

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, October 13, 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, October 13, 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 John Tieman
Councilmember Steven McMahon
Councilmember Lisa Brenner
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson
Councilmember Stacy Clay; (excused)

Also in attendance were City Manager Gregory Rose and City Attorney John Mulligan, Jr.

C. APPROVAL OF AGENDA

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

D. PROCLAMATIONS (Acknowledgement)

1. Celebrating "2025 EXTRA MILE DAY" on Saturday, November 1st. A day to recognize individuals and organizations that go the extra mile in their communities.
2. Arts and Letters 2025 Returning Artist – Andrea Peoples, dancer, choreographer, and 2000 graduate.

Mayor Crow announced that both Proclamations would be provided to the appropriate parties by the City Clerk.

E. APPROVAL OF MINUTES

1. September 8, 2025, Draft Regular Meeting Minutes were moved by Councilmember Tieman, it was seconded by Councilmember Fuller, and the motion carried unanimously.
2. September 24, 2025, Draft Special Meeting Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Helen Nelling and Kim Dietzler are nominated for **reappointment** to the Library board by Councilmember Stacy Clay. The motion was made by Mayor Crow, and it was seconded by Councilmember Smotherson, and the motion carried unanimously.

2. Matt Hayden was nominated for appointment to the Park Commission as a fill-in by Councilmember John Tieman, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. Angel Simmons was nominated for appointment to the Park Commission as a fill-in by Mayor Crow, it was seconded by Councilmember Smotherson, and the motion carried unanimously.
4. Kay Gage has been appointed to the Economic Development Retail Sales Tax Board by the School District.

G. SWEARING IN TO BOARDS AND COMMISSIONS

None

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

Written comments must be received **no later than 12:00 p.m. on the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention, City Clerk. Such comments will be provided to the City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note that when submitting your comments, a **name and address must be provided.** Please also note whether your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment will not be recorded in the official record.

Citizen Comments

Don Fitz, 6954 Dartmouth Avenue, U City, MO

Dr. Fitz stated as Chair of the University Heights' Flood Task Force, he wrote a recap of the October 7th Stormwater Commission (SWC) Meeting, which stated that the final wording of Susan Armstrong's Resolution on the plan to clear-cut-and-cement 11 acres of the current cemetery at Canton went something like this;

*"The Stormwater Commission recommends to the City Council and Plan Commission against Rezoning and Conditional Use Permits for the Enclaves at Canton proposal due to potential adverse effects, **and** that the Applicant has not demonstrated adequate drainage."* He then pointed out that the bolded word **"and"** is between the two reasons for rejecting the project. In order to gain approval, the Applicant would have to prove that there would be no adverse effects, as well as that there would be adequate drainage. Dr. Fitz stated that a developer might see this as a loophole for returning to the SWC only with a new drainage plan while ignoring negative aspects of the project. There are, in fact, many adverse effects of the proposal, which include ecological destruction of the 11 acres of mature trees, added flood water from clear-cutting trees, the Urban Heat Island effect of replacing cooling trees with heat-promoting concrete, and the connection between increased heat and increased violence.

Three days later, on October 13th, the *St. Louis Post-Dispatch* reported that Terry Crow told the reporter that he was concerned that the Commission said that it did not have all of the drainage data it needed. He said the City would request that information and another commission review before the Council would discuss it. In other words, Mayor Crow said exactly what he had predicted the developer would say; he responded to the drainage issue and ignored the much more important adverse effects of the proposal. Consequently, the question that needs to be asked is whether Terry Crow is taking his marching orders from the developers who hope to get richer from this environmentally devastating proposal? Dr. Fitz stated his hope is that Mayor Crow will give him an answer to the question: if, in considering the Canton Proposal, will he ask the SWC to consider all of the potential adverse effects or only those pertaining to drainage issues? Dr. Fitz stated that he would also like a response to that question from each member of Council and the City Manager. Thank you very much.

