenue, is one of our residents who will be speaking tonight, so his comments are going to be somewhat tangential to his colleague's comments about this new development. And one reason why he feels so invested in this is that's the house his wife grew up in. So, while he does not want to hijack Ms. Brick's concerns, he would like to say that in addition to the immediate concerns of folks dealing with this issue, there is also another problem, which is the City's preexisting impervious surfaces. 42 percent of U City is paved, and one example right down the street from Wilson Avenue is the area previously occupied by Sea Food City. Councilmember Tieman stated that it just seems crazy to think about adding more paving when you should be thinking about trying to make these preexisting surfaces permeable. Flooding has already taken the lives of two people, so obviously, our neighbors can't continue to live with this. He stated there is a need to keep the root causes of these problems in mind and tie them to the suffering of individuals within this community.

## **J. PUBLIC HEARINGS**

1. A public hearing related to the 711 and 717 Kingsland Community Improvement District and the City's Taxable Industrial Revenue Bonds (711 Kingsland Ave. Project), Series 2025.

Mayor Crow opened the Public Hearing at 6:40 p.m., and after acknowledging that there were no written or oral comments, the hearing was closed at 6:40 p.m.

2. A public hearing to receive public comments on the use of the remaining Committee for Access and Local Origination Programming (CALOP) funds.

Mayor Crow opened the Public Hearing at 6:41 p.m. and acknowledged that there were four individuals who had requested to speak on this issue.

### **Citizen Comments**

**Chris Blumenhurst, 6615 Waterman Avenue, U City, MO**

**Beverly Brandt, 1231 Purdue, U City, MO**

Mr. Blumenhurst stated that he is the President of the Sutter-Meyer Board of Directors, and Ms. Brandt identified herself as a 30-plus-year resident of U City, a former teacher, and a member of the Sutter-Meyer Board of Directors.

Mr. Blumenhurst provided a brief history of the Sutter-Meyer Farmhouse, which was built in 1872 and documented as the oldest house in U City. He stated that in 2003, a society was developed to preserve the farmhouse, which is being accomplished through tours, educational programs, musical productions, and art shows. They have also developed several partnerships, and one of those partnerships is with the U City School District, whose high school students create the Sutter-Meyer newsletter, which most of you probably receive. And just this summer, 4th-grade students participated in a program to build replicas of the house. The Board is also part of a Commission with 32 historic sites throughout the St. Louis area that is planning a celebration to commemorate the 250th birthday of the United States.

Mr. Blumenhurst stated his organization could certainly use some of the CALOP funds to maintain the farmhouse; which the City owns, and they rent for a dollar a year. Currently, they are working on tuckpointing, which is not cheap on an old house. The Board of Directors and volunteers are going to do all of the painting, but they have to hire a specialist to perform the tuckpointing. Additionally, they would like to do more programming with the school district. One idea is to interview members of the Sutter-Meyer family and document those interviews, along with historic artifacts, to create an educational program about the people who lived there. He stated that a part of their responsibility is to preserve and share the arts, culture, and historic significance of U City, and you can't get anything more significant than the Holtz House.

Mr. Blumenhurst stated that the Board would appreciate Council's consideration to help them preserve and share our history of the 19th-century Sutter-Meyer Farmhouse.

Ms. Brandt stated this is an opportunity to educate the community about the history of U City, which is what she does for a living as a Historic Preservation Contractor. This house and many others in this historic community are important, and they would like to obtain a portion of these funds to help with documentation and community outreach. She stated that they would be glad to provide the Council with a more detailed plan demonstrating how these funds would be spent, so please do not hesitate to contact them.

**David Sandel, 6910 Washington Avenue, U City, MO**

Mr. Sandel stated he is the CEO of iNeighborhoods, located at 6900 Delmar Boulevard, which specializes in digital and technology-based community planning. He then asked how many had seen his recent announcement regarding designating the Delmar Loop as a Digital Mainstreet? Fantastic.

Reading from his July 16, 2025 announcement, Mr. Sandel stated, *"iNeighborhoods and BEAR Studios announced a formal collaboration agreement to advance the technologies co-developed over the past three years and officially designate the Delmar Loop as the nation's first Digital Mainstreet. Building on shared research and development in IoT sensor networks, 4G LTE Community Wi-Fi, streaming video infrastructure, and blockchain-enabled business opportunities, the partnership will:*

- *Scale the existing Digital District platform for broader public use;*
- *Launch pilot programs with educators, civic groups, and residents, to demonstrate Digital Mainstreet services, and*
- *Leverage student talent through BEAR Studios to prototype and commercialize new applications."*

He stated they have spent the last three years developing a digital district app between nine neighborhoods and fifteen Washington University Students to do new things in new ways that they could not do before. With CALOP's support, the program can be scaled to serve residences, businesses, schools, and U City's local government, creating a city-wide digital infrastructure that is inclusive, applicable, and forward-looking, that allows everyone to thrive. Mr. Sandel provided the City Clerk with a document for the public record.

#### **Kay Gage, 7817 Cornell, U City, MO**

Ms. Gage stated that as a resident, graduate of U City's Class of 1986, and a member of the School Board, where she serves as their Secretary, she is well aware of the rich history this district has in the area of fine arts. We have a growing music department with amazing jazz and marching bands, dance, theatre, and visual arts. So, on behalf of the Board, she would like to express her support for the distribution of CALOP funds to the Arts & Letters Commission, whose mission is to assist U City students with realizing their creative potential.

#### **Andrew Wool, 730 Leland, U City, MO**

Mr. Wool stated that he graduated in the Class of 1987; has known Kay since kindergarten; has worked with Mr. Blumenhurst for the last five years; is a member of U City's Historical Society; coaches the U City High School's water polo and swim teams and made this same request at a CALOP meeting when Mayor Crow was the liaison member of Council for CALOP. At that time, his request for matching funds to produce a 30-minute documentary about the history of the City's searchlight was not approved, and the organization interested in making this film disbanded. Thereafter, he learned that the searchlight was inoperable, primarily because of the repairs needed for the 100-year-old elevator that raises the searchlight to the roof. Obviously, you can't put the cart before the horse, so while his film project is separate from the Historical Society's request for \$45,000 to ensure that the light can be operated on a more consistent basis, they are kind of symbiotic. Their overall goal is to ensure that the community is aware of this amazing piece of history.

Mr. Wool stated that the searchlight's origin is that it was used to shine a light on the 1904 World's Fair, which was held in Forest Park. There was only one person who knew how to turn it on, and over time, it was forgotten until it was rediscovered in the '60s, and the light was retrofitted with the internals from a WWII searchlight. He believes that the last time it was turned on was during the Library's 75th Anniversary celebration. Mr. Wool stated the film is asking for matching funds of approximately \$15,000, and it will be produced by utilizing U City graduates, residents, and other professionals needed to make it a really solid project. In addition, he would like to establish an A. G. Lewis' Founders Day Birthday Celebration that would be held on the parking lot of the Library. Once the searchlight is restored, its operation will be handled by the Fire Department.

Mr. Wool stated that he loves the Sutter-Meyer House, Mr. Blumenhurst's project, and, of course, U City schools. So, he thinks the \$154,000 could be divided up to satisfy all of these requests, as well as some money being set aside in a reserve for future repairs to prevent them from having to fight this battle again. Thank you for your time.

Mayor Crow stated there was also a written comment by the Historical Society, which will be made a part of the record. He then closed the Public Hearing at 6:55 p.m.

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

1. Ratification – Sanitation truck 41 transmission repair
2. Contract for GEMT processing and Collections
3. Annual Replacement of refuse container; *(moved to City Manager's Report)*
4. MGT Contract - Interim Parks, Recreation, and Public Areas Maintenance Director; *(moved to City Manager's Report)*
5. Emergency Server Purchase 09.08.2025; *(moved to City Manager's Report)*
6. FY24 Façade Improvement Fund Transfer; *(moved to City Manager's Report)*
7. Right-of-Way Easement Deed to MoDOT for Olive Boulevard ADA Sidewalk Installation in Heman Park.

Councilmember Smotherson moved to approve Items 1, 2, and 7 of the Consent Agenda, it was seconded by Councilmember Fuller, and the motion carried unanimously.

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

1. Annual replacement of refuse containers  
Mr. Rose stated that staff is recommending that Council authorize the replacement of 95-gallon refuse containers.

Ms. Sharp stated there are some inconsistencies in the cover letter based on staff's discovery of the option to purchase more containers. Each year, staff requests monies to replace residential trash containers, and this year \$40,000 was budgeted. Staff's initial request was to purchase 560, 95-gallon containers for \$32,040, and that is now being amended to 624, 95-gallon containers for \$38,568. She stated that although this is considered to be a Capital Improvement Project, the funds for this purchase will be coming out of the Solid Waste Fund.