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. Liquor License – U City Smokehouse LLC – 7293 Olive Blvd.

Mayor Crow opened the Public Hearing at 6:36 p.m., and after acknowledging that there were no written or oral comments, the hearing was closed at 6:36 p.m.

K. CONSENT AGENDA - (1 voice vote required)

1. Liquor License – U City Smokehouse LLC – 7293 Olive Blvd
2. CBIZ Contract – University City Compensation Study

Councilmember Brenner moved to approve Items 1 & 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. City Manager Updates
There were no updates.

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

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 second and third time.

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

Roll Call Vote Was:

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

Nays: None.

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

Mr. Mulligan stated that the Council's packet for this project site, which is 701 Westgate, did not include the technical legal description. So, as an update, he would like to make sure Council is aware that Exhibit A and various other documents were received over the weekend and are now in the official version of Bill Number 9576.

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

Introduced by Councilmember Tieman

1. **BILL 9576** - AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (PARKVIEW PLACE PROJECT), SERIES 2025, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$60,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING,

CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH. Bill Number 9576 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 reported that she attended the September School Board meeting because she had been on a committee looking at the possibility of having a public medical center located at the high school. The grant for this standalone clinic, which will be mostly accessible to students, was approved and finalized at that meeting.

The Board also reported that there has been a 2 percent increase in student population.

Councilmember Smotherson reported that the Arts & Letters' Returning Artist Reception for Andrea Peoples will be held tomorrow at the Public Library at 7 p.m.

Councilmember Tieman stated he would like to commend the City's Stormwater Task Force for making a wonderful presentation about their Stormwater Master Plan to Cool City's STL. This was a group of approximately 50 elected officials and directors that represented seventeen municipalities throughout the region. The presentation was very well received, and his hope is that it will inspire others to follow the path of the Task Force and conduct similar work.

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

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

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 and **(2)** Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration and **(13)** Individually identifiable personnel records, performance ratings or records pertaining to employees.

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 Tieman, Councilmember McMahon, and Mayor Crow.

Nays: None.

S. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session at 6:44 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 7:50 p.m.

LaRette Reese
City Clerk, MRCC

To: Flood Discussion Group and U City Council

Subj: "Clear-cut-and-cement" in Univ City – Is mayor in full support?

Flood Control Supporter,

In my Oct 10 "Recap on Oct 7 Stormwater Commission meeting" I wrote that the final wording of Susan Armstrong's resolution on the plan to "Clear-cut-and-cement" the 11 acres of the current cemetery at Canton was something like this: "The SWC recommends to the City Council and Plan Commission against Rezoning and Conditional Use Permits for the Enclaves at Canton proposal due to potential adverse impacts and that the applicant has not demonstrated adequate drainage data."

I pointed out that "The bolded word **and** is between the two reasons for rejecting the project – in order to gain approval, the applicant would have to BOTH prove no adverse aspects as well as proving adequate drainage.

"The developer might see this as a loophole for returning to the SWC **only** with a new drainage plan while ignoring negative aspects of the project. There are, in fact, many adverse effects of the proposal, which include ecological destruction of the 11 acres of mature trees, added flood water from clear-cutting the trees, the Urban Heat Island effect of replacing cooling trees with heat-promoting concrete, and the connection between increased heat and increased violence."

Only 3 days later (today, Oct 13), the *St L Post-Dispatch* reported that Terry "Crow, the mayor, told the reporter that he was concerned that the commission said it didn't have all of the drainage data it needed. He said the city could request that information and another commission review before the council would discuss it."

In other words mayor Terry Crow said exactly what I predicted the developer would say. He responded only to the drainage issue and ignored the much more important **adverse effects of the proposal**.

We must ask "Is Terry Crow taking his marching orders from the developers who hope to get richer from this environmentally devastating proposal?"

To the U City Council:

I hope that Terry Crow could give us an answer to the question if, in considering the Canton proposal, he will ask the SWC to consider all of its potential adverse effects or only those pertaining to drainage issues.