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

2. MGT Contract - Interim Parks, Recreation, and Public Areas Maintenance Director  
Mr. Rose stated staff is recommending that Council consider approval of the contract with MGT to hire an Interim Director of Parks, Recreation, and Public Area Maintenance. The proposed agreement is for six months, totaling \$108,000. Mr. Rose stated that either he or Ms. Sharp will respond to any questions the Council might have.

Councilmember Clay posed the following questions to Ms. Sharp:

**Q. While I am familiar with temp services, I have not necessarily seen it deployed for an executive-level position like this. Could you talk a little bit about how this proposal is going to work in that context?**

**A.** A national search for an executive-level position takes approximately six months because it is such an extensive process. So, to keep the projects in this area moving forward, staff is requesting that they be allowed to utilize an interim director while they are conducting a national search. The individual who has been identified to serve as the City's temporary director is a retired City Manager.

**Q. So, there is an individual that you have in mind that has the requisite qualifications staff believes would be appropriate for this role?**

**A.** Yes.

Councilmember Fuller questioned whether the temporary director would be able to apply for the permanent position? Mr. Rose stated that while he certainly would not be prevented from applying, individuals of this caliber are typically retired and are only looking for temporary positions.

Councilmember McMahon stated, looking back at the last time the City attempted to hire a director for this position, numerous interviews were conducted, and it took a very long time before we were able to hire someone. So, will staff be utilizing a recruiter or a consultant to help with this search to make sure that any impediments associated with this position are investigated, and we won't have the same difficulties finding a new director? He stated that one of his previous requests was for this position to be evaluated to make sure everybody was on the same page. However, at that same time, we were dealing with the flood and COVID, which may have hampered our ability to find the best candidate, so Mr. Girdler stepped in.

Councilmember McMahon stated his next question is whether this interim employee will be in a position or provided with the opportunity to discuss what they believe might be hindering U City from finding a permanent director? Mr. Rose stated he thinks there are two issues. One is that today's market is different from the previous market when the City was attempting to hire a director. During that time, there was still a lot of stimulus money working its way through the economy, but that appears to have changed. And the belief is that they will have better success this time around.

Secondly, the reason why they are asking for this extended period of time is to provide the interim director with an opportunity to conduct a thorough review of the parks' programs and share their insight with staff. So even though they are saying six months, it may be less than that, but the goal is to have the ability to go through this process without the pressure of needing to immediately fill the position.

Councilmember Smotherson stated that a Study Session has been planned for Council to receive an evaluation of Centennial Commons and the recreation facility because some of their programs have not been in use for five years. Will this interim director be able to pick up from where the previous director left off? Ms. Sharp stated that she has been talking with staff about the operations at Centennial Commons, as well as this year's summer camp. So yes, they still intend to present these updates to Council and are hopeful that the interim director will be able to help the City continue to move forward.

Councilmember Brenner stated there is a non-solicitation clause in the agreement. So, the answer to the question about the ability to hire the interim director would be no, unless we make some changes to the contract.

Mr. Rose stated there is an option that allows the City to pursue a temporary employee, but typically it would require us to pay a fee to MGT.

Ms. Sharp stated there is a termination agreement on page 4, Section 5.04 of the contract, which refers to a temp-to-hire option. It states that the conversion fee will be calculated based on a percentage of the salary and the length of time that the temp was employed with the client. However, she can assure Council that the gentleman they have in mind is retired and has no desire to pursue a full-time position.

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

### **3. Emergency Server Purchase 09.08.2025**

Mr. Rose stated staff is recommending that Council consider the purchase of an emergency server for \$192,241.96.

Mr. Crabel stated that the City's server infrastructure is experiencing critical failures within its Storage Area Network. Currently, five of the six drives have failed, leaving the system operating on a single remaining drive. Once this drive fails, the City will face significant data losses and downtime, resulting in disruption to multiple critical systems and services.

Councilmember Brenner posed the following questions to Mr. Crabel:

**Q. Did staff receive any other bids?**

**A.** *Because this is an emergency purchase, no formal bid process was implemented; however, they did receive three quotes. None of the quotes were comparable with respect to some of the software options, warranties, or extended life programs, so the one being presented represents the best option based on the City's needs.*

**Q. How long has this server been failing?**

**A.** *I am not 100 percent sure.*

**A. (Unidentified Speaker):** *Right now, five of the drives are not supporting the equipment, so this machine is sitting there basically running on hopes and dreams.*

**Q. Did anyone notice that this server was becoming antiquated?**

**A. (Unidentified Speaker):** *I guess so, but some of these issues were missed in the shuffle between the previous IT Manager's departure and the hiring of a new manager.*

Mayor Crow stated that the proposal indicates that the money for this purchase will be taken from several accounts, but it does not indicate which accounts those are? Mr. Crabel stated that 50 percent will be taken from the General Fund; 25 percent from the Solid Waste Fund, and 25 percent from the Parks & Stormwater Fund.

Councilmember Fuller asked if it would be correct to assume that this purchase would represent a major upgrade to the existing system? Mr. Crabel stated that's correct, it will be a significant upgrade. It should also create a reduction in next year's budget request since some of the services now being utilized will no longer be needed.

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

#### **4. FY24 Façade Improvement Fund Transfer**

Mr. Rose stated staff is recommending that Council consider moving \$60,000 from the EDRST reserve funds to cover four capital improvement projects that have now been completed.

Ms. Sharp stated that the addresses associated with the facade improvements are 7271 Olive, 7273 Olive, 8500 Olive, and 8430 Olive. Staff discovered that the matching EDRST funds from FY24 have not been carried over and are now requesting a transfer of \$60,000 to cover the cost of these improvements, which were completed in FY25.

Councilmember Smotherson posed the following questions to Ms. Sharp:

**Q. So, what you're saying is that the property owners of 8430 and 8500 Olive completed their facade improvements, paid for this out of their own pockets, and are now requesting to be reimbursed for \$30,000?**

**A.** *That is correct. The owners have submitted their requests for reimbursement, along with their proof of payment, and our inspectors have verified that the work has been completed.*

**Q. The packet states that 8430 and 8500 Olive are to receive \$30,000, and the Macc Boyz are to receive \$43,397, so I'm not sure how you arrived at a total of \$60,000?**

**A.** *The Macc Boyz were reimbursed for one project in FY24, and the remaining balance for the two properties they completed in FY25 is \$30,000.*



Councilmember Smotherson stated one thing he would like to get done in a Study Session is to update the Facade Program. The other thing he would like to address is that it is absolutely critical for the City to watch what money is being spent in certain areas, specifically, the 8200 through 8500 blocks of Olive Boulevard. There are so many things happening with the Market at Olive development that could have a significant ripple effect on these adjacent blocks, that giving away funds like we are doing in the Facade Program without making sure that we are addressing the needs of this area correctly, is like shooting ourselves in the foot. Instead, what we should be doing is focusing on updating our codes, looking at the tax status and conditions of these buildings on Olive, and putting a plan together that tells developers exactly what direction we are going in so that they don't have to come back later and make changes.

Here's one example of the point I'm trying to make. Target really opened the door to some of the possibilities that could be explored on Olive when they designed that garage that sits in front of its store. You can park your car in that garage and literally walk the entire development without ever going into Target. That's one of the things they have been looking at developing to make the 8200 to 8500 blocks of Olive accessible for walking. You could have a development with retail stores on the shallow side of Olive, and a garage at 8201 Olive, where patrons could park and walk to those stores. Target has implemented this concept on the west side of Olive, and we would like to develop that same concept on the east side.

Mayor Crow stated the City has an awful lot of small businesses, and while he thinks improvements can always be made to the Facade Program, and he would like to see more development in those blocks along Olive, Council's actions need to be done in a way that is considerate of its existing business owners, who have continued to pay taxes all these years. He stated that he also does not think anyone on this Council can speak about how Target wants their parking lot used, so there is a need to be careful about how we paint this picture.

Mayor Crow stated although some may disagree, to some extent, this is similar to the way we handled the Markets at Olive. Council took its time, the developer bought some land, and everything was done voluntarily until eminent domain was deemed to be absolutely necessary. Therefore, he does not think that the people sitting on the dais should at any point in time consider denying funds for businesses based on the premise that somebody is going to come in and buy that property in the next two or three years. He stated a good example of a deal that went south very quickly is Frank & Helen's. Everyone thought the deal was solid, and then the whole thing fell apart. So, again, we have to be respectful of the businesses that have been here day in and day out serving our community, and make sure that we don't have overarching goals that could be detrimental to some of those folks.