I also ask all members of the Council and the City Manager to let us know if they urge the SWC to consider all of the potential adverse effects of the Canton proposal or only those pertaining to drainage issues.

Best,

Dr. Don Fitz, Chair, University Heights Flood Task Force

LaRette Reese

From: Hannah Briick <hannah.bisch@gmail.com>
Sent: Monday, October 13, 2025 11:39 AM
To: Council Comments Shared
Cc: Liam Briick
Subject: Oct 13 Public Comment

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

Hi LaRette,

Please see our comment below. Thanks as always and looking forward to seeing you this evening!!

Hannah

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.

We are again grateful for the continued support and efforts by all members of the city council and those city staff members working on this project. We have no flooding to report since the last meeting and have been grateful for the space that has allowed us to continue managing other complex and emotional family affairs.

I have been in touch with Becky Ahlvin, Economic Development Manager & Interim Planning & Zoning Director. While citizens are not allowed to liaise with the hired project management group, Becky has agreed to provide us with regular updates about the progress of the project. We have been struck by Becky's kindness and how easy she has made it to establish a relationship with herself as our new contact in City Hall.

Unfortunately, to no fault of Becky herself, many homeowners involved in the buyout received a request last week to submit a number of documents which we previously submitted in February 2025. When we received the original request many months ago, Liam and I, and many of our neighbors, dropped everything to gather these documents for the city as quickly as possible. We provided original receipts and a notarized affidavit which we hand-delivered to city hall. I remember the hustle of that week, accomplishing all those tasks within business hours on top of our full-time jobs. I also remember the sense of relief we felt when we hand-delivered the documents and received confirmation that all the necessary paperwork had been received from us and all of our neighbors.

You will no doubt understand the rush of mixed emotions that hit us last week when we were asked to re-submit the same document packet. In our conversation with Becky, we discovered that these critical documents had been misplaced in the turnover of city employees. We were relieved when we were able to help Becky locate in the office all of the missing documents submitted by us and our neighbors, but questions remain about why these documents were required with such urgency to be lost in a filing cabinet for 7 months. We sincerely hope that this did not delay the project in any way.

Again, we are looking forward to continuing to build our relationship with Becky who we trust to carry the project which has been passed to her. We appreciate open communication from her and any others within City

Hall with project updates, as these help us to make plans for our future, including financial planning, vacation planning, and more.

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

Warmly,
Hannah & Liam Briick

From: Jim Steitz <jimsteitz@mac.com>
Sent: Monday, October 13, 2025 12:00 PM
To: Council Comments Shared
Subject: City Council Comment (non-agenda item)

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

Dear U City Council Members,

Regarding the Canton Road/Hebrew Cemetery proposal, I propose that the well-being of U City, of the St. Louis region, and of our Earth is much better served by keeping this last patch of wooded living tissue of the Earth intact, than by scraping it away for more housing development.

The global ecological crisis is often conceptualized as something abstract, distant, driven by the forces of history. In fact, it is the cumulative effect of thousands of poor value judgments and moral errors, involving thousands of forests and other ecosystems trampled and discarded by their local landowners and governments for money, convenience, and the unhinged impulse for 'growth' as if it were a law of the universe. This is a habit that humans will quickly need to get beyond, if we wish our children any reasonable quality of life, rather than continuing the controlled demolition of Earth's capacity to support human life.

This little patch of woods in U City (see attached picture) is no different than those we cherish but are inside a protective invisible legal boundary by accident of history. A far better action would be for U City to approach UHC for acquiring either a conservation and public access easement or outright acquisition for a city park. With some honeysuckle hacking, a task at which there are many well-versed volunteers in the metro area, this could become a beautiful forest and refuge for residents. It would also, I would think, be more consonant with the themes of service, legacy, and care for Creation, befitting the adjacent cemetery and its owners.

Jim Steitz/St. Louis

435-770-4797