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

**5. City Manager Updates**  
None

**6. Economic Development Software - CivicServe**

Mr. Rose stated staff is recommending that Council consider approving an agreement with CivicServe to install software that would enable staff to track programs and services related to economic development. The cost of this software is \$27,500 for the first year, and \$22,500 for an annual subscription.

Ms. Sharp stated that this software will allow staff to start implementing some of the activities listed in the Economic Development Strategy. With the newly created Business Retention and Expansion Program, staff can track the last time a business was visited and what their interests were; track various programs being offered by the EDRST, and all newly created programs that will eventually be implemented for the 3rd Ward Revitalization Initiative. The software will also have a number of special features;



- A public safety portal where developers or anyone interested in locating their business in U City can find out what is available, and
- Generate EDRST reports that staff is required to submit to the state; which are currently being done manually.

Ms. Sharp stated that the costs for this software will be split between the 3rd Ward Revitalization Fund and the Economic Development Fund.

Councilmember Clay posed the following questions to Ms. Sharp:

**Q. How many manual functions like the EDRST report you mentioned can this software address?**

**A.** *All of our applications are distributed and prepared manually, and when staff is reviewing these applications or preparing a report, they must communicate by a note or email. So, this software will allow staff to track everything that is happening and communicate with one another through the software.*

**Q. I noticed that one of the modules includes vacant property registration. Will that be included in the City's bundle?**

**A.** *Yes, there are several modules we can use; however, that specific module has not been discussed with the Finance Department.*

Councilmember Brenner stated this is very encouraging, and she is excited to see the City looking at programming that can help us move into this Century. She hopes that staff will continue to add things like this that can modernize this administration.

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

## **7. Proposed Parking Meter Solution**

Mr. Rose stated staff is recommending that Council consider approval of an agreement for the Flowbird and Passport parking meter systems in the amount of \$78,380.

Mr. Crabel stated that a Study Session was conducted on this proposal, and his hope is that he has answered all of the Council's questions in his memo.

Councilmember Clay stated that since ticketing is handled through the Police Department, he was curious to know why this project is being handled by the Communications Department? Mr. Rose stated this project dates back several years and has historically been under the Communications Department. However, once the system is installed, the actual enforcement will fall under law enforcement.

Councilmember Fuller posed the following questions to Mr. Crabel:

**Q. Does the \$78,000 represent a one-time payment?**

**A.** *Yes, it is a one-time payment for the purchase of the equipment, but there are annual fees of approximately \$5,000 and \$3,600 for an extended warranty.*

**Q. In addition, is it correct that the company gets paid something like 0.37 cents for every transaction?**

**A.** *Yes.*

**Q. Are there any other costs, because I assume the \$5,000 a year covers any equipment malfunctions or repairs?**

**A.** *(Mr. Rose): That is my understanding.*

Mayor Crow posed the following questions to Mr. Crabel:

**Q. My assumption is that these are the standard fees for most municipalities utilizing this system?**

**A.** *Yes, 90% of the contract is structured the same for all of the agencies they work with.*

**Q. Will patrons have the option of either paying on their phone or going to a kiosk?**

**A. Correct.**

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

**8. Letter Agreement to Provide Project Management Services for FEMA FMA Flood Buyout Program**

Mr. Rose stated staff is recommending that Council consider approving a contract with Horner & Shifrin to provide project management services for the City's FEMA Flood Buyout Program, which includes the acquisition and demolition of 3 of the 4 buildings in the Hafner Court Apartment Complex. The total cost of the contract is \$74,160.

Councilmember Smotherson asked if a decision had been made about how the land will be utilized once the apartments are demolished? Mr. Rose stated that it will be up to the Mayor and Council to decide, although he would likely recommend that Council engage some of its boards and commissions to provide recommendations on potential uses.

Mayor Crow stated that although he is not certain, he thinks it will be a pretty significant passage of time before the land is converted back to the City.

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

**9. Letter Agreement to Provide Project Management Services for FEMA HMGP Flood Buyout Program**

Mr. Rose stated staff is recommending that Council consider approval of a contract with Horner & Shifrin to provide project management services for the City's FEMA Flood Buyout Program of 12 single-family residential homes on Wilson, and one building in the Hafner Court Apartment Complex.

**Citizen Comments**

**Liam & Hannah Brick, 1078 Wilson Avenue, U City, MO**

Mr. Brick stated that they wanted to express their gratitude for the comments that were made at the last Council meeting, which they had to live-stream because they were out of town due to a family emergency. While this situation would be devastating for anybody, their complicated history of flood-related trauma, paperwork, and emotional distress added layers to their experience, and they often dreamed about how much easier it would be to manage a family crisis or their daily lives without the constant stress.

He stated that they are extremely grateful to Dr. Wagner for his efforts during his tenure here and are eager for the Project Manager to begin. Mr. Brick stated it was difficult to wait between each City Council meeting because of the communication breakdowns and felt that without their presence at these meetings, the project would have been delayed or forgotten. So, they would welcome additional communication from the Project Manager or any other stakeholders about the project, to help them make decisions and plans during the next few months. As always, we appreciate your continued efforts and support. Thank you.

Ms. Brenner asked why there was a difference between where the funds came from? The first program was for 100 Percent, and the second one was for 75 to 25 percent. Mr. Rose stated there are different buckets of funding that are available under FEMA, which is why the funding for the Hafner Court Apartments is different than the funding for the single-family residential.

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

Mr. Rose stated that before moving on, he would like to take this opportunity to recognize Dr. Wagner, who is moving on to a city that, at this point, will remain nameless. Nevertheless, he would like to publicly express his appreciation, not just for his work on the Buyout Program, but for his involvement in navigating the Comprehensive Plan and bringing it to fruition. Thank you so much.

Mr. Tieman stated that he wanted to associate himself with those comments and say something personal, which is to say that he thinks in politics, we don't talk enough about feelings. I think that we have been extraordinarily lucky in this City to work not only with our fellow Councilmembers, but civil servants that we both respect and like. As a result, it has been much easier working with Dr. Wagner, not just because he's competent, but because he is a nice guy, and we are going to miss him. So, I think we need to emphasize that mindset because we are all thinking people and we live in an enlightened democratic republic, but we also have feelings, and we need to talk about our feelings more. So, I thank you for your kindness and your generosity.

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

- 1. BILL 9573** - AN ORDINANCE AMENDING CHAPTER 110 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO ADMINISTRATION, BY REPEALING SECTION 110.040 THEREOF, RELATING TO DISCLOSURE OF CONFLICTS OF INTEREST, AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS "SECTION 110.040 DISCLOSURE OF CONFLICTS OF INTEREST." Bill Number 9573 was read for the second and third time.

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

Roll Call Vote Was:

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

**Nays:** None

- 2. BILL 9574** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF LAND AT 7498 DELMAR BOULEVARD. Bill Number 9574 was read for the second and third time.

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

Roll Call Vote Was:

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

**Nays:** None

**N. NEW BUSINESS**  
***Resolutions - (Voice vote required)***

- 1. Resolution 2025-11** - A Resolution Approving The Issuance Of Notes By The Industrial Development Authority Of University City, Missouri To Finance The Acquisition And Rehabilitation Of Parkview Place Apartments.

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

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

*Introduced by Councilmember Smotherson*

1. **BILL 9575** - AN ORDINANCE APPROVING CERTAIN AMENDED DOCUMENTS RELATING TO THE 711 AND 717 KINGLAND COMMUNITY IMPROVEMENT DISTRICT AND THE CITY'S TAXABLE INDUSTRIAL REVENUE BONDS (711 KINGSLAND AVENUE PROJECT), SERIES 2025. Bill Number 9575 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 Brenner stated that even though the City Manager put this in his letter, she just wanted to reiterate that, at the request of the Forestry Commission, they had a meeting with Council to look into the maintenance of street trees on county roads. There was a lot of good information that she will take back to the Commission, and any recommendations they have will be brought before the Council.
3. Boards, Commissions, and Task Force minutes
4. Discussions/Business

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

**Q. COUNCIL COMMENTS**

Councilmember Fuller stated that, at the request of several citizens, he has set up a meeting to discuss the idea of organizing a citizens' emergency response group that will come under the supervision of the Fire Department. It is being held tomorrow at 7 p.m., in the Centennial Commons conference room. Chief Hinson is aware of this meeting and is supportive of the concept to get more community involvement in addressing disasters and those sorts of things that, unfortunately, we are starting to experience more frequently.

Going back to an earlier discussion that involved the project being proposed for the cemetery, Councilmember Fuller stated that he would like to be very forthright. He stated that his chain had been rattled a lot this week by folks with their own self-appointed committee to readdress some of the flooding issues that have already been vetted by the Planning Commission. Like Councilmember Clay, he also doesn't participate in social media. However, there just happened to be a story in the media that addressed a totally different project being considered by the Planning Commission and vetted by several members of the Stormwater Commission but has not been brought forth. That's what came out, and it resulted in some members receiving calls from the media that were inappropriate. Councilmember Fuller stated that's why he is going on the record and saying that those members are not at fault here, and he does not appreciate groups pushing their agenda on the back of another project. He stated that if anyone had questions, he would be happy to talk with them later.

Councilmember Tieman stated, as many of you know, he used to live in Mexico City. Therefore, he is mindful that before the Council's next meeting, Mexico will celebrate its Independence Day. Many here think that Mexican Independence Day is celebrated on Cinco de Mayo, which actually is the commemoration of a victory in battle. Independence Day is the sixteenth of September, the day Father Miguel Hidalgo Costilla rang the church bell and gave his famous call to arms, the cry of independence ending with "*Long live Mexico*". To honor our Mexican American neighbors, who he hopes will forgive his terrible accent, I offer these words in Spanish and in English; (speaking in Spanish). Honorable Mayor and members of this Council, Mexican Independence Day is political, yes, but it is also a celebration dedicated to the culture of our Mexican brothers and sisters. Therefore, we join with our neighbors and Miguel in saying "*Long live Mexico. Long live the sons and daughters of that beautiful nation*".

Mayor Crow stated that a week ago, on Sunday, he happened to be at church when a resident had a medical emergency. While they were fortunate to have a nurse and a couple of doctors nearby, they also called 911. He stated that the City's wonderful paramedics were there in, he thinks, three minutes, and began a casual gathering of information that was conducted in a truly professional manner. He stated he's pretty certain that three of his colleagues were on Council in 2019 when they took the vote to bring back the City's EMS. Mayor Crow stated he can remember the problems everyone encountered when this service was outsourced, which is why he stood there watching these professional and caring folks with immense pride. It made all of the battles we fought worthwhile. So, thank you very much to all of the folks that keep us safe and this City humming.

**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 a Closed Session, it was seconded by Councilmember Tieman.

Roll Call Vote Was:

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

**Nays:** None.

**S. ADJOURNMENT**

Mayor Crow thanked everyone for their participation and closed the Regular Session at 7:52 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:03 p.m.

LaRette Reese  
City Clerk, MRCC

Dear Mr. Mayor and Members of the City Council,

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

I want to first express gratitude for the live-streaming you offer of these city council meetings. Liam and I were unexpectedly out of town last month to address a family emergency out of state. We were disappointed to miss the meeting, but grateful to have watched the live stream and for the City Clerk's support in submitting our public comment to the Honorable Mayor and members of the city council.

While no family emergency is expected, our world was rocked last month and we are looking at months of complex administrative tasks ahead of us. While this situation would be devastating for any young couple, our complicated history of flood-related trauma, paperwork, and emotional distress adds layers to this experience. We dream of how much easier it would be to manage family crises or our day-to-day lives without constant threats to our Wilson Ave home.

We have no recent flooding to report, which we are incredibly grateful for. Each month we hope to find ourselves a few steps closer to the buyout. We are eternally grateful to Dr. Wagner for his efforts during his tenure at University City. We are eager for the project manager to begin work.

We find it difficult to wait between city council meetings because the communication with the Wilson Ave homeowners is minimal. We fear that, without our presence at these meetings, the project would be delayed or forgotten. We would welcome additional communication from the new project manager and any other stakeholders about the project, which can help us to make decisions and plans for the next months and years of our newlywed life together.

Thank you as always for your time, understanding, and continued efforts to move this process along.

Warmly,  
Hannah & Liam Briick

**LaRette Reese**

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**From:** Eleanor Mullin <elknowsall@gmail.com>  
**Sent:** Sunday, September 7, 2025 9:11 AM  
**To:** Terry Crow; Gregory Rose; LaRette Reese  
**Subject:** Calop \$\$

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

Good morning. Just yesterday I saw the email notice of the use of CALOP \$\$ being discussed at tomorrow's meeting. None of my board members had seen it either. We do not have anyone available to attend the meeting. Following is our request. I am hoping that this can be read into the minutes at the meeting. Please let me know if that can happen. Eleanor

City Officials and Citizens:

This is Eleanor Mullin, President of the Historical Society of University City.

Please look up. Above your head sits the World's Largest Searchlight, installed in this building by our founder and first mayor, E. G. Lewis, in 1903. This light last shone on the opening of the new wing of the St. Louis Art Museum, in 2013, and has since fallen into disrepair.

Our society's vice president, Eric Kusnierkiewicz, has been working for months with Fire Chief Hinson, trying to figure out what could be done. The good news is, there is nothing really wrong with the light, but the elevator mechanism needs to be refurbished.

Eric then searched for a company that could repair this antique-no easy task!

We have gotten a bid from Midwest Elevator. Their estimate is \$45,000.00.

The Historical Society requests that a portion of the CALOP funds be dedicated to this repair. With some care, this will take the searchlight into the next century! Let us honor our history, and the building that helps make our city unique.



# Leveraging CALOP Funds for a Digital Future in University City

## Background

CALOP was originally established to reinvest revenues from University City’s cable television franchise into community media. With CALOP considering the use of **\$154,000 in remaining funds**, there is a unique opportunity to direct these resources toward a project that honors CALOP’s original intent—using locally developed technology to inform, engage, educate and empower residents.

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## Proposal: Extend Delmar Digital Mainstreet, Olive and University City

The **Delmar Digital Mainstreet** initiative, recently launched in the Delmar Loop, integrates **smart city technologies, streaming video, intelligent community Wi-Fi and digital engagement platforms**. With CALOP support, the program could be scaled to serve **residents, businesses, schools, and local government in University City**, creating a citywide digital infrastructure that is inclusive, equitable, and forward-looking.

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## Community Benefits

### 1. Cultural Activation and Media Partnerships

- Building pride in University City while strengthening its position as a cultural, educational and economic hub.
- Local TV stations could tie directly into the **Digital District app** to broadcast University City’s **history, culture, events, residential and business activities** not only to residents, but also across the Bi-State region.

### 2. Support for Local Businesses

- Provide merchants with digital promotion tools, gamified engagement, and streaming media channels through the **Digital District app**.
- Help University City businesses recover and thrive **by driving foot traffic** and boosting online visibility.

### 3. Digital Equity for Residents

- Expand **Intelligent Community Wi-Fi** sites to cover neighborhood hotspots.
- Ensure affordable or free connectivity to families, helping close the digital divide.
- Support remote work, telehealth, online learning, cultural or educational activities.

### 4. Civic Engagement and Transparency

- Use the **Digital District app** to provide residents with a real-time dashboard on safety, environment, and mobility.
- Enable direct communication between residents, businesses and city departments.
- Allow for interactive participation in government initiatives and community events.

### 5. Strengthening K-12 Education

- Partner with the **University City School District** to integrate the **Digital District app** around or into the school environment for enhanced learning, civic tech projects, and entrepreneurship pathways.
- Create opportunities for students to design and test digital services that benefit their education, create entrepreneurial opportunities and that support the wider community.
- Lower school infrastructure operating costs, improve school safety.

### 6. Honoring CALOP's Legacy

- Just as CALOP once used cable media to inform and connect residents and the region, the **Digital District app** to extend that mission into the digital era.
- Creates a **sustainable community media ecosystem** for the 21st century.

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## Conclusion

CALOP's funds have the potential to expand **Delmar Digital Mainstreet**. Moreover, University City could create a **citywide digital common** that connects residents, empowers students, supports local businesses, and showcases community culture through both modern apps and traditional broadcast partnerships. This ensures CALOP's legacy continues in a way that is **innovative, inclusive, and lasting**.

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**Notes:**

- [Delmar Digital MainStreet](#) website and announcement.
- The Digital District App was co-developed by iNeighborhoods, BEAR Studios (a business comprised of Washington University students), and Michigan City Area Schools over the last three years. See About section on the website. The Digital District App runs on **any** local 4G, 5G or Wi-Fi network.
- Intelligent Community Wi-Fi, a separate product, was co-developed by iNeighborhoods & BEAR and is currently operational at 6900 Delmar, and the area just south and east of 6900 Delmar Blvd.

**Contact Information:**

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